



Union County, NC

Land Use Board

Meeting Agenda

Tuesday, November 19, 2024

6:00 PM

Board Room, First Floor

Call to Order

Pledge of Allegiance and Moment of Reflection

Establish Voting Members

Additions and/or Deletions to the Agenda

Approval of the Agenda

Approval of the Minutes

[24-796](#) October 15, 2024 Minutes

Attachments: [2024.10.15 LUB Minutes](#)

Agenda Item(s)

[24-794](#) Conditional Rezoning Petition CZ-2024-008 Dormie

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Bjorn E. Hansen, Planning Department, Senior Planner - Long Range Planning, 704-283-3690

ACTION REQUESTED:

Recommend approval or denial of proposed rezoning request to the Board of Commissioners.

BACKGROUND:

This case is a rezoning request, petition CZ-2024-008, submitted by Dormie Equity Partners, LP (the "Applicant") for revision of the Union County Zoning Map by amending the approved Planned Unit Development district permit with associated conditions for a 2.53 acre parcel of land appearing on the tax map as tax parcel 06-201-007J in the

Sandy Ridge Township under an existing legacy PUD6-B2 zoning district. The rezoning will include the following conditions:

1. Pursuant to Section 160D-108.1 of the North Carolina General Statutes and Section 80.020 of the Union County Unified Development Ordinance, the approval is vested for a period of five years.
2. Development will meet all requirements of the Union County Unified Development Ordinance.
3. The approval is limited to the site plan dated October 24, 2024.
4. The permitted uses on the site include all office uses, including medical office.
5. The site may include natural-surface pedestrian trails within areas that fall within a floodplain.
6. The site may include pedestrian-related improvements and plantings (including in the floodplain) as allowed under the Union County Unified Development Ordinance and other state, local, and federal regulations.

A community meeting was held October 8, 2024. Three residents attended the meeting and asked about the process for rezoning and parking requirements. No changes were made based on feedback. No additional comments have been received by staff.

FINANCIAL IMPACT:

None.

- Attachments:** [2024-CZ-008 Dormie Application](#)
[2024-CZ-008 Dormie site plan 10-24-24](#)
[2024-CZ-008 Dormie Letter of Intent](#)
[CZ-2024-008 Dormie staff report LUB](#)
[Land Use Board Advisory Consistency and Reasonableness Statements - CZ-2024-008 \(Dormie\)](#)

24-803

Text Amendment to Sections 5.030-B (Conventional Development) and 5.030-C (Cluster Development) of the Union County Development Ordinance

INFORMATION CONTACT:

Lee Jenson, Planning, Director, 704-283-3564

ACTION REQUESTED:

Consider recommending approval or denial of the proposed text amendments.

PRIOR BOARD ACTIONS:

BACKGROUND:

These proposed text amendments are based on recommendations outlined in the Union County 2050 Comprehensive Plan. The Comprehensive Plan outlines several strategies that will help implement

the vision of the plan; one of which is helping to protect the rural character and open spaces of areas shown as “Rural Residential” in the Union County comprehensive plan. The Board of County Commissioners then established an implementation committee to make specific recommendations concerning all of the strategies. One specific recommendation concerning protecting the rural character and open spaces of Union County is to require major subdivisions in the “Rural Residential” areas to provide 30% open space. This effectively reduces the overall density of major subdivisions in the “Rural Residential” areas by 30%. These implementation strategies were approved by the Board of County Commissioners in January of 2024.

FINANCIAL IMPACT:

None.

Attachments: [Density \(TXT 2024-002\) Final](#)

24-806

Text Amendment to Table 5-2 (R District Lot and Building Regulations - Conventional Development) and 60.070 (Lots and Access) of the Union County Development Ordinance

INFORMATION CONTACT:

Lee Jenson, Planning, Director, 704-283-3564

ACTION REQUESTED:

Consider recommending approval or denial of the proposed text amendments.

PRIOR BOARD ACTIONS:**BACKGROUND:**

These proposed text amendments are intended to increase safety and decrease driveway access points along major corridors in Union County. The amendments would increase lot road frontage requirements along roadways in Union County that have a posted speed limit of 45 MPH or greater. In addition, along those same roadways, lot size requirements would be increased as well, thereby, decreasing overall density for lots taking direct access along higher speed corridors.

FINANCIAL IMPACT:

None.

Attachments: [Road frontage and lot size \(TXT 2024-003\) Final](#) [Final](#)

Planning Staff Report**Brief Comments****Adjournment**