

Union County Government

EST. 1842

Planning Division
500 North Main Street
Suite #70
Monroe, NC 28112

T. 704.283.3665

www.unioncountync.gov

CONDITIONAL ZONING APPLICATION

ONLY COMPLETE APPLICATIONS ACCEPTED

Date Received _____

Submittal Requirements

- Completed Application
- Signatures of applicant and property owner
- Letter of Intent
- 1 digital copy (.pdf) of Concept Plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina) or list of excluded uses
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks), submit only if submitting list of excluded uses in lieu of concept plan
- Traffic Impact Analysis, if necessary
- Fees associated with review (\$500)

General Information

Project Address 4719 WEDDINGTON ROAD City MONROE State NC
Zip 28110 Tax Parcel ID 09402011, 09402011G Current Zoning Designation R-40
Total Acres 178.916 Proposed Zoning Designation R-4 (CD)

Project Description

PROPOSED CONDITIONAL REZONING TO ALLOW 391 SINGLE-FAMILY HOMES AND
ASSOCIATED AMENITIES

CONDITIONAL ZONING APPLICATION

Contact Information

Applicant Name CIVIL AND ENVIRONMENTAL CONSULTANTS (MARK KIME)
Address 3701 ARCO CORPORATE DRIVE, SUITE 400 City CHARLOTTE State NC
Zip 28273 Phone 704.293.5289 Fax _____
Email mkime@cecinc.com

Property Owner Name DAVID WEEKLEY HOMES CHARLOTTE DIVISION (SHANNON BOLING)
Address 7400 CARMEL EXECUTIVE PARK DRIVE, SUITE 225 City CHARLOTTE State NC
Zip 28276 Phone 704.972.4205 Fax _____
Email sboling@dwhomes.com



CONDITIONAL ZONING APPLICATION

Applicant's Certification

Signature

Date 12.5.22

Printed Name/Title Shannon Beling | Land Acquisition Mgr for David Weekly Homes

Owner's Certification

Signature

Date 12/7/22

Printed Name/Title Robert Dickson Jr owner

UNION COUNTY OFFICE USE ONLY:

CASE NUMBER:

DATE RECEIVED:

AMOUNT OF FEE:

FEE OK: RECEIVED BY:

CONDITIONAL ZONING APPLICATION SCHEDULE

1. Staff Review

- Project is reviewed by staff.
- Comments, questions, and concerns are sent to applicant to ensure project complies with ordinance.
- Once all comments are addressed and the plans are resubmitted, the community meeting may be scheduled.

2. Community Meeting

- To provide a framework for a shared vision with community involvement.
- Applicant, with assistance from planning staff, shall conduct one public meeting in order to solicit community feedback on the proposed plan.

3. Planning Staff

- The Planning Staff shall provide suggestions following the community meeting.
- The applicant shall describe how they plan to address concerns raised during the community meeting.

4. Planning Board

- Reviews application to ensure it is consistent with Union County Development Ordinance and all adopted County plans.
- Makes a recommendation to the Board of County Commissioners.

5. Board of County Commissioners

- Conducts a public hearing to hear input from Union County citizens and other interested parties.
- Legislative action to approve, approve with modifications, deny approval, or submit to the Planning Board for further study.



Document Date: November 3, 2020

CONDITIONAL ZONING APPLICATION

Applicant's Certification:

Signature Shannon Boling

Date 12/5/22

Printed Name/Title Shannon Boling | Land Acquisition Mgr for David Weekly Homes

Owner's Certification

Signature Robert T. Dickson

Date 12/7/22

Printed Name/Title owner Dickson Farms (Robert Dickson)

UNION COUNTY OFFICE USE ONLY:

CASE NUMBER: _____

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AMOUNT OF FEE: _____

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