



UNIONCOUNTY
north carolina

2025-RZ-010

Haney Rezoning

November 17, 2025



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north carolina

Request and Conditions

- The request is to rezone from RA-40 to Highway Corridor (HC)
- Many commercial, institutional, industrial uses are allowed in this zoning district
- Since this is a straight rezoning, there are no conditions

Existing Conditions



Development Status

Development Status

Petition: 2025-RZ-010

Name: Haney

Size: 0.51 acres

Tax Parcel: 09-131-001



Legend

- Rezoning Parcel
- Parcels
- Roads
- 2023 Structures

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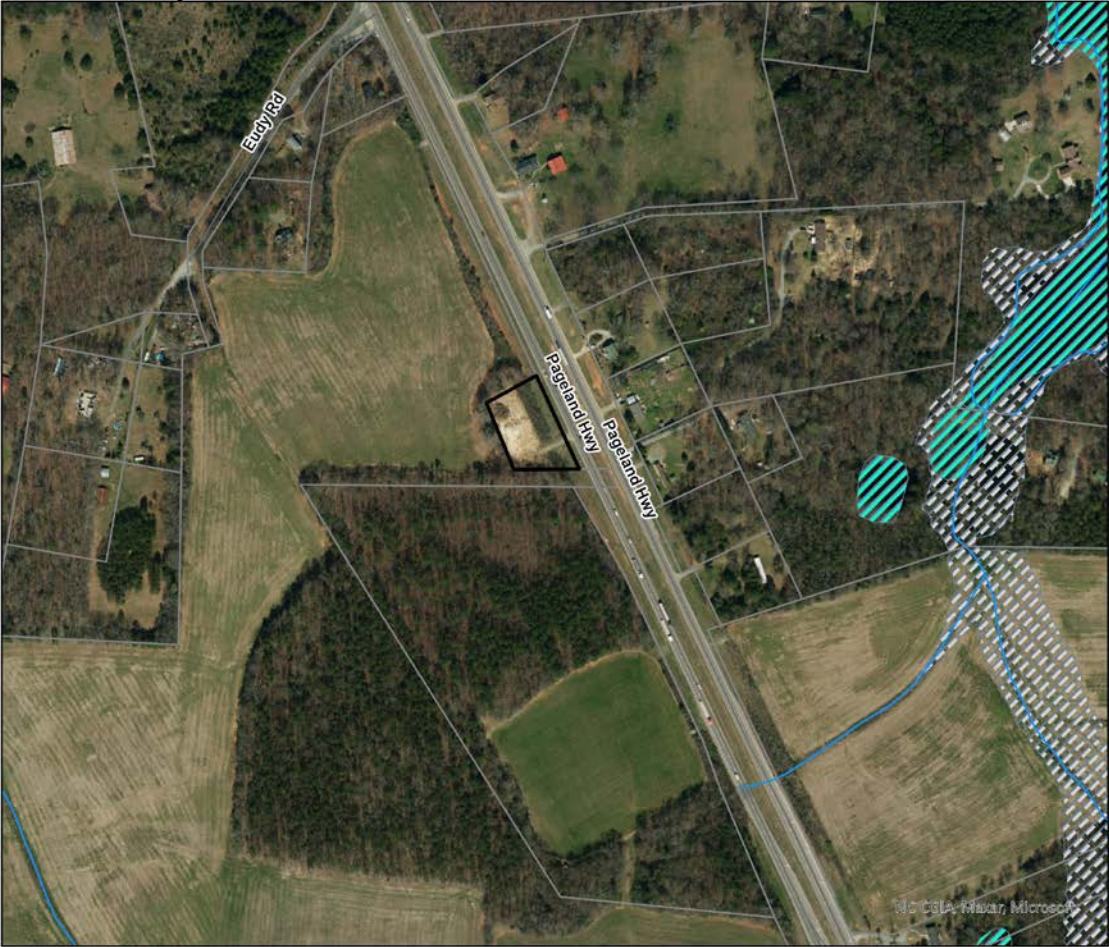
Created on September 24, 2025 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

Environmental Features

Petition: 2025-RZ-010
Name: Haney

Size: 0.51 acres
Tax Parcel: 09-131-001



Legend

- Rezoning Parcel
- Parcels
- Roads
- Streams
- Wetlands Areas
- 500 Year Flood Plain

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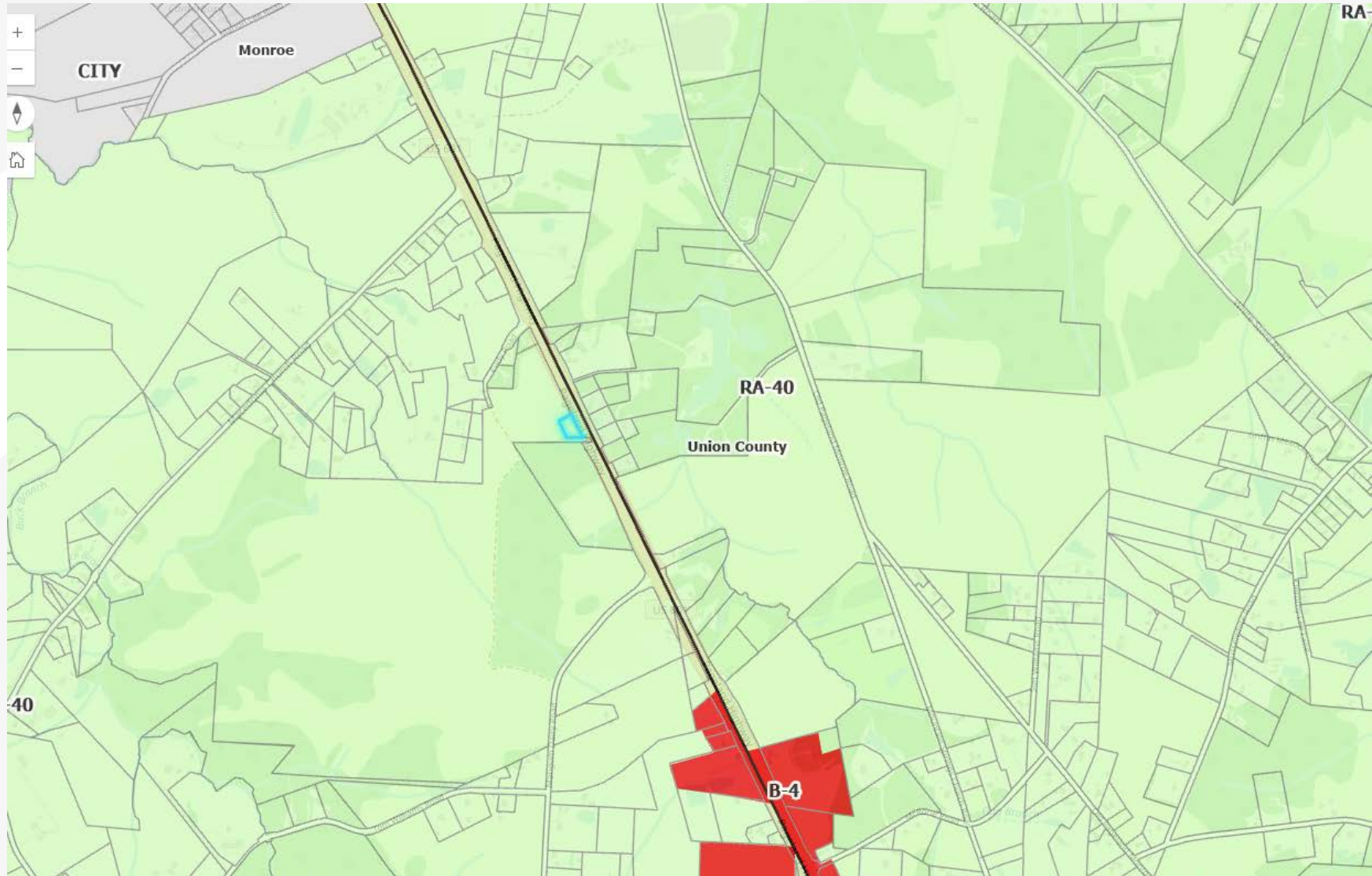
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0 250 500 1,000 Feet

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Zoning



Transportation

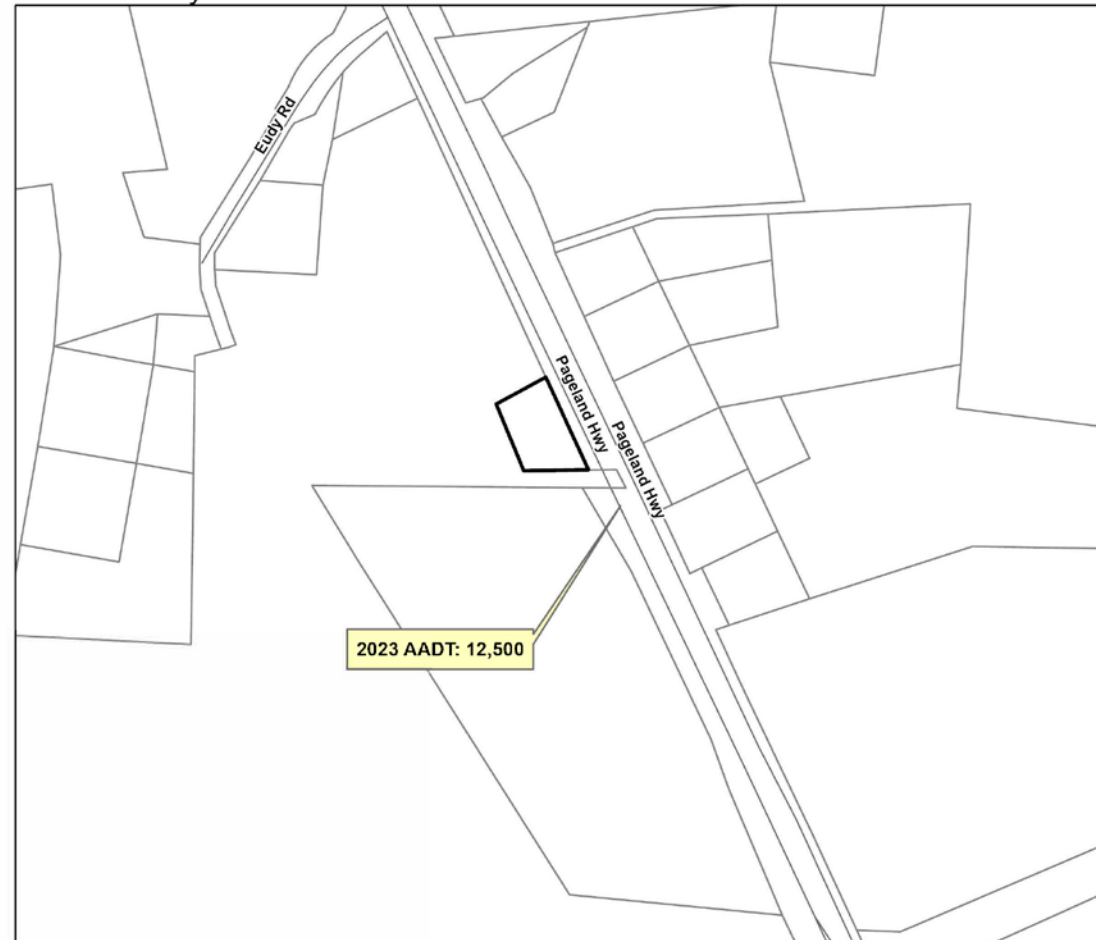
Transportation

Petition: 2025-RZ-010

Name: Haney

Size: 0.51 acres

Tax Parcel: 09-131-001



Legend

- Parcels selection
- Parcels
- Roads

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Land Use Map

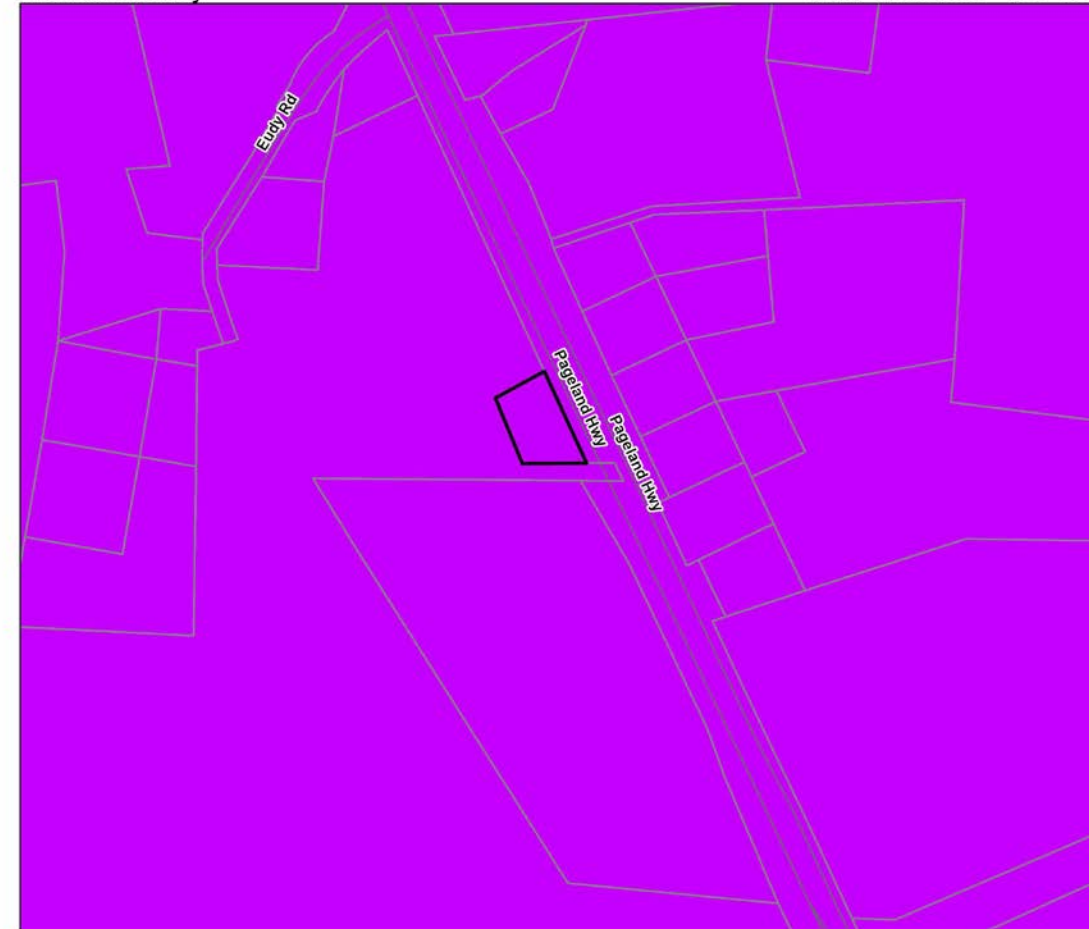
Land Use Map

Petition: 2025-RZ-010

Name: Haney

Size: 0.51 acres

Tax Parcel: 09-131-001



Legend

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

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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 not required
- No one spoke at the Land Use Board meeting

Municipal Feedback

- Monroe was not consulted for comments

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- Future allowed commercial 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 small size of the parcel limits uses on site.
- The proposed rezoning will facilitate ongoing and potential future commercial 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.
- Due to the small amount of usable space on site, traffic impacts are likely to be low. Traffic congestion is a noted concern in the Plan.

STAFF RECOMMENDATION: DENIAL

PLANNING BOARD RECOMMENDATION: The Land Use Board recommended approval on a 5-1 vote at its October 21, 2025, meeting, citing consistency with the Land Use Map.

Questions



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