



UNIONCOUNTY

north carolina

2024-RZ-009

Russell Rezoning
October 21, 2024



UNIONCOUNTY
north carolina

Request and Conditions

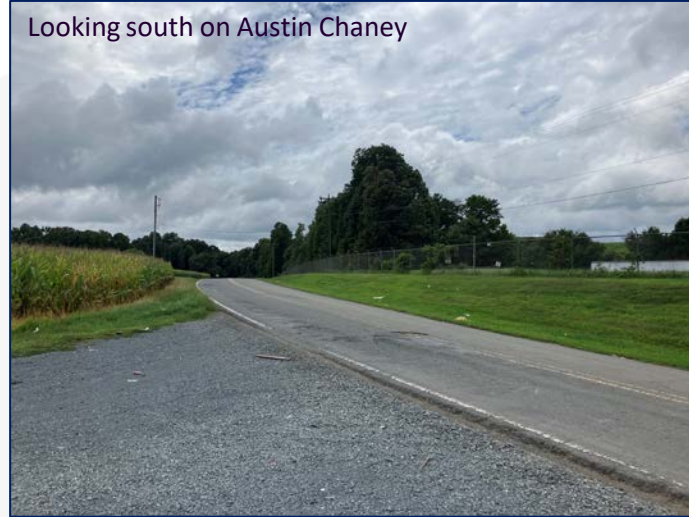
This case is a request to amend the Zoning Map of Union County by rezoning one parcel of land totaling 24.67 acres appearing on the tax map as tax parcel 09-040-017 in the Monroe Township from RA-40 to RA-200. There are no conditions associated with this rezoning request.

Existing Conditions

Site



Looking south on Austin Chaney



Looking west



Looking north on Austin Chaney



Land Cover

Land Cover

Petition: 2024-RZ-009

Name: Russell

Size: 24.67 acres

Tax Parcel: 09-040-017



Legend

- Rezoning Parcel
- Structures 2023
- Tree over impervious
- Shrubs
- Forest
- Water
- Impervious surface
- Bare Earth
- Cropland/lawn

Data Disclaimer
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Map Disclaimer
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0 500 1,000 2,000 Feet

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

Environmental Features

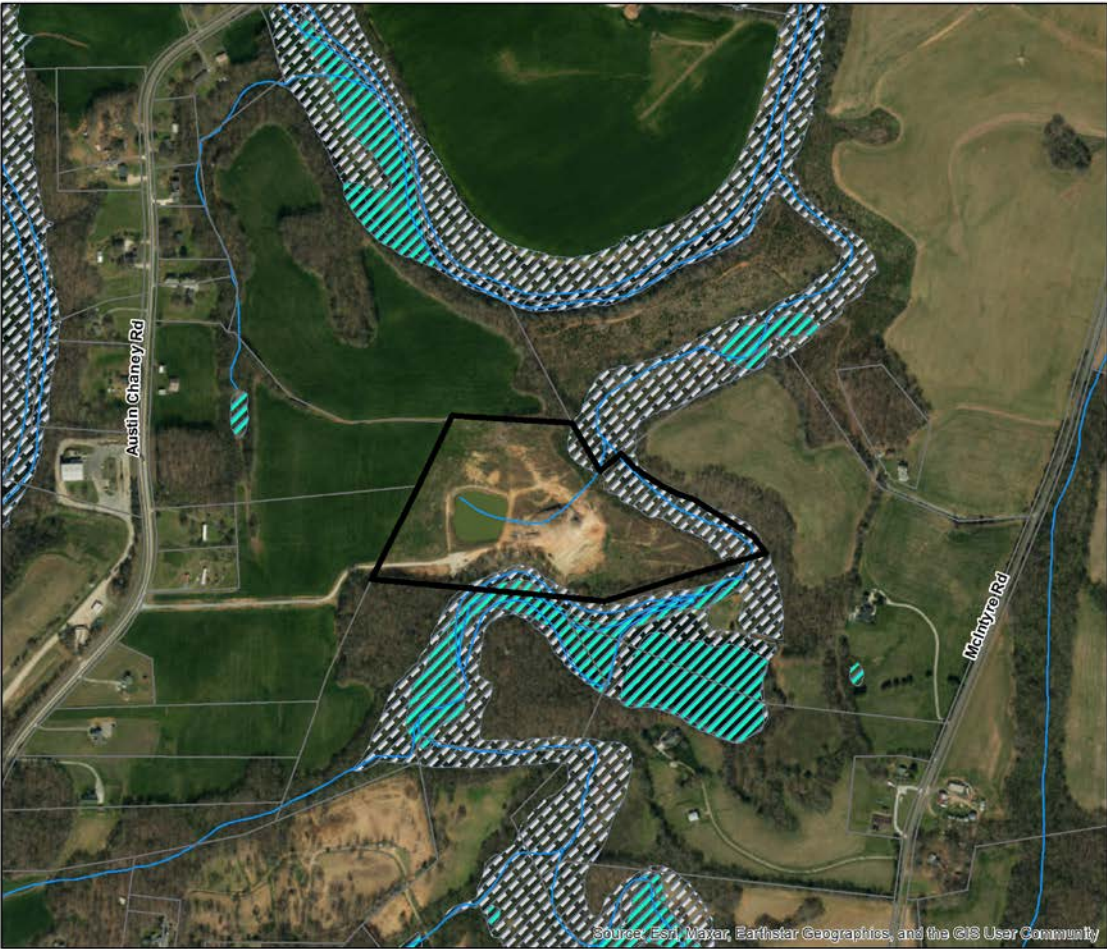
Environmental

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

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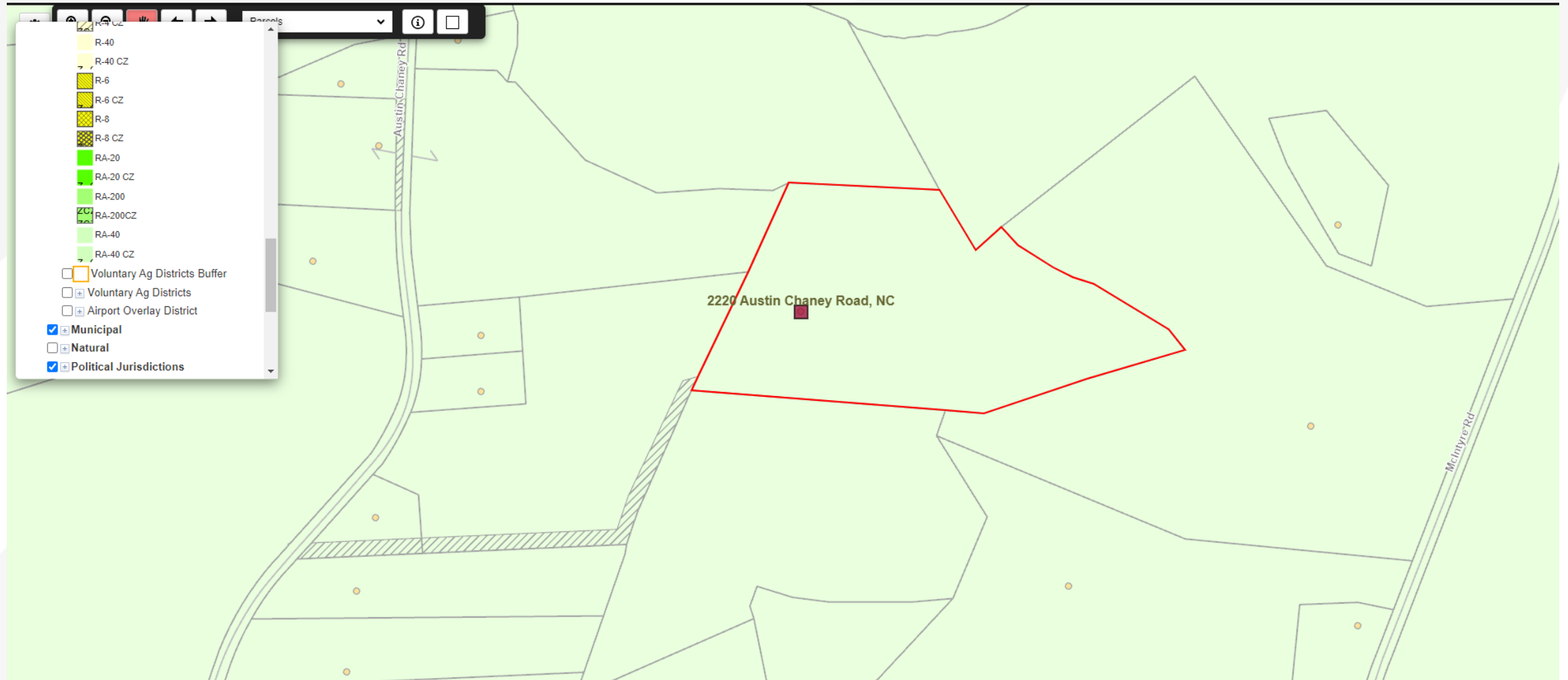
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Zoning

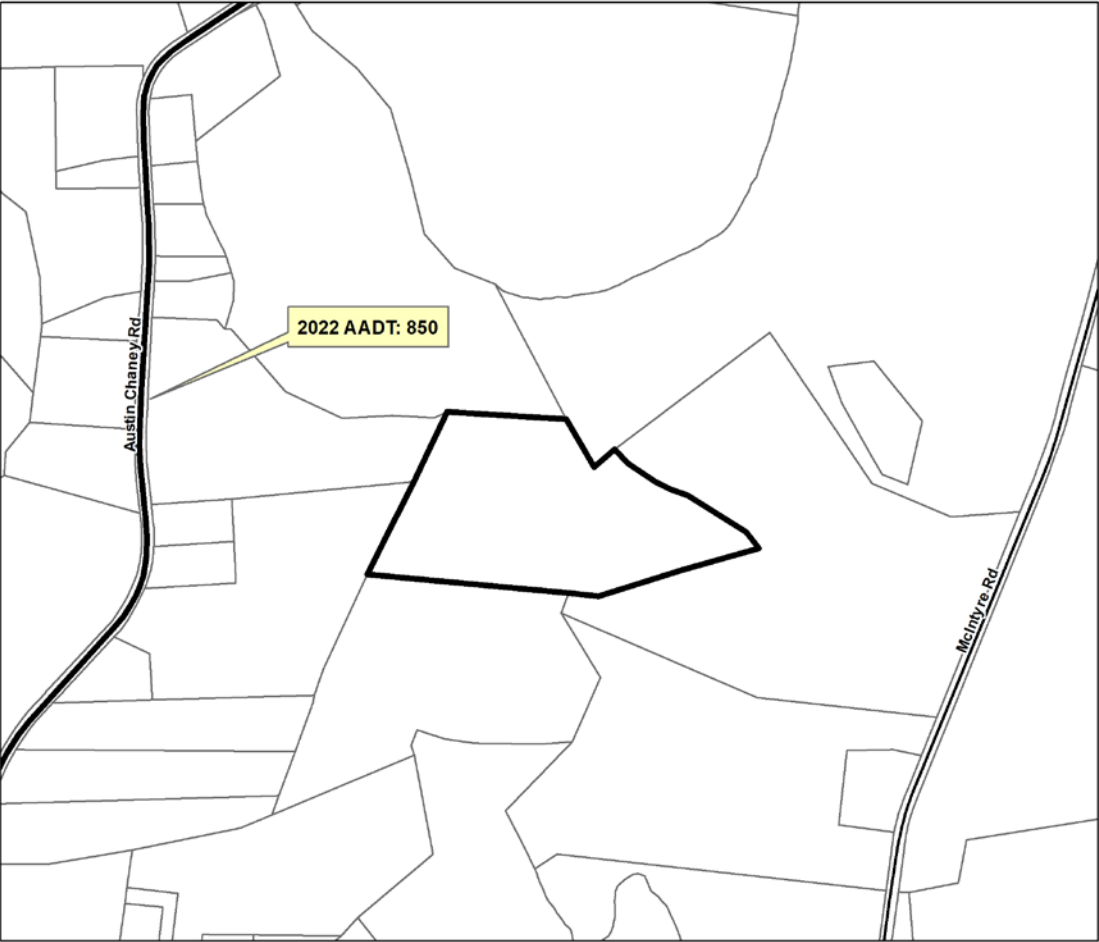


Transportation

Transportation

Petition: 2024-RZ-009
Name: Russell

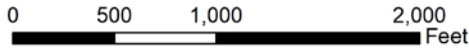
Size: 24.67 acres
Tax Parcel: 09-040-017



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

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Land Use Map

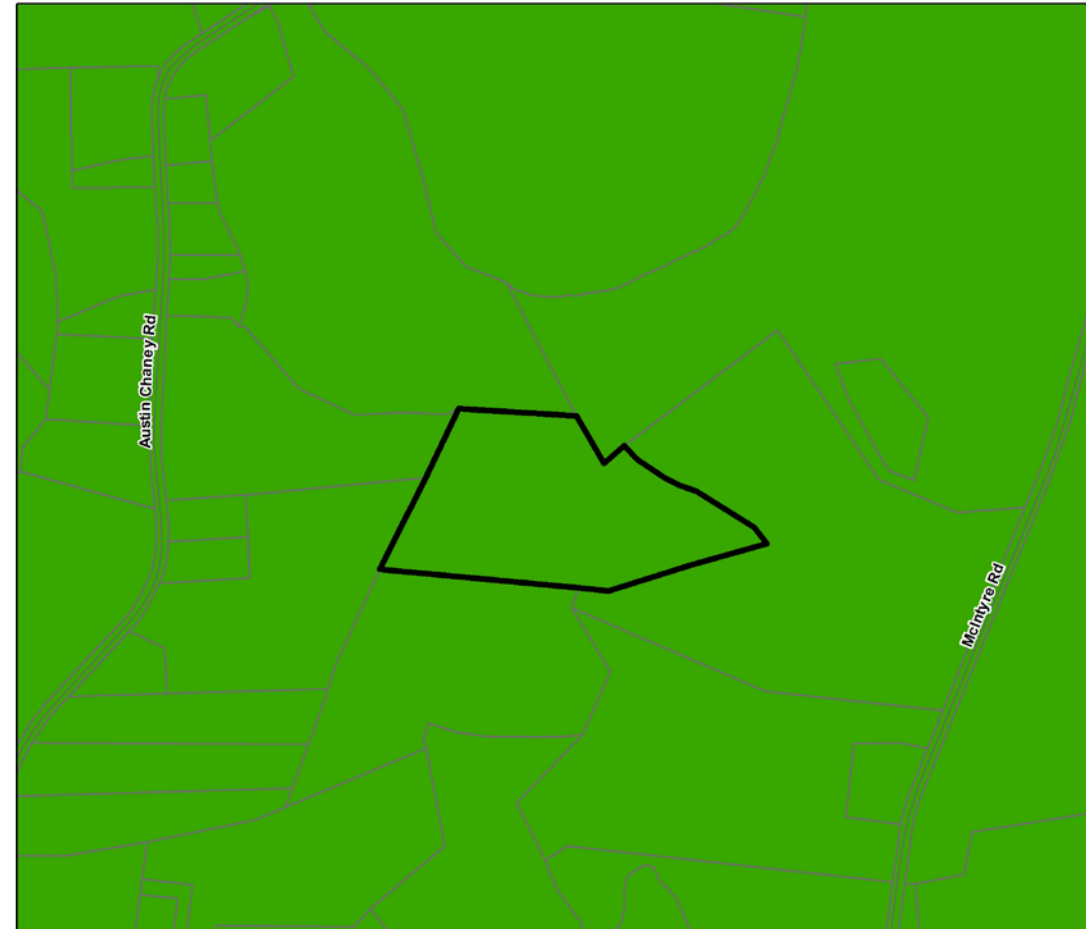
Land Use Map

Petition: 2024-RZ-009

Name: Russell

Size: 24.67 acres

Tax Parcel: 09-040-017

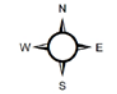


Legend

- Rezoning Parcel
- Rural Residential

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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.

Questions



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