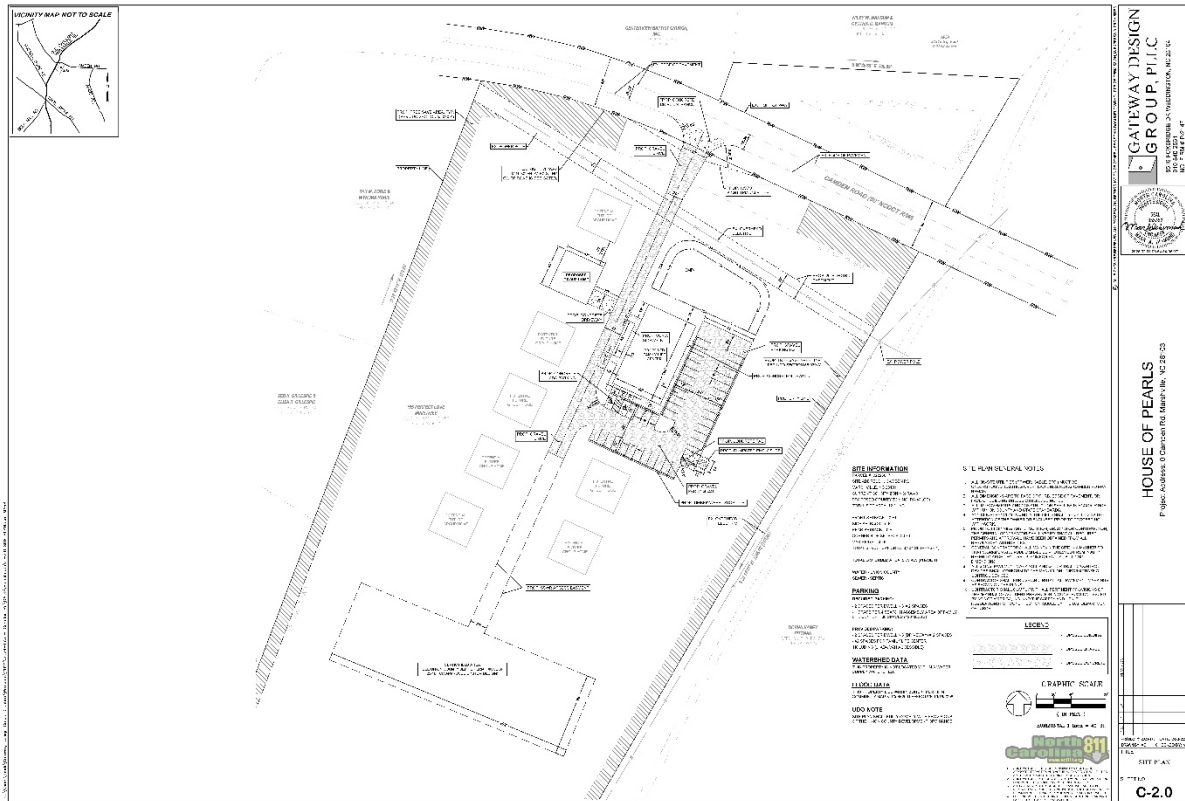


Rezoning Request CZ-2026-006 House of Pearls

This case is a request to rezone an approximately 10.92 acre portion of one parcel totaling 12.21 acres appearing on the tax map as tax parcel 02-226-017 located on Camden Road from RA-40 to a Master Planned Development District. The request is to develop a long-term residential drug rehabilitation facility for up to 80 residents and staff. The rezoning request is a conditional rezoning, and includes the following conditions:

- The use shall be limited to a residential recovery and life-skills program.
- The maximum duration of residency for program participants shall be twenty-four (24) months. The minimum duration of residency for program participants shall be ninety (90) days.
- The use shall not include medical detoxification or inpatient clinical treatment services.
- The use shall not be converted to a shelter, boarding house, correctional facility, halfway house for parolees, or a use not specifically allowed by these conditions.
- Overnight occupancy shall be limited to enrolled program participants and on-site staff only.
- The maximum number of residents shall not exceed 80.
- The development may occur in phases.
- All outdoor lighting shall utilize full cutoff fixtures and shall be directed away from adjacent properties.
- Organized outdoor activities shall not occur on site between 9 PM and 7 AM.
- A local contact person shall be provided to adjacent property owners and the County and updated annually.
- No onsite parking for resident vehicles.



Contact Information

1. Staff: Bjorn E. Hansen, Senior Planner, 704-283-3690, bjorn.hansen@unioncountync.gov
2. Owner: His Perfect Love Ministries, Inc., PO Box 516, Monroe, NC 28111
3. Applicant: Steve Merritt, PO Box 516, Monroe, NC 28111

Property Information

Located on the south side of Camden Road east of Old Pageland Marshville Road. Location more specifically described as tax parcel 02-226-017.





Site



North of Site



West of Site



East of Site

Municipal Proximity

The site is approximately four miles south of Marshville and Wingate.



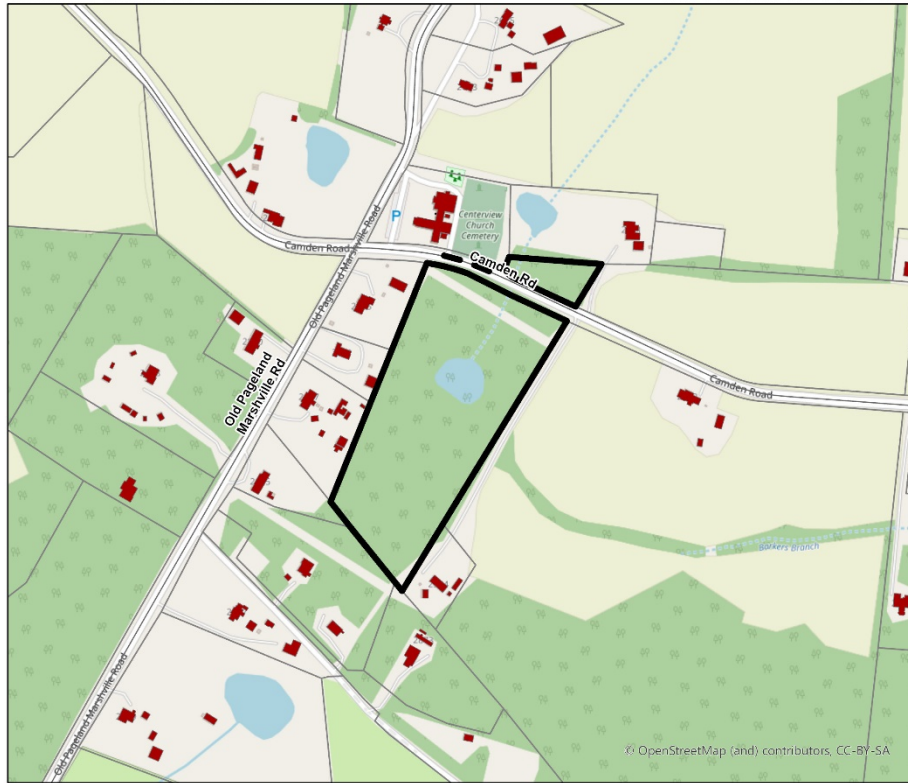
Existing Land Use and Development Status

The parcel is currently zoned RA-40 and is undeveloped and forested.

Development Status

Petition: 2026-CZ-006
Name: House of Pearls

Size: 12.21 acres
Tax Parcel: 02-226-017

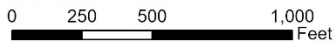


Legend

- Rezoning Parcel
- Parcels
- Roads
- 2023 Structures

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



Environmental Features

There is a stream on the northern edge of the site that is incorporated into the stormwater pond. There are no other environmental features.

Environmental Features

Petition: 2026-CZ-006
Name: House of Pearls

Size: 12.21 acres
Tax Parcel: 02-226-017

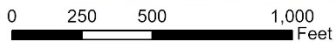


Legend

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

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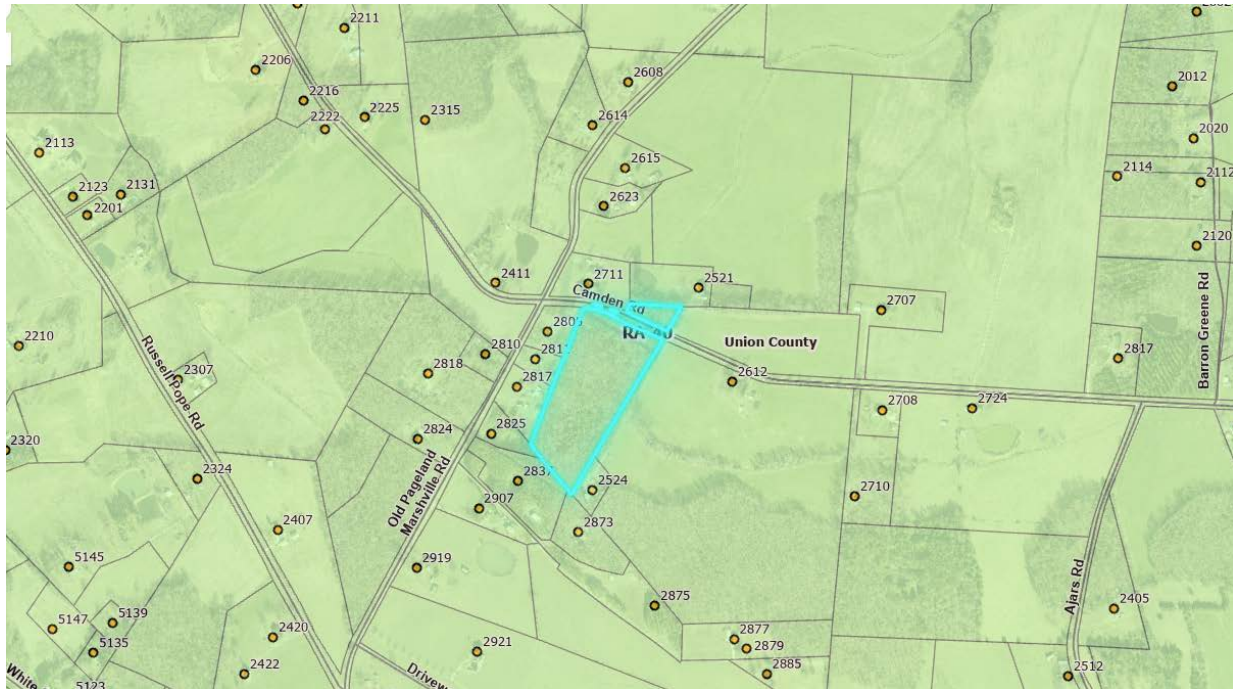
Utilities

Public water is available to the site with an extension from Old Pageland Marshville Road. The site will utilize an engineered septic system.



Zoning and Land Use History

There have been no proposed rezonings or special use permits on this site or in the immediate vicinity since zoning was implemented in Union County. The site is undeveloped.



Schools

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



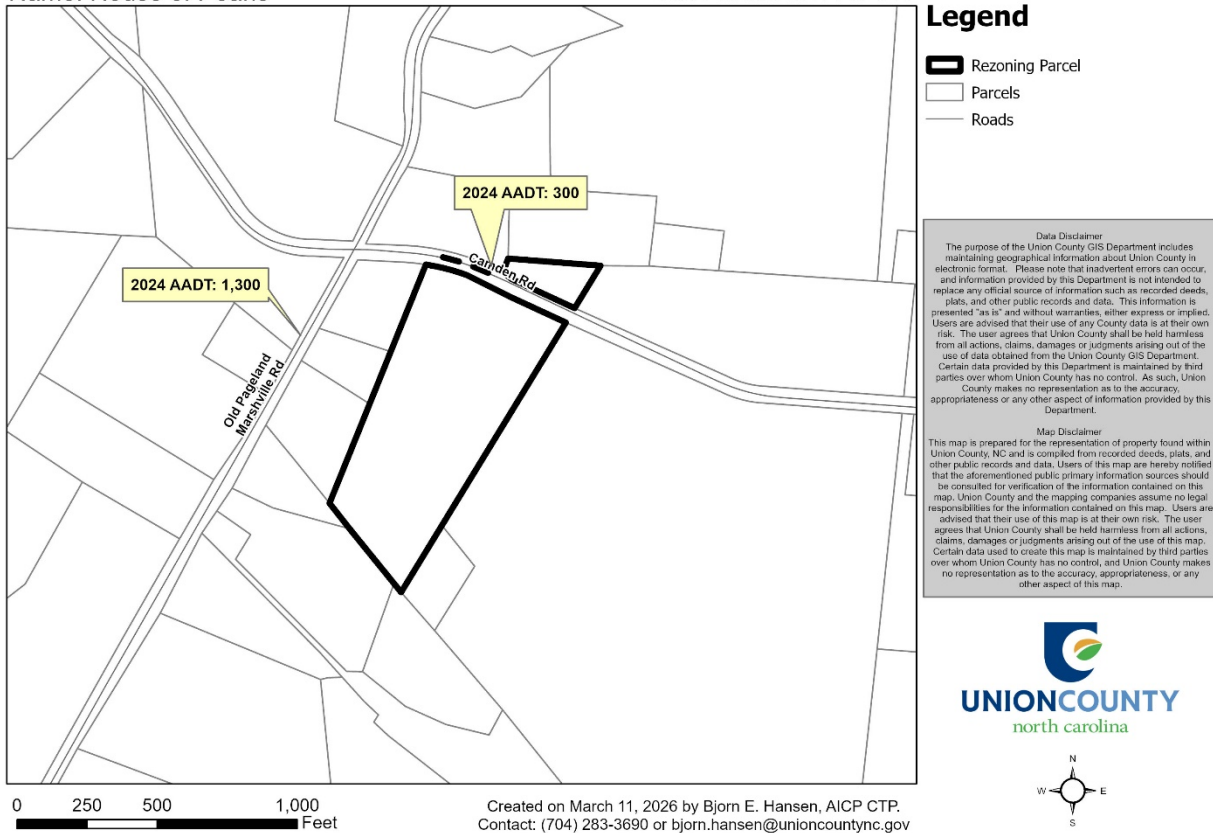
Transportation

This site is on Camden Road, which is a NCDOT-maintained facility. This section of Camden Road carries approximately 300 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. The anticipated traffic impact from this site is expected to be low.

Transportation

Petition: 2026-CZ-006
Name: House of Pearls

Size: 12.21 acres
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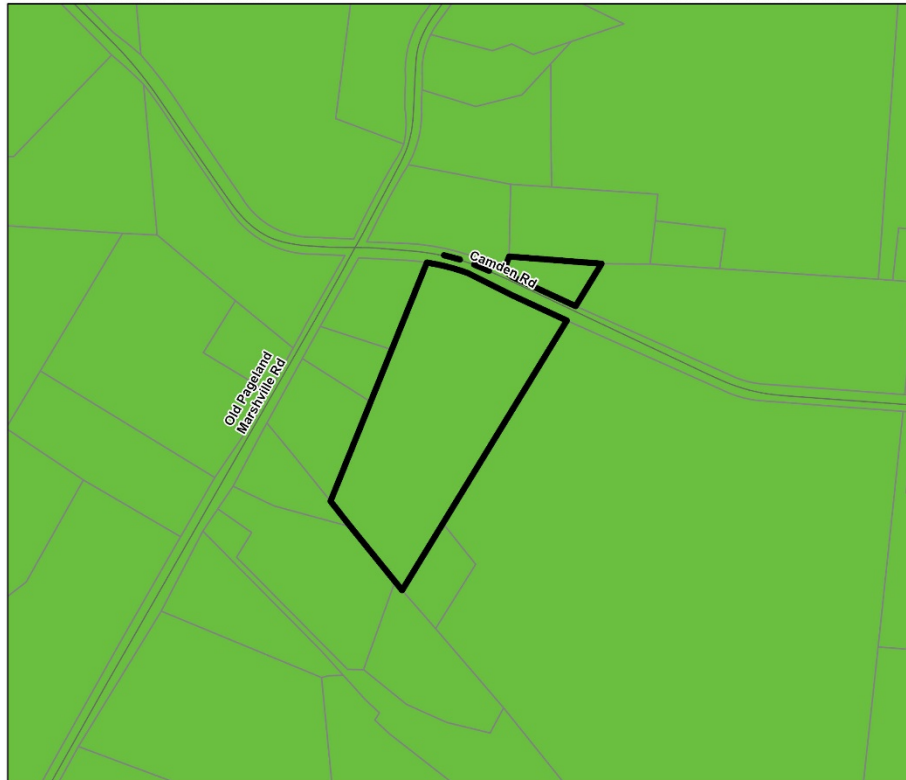
Union County Comprehensive Plan

The Union County 2050 comprehensive plan identifies this area as Rural Residential. Group living facilities such as what is proposed in this rezoning are typically accommodated on RA-40 zoned properties through the special use permit (SUP) process.

Land Use Map

Petition: 2026-CZ-006
Name: House of Pearls

Size: 12.21 acres
Tax Parcel: 02-226-017



Legend

- Rezoning Parcel
- Parcels
- Roads
- Rural Residential

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0 250 500 1,000
Feet

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Public and Municipal Comments

Public Comments

A community meeting was required and was held on March 31, 2026. A total of 19 residents attended the meeting and asked questions about fencing, signage, lighting, and stormwater impacts. No changes were made to the site plan as a result of the meeting.

A public hearing was conducted on May 18, 2026. Over one dozen people spoke in favor of the project, citing the effectiveness of the rehabilitation program, safe operations of the program's



other sites, and need in the community. One person, representing three residents, spoke in opposition, citing concerns over unsafe intersections, density, and safety.

Municipal Comments

Marshville and Wingate were not consulted due to the distance to their municipal limits.

Recommendations

Land Use Board

The Land Use Board evaluated this rezoning request at its April 21, 2026, meeting. The Board recommended approval on a 5-0 vote, citing consistency with the land use map.

Planning Department

This part of Union County is identified for rural residential and agricultural land uses. The proposed zoning is consistent with the adopted Plan because the use is typically allowed through the special use permit process. A SUP is not possible due to the phasing proposed for this facility – a new SUP would be required for every additional structure built one year after the SUP was granted. The proposed zoning district would provide flexibility for the owner and the proposed conditions limit future changes if the property is sold. The proposed use is therefore considered appropriate for the area. Because of these aspects of the development, staff recommend **approval** of this rezoning application.

