

Planning Staff Report
Rezoning Case: RZ-2021-005
Staff Contact: Bjorn Hansen

Summary of Request

This is a request to amend the Zoning Map of Union County by rezoning a parcel of land from R-20 (Residential, 20,000 square foot minimum lot size) to RA-20 (Residential, 20,000 square foot minimum lot size). The applicant requests the rezoning in order to allow cattle on the property. Uses on the site, if approved, would be limited to all uses found within the RA-20 zoning district. Since this is a straight rezoning request there is no site plan or list of conditions associated with the application.

Owner/Applicant

Owner: Pankaj Kumar Verma
9938 Karras Common Way
Matthews, NC 28105

Applicant: Pankaj Kumar Verma
9938 Karras Common Way
Matthews, NC 28105

Property Information

Location: 404 Sherin Lane; more specifically identified as tax parcel 07-102-158A.



Existing Land Use: The parcel is currently zoned R-20 and is 3.729 acres. The land is currently utilized as a single family residence. There are no significant environmental features on the site.

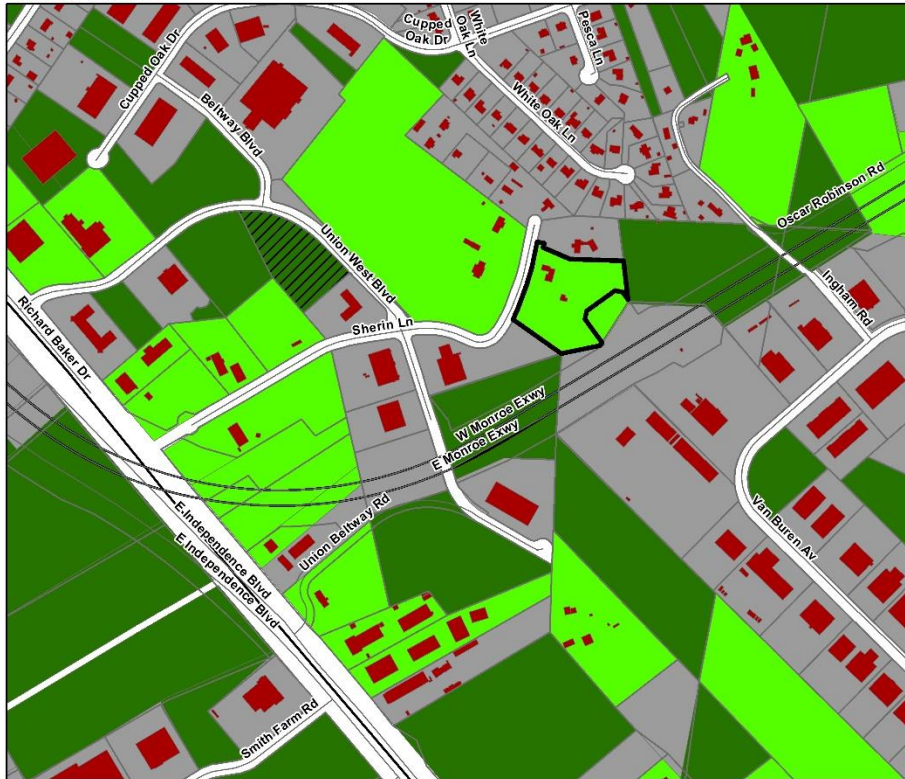
Development Status

Petition: RZ-2021-005







Name: Sherin

Size: 3.729 acres

Tax Parcel: 07-102-158A



Legend

-  Rezoning Parcel
-  2007 Structures
-  Developed
-  Permanent Open Space
-  Underdeveloped
-  Undeveloped

Data Disclaimer
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Map Disclaimer
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Feet

Created on June 28, 2021 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



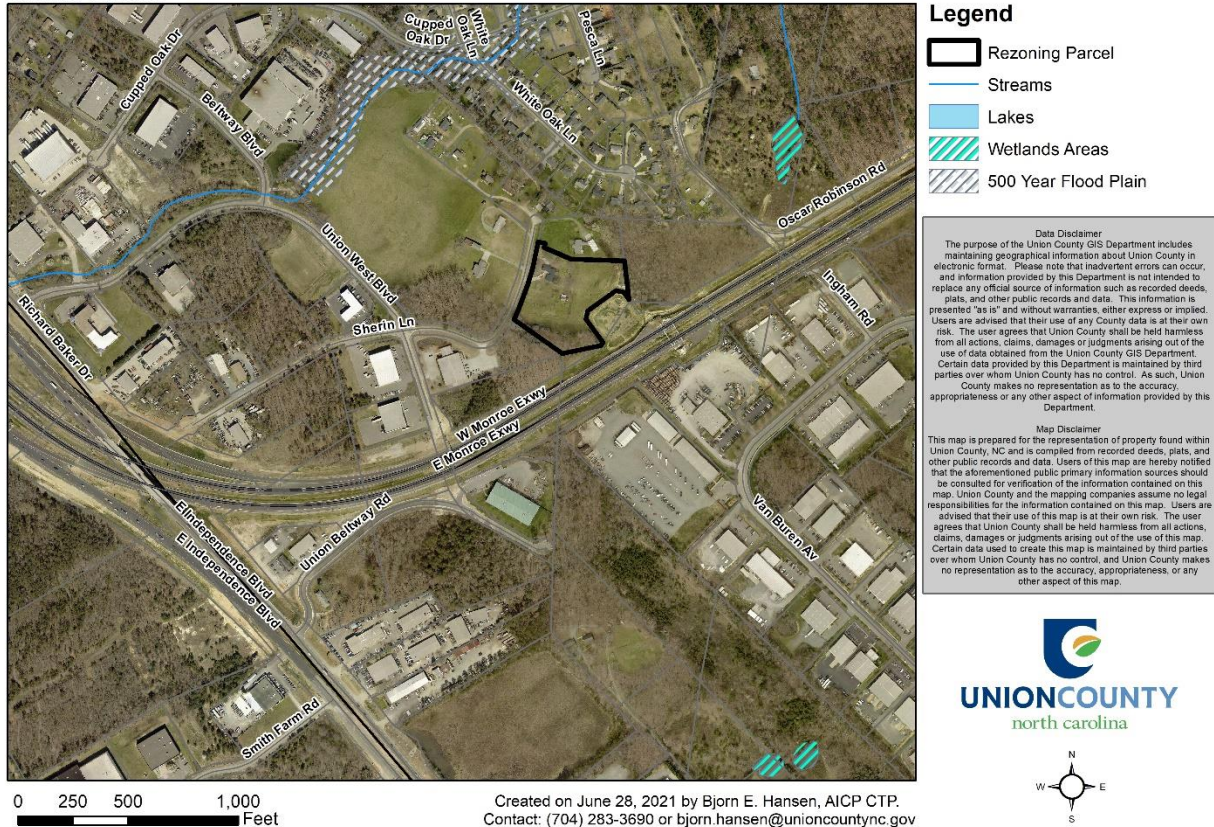
Environmental Features

Petition: RZ-2021-005

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Surrounding Land Use: The surrounding land use is a combination of residential on tracts of at least one acre and tracts of a third acre. There is also commercial and light industrial development to the west. The Monroe Expressway is immediately south of the site. The town of Indian Trail is to the immediate north and east of the site. The town of Stallings is to the west.

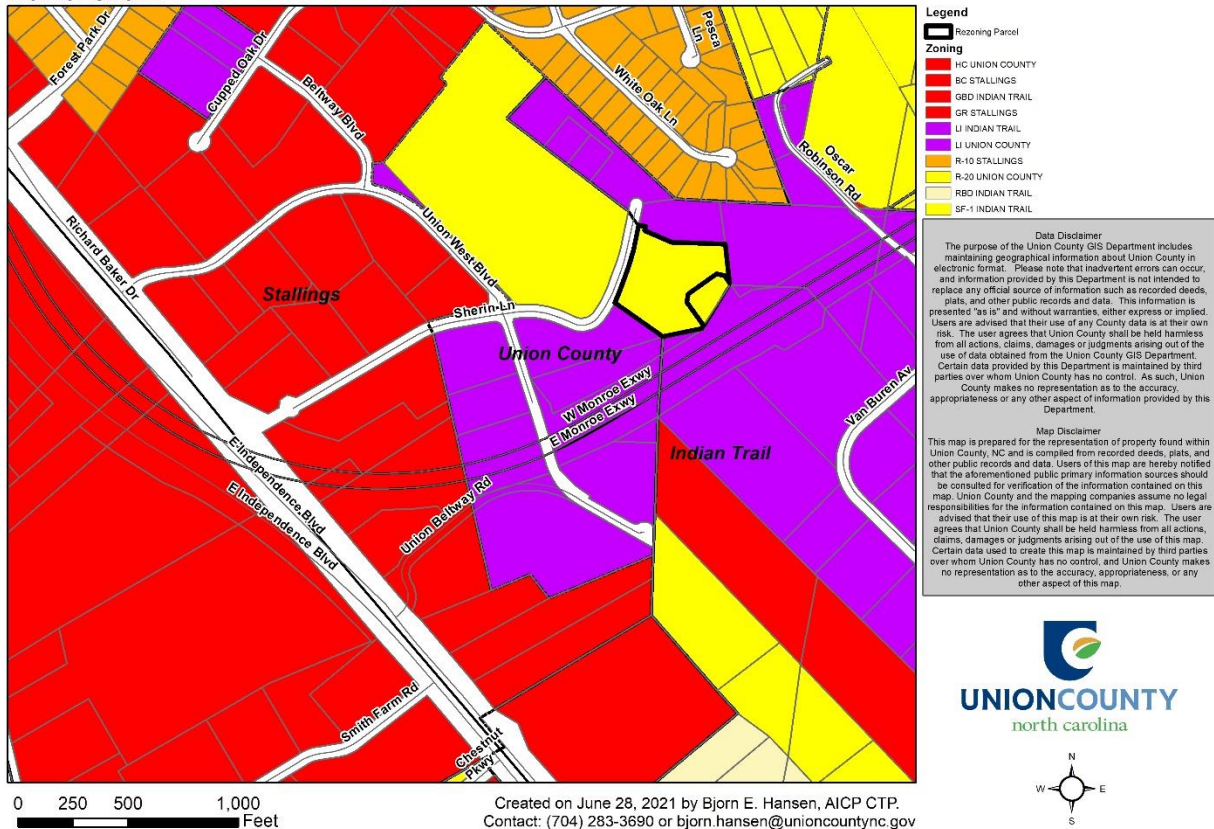
Utilities: Properties in this area are served by wells and septic systems. Public water and sewer systems are not available to the property.

Zoning and Land Use History: This parcel has been zoned R-20 since Union County established zoning. There are no other zoning actions related to this property.

Zoning

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Schools: Union County Public Schools was not consulted about this rezoning because the lot yield for this property would not change due to the rezoning.

Transportation: This development would be served by access onto Sherin Road, which would connect to Union West Boulevard, and then to Richard Baker Drive and US 74. There are no traffic counts for these roads.

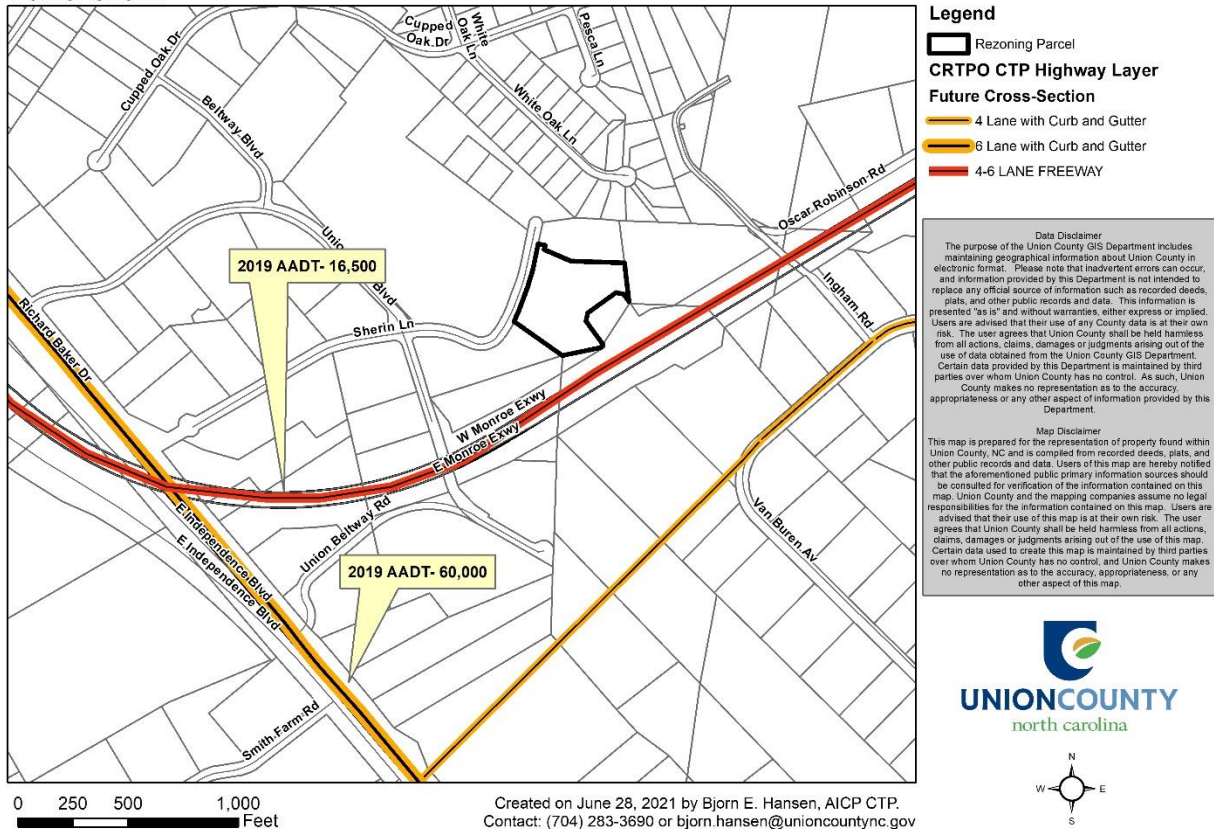
Transportation

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Planning Documents

Union County Comprehensive Plan: This property lies in the several land use districts. The underlying recommendation is for Mixed Residential, which supports small lot single family, townhouse, and apartment residential uses. Due to the proximity to an interchange of the Monroe Expressway, the area is also included in an Employment Center. Depending on road access and site constraints, industrial and commercial uses similar to what exists west of the site would be supported. Finally, this area is covered by the Employment Corridor overlay, which affects the US 74 corridor. Many of the same uses as in the Employment Center would be supported, along with retail uses.

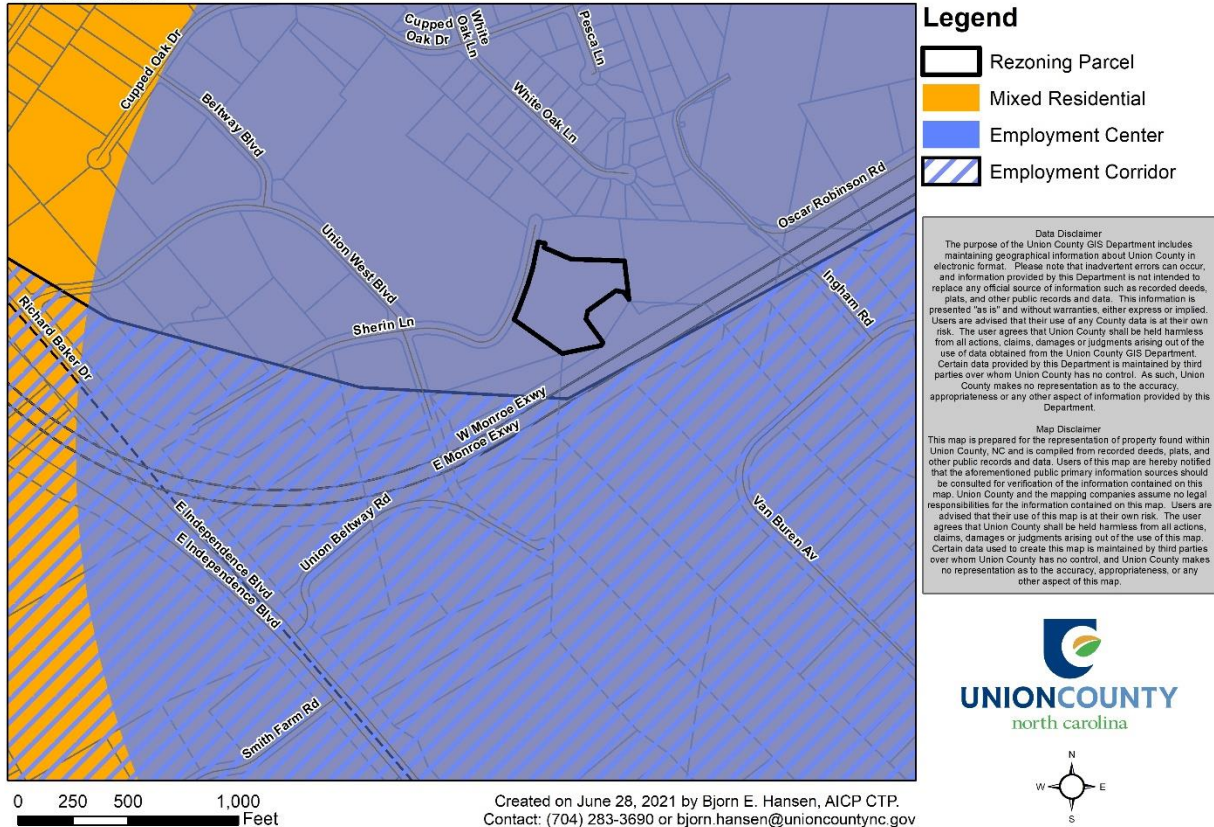
Land Use Plan

Petition: RZ-2021-005

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Union County 2050 Plan Recommendations: The Coordinating Committee has completed its work and recommended an updated comprehensive plan to the planning board and county commission. The plan was recommended by the planning board and is scheduled for adoption on July 19, so the recommendations from the plan are for information only.

- **Land Use:** The proposed plan identifies this area as Employment Corridor and Employment Center, similar to the existing land use plan. If not being used for employment uses, this area would be considered a "Transition Zone," meaning that since it is surrounded by one or municipalities, Union County should not approve rezonings in this area.
- **Environment:** The proposed plan recommends increasing stormwater standards to design infrastructure for 50 or even 100 year storms.
- **Municipal Coordination:** The proposed plan recommends consistent development patterns along corridors and closing donut holes for small islands of unincorporated land designated for residential development only.

Public and Municipal Comments

Public Comments: No community meeting was held since this is not a conditional rezoning request, however one letter from a nearby resident was received on July 26, 2021. The resident felt the smell of cows would be a negative, and there would not be sufficient shelter or water source for them on the property.

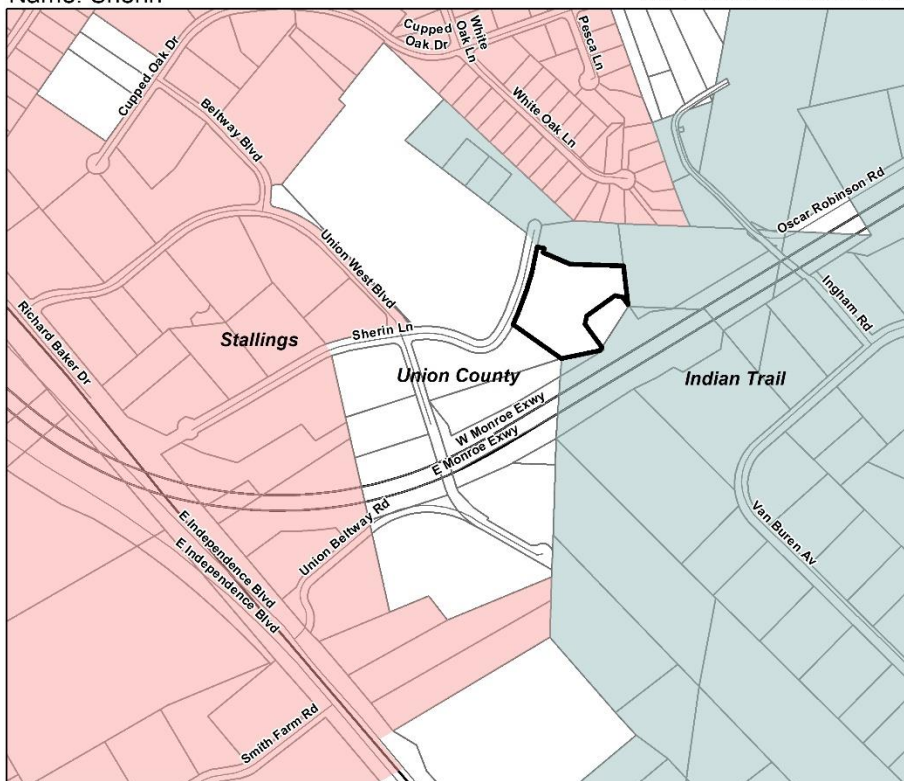
Municipalities

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Legend

- Rezoning Parcel
- Indian Trail
- Stallings

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Municipal Comments: This parcel is adjacent to Indian Trail, and also near Stallings. Stallings noted that keeping farm animals would be allowed on site due to the size of the parcel.

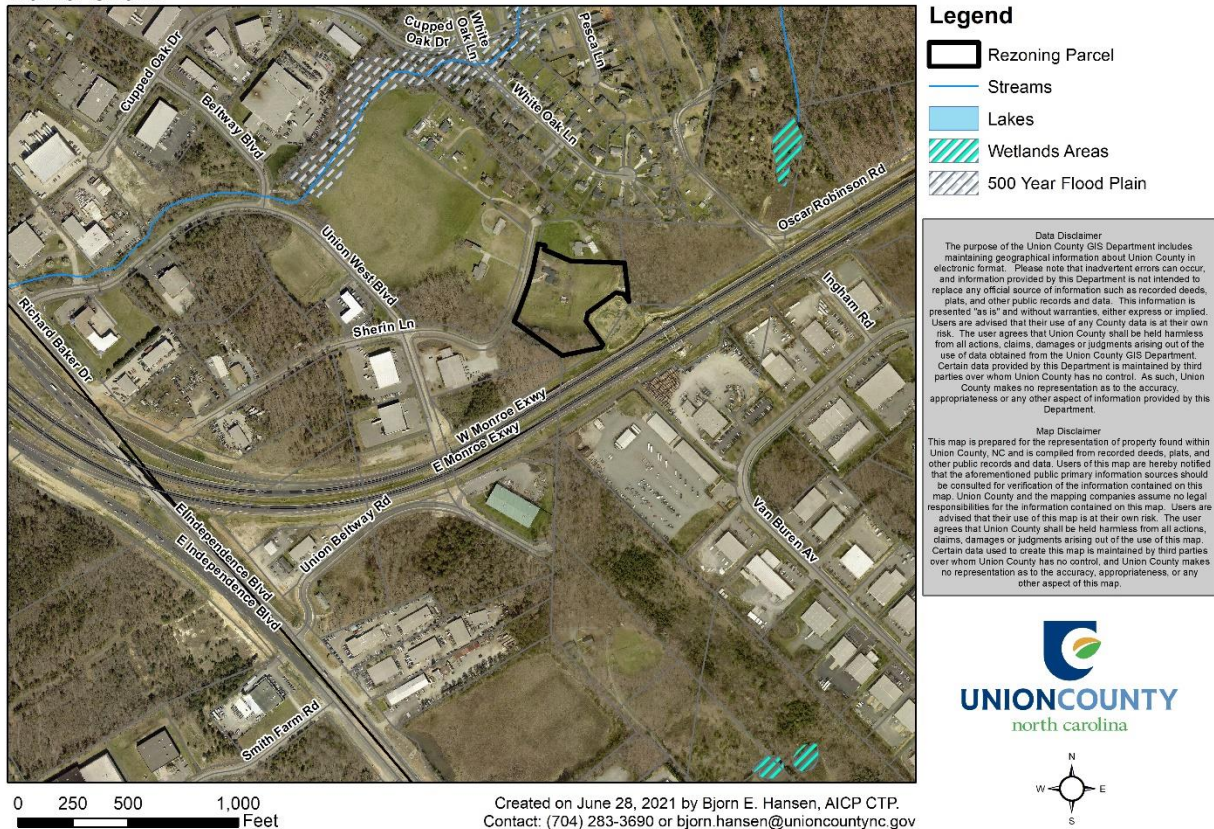
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Staff Comments and Recommendation

Properties in the general area are a variety of sizes and land uses. This parcel is on the edge of residential areas versus more industrial and commercial uses. The requested rezoning classification is not a change in density, and provides greater flexibility to the property owner for more rural uses. This is seen as a temporary use for the property as adjacent parcels continue to develop, and may actually serve as a buffer between the more intensive uses and the residential to the north.

There are no site specific details to comment on at this time. Any future development would have to comply with the unified development ordinance in effect at the time of submittal.

The proposed development is not consistent with the current Union County Comprehensive Plan and land use map, but is not an upzoning in terms of density or intensity of uses. This use is considered transitional and will not affect the development potential of adjacent parcels. **For these reasons, staff recommend approval of the rezoning request.**

Planning Board Recommendation

The Planning Board voted 6-0 to recommend approval of this rezoning at its August 3, 2021 meeting.

Public Hearing Results

The Board of Commissioners held a public hearing on November 1, 2021. The applicant spoke on behalf of his petition, but no one else spoke.