



**UNIONCOUNTY**  
north carolina

A dark, high-angle aerial photograph of a town. In the center, a large, light-colored building with a prominent, dark, conical steeple rises above the rooftops. The town is built on a hillside, with streets and smaller houses visible in the foreground and background. The overall color palette is dark, with deep blues and blacks, suggesting a night or low-light setting.

# 2024-RZ-009

Russell Rezoning

October 21, 2024

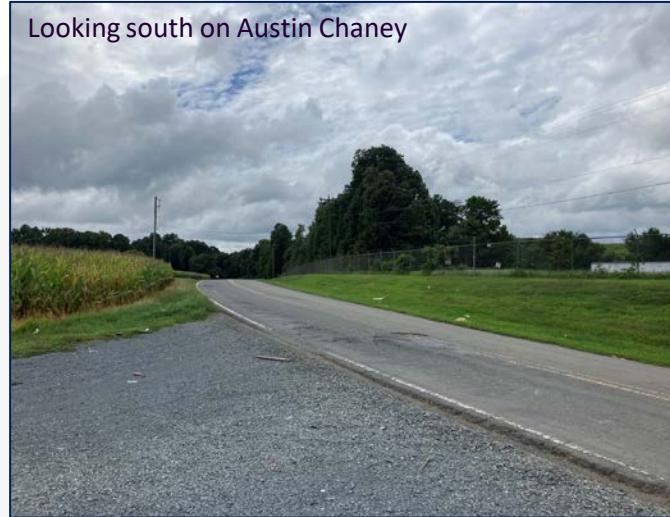


**UNIONCOUNTY**  
north carolina

# Request and Conditions

This case is a request to amend the Zoning Map of Union County by rezoning one parcel of land totaling 24.67 acres appearing on the tax map as tax parcel 09-040-017 in the Monroe Township from RA-40 to RA-200. There are no conditions associated with this rezoning request.

# Existing Conditions



# Land Cover

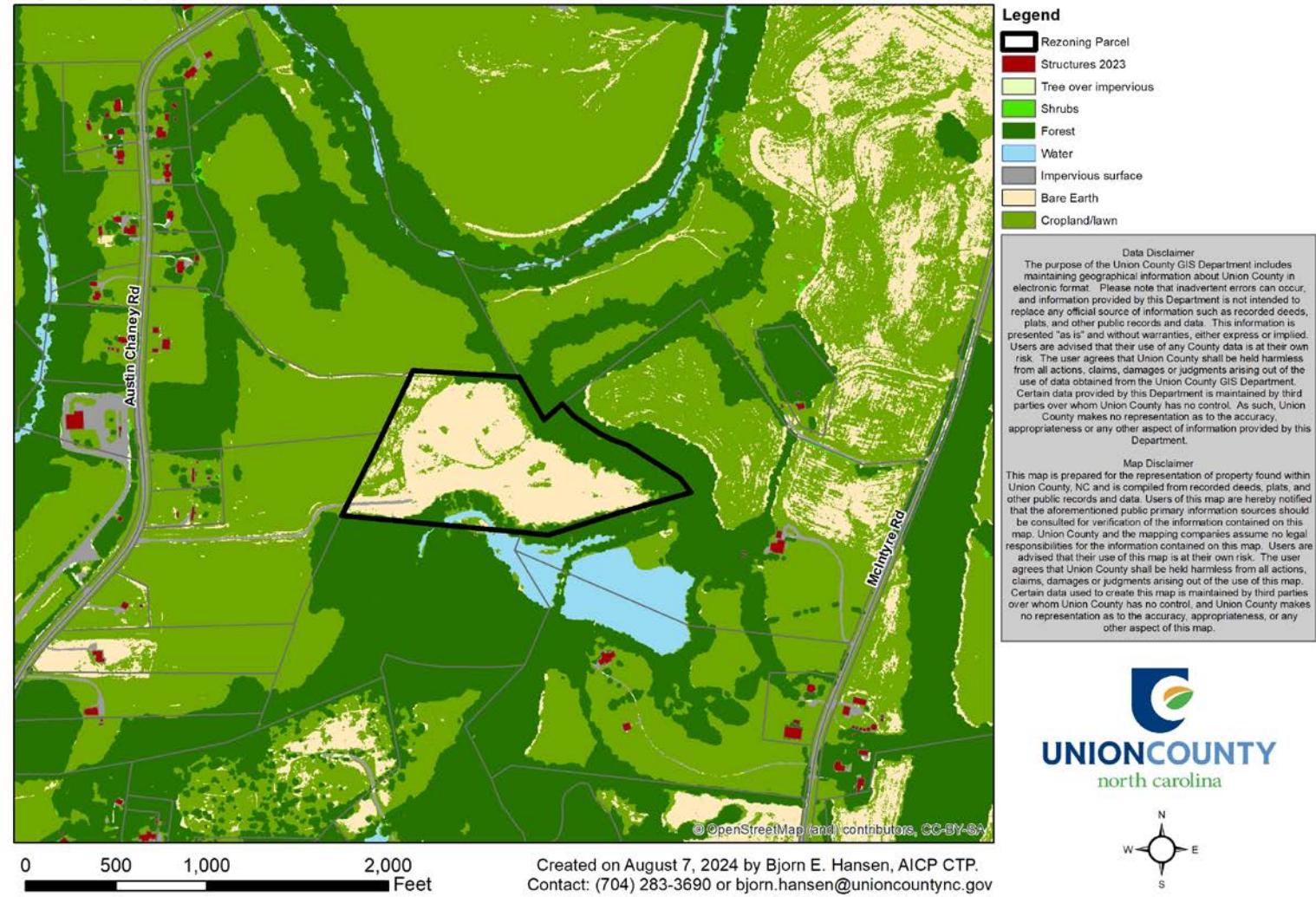
## Land Cover

Petition: 2024-RZ-009

Name: Russell

Size: 24.67 acres

Tax Parcel: 09-040-017



# Environmental Features

## Environmental

Petition: 2024-RZ-009  
Name: Russell

Size: 24.67 acres  
Tax Parcel: 09-040-017

### Legend

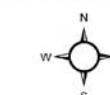
- Rezoning Parcel
- Streams
- Wetlands Areas
- 500 Year Flood Plain



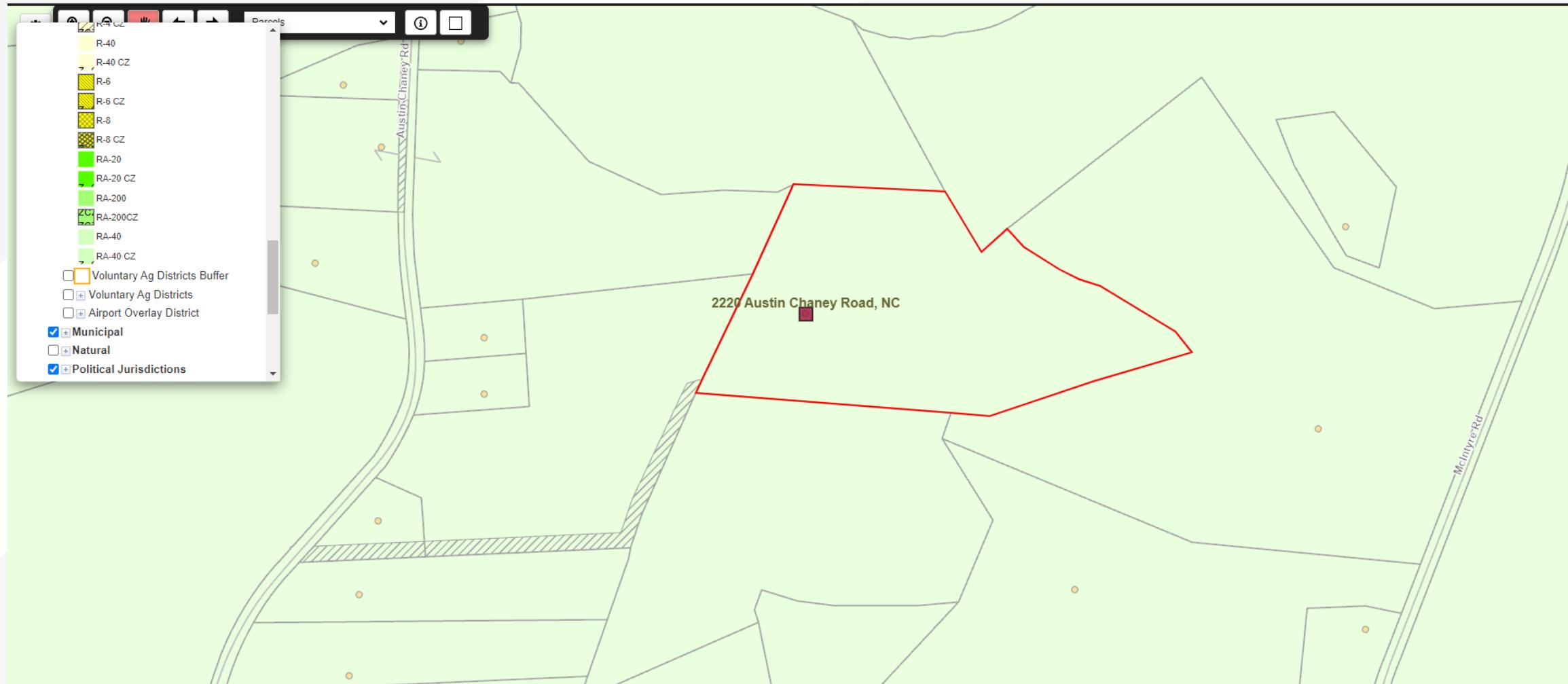
Created on August 7, 2024 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)

**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 or alter the original or recorded data in 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. The user of this map is hereby advised that the aforementioned public primary information source 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.



# Zoning



# Transportation

## Transportation

Petition: 2024-RZ-009

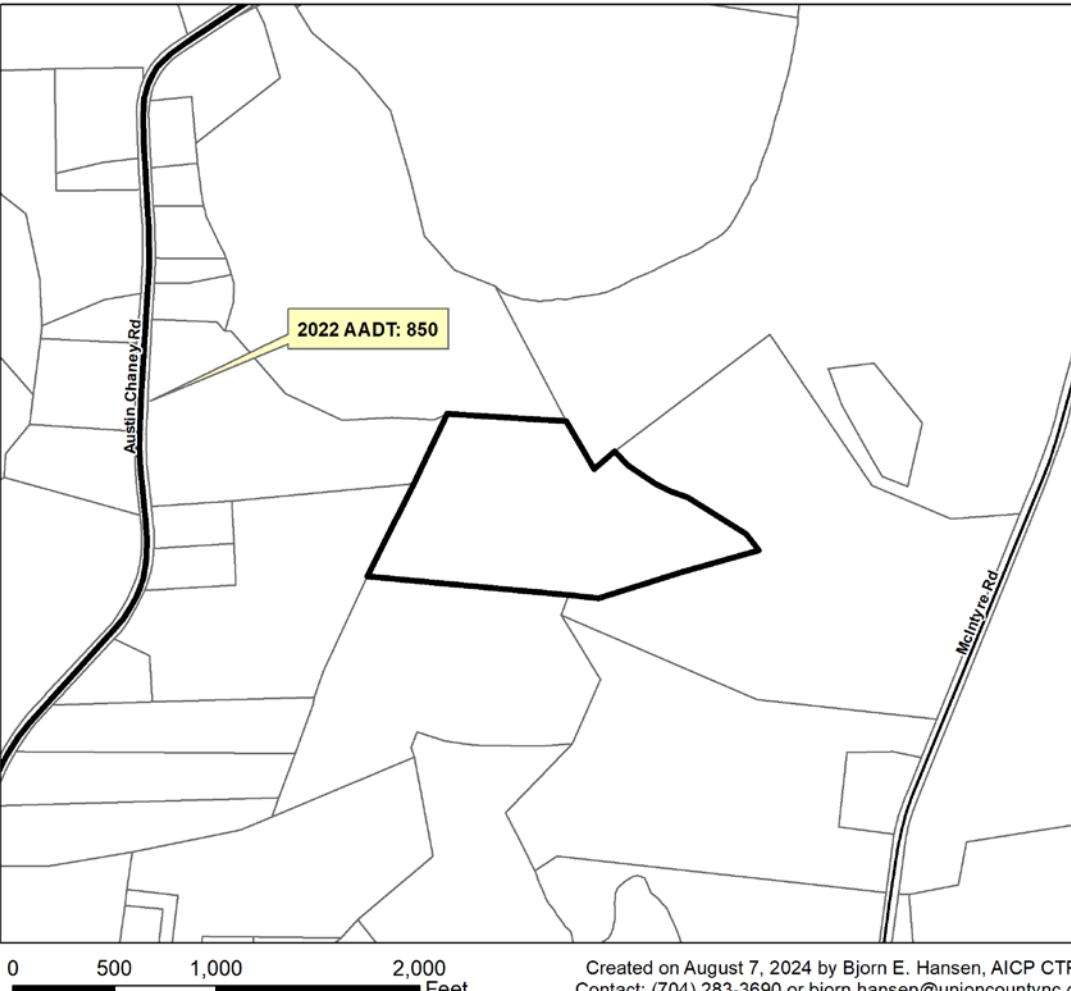
Name: Russell

Size: 24.67 acres

Tax Parcel: 09-040-017

### Legend

- Rezoning Parcel
- Needs Improvement, Minor Thoroughfare
- Needs Improvement, Major Thoroughfare



**Data Disclaimer**  
The purpose of the Union County GIS Department includes maintaining geographic information about Union County in electronic form. 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.



# Land Use Map

## Land Use Map

Petition: 2024-RZ-009

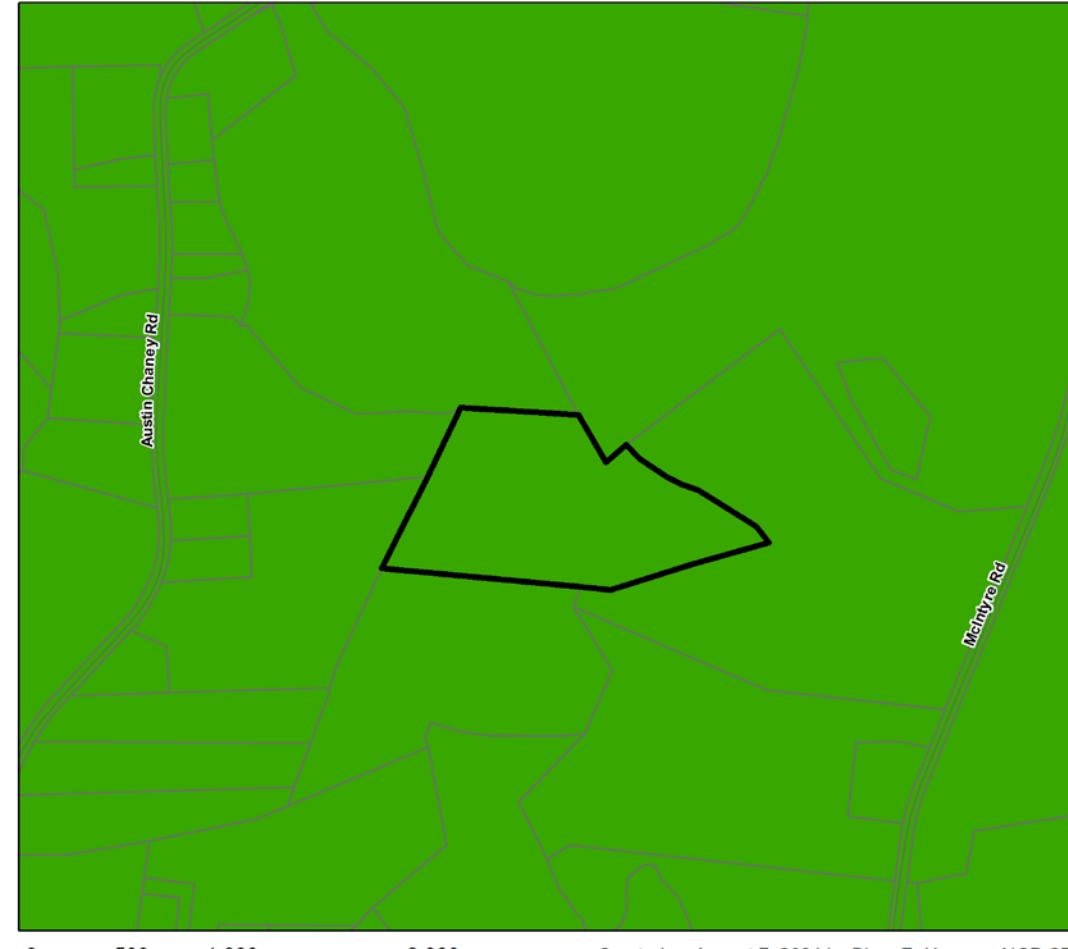
Name: Russell

Size: 24.67 acres

Tax Parcel: 09-040-017

### Legend

- Rezoning Parcel
- Rural Residential



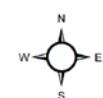
Created on August 7, 2024 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

**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 provided "as is" and is not guaranteed to be correct or complete. 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.



**UNIONCOUNTY**  
north carolina



# Schools

- Because this rezoning request is a downzoning, UCPS was not consulted for comments.

# Utilities

- No uses are proposed, but public water is available along Austin Chaney Road.

# Public Feedback

- No community meeting was required.
- Several nearby residents have called expressing concern over previous landfill operations
- Several residents spoke at public hearing on October 7

# Municipal Feedback

- Monroe and Unionville were not consulted due to the distance to the municipal limits.

# Staff Report and Recommendation

## NEGATIVES OF PROPOSAL

- The range of uses allowed in the proposed zoning district (RA-200) as described in the Unified Development Ordinance of Union County, North Carolina ("UDO") include business operations such as landfills larger than one acre or shooting ranges. Although many of the uses allowed by the UDO in the proposed zoning district are agricultural or low-density in nature, these uses allowed by the proposed zoning district are not consistent with the Plan designating this area as Rural Residential. Rather, such uses may be more appropriate in areas identified by the Plan as Employment Corridors.
- The uses allowed on this property in RA-200, which could include landfills larger than one acre or shooting ranges, would be accessed via private easement and may impact emergency response to the site. Impacts to emergency response to a site for such operations is a safety concern and is inconsistent with the Plan's vision statement which mentions addressing public safety.
- The potential land uses within the proposed zoning district may generate traffic impacts on nearby transportation infrastructure systems beyond those expected from rural residential land uses recommended in the adopted Plan for the property.

## POSITIVES OF PROPOSAL

- The proposed zoning is consistent with the Plan, as the subject property is in an area identified as rural residential in the Plan. Rural residential uses are identified in the Plan as those areas expected and intended to retain an agricultural or low-density residential pattern. The zoning district RA-200 is described in the Unified Development Ordinance of Union County, North Carolina, as primarily intended to accommodate agriculture and agriculture-related uses and very low-density residential development, which is consistent with the description of rural residential in the Plan.
- The rezoning will promote the general welfare of Union County by reducing residential development potential through a decrease in allowed density on a parcel without direct public road access.

## STAFF RECOMMENDATION: Approval

PLANNING BOARD RECOMMENDATION: Unanimously recommended denial at its September 17, 2024, meeting, citing concerns over potential future uses of site.

A nighttime aerial photograph of a small town. In the center, a church with a prominent, illuminated steeple stands out against the dark sky. The town is built on a hillside, with numerous houses and buildings visible. The foreground shows a street with a few parked cars. The overall atmosphere is quiet and peaceful.

Questions



**UNIONCOUNTY**  
north carolina