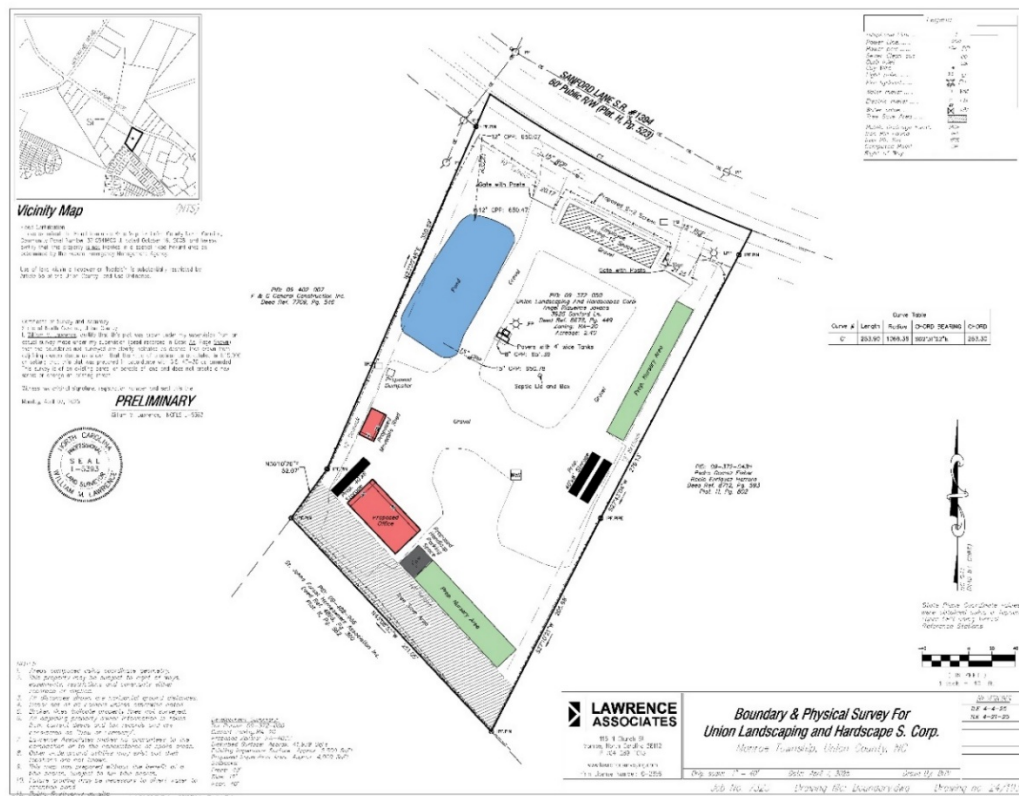


**Planning Staff Report - Rezoning Case # CZ-2024-011**  
**Staff Contact: Bjorn Hansen, Senior Planner**

**Summary of Request**

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 request is to allow a landscaping business and greenhouse to operate on site. The landscaping business is considered agribusiness and incorporates a special use permit approval as part of this rezoning. The rezoning will include the following conditions:

- 1) Limited to site plan dated April 21, 2025
- 2) Uses limited to nursery, greenhouse, and landscaping business
- 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



#### Owner/Applicant

**Owner:** Angel Riquelme Javana  
1301 Crown Forest Lane  
Monroe, NC 28112

**Applicant:** Angel Riquelme Javana, DBA Union Landscaping and Hardware  
1301 Crown Forest Lane  
Monroe, NC 28112

#### Property Information

**Location:** On the south side of Sanford Lane east of Goldmine Road. Location more specifically described as tax parcel 09-372-050.



**Municipal Proximity:** The site is less than 200 feet from the City of Monroe.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-20. There is an existing landscaping business on the site.

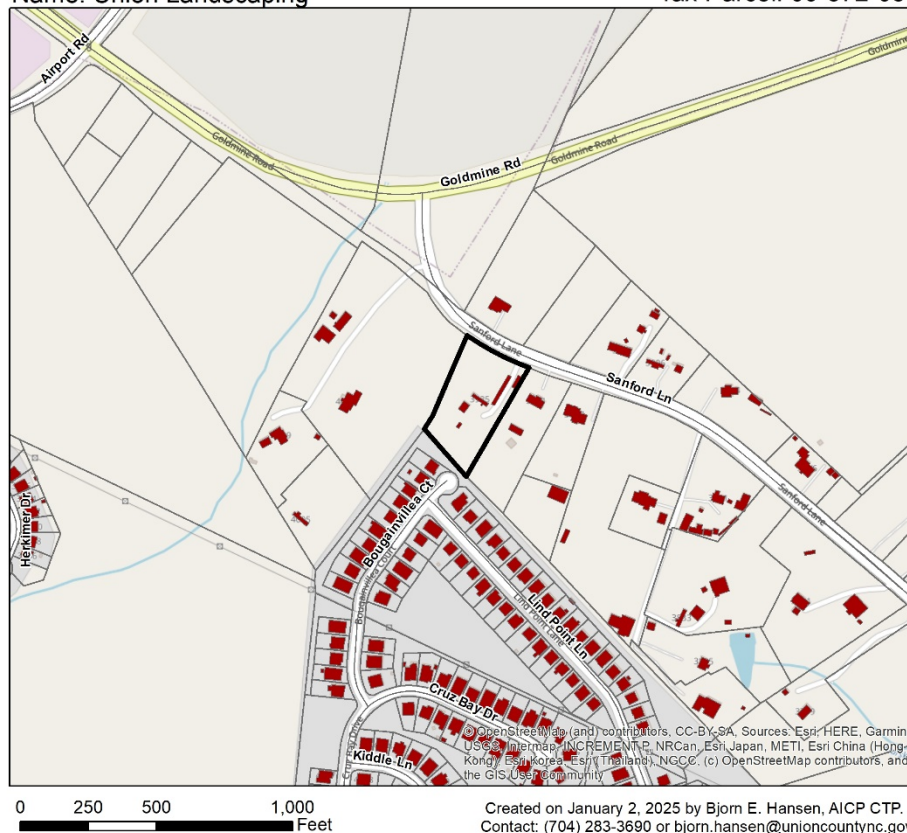
## Development Status

Petition: 2024-CZ-011



Name: Union Landscaping

Size: 2.4 acres

Tax Parcel: 09-372-050



## Legend

-  Rezoning Parcel
-  2023 Structures

**Data Disclaimer**  
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**Environmental Features:** There are no streams, wetlands or floodplain on site.



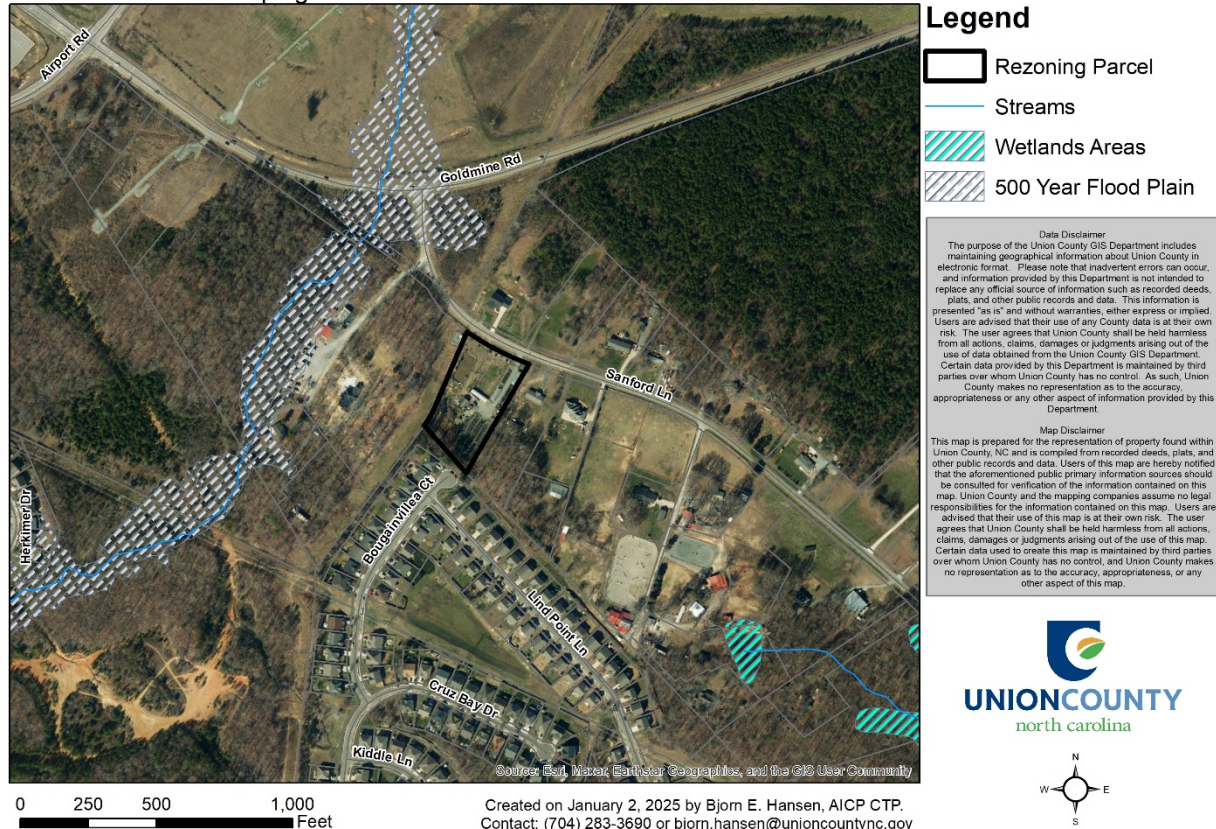
## Environmental Features

Petition: 2024-CZ-011

Name: Union Landscaping

Size: 2.4 acres

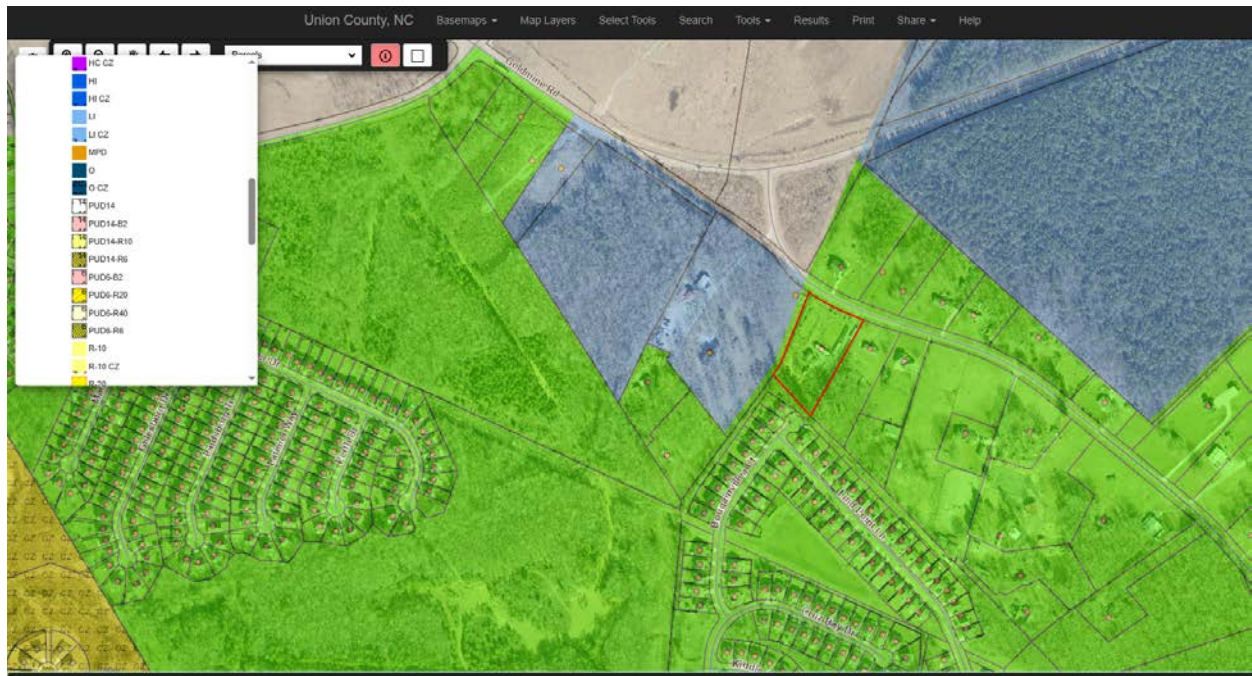
Tax Parcel: 09-372-050



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

**Zoning and Land Use History:** The parcel site has been zoned RA-20 since zoning was initiated. The nursery business has operated within zoning regulations since at least 2007. A landscaping business was determined to be operating on site in 2024, necessitating a rezoning and special use permit to bring into compliance.

There was a 293 acre RA-20 to light industrial rezoning 500 feet north of the site in 2004 and a 11 acre rezoning from RA-20 to light industrial in 2003 500 feet west of the site. A special use permit for a permanent location of a mobile home was approved 500 feet south of the site in 1981.



**Schools:** Because this rezoning request is commercial in nature, UCPS was not consulted for comments.

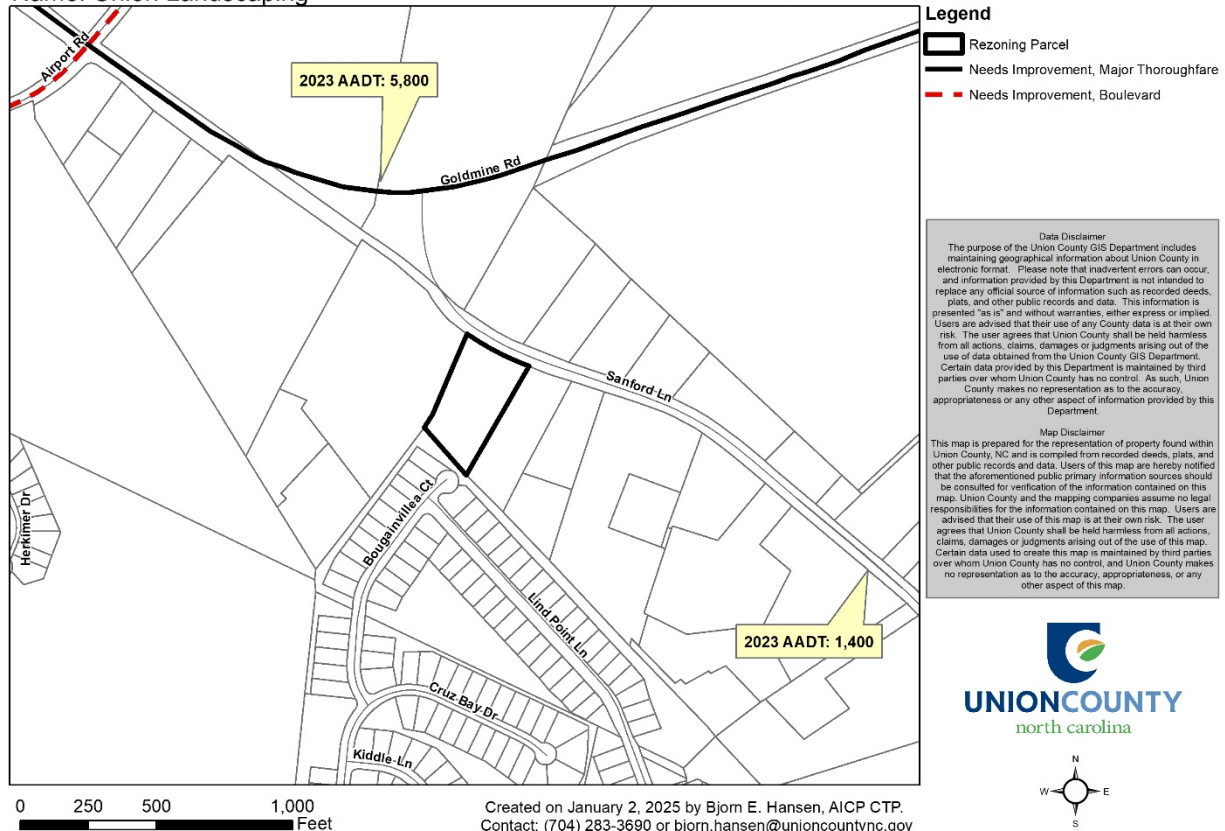
**Transportation:** This site is on Sanford Lane, which is a NCDOT-maintained facility. The road 2023 traffic volumes were approximately 1,400 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning. There is no expected change in traffic as a result of this rezoning as no new uses are proposed.



## Transportation

Petition: 2024-CZ-011  
Name: Union Landscaping

Size: 2.4 acres  
Tax Parcel: 09-372-050



## Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as a Single Family Residential area, which means up to two units per acre where utilities are present. An employment center is immediately north of the site, based around the Monroe Airport industrial area. There have been two large industrial rezonings immediately north and west of the site, showing the impact of the employment center designation.

The uses proposed under RA-40 require a special use permit, which can be incorporated into the rezoning. The applicant has stated in their application, submitted documentation or staff have concluded through a site plan review that it meets the five findings of fact necessary for a special use permit:

1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.
2. The proposed development will not materially endanger the public health or safety.
3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.
4. The proposed development will be in harmony with the area in which it is located.
5. The proposed development will be in general conformity with the comprehensive plan.

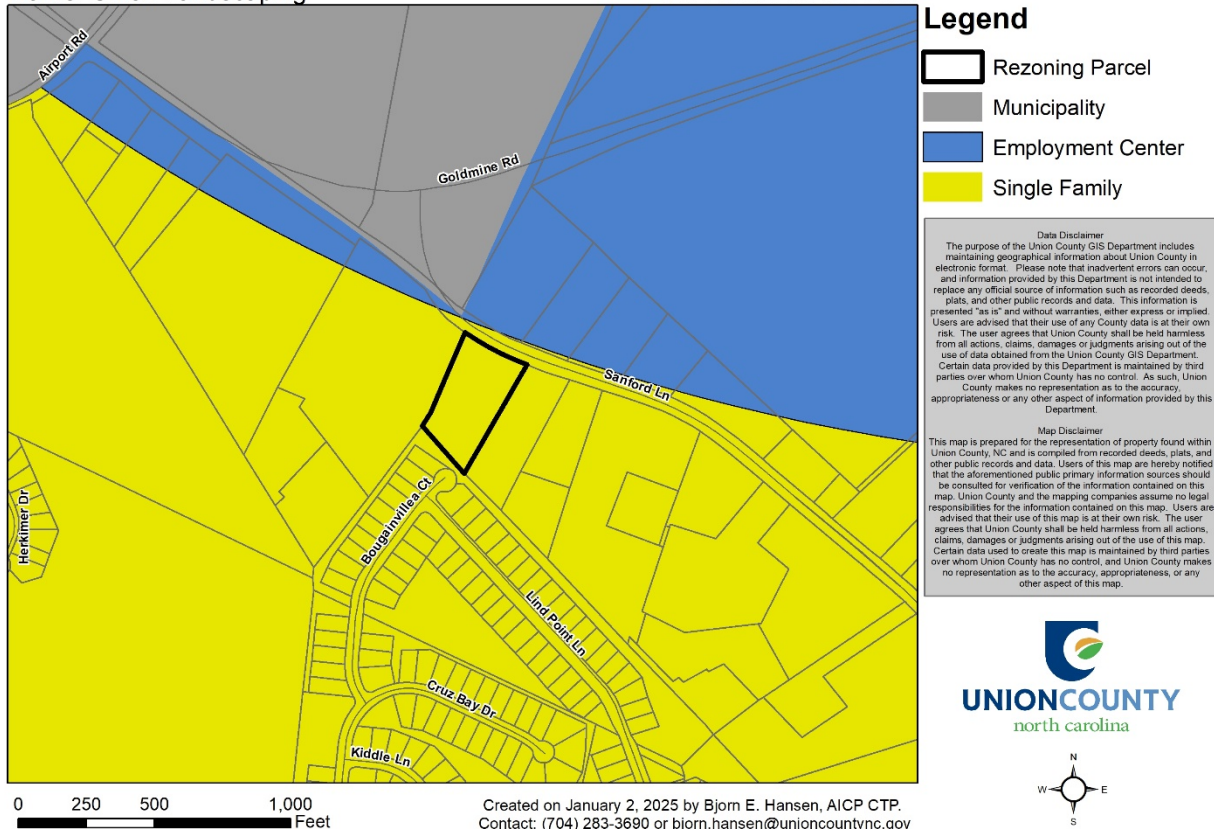
## Land Use Map

Petition: 2024-CZ-011

Name: Union Landscaping

Size: 2.4 acres

Tax Parcel: 09-372-050



## Public and Municipal Comments

**Public Comments:** A community meeting was held May 7, 2025. Two members of the public attended. They supported the proposed rezoning and had no concerns over the current uses. No changes were made based on feedback. No one spoke for or against at the Land Use Board meeting.

**Municipal Comments:** Monroe was consulted for comments.

#### **Land Use Board Recommendation**

The Land Use Board reviewed this proposed development at its May 20, 2025, meeting. It unanimously recommended approval, citing proximity to an existing commercial center, lack of traffic impacts, and history of operations on site without issues.

#### **Staff Comments and Recommendation**

This part of Union County is identified for single-family residential land uses. The rezoning does not propose new uses from what area already occurring on site. The proposed parcels and site plan can comply with unified development ordinance, but the use is not consistent with the adopted plan. However, the parcel is near two large industrial rezonings in recent years, consistent with the recommendations of the employment center designation near the airport. The uses are therefore a reasonable transition from industrial to residential areas. **Because of these aspects of the development, staff recommend approval of this rezoning application.**