



**UNIONCOUNTY**

north carolina

# 2025-CZ-008

Union Power Rezoning  
October 6, 2025



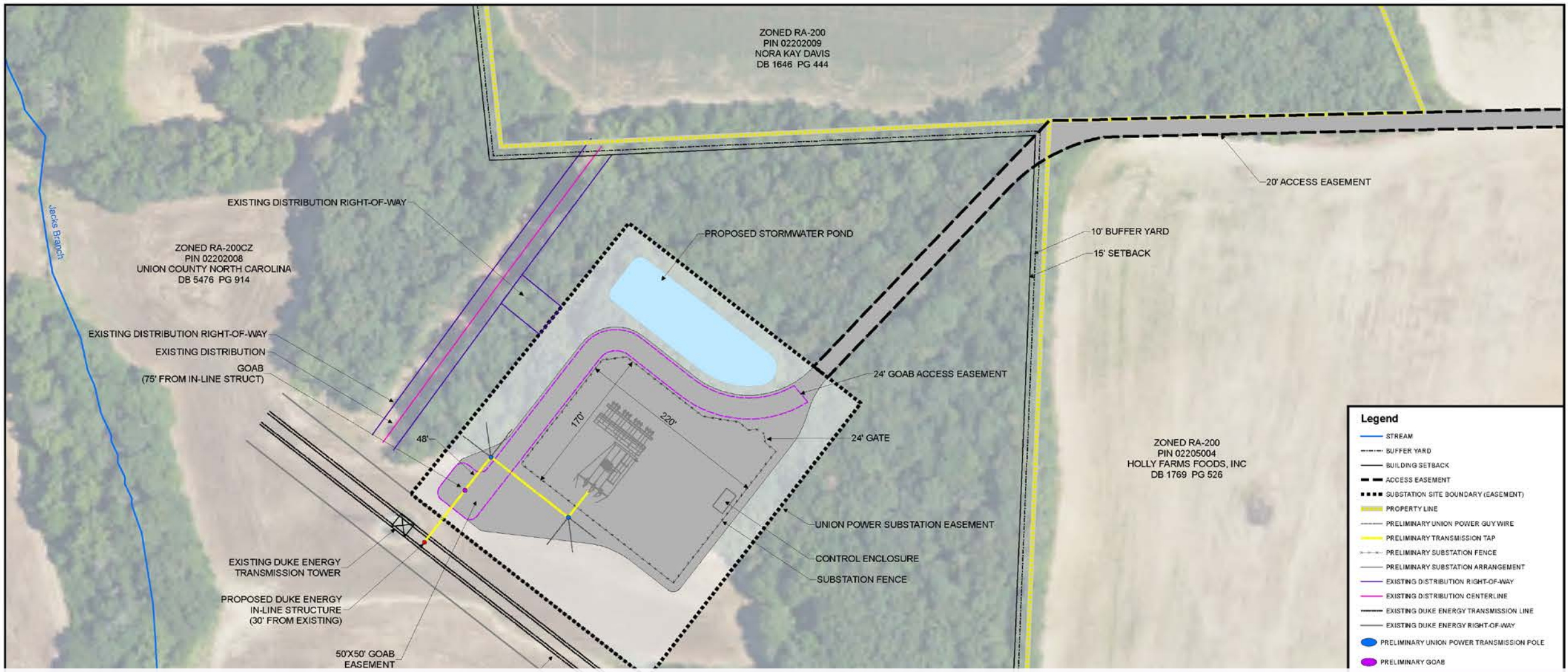
**UNIONCOUNTY**  
north carolina

# Request and Conditions

This case is requesting to rezone one parcel totaling 161.1 acres appearing on the tax map as tax parcel 02-202-008 along Mills Harris Road from RA-200 CZ to RA-200 CZ with Amended Conditions. The rezoning will include the following conditions:

- Limited to approved site plan
- Uses limited to electrical substation
- Five-year vesting of development rights
- Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval





**Legend**

- STREAM
- - - - - BUFFER YARD
- - - - - BUILDING SETBACK
- - - - - ACCESS EASEMENT
- ..... SUBSTATION SITE BOUNDARY (EASEMENT)
- ..... PROPERTY LINE
- ..... PRELIMINARY UNION POWER GUYWIRE
- ..... PRELIMINARY TRANSMISSION TAP
- ..... PRELIMINARY SUBSTATION FENCE
- ..... PRELIMINARY SUBSTATION ARRANGEMENT
- ..... EXISTING DISTRIBUTION RIGHT-OF-WAY
- ..... EXISTING DISTRIBUTION CENTERLINE
- ..... EXISTING DUKE ENERGY TRANSMISSION LINE
- ..... EXISTING DUKE ENERGY RIGHT-OF-WAY
- PRELIMINARY UNION POWER TRANSMISSION POLE
- PRELIMINARY GOAB
- PRELIMINARY DUKE ENERGY TRANSMISSION POLE
- ..... PRELIMINARY DUKE ENERGY ACCESS EASEMENT
- ..... PROPOSED STORMWATER POND
- ..... PROPOSED GRAVEL PAD/DRIVE

# Site Plan

## WINGATE SUBSTATION

### CONCEPTUAL SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT DATA:  
- PROJECT: WINGATE SUBSTATION  
- UNION COUNTY, NORTH CAROLINA

PREPARED BY:





# Existing Conditions



# Development Status

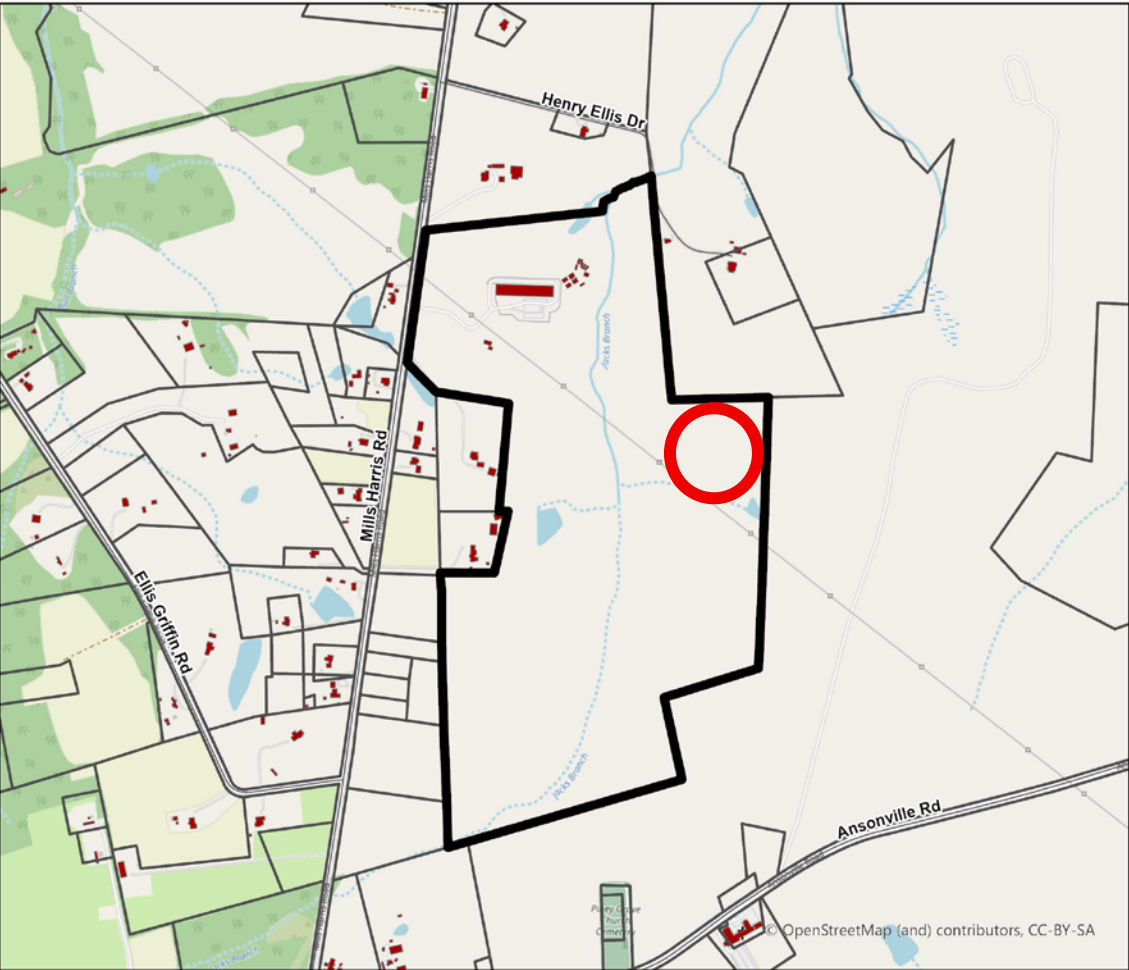
## Development Status

Petition: 2025-CZ-008

Name: Union Power

Size: 161.1 acres

Tax Parcel: 02-202-008



### Legend

- Rezoning Parcel
- Parcels
- Roads
- 2023 Structures

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

Created on July 11, 2025 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)



# Environmental Features

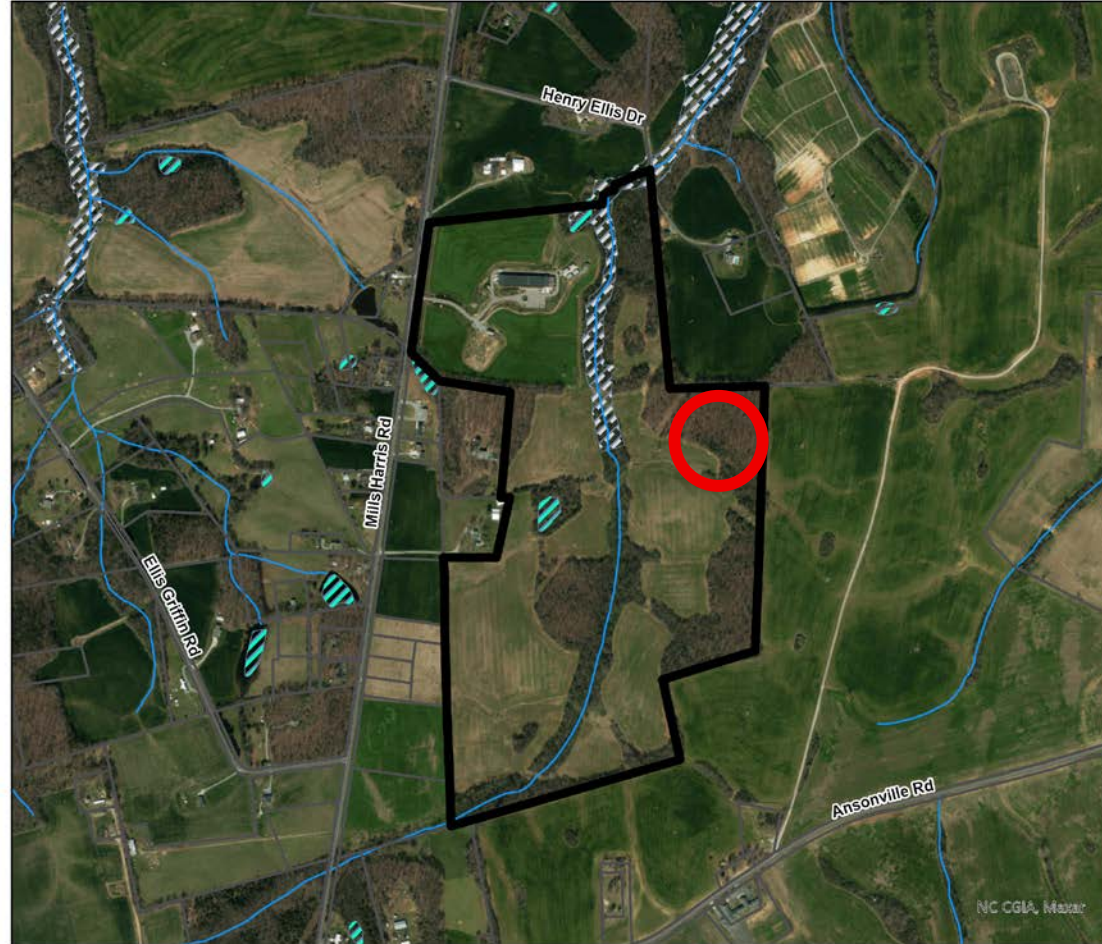
## Environmental Features

Petition: 2025-CZ-008

Name: Union Power

Size: 161.1 acres

Tax Parcel: 02-202-008



### Legend

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

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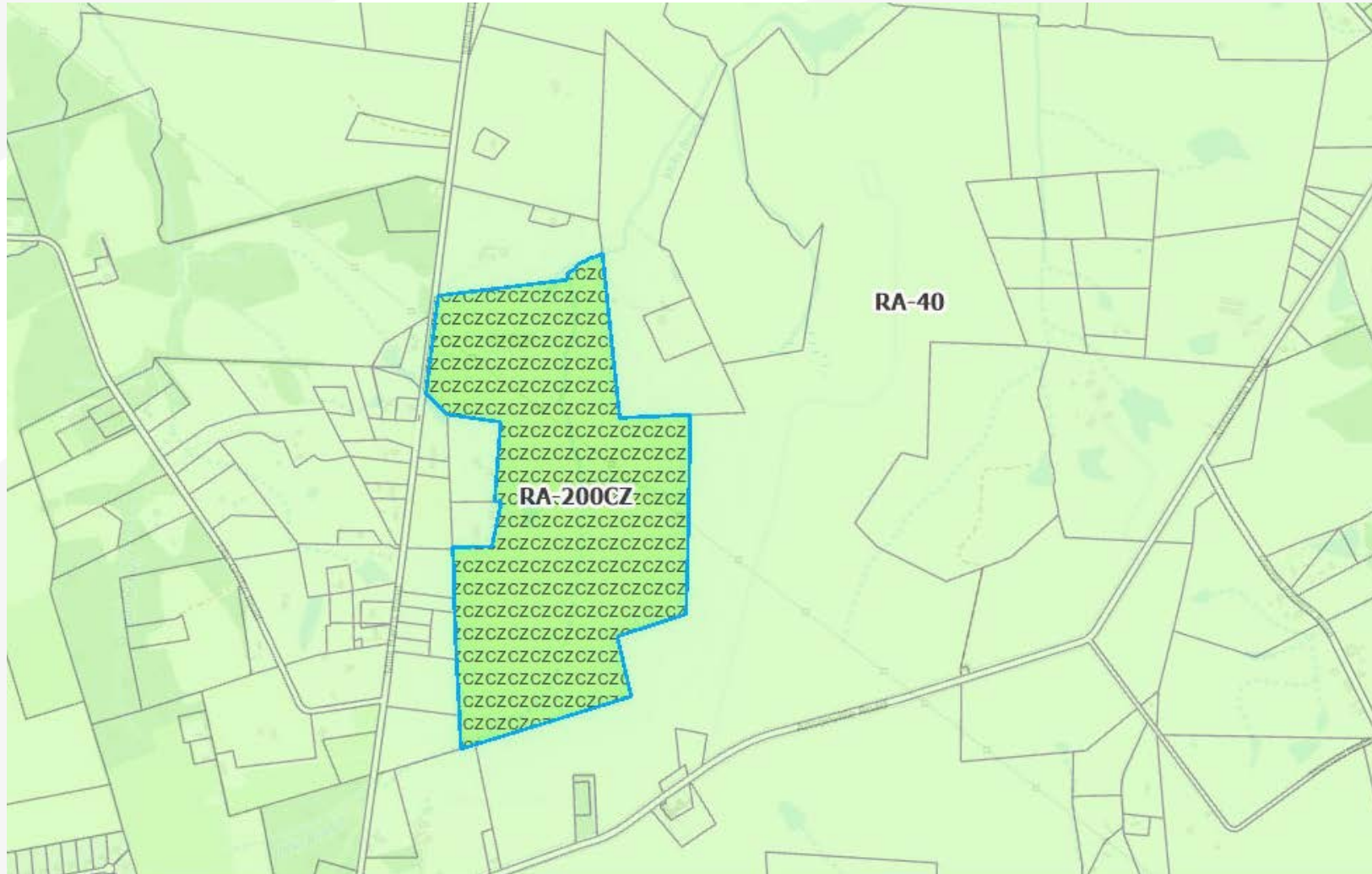
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# Zoning





# Transportation

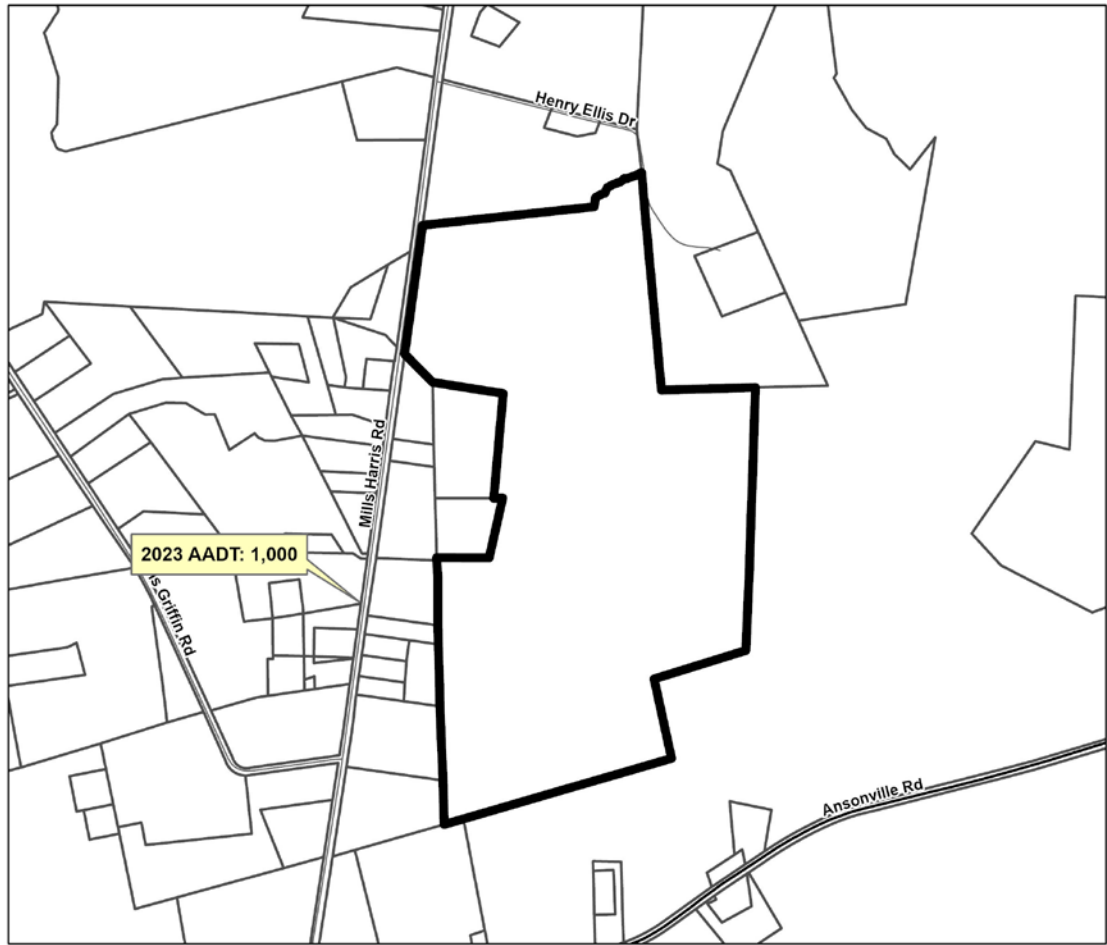
## Transportation

Petition: 2025-CZ-008

Name: Union Power

Size: 161.1 acres

Tax Parcel: 02-202-008



### Legend

- Rezoning Parcel
- Parcels
- Needs Improvement, Minor Thoroughfare
- Roads

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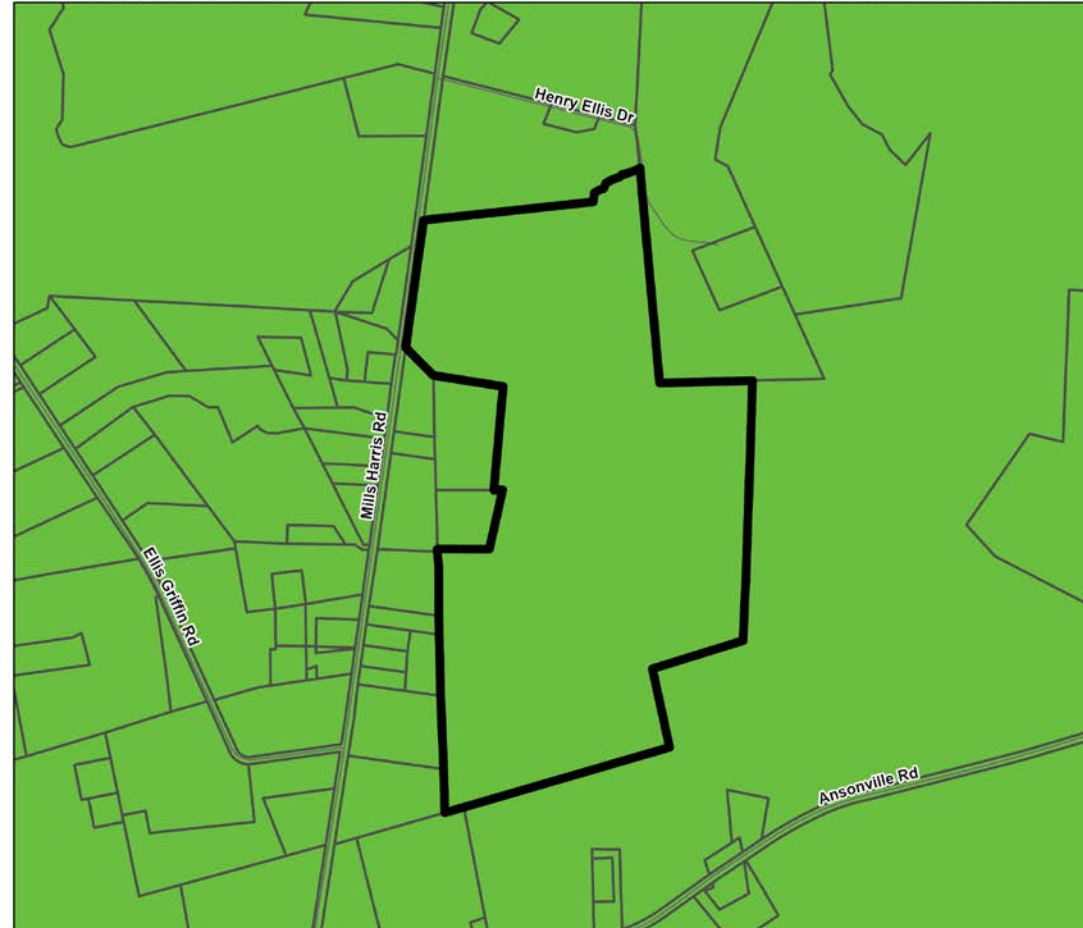
# Land Use Map

## Land Use Map

Petition: 2025-CZ-008

Name: Union Power

Size: 161.1 acres  
Tax Parcel: 02-202-008



### Legend

- Rezoning Parcel
- Parcels
- Roads
- Rural Residential

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# Schools

UCPS provided the following comments:

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

# Utilities

Public water and sewer are not available to the site.

# Public Feedback

- A community meeting was held August 27, 2025. Four members of the public attended. They did not oppose the proposed use but had questions about gating the private drive to the facility and additional uses that could be placed on the property. No changes were made as a result of the meeting.

# Municipal Feedback

- Wingate was not consulted for comments.



# Staff Report and Recommendation

## NEGATIVES OF PROPOSAL

- The Plan's Land Use Map identifies this area as Rural Residential. Rural residential areas are identified in the Plan as those parts of the county expected and intended to retain an agricultural or low-density residential pattern. The proposed amended use is neither agricultural or low-density residential in nature.
- The proposed use involves the removal of approximately two acres of trees. The preservation of tree cover is noted as a goal to support in the Plan.

## POSITIVES OF PROPOSAL

- The proposed use under the amendment is consistent with the Plan. The Plan's Land Use Map identifies this area as Rural Residential. The Plan provides that rural residential areas are intended for agricultural and low-density residential development. This amendment does not increase the density of development from an overall low density.
- Major utility facilities are allowed in this district with a special use permit. The applicant has included all the information required for special use approval with the conditional zoning map amendment application.
- The proposed amended use will not be visible from the road, preserving the rural character of the area. The importance of preserving the rural character of rural residential areas is noted in the Plan.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: Unanimous APPROVAL

# Questions



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north carolina