

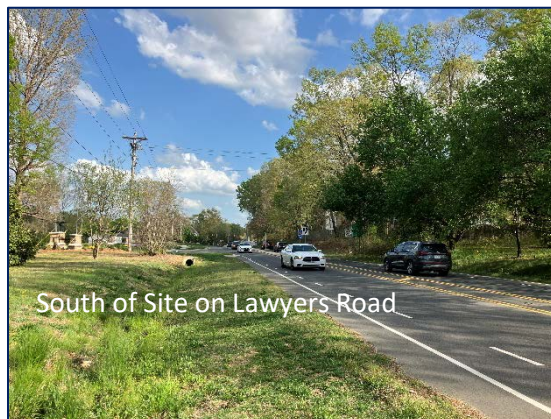
Owner/Applicant

Owner: Morris Lee Rushing, Jr.
14421 Lawyers Road
Matthews, NC 28104

Applicant: 4 Rivers Property Group, LLC
1200 E. Morehead Street
Charlotte, NC 28204

Property Information

Location: On the northeast corner of Lawyers and Allan Black Roads. Location more specifically described as tax parcels D8321005D and K8321005D.



Municipal Proximity: The site is adjacent to the Town of Stallings.

Existing Land Use and Development Status: The parcel is currently zoned R-20 and has one house on the site with a driveway on Lawyers Road.

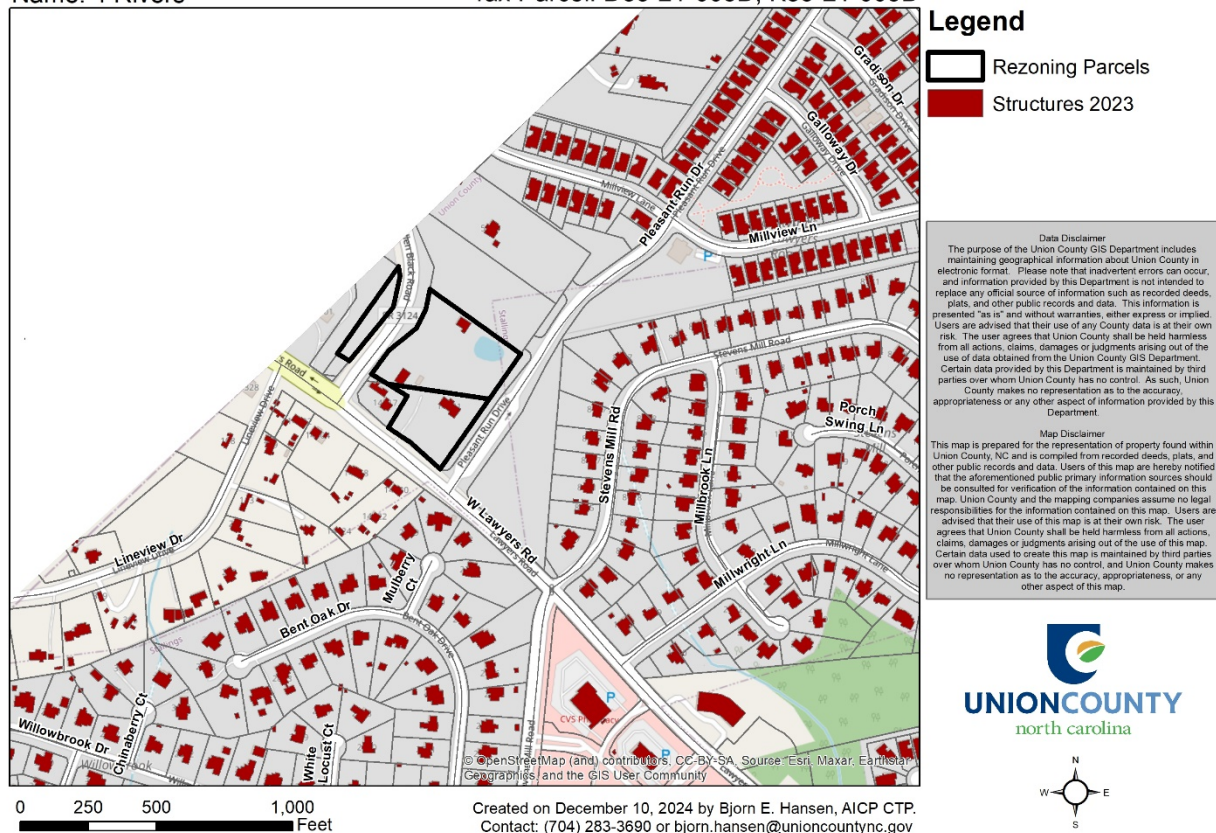
Development Status

Petition: 2024-CZ-010

Name: 4 Rivers

Size: 4.55 acres

Tax Parcel: D83-21-005D, K83-21-005D



Environmental Features: There are no streams, wetlands, or floodplains on site. The site is forested, and the site plan reflects tree save areas for areas not required to be cleared as part of the development.

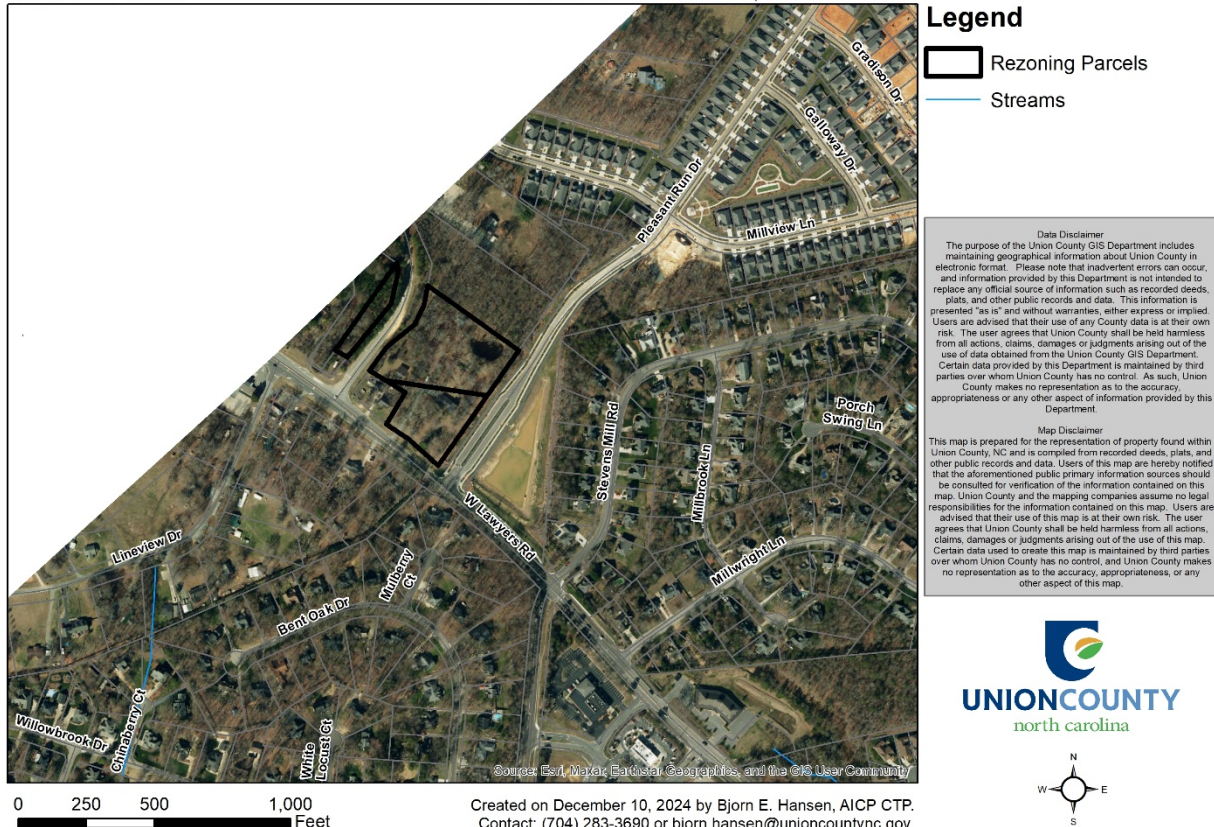
Environmental Features

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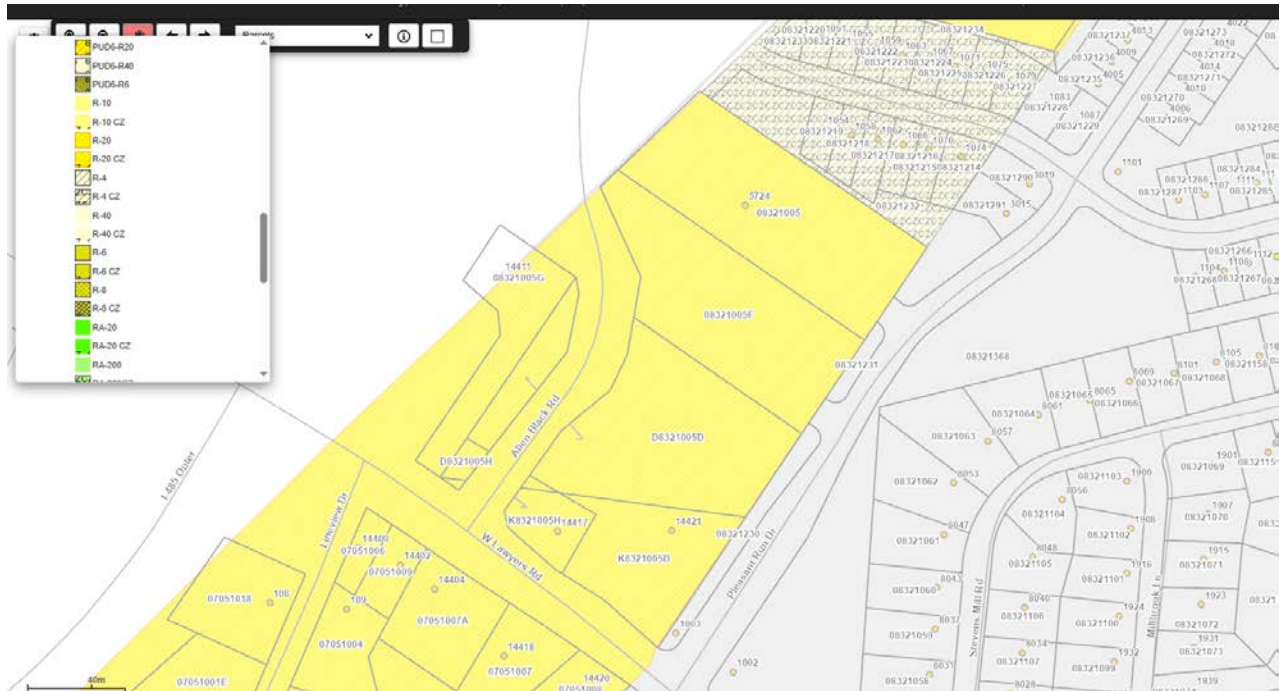
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Utilities: Public water and sewer are available to the site.

Zoning and Land Use History: The parcel site has been zoned R-20 since zoning was initiated. A proposed rezoning a quarter mile east of this site from R-20 to R-4 CZ was withdrawn in 2016, although a later rezoning in 2018 for the same zoning was approved. The shopping center at Stevens Mill and Lawyers Road was rezoned from R-20 to B-2 in 2000, although two other smaller commercial rezonings on the site in 1996 and 1997 were withdrawn and denied, respectively.



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

Transportation: This site will have access from Allan Black Road, which carries approximately 1,300 vehicles per day. The site has frontage on Lawyers and Pleasant Run Roads as well. Allan Black and Lawyers Roads are NCDOT-maintained facilities. Pleasant Run Road is maintained by the Town of Stallings. Lawyers Road carries approximately 17,000 vehicles per day and is scheduled for widening in 2030. This site will not impact the design for the project. A traffic impact analysis was not required for this rezoning as this use will generate approximately 120 trips per day.

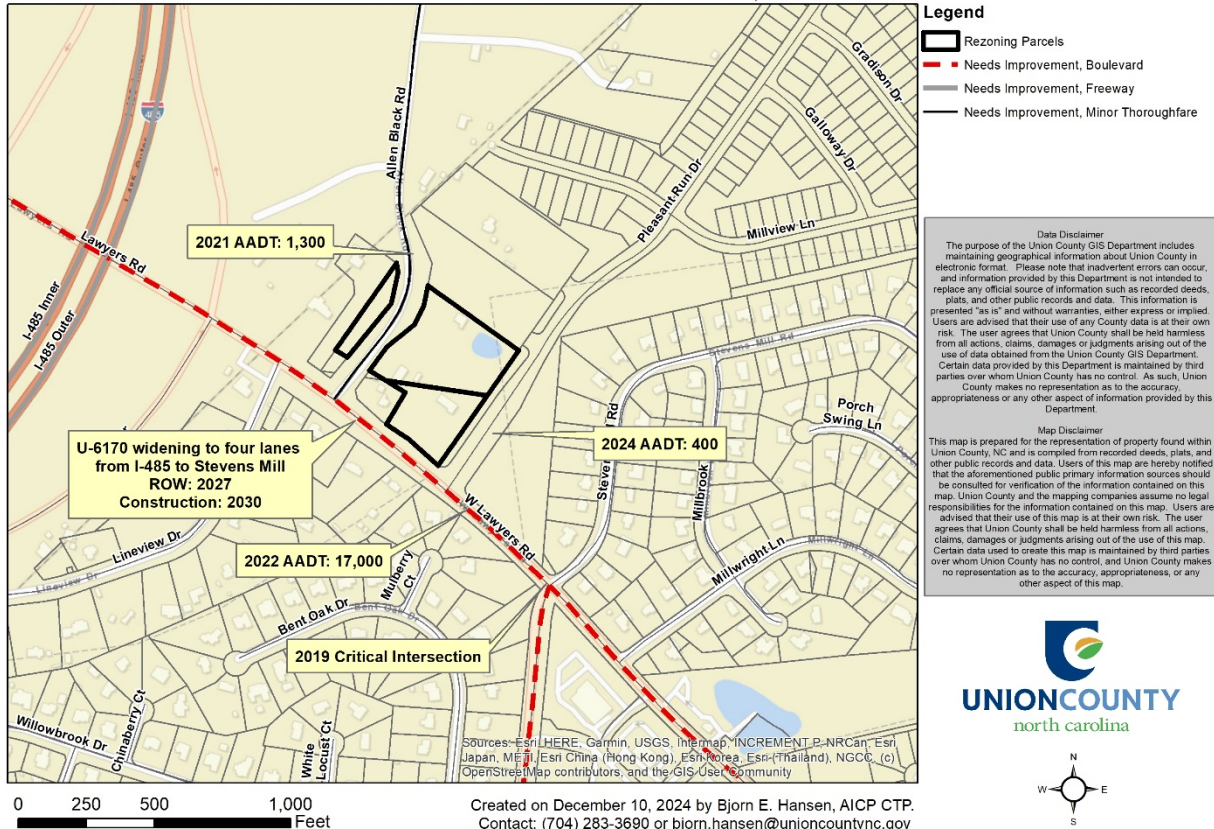
Transportation

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Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as a Rural Residential area, with a Neighborhood Center immediately south of the site. Typical Neighborhood Centers range from 30,000 square feet to 125,000 square feet of retail space and have a service area of one to two miles. Key characteristics of a Neighborhood Center include an interconnected street system that provides access to shopping, services, housing and amenities, and a well-connected pedestrian and bicycle network.

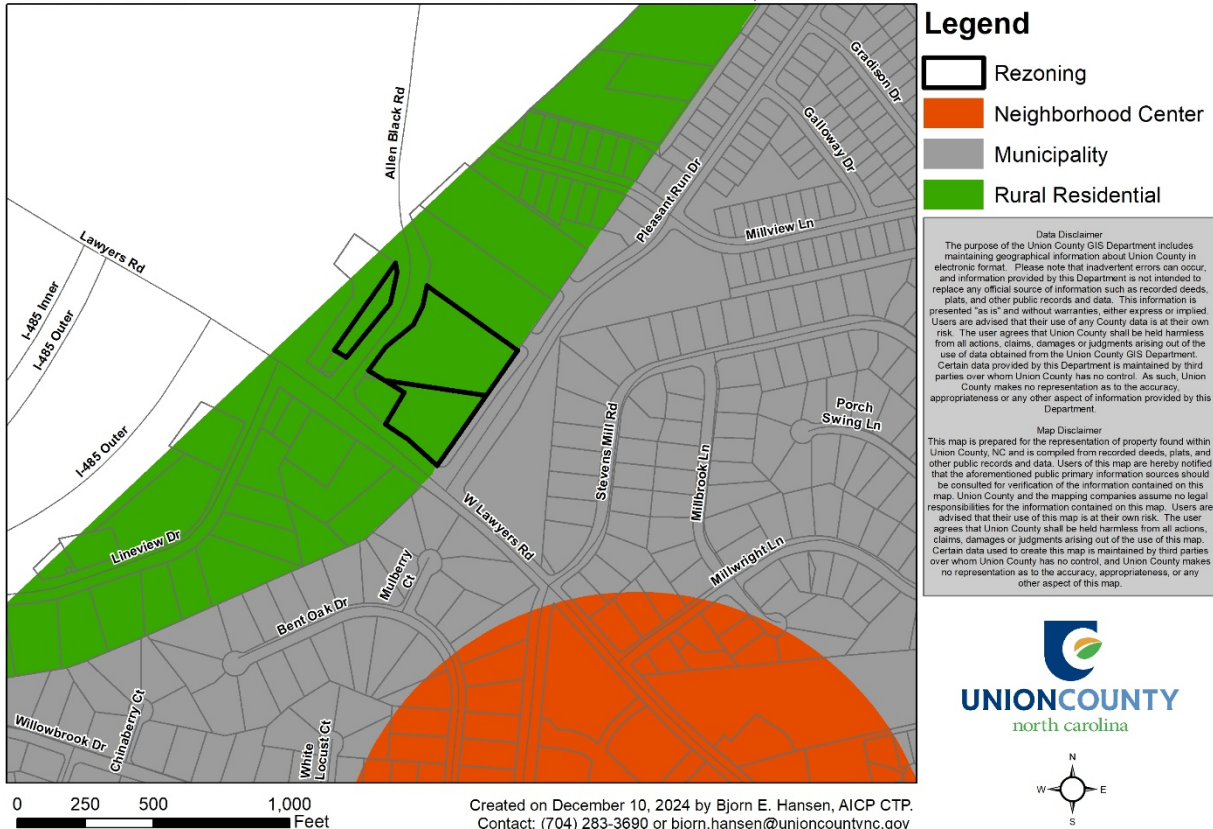
Land Use Map

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Public and Municipal Comments

Public Comments: A community meeting was held May 21, 2025. A total of seven members of the public attended the meeting, in addition to staff. Residents asked about incorporating an adjacent parcel to clean up the area, lighting, stormwater pond features, and signage. The parcel was not responsive to being included in the development, and that signage and lighting would meet Union County standards, but were not yet finalized. In addition, the pond would have pest control but would not have a fountain. No changes to the site plan were made as a result of the meeting.

Municipal Comments: Stallings was contacted to provide comments. Their town council approved the following decision. "Storage Facility on Lawyers Road and Idlewild at I-485 - Council held consensus that it did not like the use for that parcel and wanted Town Manager Sewell to let the County know the Council opposed that use at that location because it did not meet the character of the area. Council also requested that the developers be directed to Stallings annexation and use."

Land Use Board Recommendation

The Land Use Board reviewed this proposed rezoning at its June 17, 2025, meeting. The Board unanimously recommended approval, citing proximity to a commercial node, I-485, and frontage on three roads.

Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses, although there is a Neighborhood Center located south of the site due to the existing commercial site at the intersection of Lawyers and Stevens Mill. This parcel has frontage on three roads, meaning it is less appropriate for residential uses. The center of this Neighborhood Center is not precise, and it is reasonable to consider the influence of this commercial recommendation to be oriented towards 485, meaning a commercial recommendation at this location is consistent with the land use map. **Because of these aspects of the development, staff recommend approval of this rezoning application.**