



UNIONCOUNTY
north carolina

2025-CZ-004

Shenandoah Rezoning
September 2, 2025



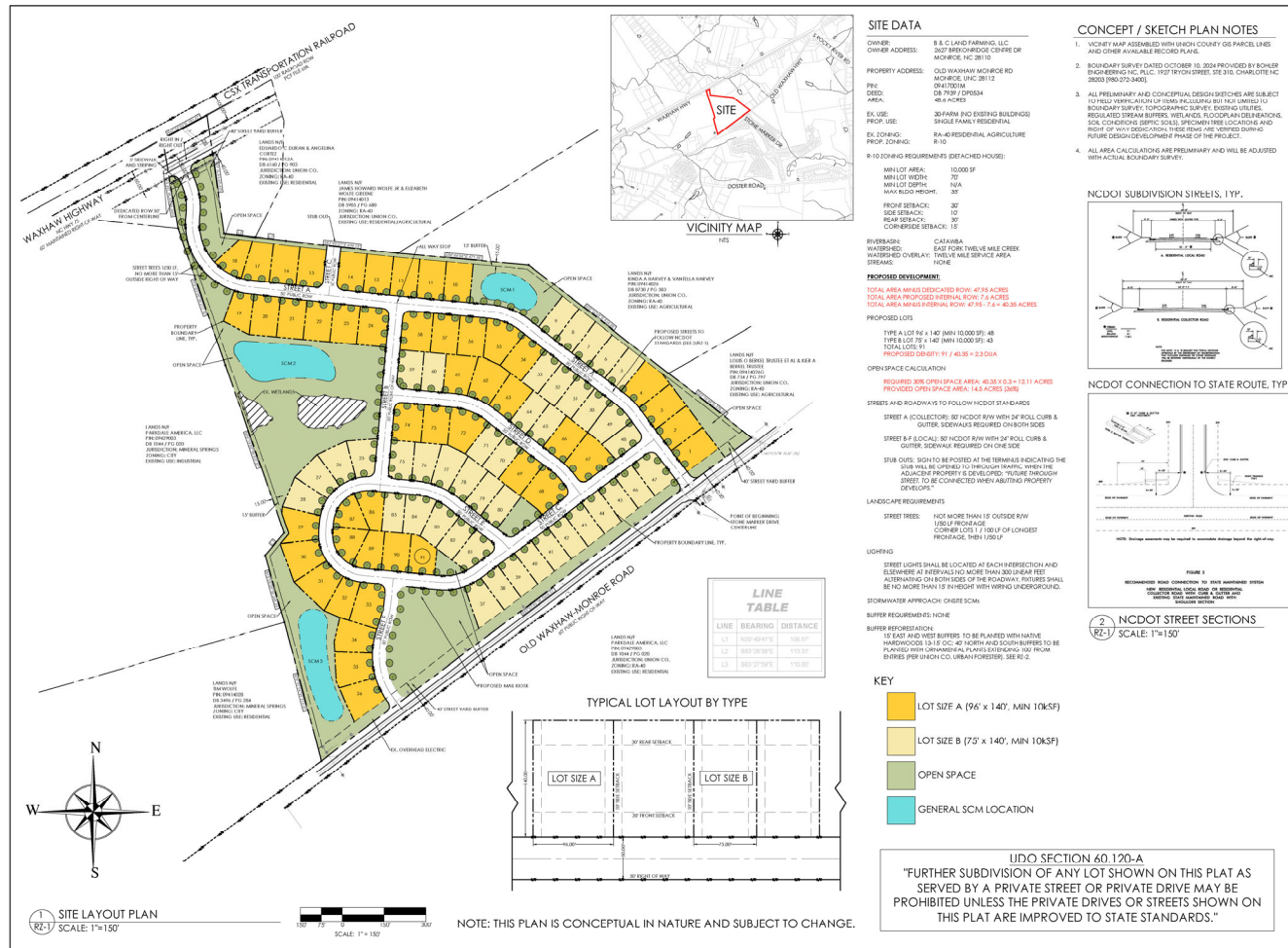
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Request and Conditions

This case is requesting to rezone one parcel totaling 48.592 acres appearing on the tax map as tax parcel 09-417-001M located on Old Waxhaw Monroe Road from RA-40 to R-10 with Conditions. The rezoning will include the following conditions:

1. Limited to site plan dated July 8, 2025
2. Uses limited to 91 single-family homes
3. Five-year vesting of development rights
4. Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval

Site Plan



TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
501 COMMERCE DRIVE, 3RD FLOOR, WILSON, NC 27157
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REVISIONS:
05-29-25
07-08-25: INTERNAL REVIEW

REZONING PLAN
OLD WAXHAW MONROEVILLE REZONING
OLD WAXHAW MONROEVILLE
UNION COUNTY, NC

SCALE:
AS NOTED
DRAWN BY:
DA, PMP
PROJECT #
20203
DATE:
3-17-2025
SHEET
RZ-1
OF 02