



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 image has a blue-tinted, slightly grainy quality.

CZ-2022-009

Dickson Farm Rezoning

April 15, 2024

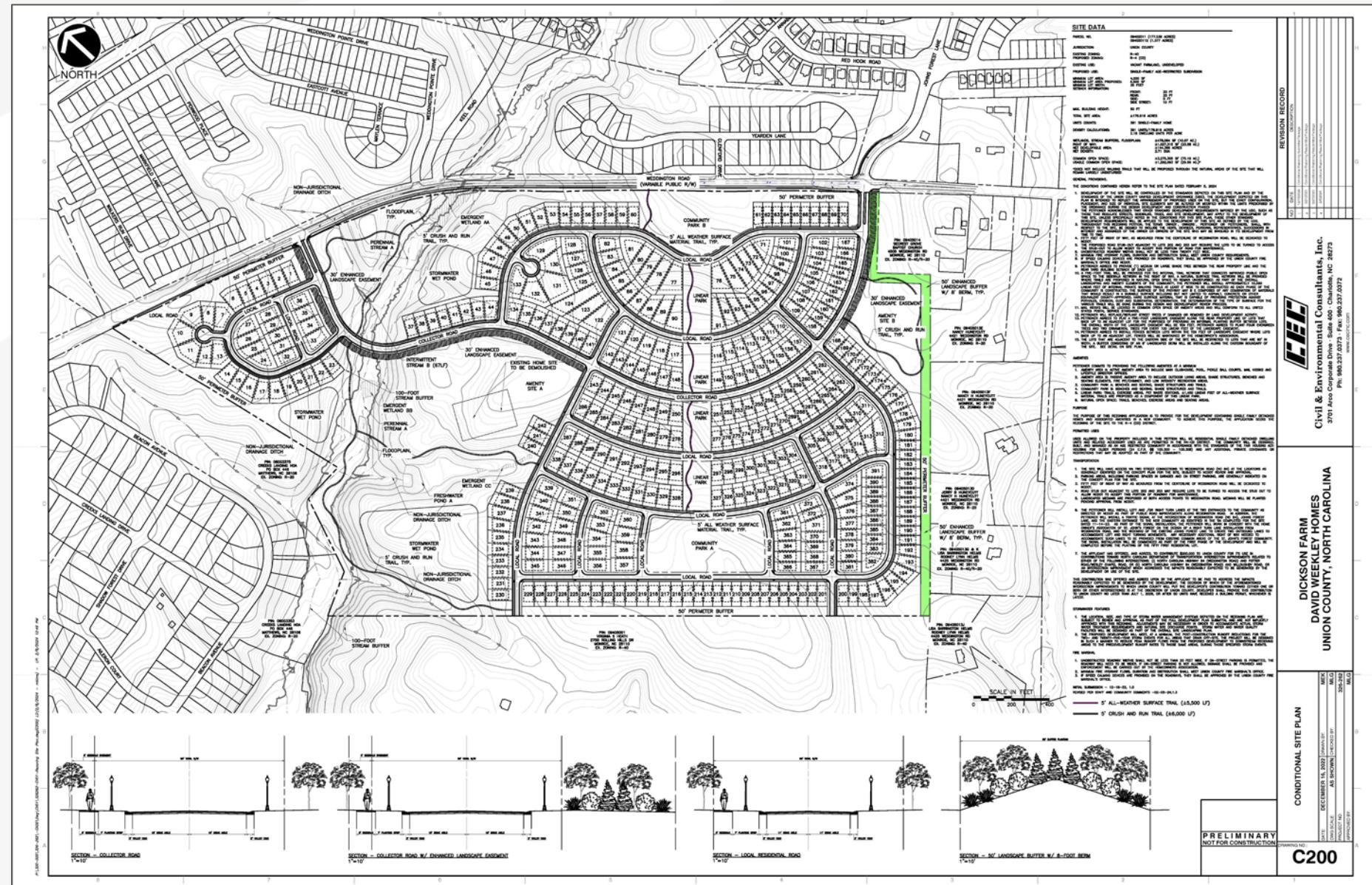


Request and Conditions

This case is a request to amend the Zoning Map of Union County by rezoning two parcels of land totaling 178.916 acres appearing on the tax map as tax parcels 09-402-011 and 09-402-011G in the Monroe and Sandy Ridge Townships from R-40 to R-4 with Conditions. The applicant requests the rezoning to build an age-restricted residential development with 391 units. The rezoning will include the following conditions:

1. Limited to site plan dated February 5, 2024
2. Trail connecting interior of site to NC 84 will be public
3. Road improvements at both access points into site
4. \$200,000 contribution for future road improvements in area
5. Stormwater facilities designed to accommodate 100 year storm
6. Five-year vesting of development rights
7. Development will meet all requirements of the Union County Unified Development Ordinance

Site Plan



Existing Conditions



Development Status

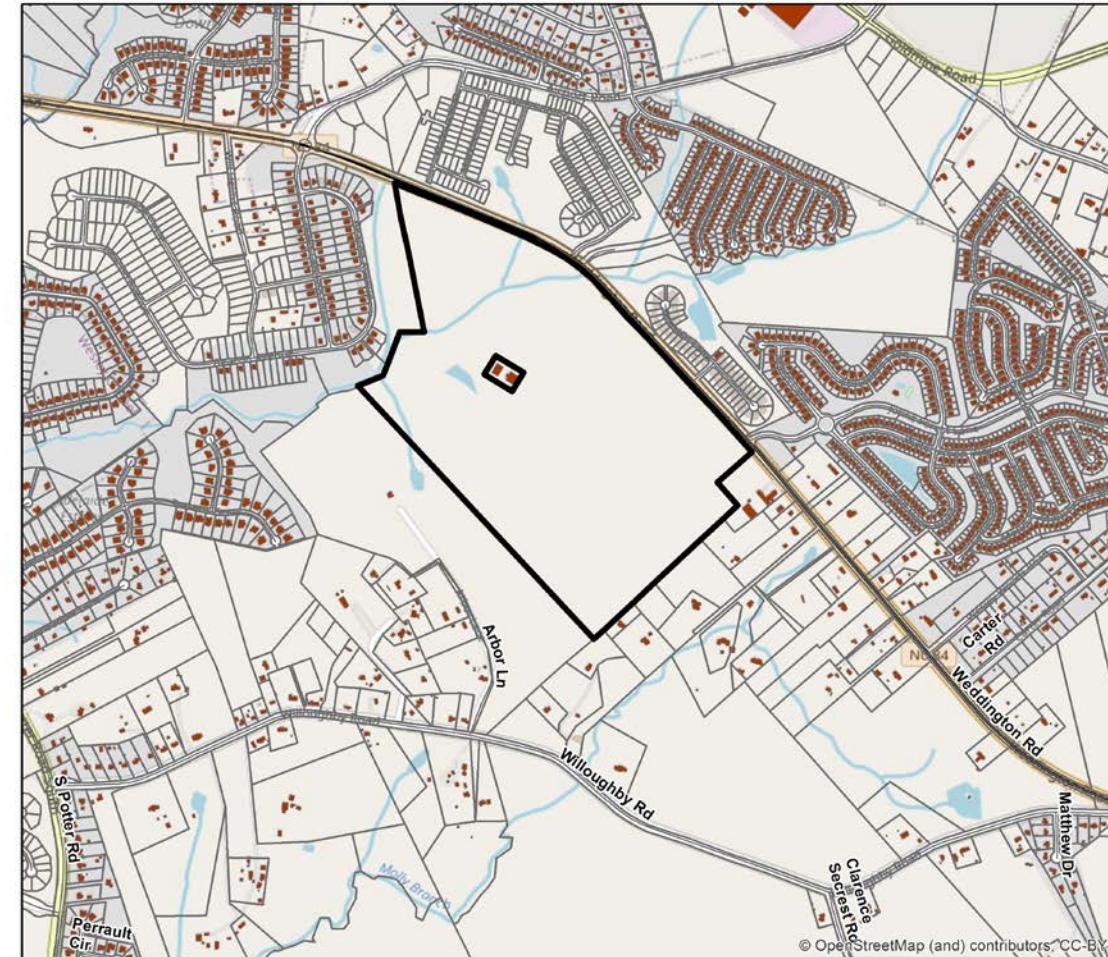
Development Status

Petition: CZ-2022-009

Name: Dickson Farm

Size: 178.916 acres

Tax Parcel: 09-402-011 and 09-402-011G



0 500 1,000 2,000
Feet

Created on December 20, 2022 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



Environmental Features

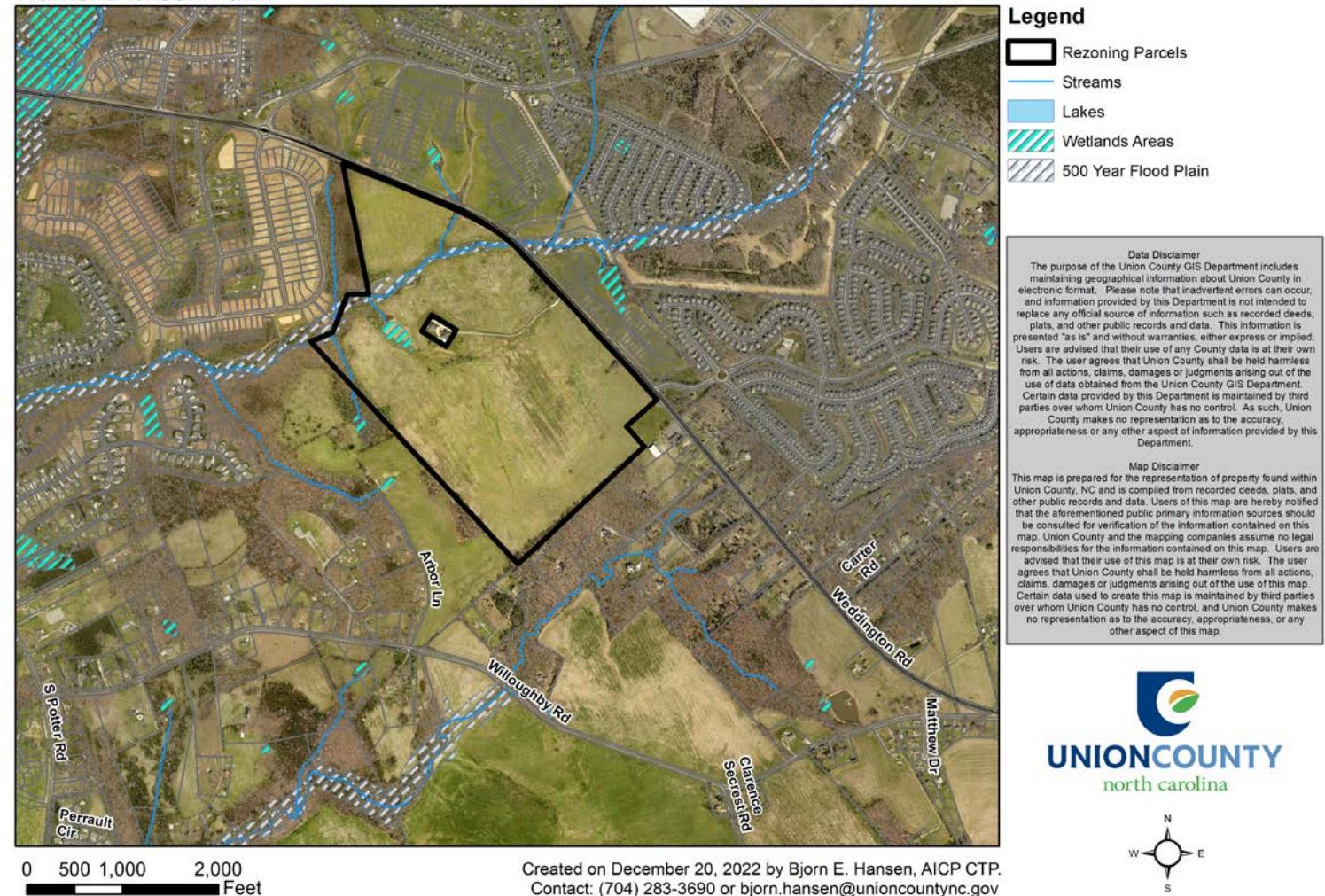
Environmental Features

Petition: CZ-2022-009

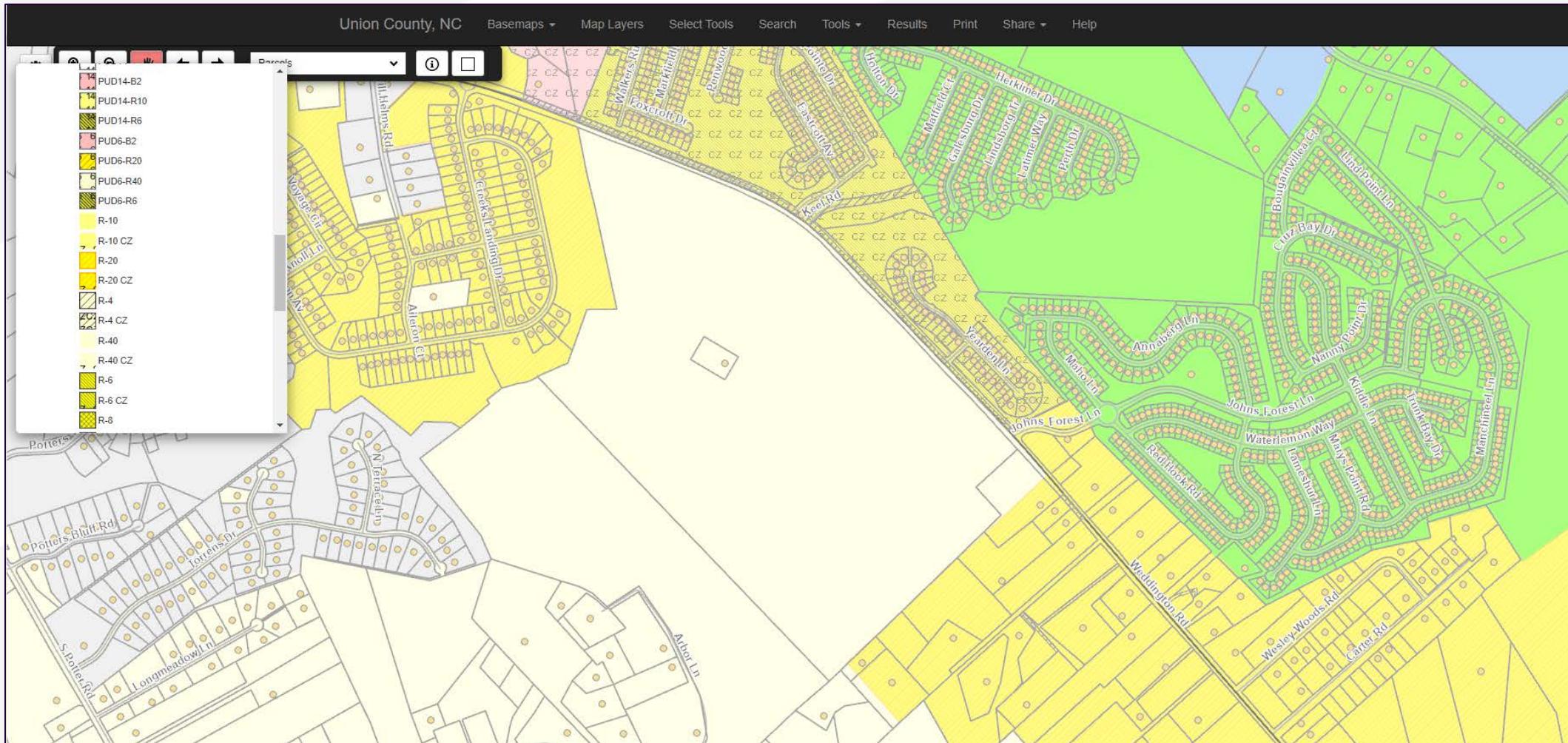
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Zoning



Transportation

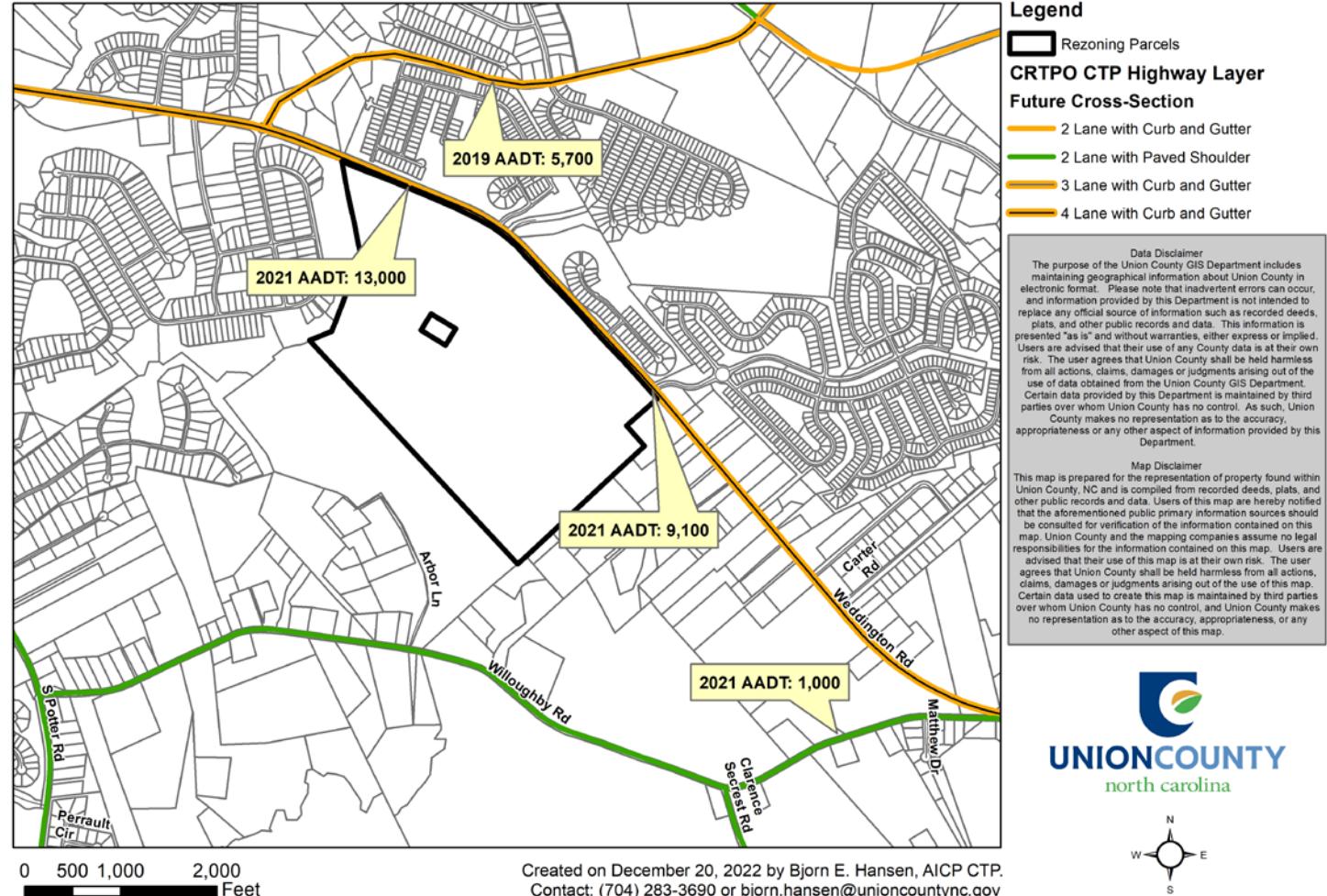
Transportation

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Land Use Plan

Land Use Plan

Petition: CZ-2022-009

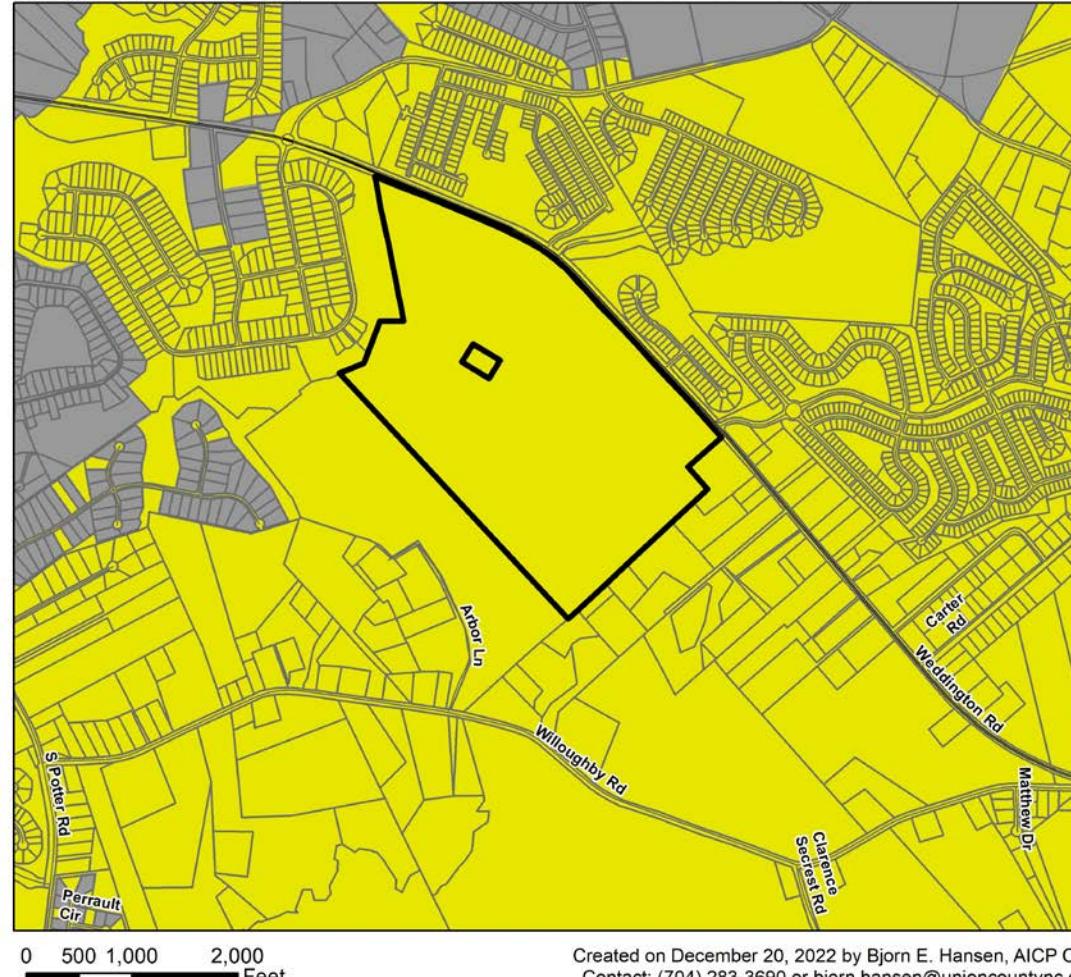
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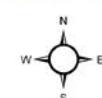
Tax Parcel: 09-402-011 and 09-402-011G

Legend

- Rezoning Parcels
- Single Family
- Municipality



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Schools

Union County Public Schools was consulted and provided the following comments based on the initial rezoning proposal, which was not age-restricted.

Currently this development is located within the following school attendance areas:

- Rocky River Elementary School at 78% rated capacity
- Sun Valley Middle at 85% rated capacity
- Sun Valley High at 89% rated capacity

PLEASE NOTE: Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency.

By our accounting, this development will bring the number of planned (to include rezoning phases) and not built housing units within the Rocky River ES attendance area to approximately 1,570 units.

Utilities

- Public sewer and water is available to the site.

Public Feedback

- A community meeting required by Union County was held January 11, 2024. A total of nine residents attended the meeting.
- Attendees expressed concerns over access to their property due to the traffic signal, requesting a roundabout instead of a signal, buffering the edge of the site, and enforcing age-restrictions
- The applicant then organized a second meeting on January 30, 2024, with 22 attendees
- The applicant presented information on how a roundabout would not fit within available land, as well as proposing additional berm height on the eastern edge of the site
- Residents of St Johns Forest attended and provided feedback on access, generally supporting the signal, but with a turn lane added to help them to better exit the site
- A proposal to purchase the property and develop a County-owned golf course was submitted by a nearby resident
- Two residents of St Johns Forest have submitted letters of support for rezoning

Municipal Feedback

- Monroe had no comments about the proposed development
- Wesley Chapel passed a resolution opposing the development, citing density, flooding, and traffic concerns

Land Use Board Feedback

- Reviewed case at February meeting
- Concern about traffic
- Recommended denial on a 6-1 vote

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- Density is higher than what is recommended in the Comprehensive Plan
- Proposed use will increase congestion in the area
- Proposed use will reduce amount of agricultural land available

POSITIVES OF PROPOSAL

- Development will provide transportation improvements to mitigate impacts
- Development will mitigate stormwater impacts above Union County requirements
- Site plan includes significant amount of open space
- The proposed use will not impact nearby schools

STAFF RECOMMENDATION: Approval

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 streets are mostly empty, with a few cars parked along the sides. The overall atmosphere is quiet and peaceful.

Questions



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