



### Owner/Applicant

**Owner:** Adam and Colby Gordon  
3704 Mary Elizabeth Church Road  
Waxhaw, NC 28173

**Applicant:** Adam Gordon  
3704 Mary Elizabeth Church Road  
Waxhaw, NC 28173

### Property Information

**Location:** On the west side of Mary Elizabeth Church Road north of South Potter Road. Location more specifically described as tax parcel 04-341-004E.



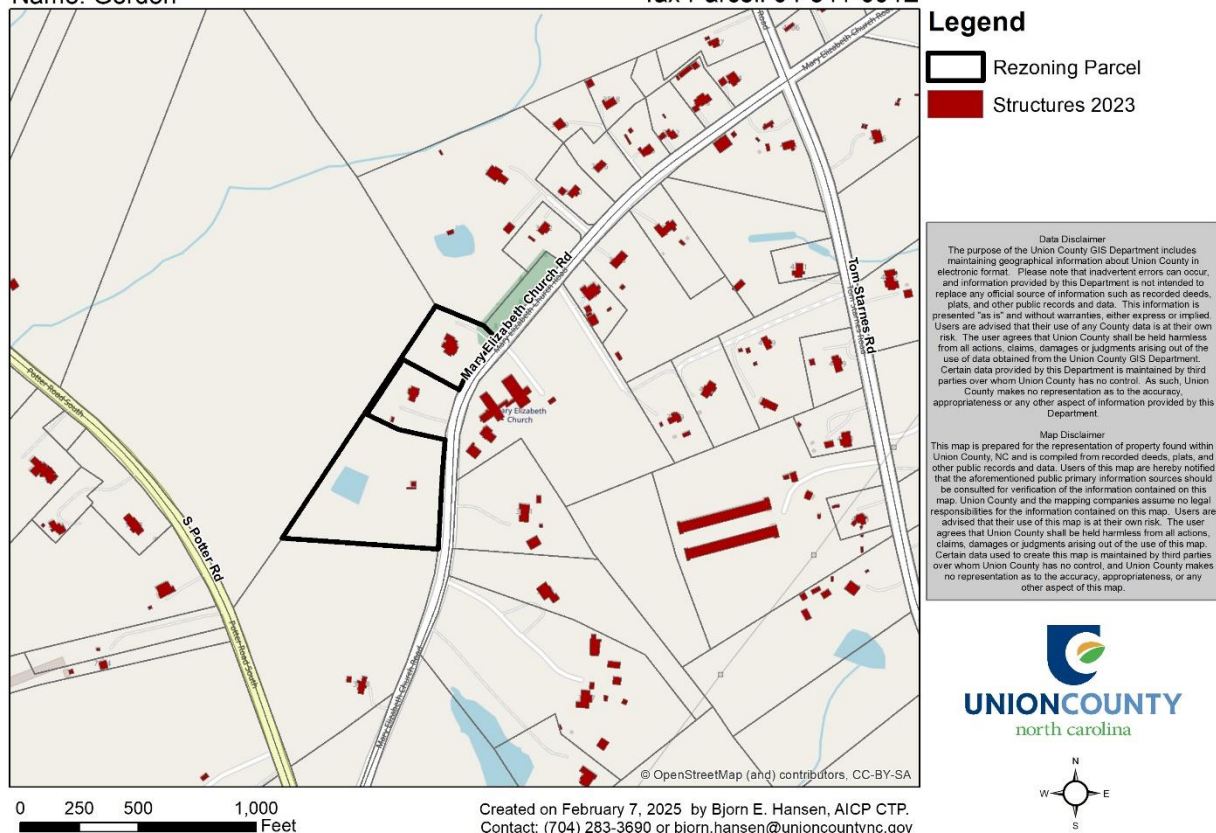
**Municipal Proximity:** The site is slightly more than three miles from the Town of Waxhaw.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-40. There is a residence and vehicular storage on the site, which is associated with vehicular repair operation across the street. Approximately one-half acre of the proposed vehicular storage is legal non-conforming and could continue if the rezoning were denied.

## Development Status

Petition: 2025-CZ-002  
Name: Gordon

Size: 8.46 acres  
Tax Parcel: 04-341-004E



**Environmental Features:** There are no streams, wetlands or floodplain on site. One of the existing ponds on site will be used for stormwater detention.



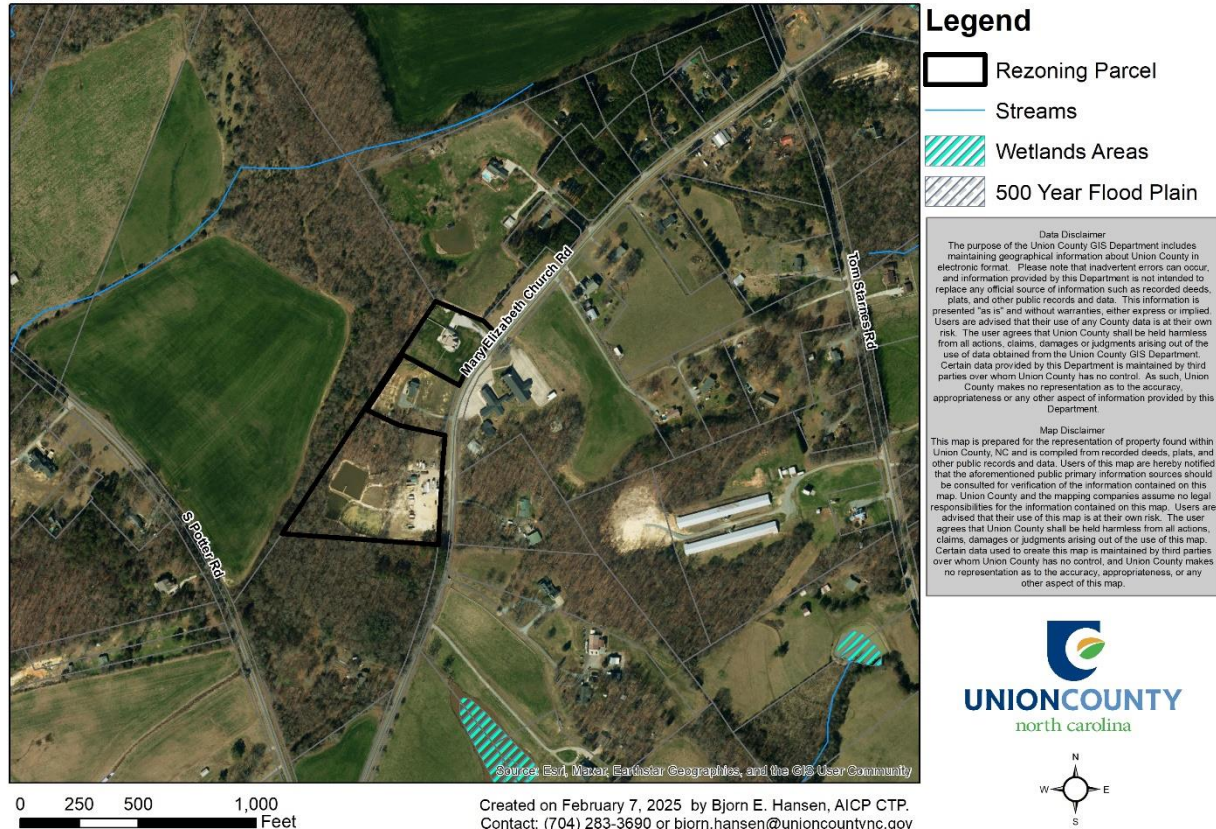
## Environmental Features

Petition: 2025-CZ-002

Name: Gordon

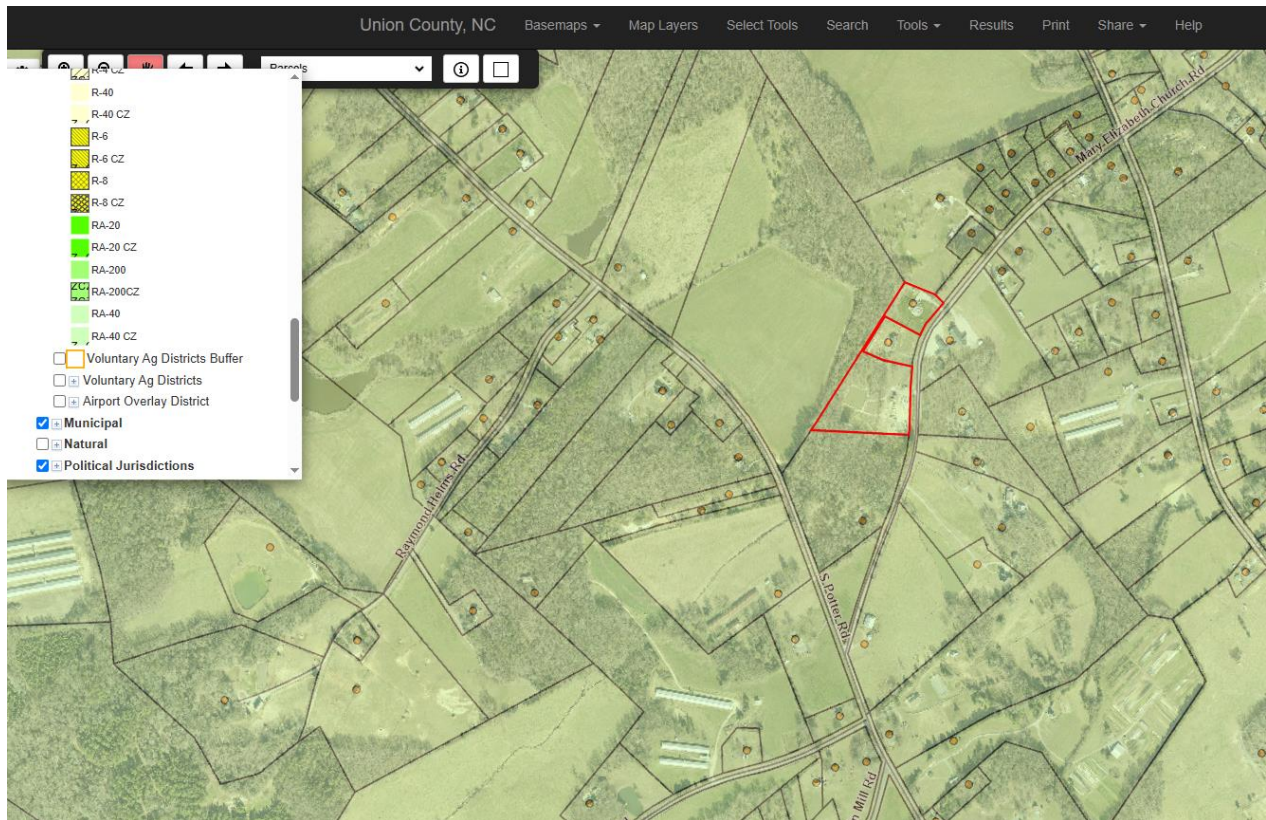
Size: 8.46 acres

Tax Parcel: 04-341-004E



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

**Zoning and Land Use History:** The parcel site has been zoned RA-40 since zoning was initiated. There was a one acre rezoning from R-40 to R-20 in 1984 approximately a mile north of the site. The same parcel rezoned from R-20 to RA in 1985. There was a one acre rezoning from R-40 to R-20 in 1984 a half mile north of the site. The Board of Adjustment approved a special use permit for 5,000 SF manufacturing facility in 2006 a half mile west of site and a special use permit for boarding kennel in 2005 one mile west of the site.



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

**Transportation:** This site is on Mary Elizabeth Church Road, which is a NCDOT-maintained facility. The road does not have an established traffic count, an indication of its low volumes. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning. There is no expected change in traffic as a result of this rezoning as no new uses are proposed.



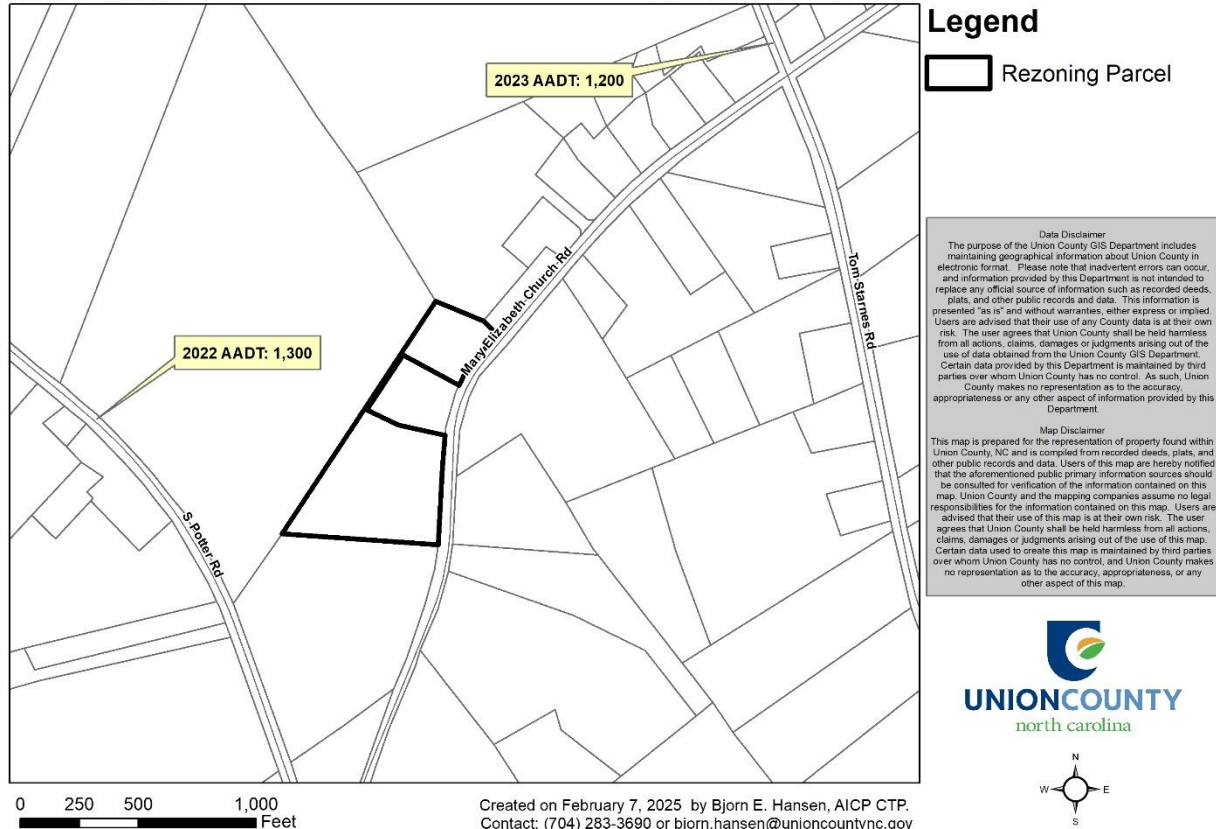
## Transportation

Petition: 2025-CZ-002

Name: Gordon

Size: 8.46 acres

Tax Parcel: 04-341-004E



## Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as a Rural Residential area. The closest areas recommended for industrial are along NC 75, approximately four miles to the north. The proposed Light Industrial use is therefore considered inconsistent with the current plan.

## Land Use Map

Petition: 2025-CZ-002



Name: Gordon

Size: 8.46 acres

Tax Parcel: 04-341-004E



### Legend

-  Rezoning Parcel
-  Rural Residential

**Data Disclaimer**  
The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

**Map Disclaimer**  
This map is prepared for the representation of property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map. Users are advised that their use of this map is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of this map. Certain data used to create this map is maintained by third parties over whom Union County has no control, and Union County makes no representation as to the accuracy, appropriateness, or any other aspect of this map.



### Public and Municipal Comments

**Public Comments:** A community meeting was held April 28, 2025. One member of the public attended. They did not oppose the proposed use but had questions about other potential industrial uses in the future. It was explained that no other uses would be allowed with an additional rezoning. No changes were made based on feedback.

**Municipal Comments:** Waxhaw was not consulted for comments due to the distance to the town limits.

### Land Use Board Recommendation

The Land Use Board is scheduled to review this proposed development at its May 20, 2025, meeting.

#### **Staff Comments and Recommendation**

This part of Union County is identified for rural residential and agricultural land uses. The rezoning does not propose new uses from what area already occurring on site, although the area being proposed would be nearly five times the legal non-conforming areas. The proposed parcels and site plan can comply with unified development ordinance, but the use is not consistent with the adopted plan.

**Because of these aspects of the development, staff recommend denial of this rezoning application.**