



UNIONCOUNTY

north carolina

2024-CZ-011

Union Landscaping Rezoning

June 16, 2025



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north carolina

Request and Conditions

This case is requesting to rezone a parcel totaling 2.4 acres appearing on the tax map as tax parcel 09-372-050 from RA-20 to RA-40 with Conditions; located in the Monroe Township. The rezoning will include the following conditions:

- 1) Limited to site plan dated April 21, 2025
- 2) Five-year vesting of development rights
- 3) Development will meet all requirements of the Union County Unified Development Ordinance

Existing Conditions



Municipalities

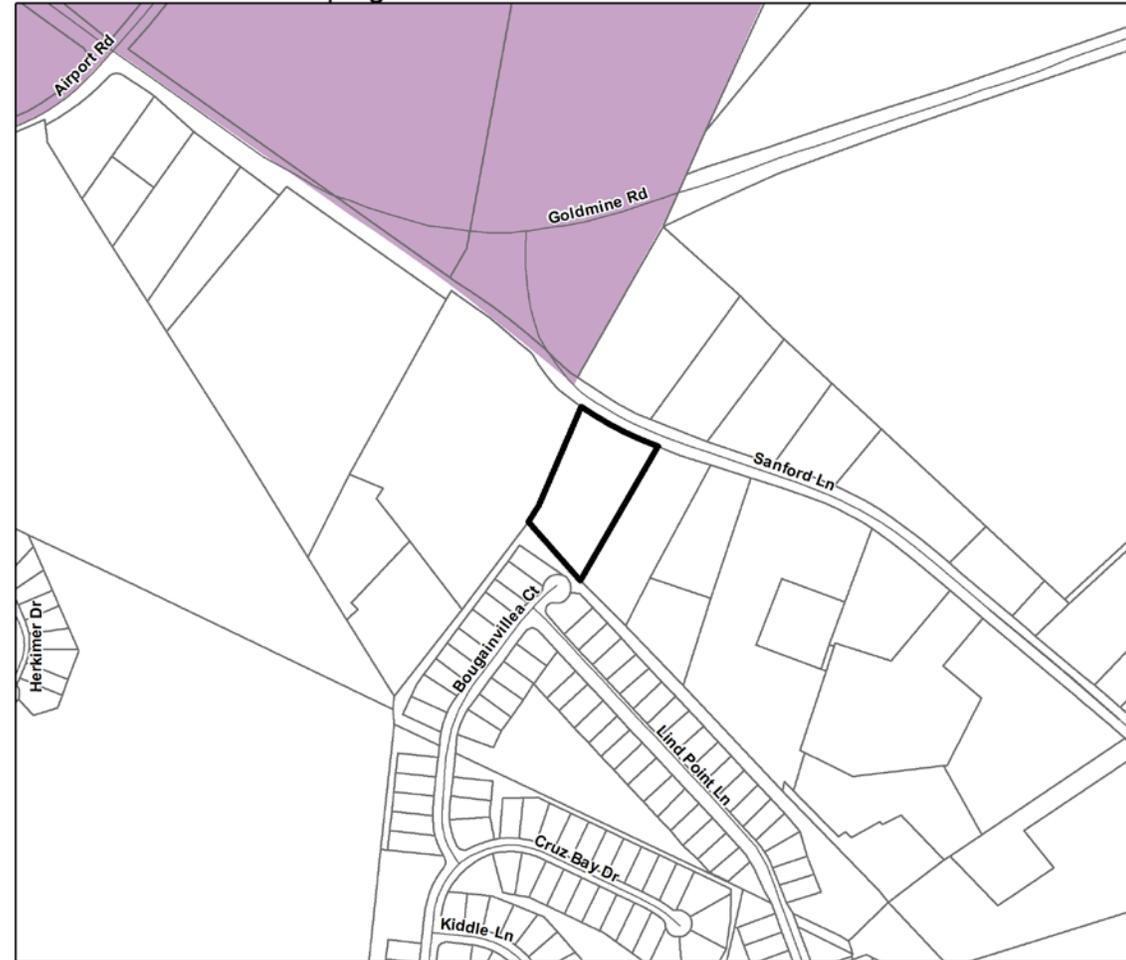
Municipalities

Petition: 2024-CZ-011

Name: Union Landscaping

Size: 2.4 acres

Tax Parcel: 09-372-050



Legend

 Rezoning Parcel

 Monroe

Data Disclaimer
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Map Disclaimer
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0 250 500 1,000 Feet

Created on January 2, 2025 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Development Status

Development Status

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Legend

-  Rezoning Parcel
-  2023 Structures

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Environmental Features

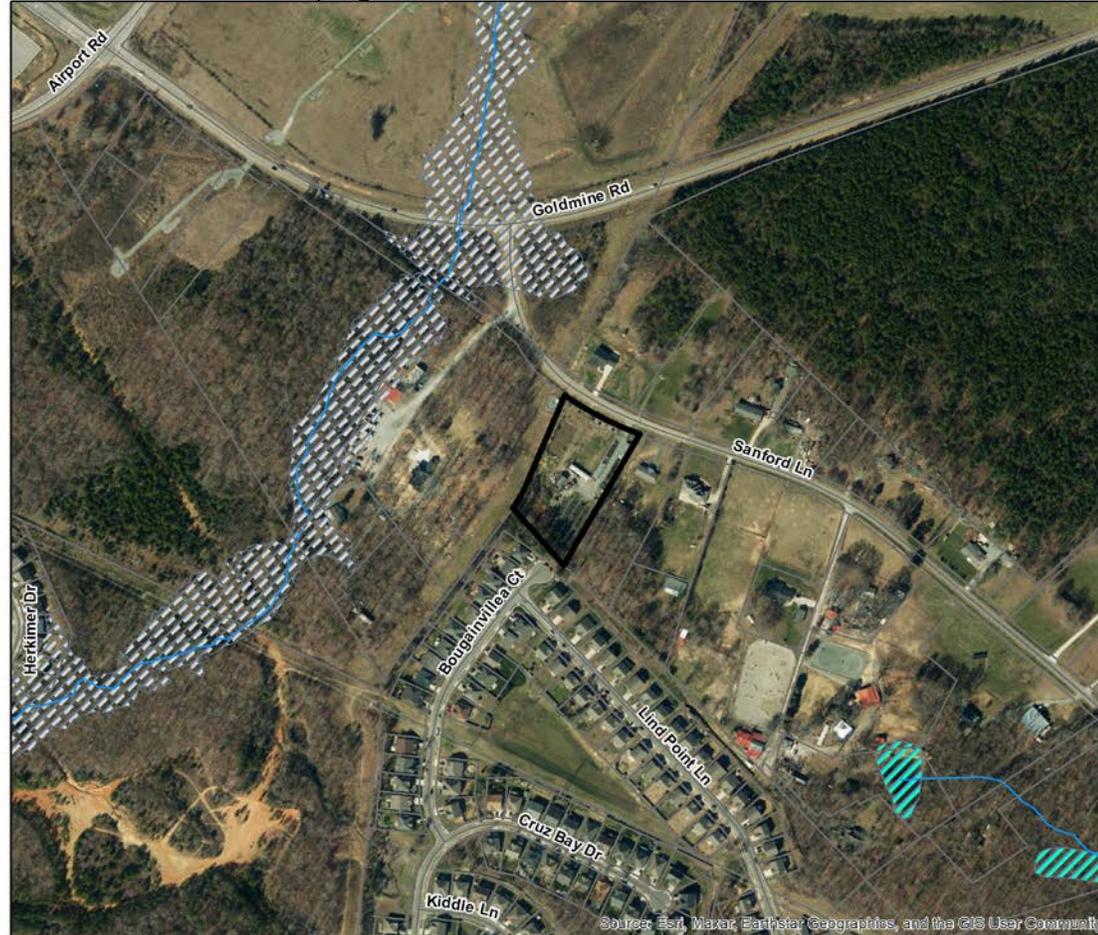
Environmental Features

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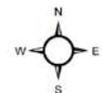
- Rezoning Parcel
- Streams
- Wetlands Areas
- 500 Year Flood Plain

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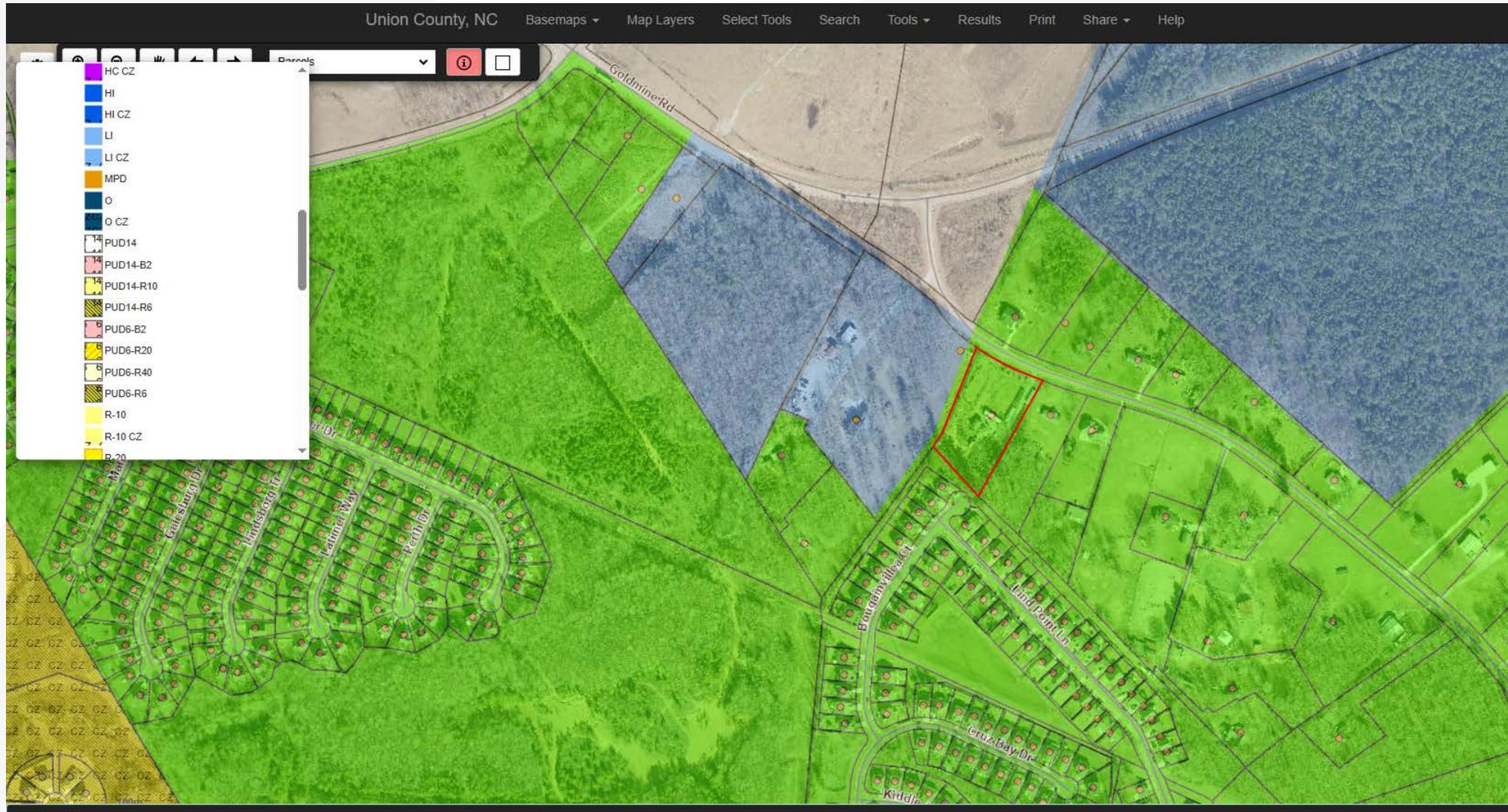
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Zoning

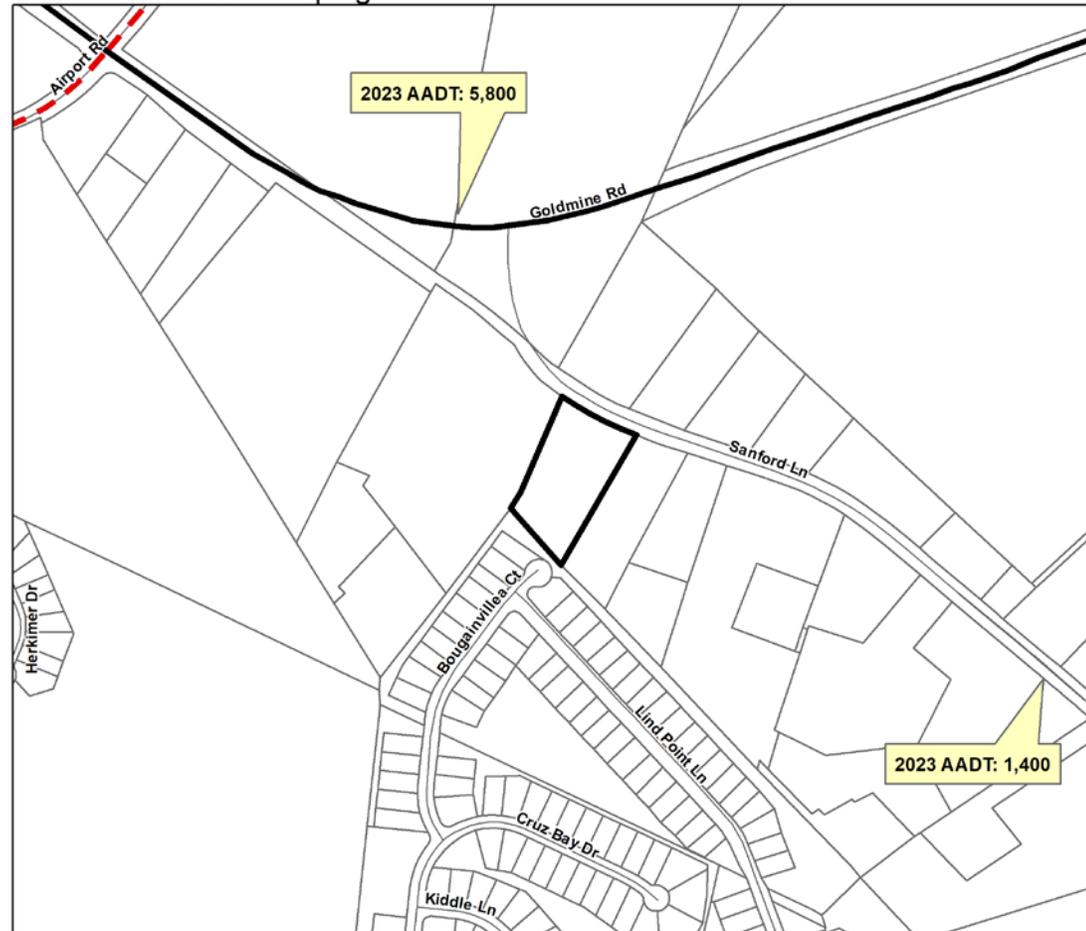


Transportation

Transportation

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Legend

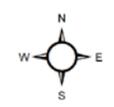
- Rezoning Parcel
- Needs Improvement, Major Thoroughfare
- Needs Improvement, Boulevard

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Land Use Map

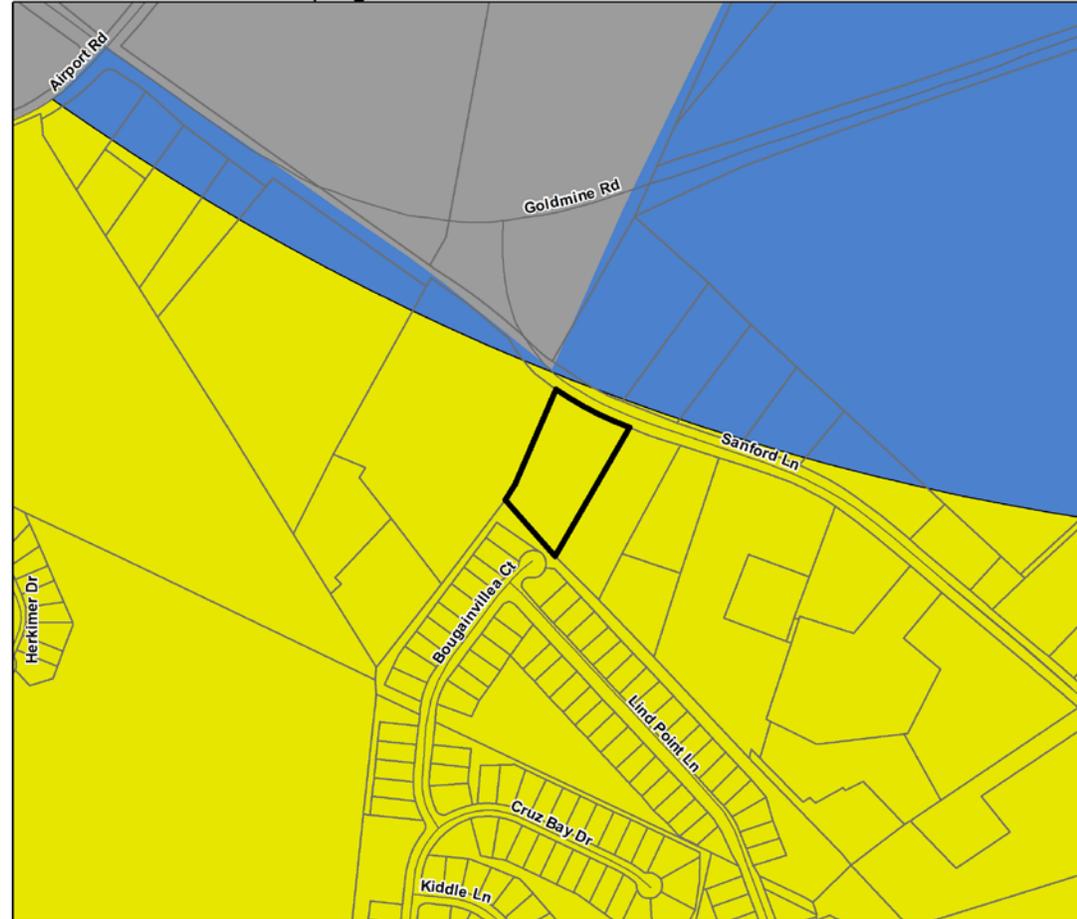
Land Use Map

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Legend

-  Rezoning Parcel
-  Municipality
-  Employment Center
-  Single Family

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Schools

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

Utilities

- Public water and sewer are not available to the site. The site would utilize well and septic service.

Public Feedback

- Community meeting held May 7, 2025, with two attendees. The attendees had no concerns over the proposed rezoning and existing uses. No changes were made due to the comments.
- No one spoke at the May Land Use Board meeting.

Municipal Feedback

- Monroe did not have comments on the rezoning.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The Plan's Land Use Map identifies this area as Single Family Residential. Uses allowed in rural areas are not consistent with those allowed in higher-density residential areas.
- The proposed rezoning will facilitate ongoing and potential future employment uses in close proximity to existing residential uses in manners inconsistent with the Plan.

POSITIVES OF PROPOSAL

- The greenhouse portion of this site has been in operation for many years without conflict with neighboring properties.
- The proposed use would not create a significant traffic impact.
- The site is on the edge of an Employment Center. Employment Centers facilitate employment growth in key areas that have access to transportation and adequate utility infrastructure and existing viable employment and available land suitable for employment. Uses encouraged near these centers include, but are not limited to, light industrial, warehouse, office, research, tech-flex and technology.
- The proposed use would increase business opportunities in Union County.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: APPROVAL on a unanimous vote

Questions



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