



UNIONCOUNTY

north carolina

2025-CZ-007

Rodriguez Rezoning
October 6, 2025



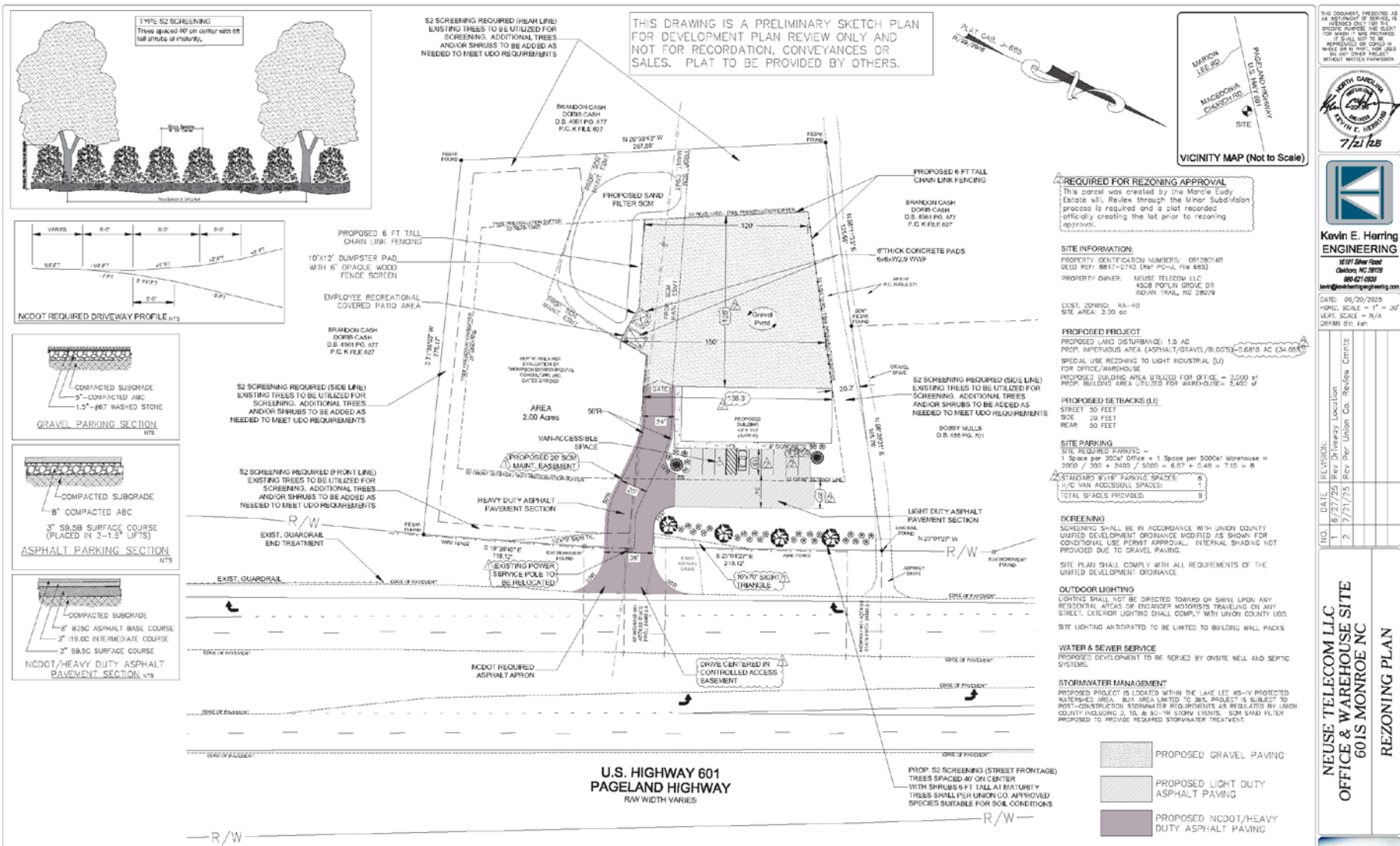
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Request and Conditions

This case is requesting to rezone one parcel totaling two acres appearing on the tax map as tax parcel 09-128-014R located on Pageland Highway from RA-40 to Light Industrial (LI) with Conditions. The rezoning will include the following conditions:

1. Limited to site plan dated July 21, 2025
2. Uses limited to office and warehouse
3. Five-year vesting of development rights
4. Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval

Site Plan



NOTE:
PROPERTY BOUNDARY AND SURVEY DATA PROVIDED BY:
SKIDMORE SURVEYING, INC. LICENSE NO. C-1876
121 E. PHIFER ST., MONROE, NC 28110 (704) 289-4855
skidmoreurveying@cutlook.com

SURVEY LEGEND	
R/W = RIGHT OF WAY	----- OVERHEAD UTILITIES
● = IRON PIN	----- PROPERTY LINE
○ = IRON PIPE	----- ADJ. OWNER LINE
⊕ = COMPUTED POINT	----- RIGHT OF WAY
U = UTILITY PO	----- SEWER EASEMENT
▬ = RW MONUMENT	----- STORM DRAIN EASEMENT
⊕ = SANITARY SEWER MANHOLE	----- SETBACK LINE
⊕ = STORM DRAIN MANHOLE	

NOTE:
ALL GRAVEL OUTDOOR STORAGE SHALL BE LOCATED
OUTSIDE THE REQUIRED SETBACKS.
SITE PLAN WILL FULLY COMPLY WITH UNION COUNTY
DEVELOPMENT ORDINANCE.

OWNER / DEVELOPER INFORMATION
Nouse Telecom LLC
4508 Poplin Grove Dr.
Indian Trail, NC 28079
David Rodriguez, President
305-680-4687
drodriguez@nousetelecom.com

GRAPHIC SCALE
0 20'
(IN FOOT)
1 inch = 20 ft.



Existing Conditions



Development Status

Development Status

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



Legend

- Rezoning Parcel
- Parcels
- Roads
- 2023 Structures

Data Disclaimer
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0 100 200 400 Feet

Created on June 24, 2025 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

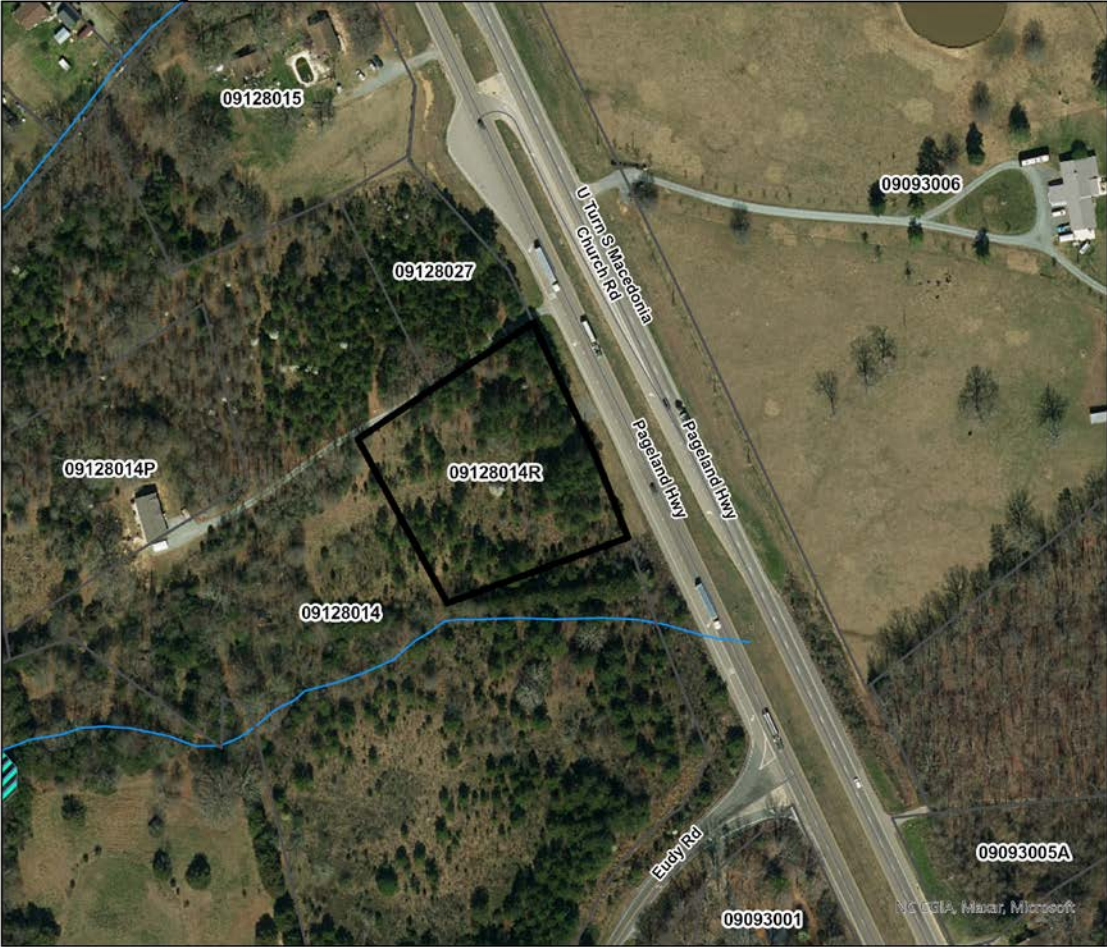
Environmental Features

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



Legend

- Rezoning Parcel
- Parcels
- Roads
- Streams
- Wetlands Areas

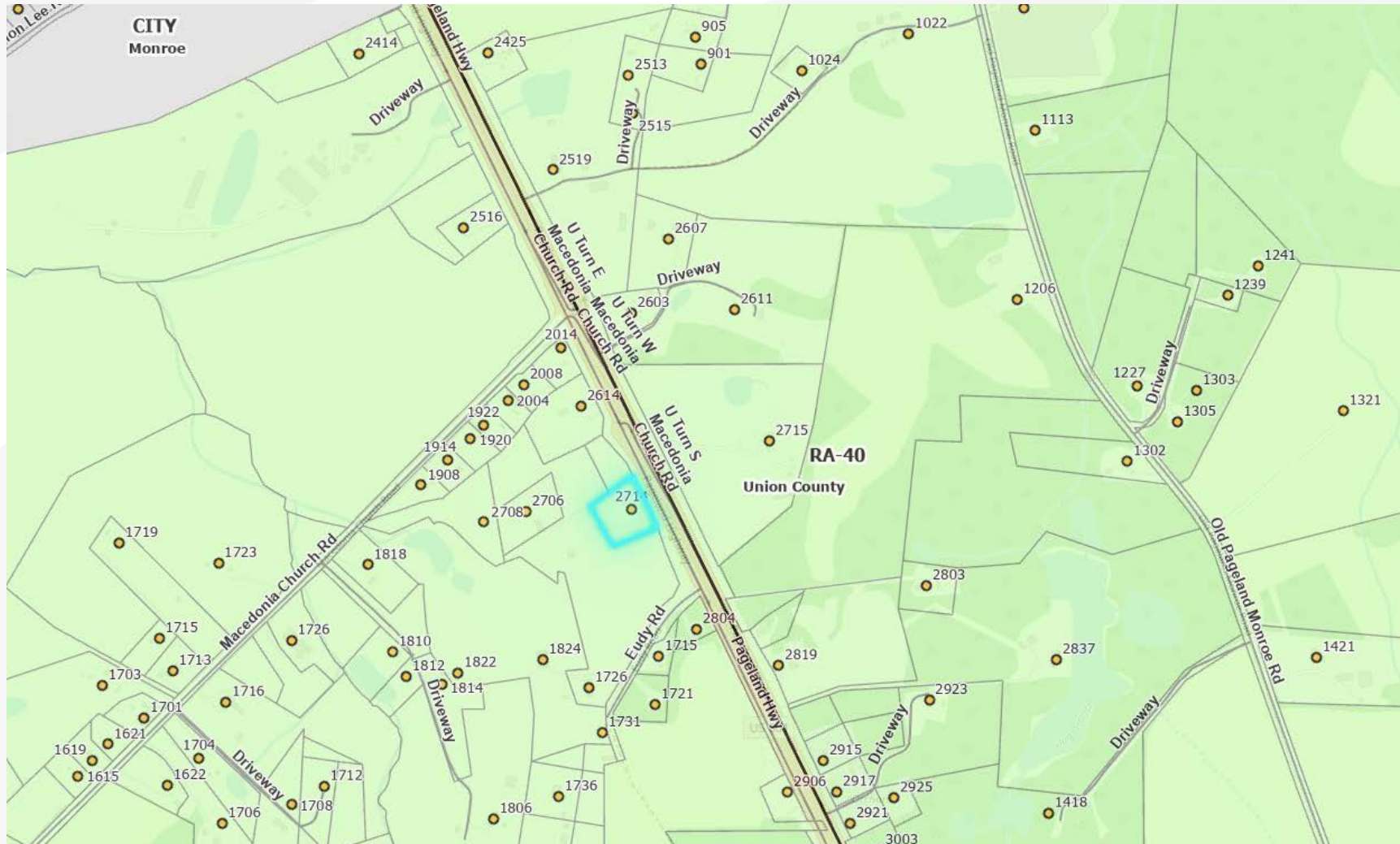
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Zoning



Transportation

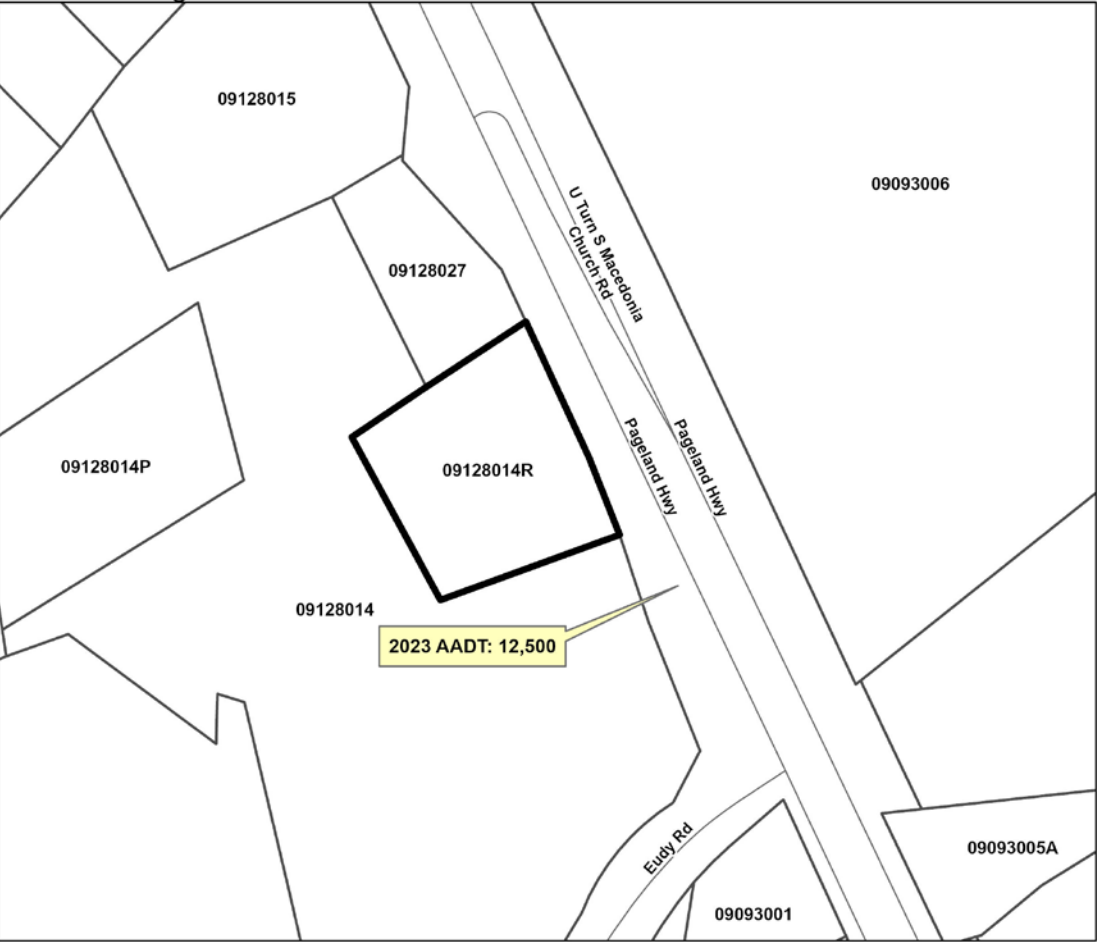
Transportation

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R

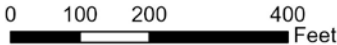


Legend

- Rezoning Parcel
- Parcels
- Roads

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Land Use Map

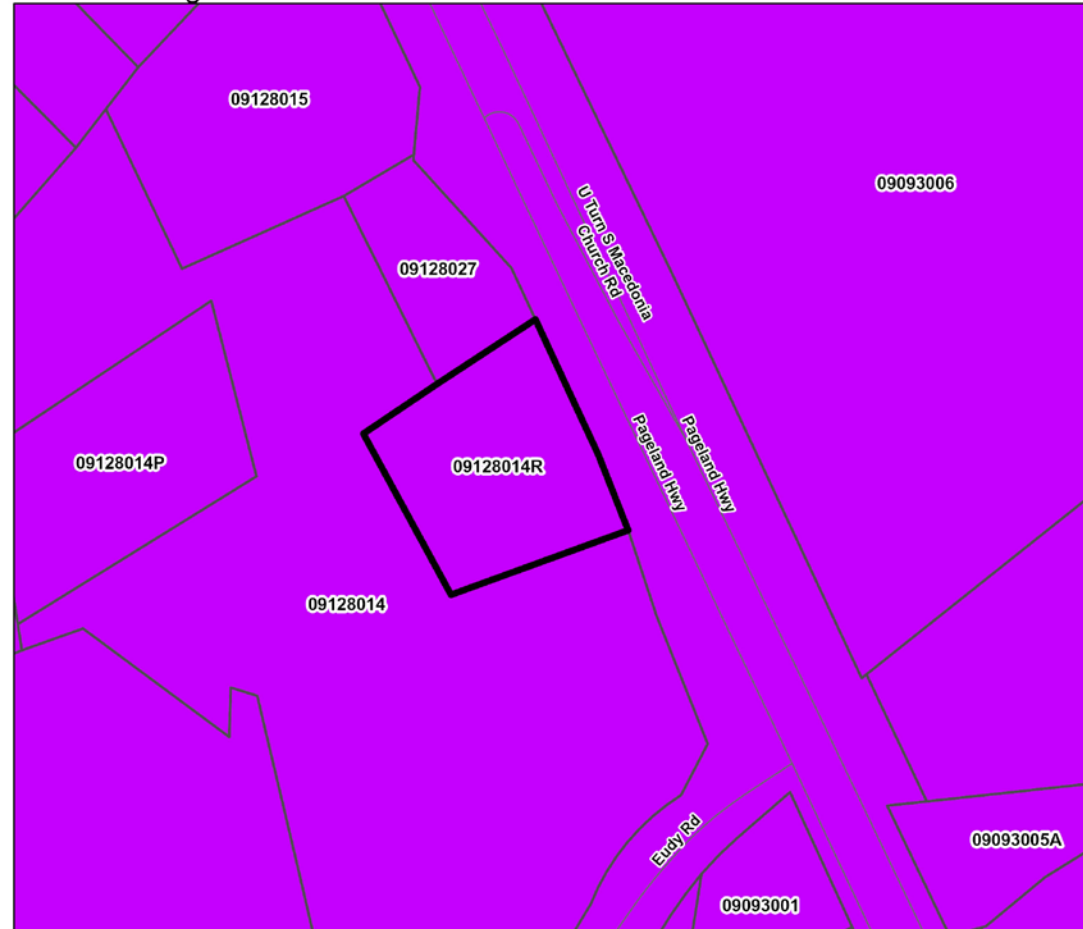
Land Use Map

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



Legend

- Rezoning Parcel
- Parcels
- Roads
- Employment Corridor
- Rural Residential

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Feet

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Schools

UCPS provided the following comments:

- Because this rezoning request is commercial in nature, UCPS was not consulted for comments

Utilities

Public water and sewer are not available to the site.

Public Feedback

- A community meeting was held August 26, 2025. One member of the public attended. They had questions about road access and whether the site would use their driveway, extent of the rezoning as well as concerns over impacts on property values. No changes were made based on feedback.

Municipal Feedback

- Monroe was not consulted for comments.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- Continued and future allowed industrial use on the property could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Plan.
- The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified as Rural Residential.

POSITIVES OF PROPOSAL

- The proposed use is consistent with the Plan. The Plan's Land Use Map identifies this area as Rural Residential with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor. Development uses that may be appropriate include distribution, logistics, aeronautics, industrial, and agri-business. A rezoning to light industrial with conditions, to include warehouse and office uses, is consistent with such uses contemplated in an Employment Corridor.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: Unanimous APPROVAL

Questions



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