

Planning Staff Report - Rezoning Case # RZ-2026-004

Staff Contact: John Wear, Senior Planner

Summary of Request

This case is a request to rezone one parcel totaling 10.848 acres appearing on the tax map as tax parcel 04-036-007 located on Pageland Highway from Highway Corridor (HC) with Conditions to Light Industrial (LI). The rezoning request is a straight rezoning, so there are no conditions associated with this request.

Owner/Applicant

Owner: Winding Creek, LLC
5226 Leonard Morgan Road
Marshville, NC 28103

Applicant: Tommy McAlister, Jr.
5234 Leonard Morgan Road
Marshville, NC 28103

Property Information

Location: On the west side of Pageland Highway south of Claude Austin Road. Location more specifically described as tax parcel 04-036-007.



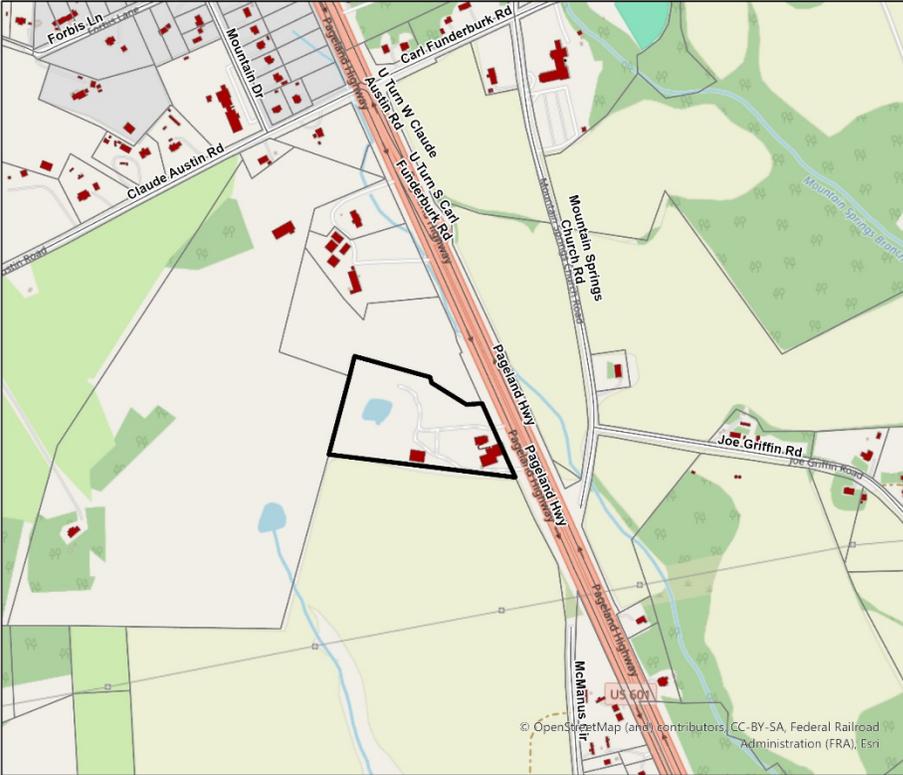
Municipal Proximity: The site is approximately three miles south of the City of Monroe.

Existing Land Use and Development Status: The parcel is currently zoned Highway Corridor (HC) with Conditions and currently is used for office and contractor equipment storage. The property was rezoned in 2016, with the following restrictions: off-premise signs, campground/RV park, flea market, or Type 3 mini-storage.

Development Status

Petition: 2026-RZ-004
Name: McAlister

Size: 10.848 acres
Tax Parcel: 04-036-007

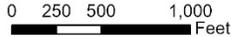


Legend

-  Rezoning Parcel
-  Parcels
-  Roads
-  2023 Structures

Data Disclaimer
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Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



Environmental Features: There are no streams, wetlands or floodplain on site.

Environmental Features

Petition: 2026-RZ-004
Name: McAlister

Size: 10.848 acres
Tax Parcel: 04-036-007



Legend

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

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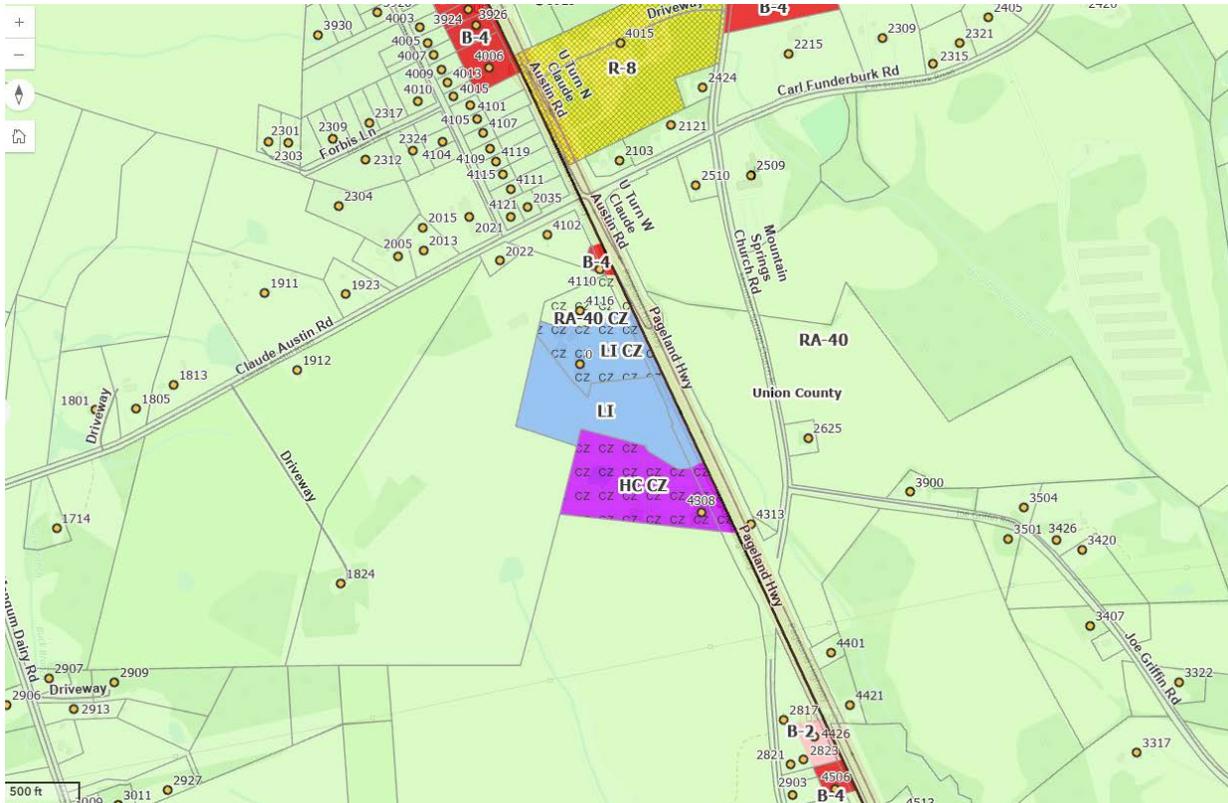


0 250 500 1,000
Feet

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Utilities: Public water and sewer are not available to the site.

Zoning and Land Use History: The parcel has been zoned HC with Conditions since 2016 and had been used as a gun shop and most recently an office and equipment storage facility. A telecommunications tower had been located on the site but was removed within the past several years. The properties immediately to the north had been rezoned to Light Industrial and Light Industrial with Conditions in 2024 to adjust property boundaries.



Schools: Because this rezoning request is commercial in nature, UCPS was not consulted for comments.

Transportation: This site is on US 601, which is a NCDOT-maintained facility. This section of US 601 carries approximately 14,000 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis (TIA) was not required for this rezoning. Because there are no proposed uses with the rezoning, staff are unable to assess impacts on the corridor.

Transportation

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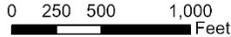


Legend

-  Rezoning Parcel
-  Parcels
-  Roads

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Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. The proposed zoning district is therefore considered appropriate, although a lack of utilities may mean that the site cannot be fully utilized with a significant number of employees or customers.

Land Use Map

Petition: 2026-RZ-004
Name: McAlister

Size: 10.848 acres
Tax Parcel: 04-036-007

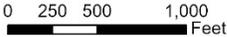


Legend

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

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Public and Municipal Comments

Public Comments: A community meeting was not required since this is not a conditional rezoning request.

Municipal Comments: Monroe was not consulted due to the distance to their municipal limits.

Land Use Board Recommendation

The Land Use Board is scheduled to review this rezoning request at its March 17, 2026 meeting.

Staff Comments and Recommendation

This part of Union County is identified for employment uses as an overlay over rural residential and agricultural land uses. The proposed zoning is consistent with the adopted Plan because of the appropriate size of the parcel, proximity to adjacent industrial parcels, and previous development history. Because of these aspects of the development, staff recommend **approval** of this rezoning application.