



Morrison Appraisal, Inc.

Providing Exceptional Value since 1985

IMPACT STUDY

**Of
UNION LANDSCAPING AND HARDSCAPE
Sanford Lane, Monroe, NC**



As of
October 18, 2024

Prepared For
Adriana Riquelme
Union Landscaping and Hardscape
3925 Sanford Lane
Monroe, NC 28110

Prepared by
MORRISON APPRAISAL, INC
Rob Morrison
North Carolina General Appraiser-A400

October 30, 2024

Adriana Riquelme
Union Landscaping and Hardscape
3925 Sanford Lane
Monroe, NC 28110

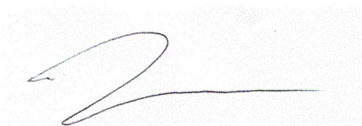
Re: Impact Study
3925 Sanford Lane, Monroe
Union County, NC, 28110

To Whom it May Concern:

As requested, I have studied the site located at 3925 Sanford Lane in Monroe, NC. The subject is 2.40 acres. The owner wants to run a landscaping and nursery business on the site. The owner wants the property to be rezoned from RA-20 to RA-40. The Union County Board of Adjustments requires a special use permit in the RA-40 zoning district for a agribusiness use. Sales of properties adjacent or exposed to landscaping and nursery businesses are reviewed and compared to unexposed sales to determine the proposed use impact on surrounding properties.

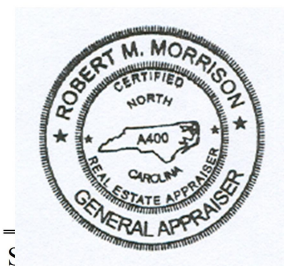
Based on the information gathered, it is my opinion that the use should not adversely affect surrounding or abutting properties.

Sincerely,



Rob Morrison

NC#A400



IMPORTANT FACTS AND CONCLUSIONS

Property Location	Sanford Lane, Monroe, NC
Owner	Union Landscaping and Hardscape
Study Requested	Adriana Riquelme
Date of Study	October 18, 2024
Property Rights	Fee simple
Zoning	RA-20 current RA-40 as rezoned
Map reference	09-372-050
Legal Description	Deed Book Page 8678 page 449
Study Land area	2.40 acres
Current Use	Residential land
Proposed Use	Landscaping and Nursery business
Conclusion	The use will not substantially injure the value of the adjoining property.

INTRODUCTION

The subject is 2.40 acres of residential land that is located on Sanford Lane in Monroe. It can be identified as tax parcel 09-372-050. Union Landscaping and Hardscapes owns the property and plans to develop site for a nursery and landscaping business. The property is currently zoned RA-20 and the request is for the property to be rezoned RA-40. A special use permit is requested in order for the property to be used for agribusiness use. The property had been used for a similar business for more than 5 years.

PURPOSE OF THE LAND UTILIZATION STUDY

The purpose of this study is to meet the requirements of the Union County Board of Adjustments for special use in the RA-40 zoning. The report will address: “The use will not substantially injure the value of the adjoining property”.

EFFECTIVE DATE OF THE STUDY

The effective date of this study is October 18, 2024, which is the date of the inspection. The date of the report is October 30, 2024.

SCOPE OF THE APPRAISAL

The scope of work of this assignment is based on the intended use, requirements from the client, complexity of assignment and property, the sophistication of the market, and other pertinent information.

INSPECTION

A complete interior and exterior observation of the subject property has been made, and photographs were taken.

DATA RESEARCH AND COLLECTION

The scope of the appraisal also includes gathering local and regional information on the subject property. Facility operators provided information on existing operations and the proposed changes. Databases are used to identify other properties that have landscaping businesses and adjacent properties that have sold.

DATA ANALYSIS

The study researches and analyzes the effect, if any, of landscaping businesses on surrounding properties. Sales or properties adjacent to properties that have landscaping businesses are compared to properties without exposure. The analysis will help determine the impact of the planned project on the surrounding area.

HISTORY OF PROPERTY

Union Landscaping and Hardscapes Corp have owned the property since 03/28/2023 when it was purchased from Karl Haberyan for \$290,000. The client has plans to develop and operate a landscaping and nursery business on the site. The site had been used for a similar business for more than 5 years. The current owner removed most of the prior buildings and plants since the property was purchased. Two aerial photos are provided showing when it sold in 2019 and the 2023 aerial.

SITE

The site is 2.40 acres on Sanford Lane near the intersection of Goldmine Road.

2023 Aerial Photo



2019 Aerial Photo





SITE

Current Use of the Property:	Frame building used in landscaping business
Site Size:	2.40 acres
Shape:	Rectangular
Frontage/Access:	The subject property has average access on Sanford Lane.
Visibility:	Average
Topography:	Fairly Level
Utilities:	Electricity: City Sewer: Septic Tank Water: City Adequacy: The subject's utilities are typical and adequate for the market area.
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The site is not located in a flood zone. FEMA Map Number: 3710541600J FEMA Map Date: October 16, 2008
Environmental Issues:	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.
Encumbrance / Easements:	None observed. Please reference Limiting Conditions and Assumptions.
Site Comments:	The site is mostly open with adequate frontage for development.



ZONING

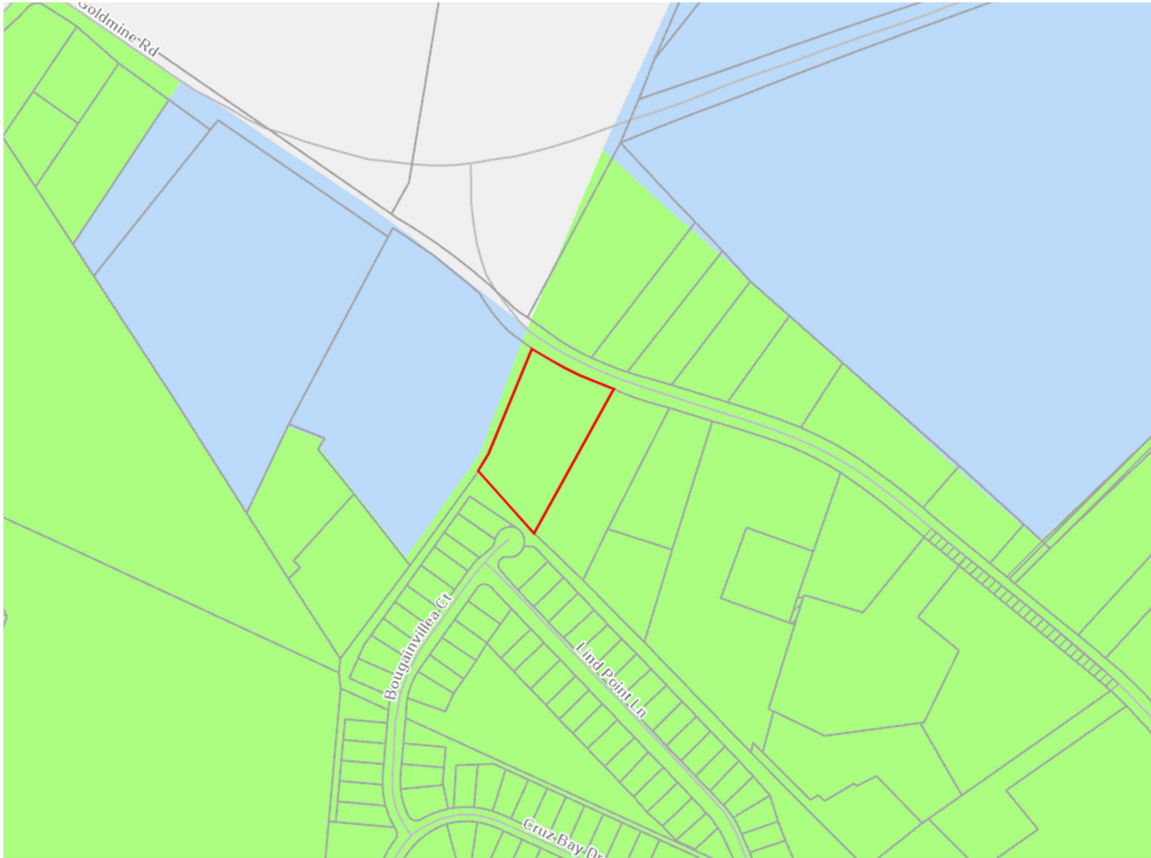
The property is currently zoned RA-20 by the Union County. The request is to rezone the property to RA-40 so the site can be used for a landscaping and nursery business.

RA-20 The RA-20 district is primarily intended to accommodate single-family residential development, including most classes of manufactured housing units, at low to moderate densities. The RA-20 district is generally intended to apply in areas characterized by a prevalence of manufactured housing.

RA-40 The RA-40 district is primarily intended to accommodate agriculture, agriculture-related uses, compatible agribusiness and rural business uses and low-density residential development (including most classes of manufactured housing units). The district is generally intended to apply in areas where central water and/or central sewer service is not widely available.

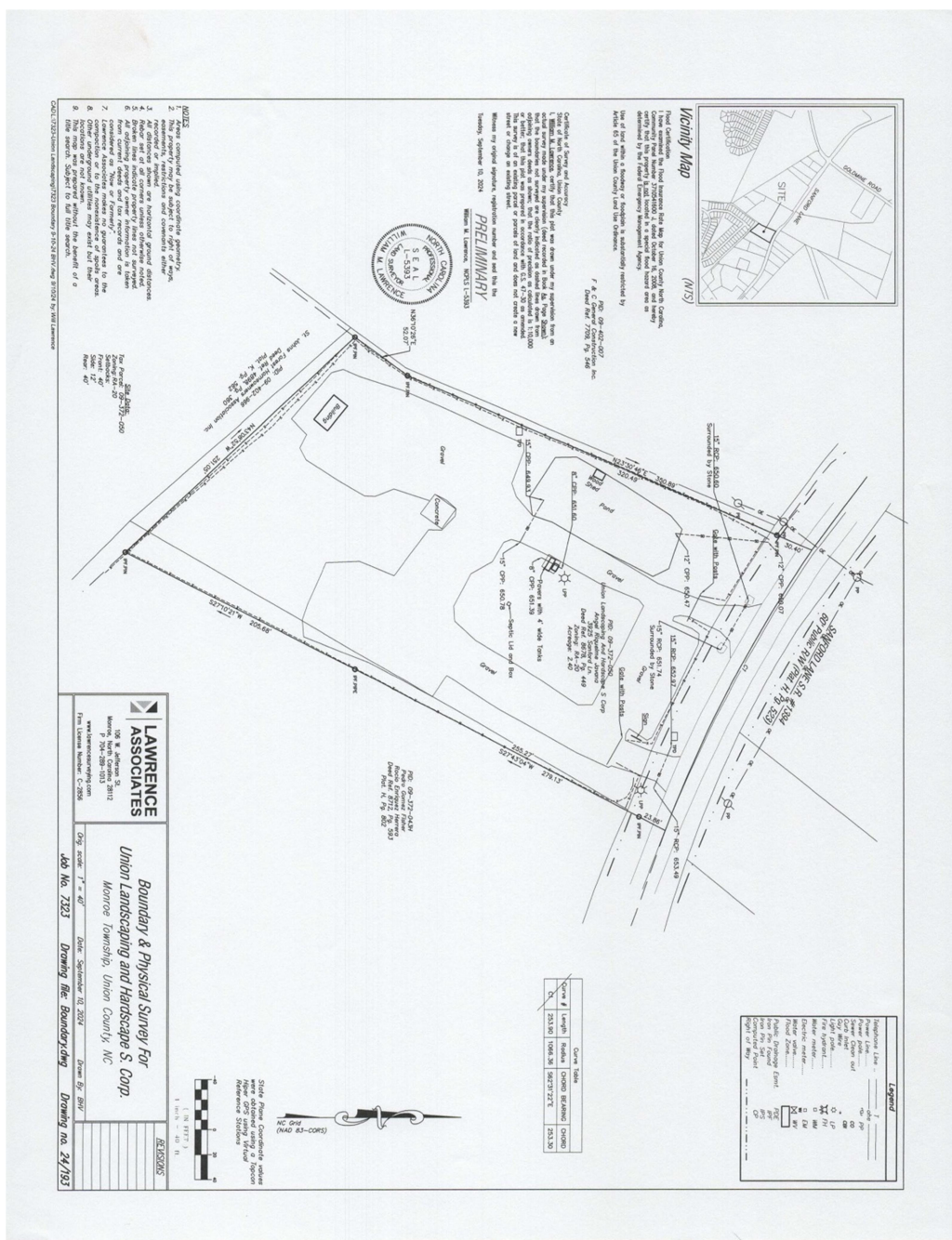
Article 25 Allowed Uses Section 25.010 Allowed Uses																			
USE CATEGORY	RA 200	RA 40	RA 20	R 40	R 20	R 15	R 10	R 8	R 6	R 4	O	B 2	B 3	B 4	H C	L I	H I	Supplemental Regulations	
Subcategory																			
Specific use																			
RECYCLING AND WASTE-RELATED																			
Construction and Demolition Debris Recycling Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	P		
Recyclable Material Processing Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	P		
Landfill																			
Construction and Demolition Debris, On-site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Section 30.090
Construction and Demolition Debris, Off-site	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	P	
Reclamation (1 acre or less)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Section 30.090
Reclamation (more than 1 acre)	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	P	Section 30.090
Sanitary	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S		
Solid Waste Convenience Center	S	S	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P		
Solid Waste Transfer Station	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	P		
AGRICULTURE & AGRICULTURE-RELATED, NON-EXEMPT																			
Agribusiness	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Agriculture	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—		
Agritourism	P	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—		
Nursery or Greenhouse	P	P	P	S	—	—	—	—	—	—	—	P	—	P	P	P	P		
Silvicultural Operations	P	P	P	P	P	P	P	—	—	—	—	—	—	—	—	P	P		
OTHER																			
Drive-in or Drive-through Facility	—	—	—	—	—	—	—	—	—	—	P	S	—	P	P	P	—		
Wireless Facility (Amended 11/21/2022)																			
Carrier on Wheels (COW)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Section 30.150
Collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Section 30.150
Concealed Wireless Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Section 30.150
All other Wireless Facilities (excluding wireless support structures) (Amended 11/21/2022)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		Section 30.150
Support Structures (Amended 11/21/2022)																			
Wireless Support Structures and Radio, Television, or other Broadcast Support Structures (up to 60 feet in height), excluding concealed wireless facilities (Amended 11/21/2022)	P	P	P	S	S	S	S	S	S	S	S	S	P	P	P	P	P		Section 30.190, Section 30.150 is also applicable to wireless support structures
Wireless Support Structures and Radio, Television, or other Broadcast Support Structures (60.01 feet in height and greater) excluding concealed wireless facilities (Amended 11/21/2022)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		Section 30.190, Section 30.150 is also applicable to wireless support structures

ZONING MAP



PROPOSED USE

Currently the site is an open site with a small pond, a 14 x 25 building, gravel parking and chain length fencing. The proposed use is a nursery and landscaping business that will have plants to be used in the landscaping business plus there will be equipment parked on the site. The site plan is included in the report.

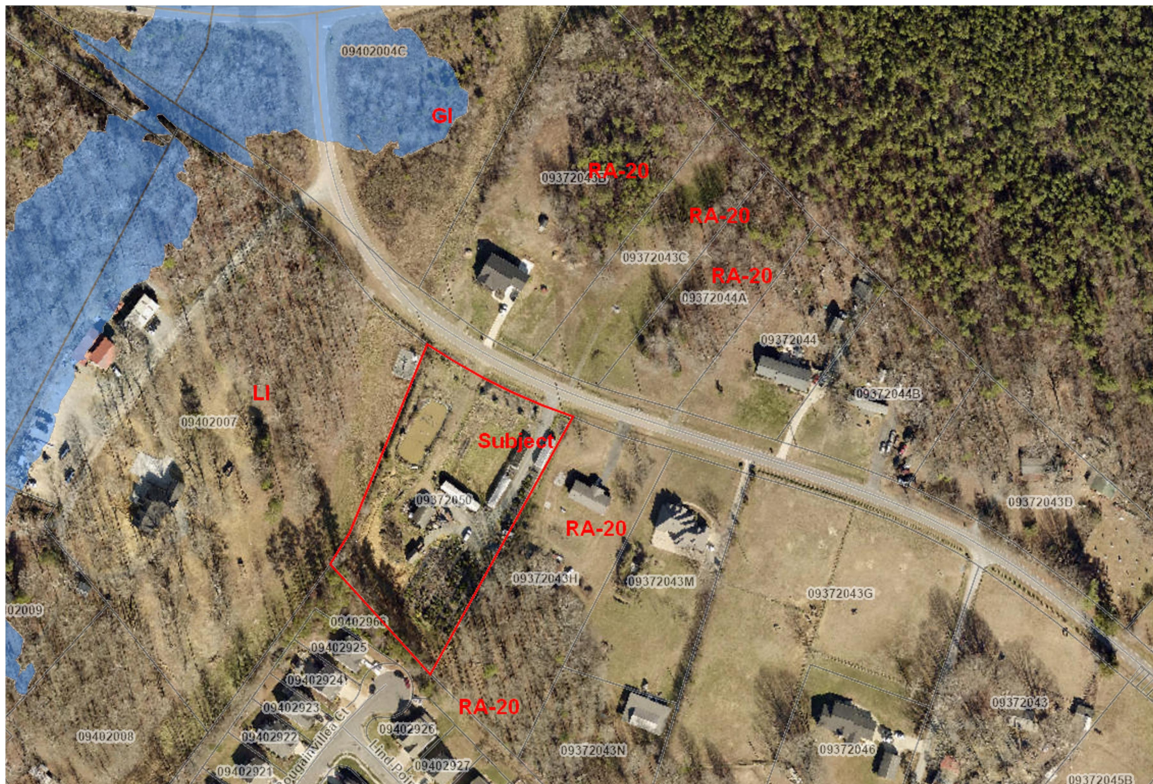


SURROUNDING PROPERTIES

The subject is located on Sanford Lane southeast of the intersection of Goldmine Road. The area includes a wide variety of residential, commercial and industrial uses.

The uses in the immediate area are single family, industrial land and a commercial shop and office. The adjoining properties are shown below.

Zoning	Parcel #	Address	Current Use
RA-20	09-372-043B	3924 Sanford Lane	Single family house
RA-20	09-372-043C	3920 Sanford Lane	Residential lot
RA-20	09-372-044A	3916 Sanford Lane	Residential lot
RA-20	09-372-043H	3921 Sanford Lane	Single family house
RA-20	09-402-966	No address	Common area
LI	09-402-007	4011 Sanford Lane	Commercial shop and detached office building
GI	09-402-004C	No address	Industrial Land – Airport



THE EFFECT ON ADJOINING PROPERTY

In order to determine if the proposed use has a negative effect on neighboring properties, sales near or next to similar landscaping and nursery properties are analyzed.

Areas Examined

1) Latham's Nursery

This property is located on East Lawyers Road in Unionville. The property consists of 87.176 acres of land with multiple shops as well as an office and single family houses. The current use has been in place for over 20 years.

2304 Supreme Drive

This property joins Latham's Nursery. It sold on 07/28/2022 for \$550,000. The property was made up of a 2,354 sq. ft. house on 3.22 acres. The price per sq. ft. is \$233.64.

3621 Old Camden Road

This property is 1.5 miles from 2304 Supreme Drive and it sold on 03/15/2022 for \$450,000 or \$220.91 per sq. ft.

The houses are similar in size, age and location which shows that 2304 Supreme Drive was not adversely affected by the location of the nursery and landscaping company.

2) Latham's Nursery

This property is located on Unionville Road. This parcel consist of 25.67 acres of land with multiple greenhouses and a shop plus set out plants. The operation has bee in place for many years.

4307 Unionville Road

This property is located across the road from Latham's and it sold on 09/03/2021 for \$198,000. The house has 1,026 sq. ft. with 2.5 acres. The price per sq. ft. is \$192.98.

3007 Sikes Mill Road

This property is 1.2 miles from 4307 Unionville Road and it sold on 05/07/2021 for \$231,000 or \$185.10 per sq. ft.

The house is similar in age, quality and size. This shows that 4307 Unionville Road was not adversely affected by the location of the nursery.

3) Bell Nursery

This property consist of 74.86 acres that is located off of Carl Polk Road in Union County. The property includes greenhouses, several office buildings, shops and set out plants. This business has been in place for more than 10 years.

32.88 acres of vacant land joins that the nursery sold for \$280,000 on 12/15/2020. The price per acre is \$8,516.

32.86 acres of land on Bunn Simpson Road which is 5.9 miles from the sale above sold on 03/19/2020 for \$250,000. The price per acre is \$7,584.

This indicates that the sale of the 32.88 acres was not adversely affected by the location of the nursery and landscaping business.

FINAL CONCLUSION

The subject property is located on the west side of Monroe in an area that has a wide variety of uses and zoning districts.

The owner wishes to use the site for a nursery and landscaping business. The land has been used for the same purpose in the past for more than 5 years.

After examining other nursery businesses that have offices, shops, equipment storage and set out plants it is the appraiser's opinion that the use of the subject property for a plan nursery and landscaping business will not substantially injure the value of the abutting or adjoining properties.

Rob Morrison, Appraiser
Home – 815 Bridgewater Drive
Monroe, N. C. 28112
Office – 613 Euclid Street
Monroe, N. C. 28110

NC State Certified General Appraiser #A-400
SC State Certified #CG-2637

EDUCATION

BA Degree – University of North Carolina Charlotte – 1974

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

Course 101 – Introduction to Appraising Real Property
Society of Real Estate Appraisers – May 1992

Course 201 – Principals of Income Property Appraising – May 1985
Society of Real Estate Appraisers – May 1985

Course 202
Society of Real Estate Appraisers – January 1991

North Carolina State Certification
General Certification – 1990

Course Part A Standards of Professional Practice
Appraisal Institute – 1992

USPAP – Every two years

NC Rules and Appraisal Guidelines
2004

USPAP Update/Appraising Small Subdivisions
2005

APPRAISAL COURSES PASSED BY CHALLENGING EXAMS

Course 8 – Appraising the Single Family Residence
American Institute of Real Estate Appraisers – 1980

Course 102 – Applied Residential Property Valuation
Society of Real Estate Appraisers – November 1986

Course 1-A1 – Real Estate Principals
American Institute of Real Estate Appraisers – 1987

Course 1-A2 – Basic Valuation Procedures
American Institute of Real Estate Appraisers - 1987

Introduction to Review Appraisal
McKissock Data Systems – June 1997

Fourteen hours of continuing education per year 1998-2020

WORK HISTORY

1985 to Present –	Morrison Appraisal, Inc. – President Real Estate Appraiser – Residential and Non-Residential Fee Panel – FHA
1983 – 1985	Self-Employed as Real Estate Appraiser
1977 – 1985	Real Estate Broker Received Broker License in 1977
1975 – 1977	Real Estate Appraiser for Union County Tax Office

APPRAISAL SEMINARS

Highest and Best Use	AIREA
Demonstration Report Writing	SREA
Standards of Professional Practices	SREA
R-41 C Seminar	League of Savings and Loan

CONTINUING EDUCATION

The appraiser's continuing education is currently complete.

PROFESSIONAL ORGANIZATIONS

National Associations of Realtors
Union County Board of Realtors
Charlotte Commercial Realtors

PARTIAL LIST OF APPRAISAL CLIENTS

First Citizens Bank & Trust
Truist Bank
Whitley Mortgage
State Employees Credit Union
America Bank of the Carolinas
First Bank
Charlotte Metro Federal Credit Union
FHA Approved Appraiser





