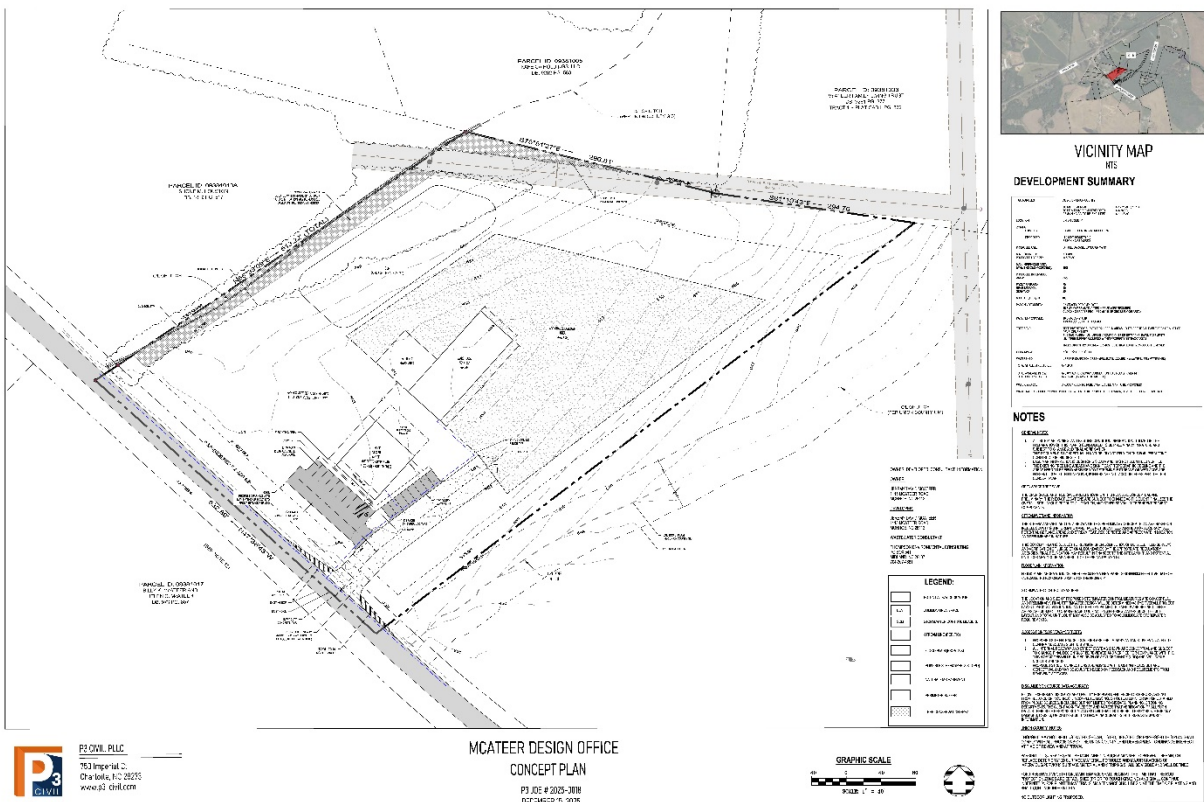


Rezoning Request CZ-2026-005 McAteer

This case is a request to rezone a 5.75 acre portion of a 17.21 acre parcel appearing on the tax map as tax parcel 09-384-013 located on South Rocky River Road from RA-40 to Light Industrial (LI) with Conditions. The rezoning request is a conditional rezoning, and includes the following conditions:

- 1) Limited to approved site plan dated April 6, 2026
- 2) Uses limited to office, warehouse and construction equipment and material storage
- 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



Contact Information

- 1. Staff: Bjorn Hansen, Senior Planner, 704-283-3690, bjorn.hansen@unioncountync.gov
- 2. Owner: McAteer Family Living Trust, 1115 McAteer Road, Monroe, NC 28112
- 3. Applicant: Jeremy McAteer, 1115 McAteer Road, Monroe, NC 28112

Property Information

Located on the east side of South Rocky River Road south of NC 75. Location more specifically described as tax parcel 09-384-013.



Site



North of Site



West of Site



East of Site

Municipal Proximity

The site is one mile east of Mineral Springs.



Existing Land Use and Development Status

The parcel is currently zoned RA-40 and is used for row crops.

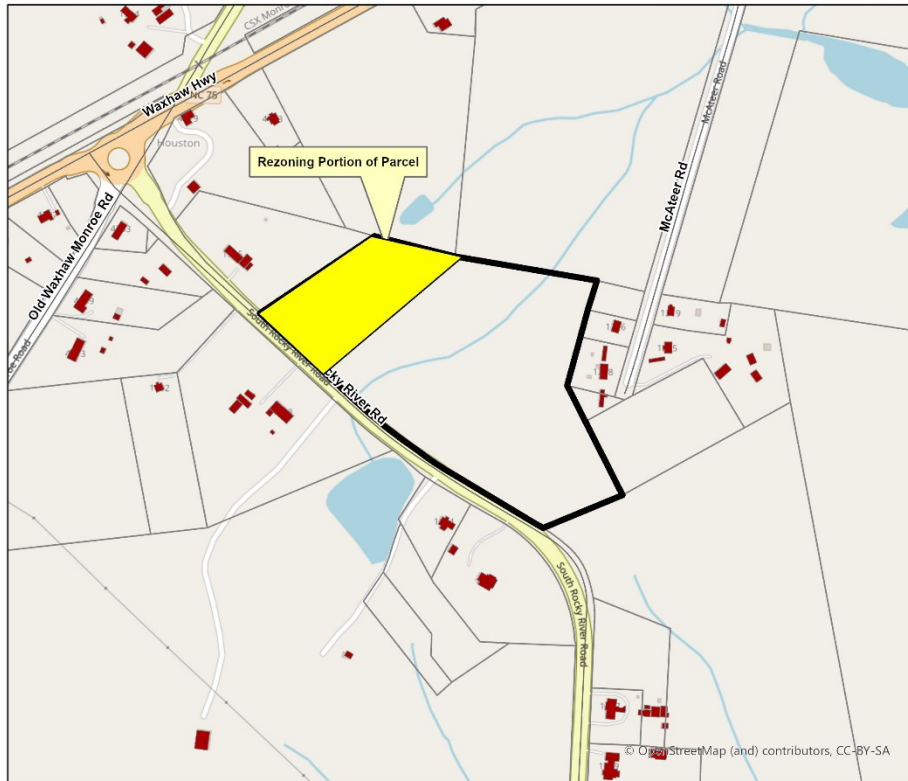
Development Status

Petition: 2026-CZ-005

Size: 5.75 acres (out of 17.21 acres)

Name: McAteer

Tax Parcel: 09-384-013



Legend

- Rezoning Parcel
- Parcels
- Roads
- 2023 Structures

Data Disclaimer
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Map Disclaimer
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Environmental Features

There is a stream in the center of the parcel, but it does not impact the portion being rezoned. The entire parcel is within the Lake Lee Water Supply Watershed, which limits impervious surface. The proposed site plan meets the watershed development standards.



Environmental Features

Petition: 2026-CZ-005

Name: McAteer

Size: 5.75 acres (out of 17.21 acres)

Tax Parcel: 09-384-013

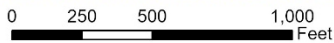


Legend

- Rezoning Parcel
- Parcels
- Water Supply
- Watersheds
- Roads
- Streams
- Wetlands Areas

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Created on March 4, 2026 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

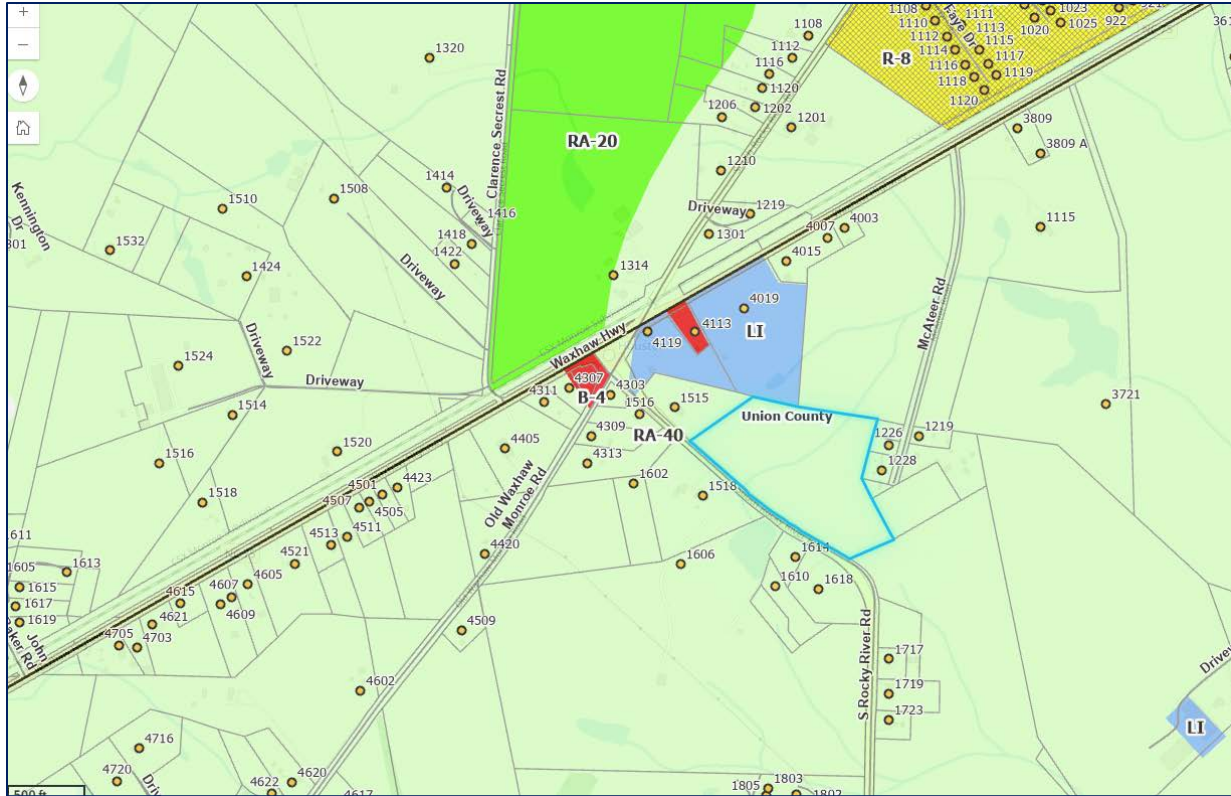
Utilities

Water is available to the site and will rely on septic for sewer service.

Zoning and Land Use History

This property has been zoned RA-40 since zoning was instituted in Union County. There have been several rezonings to Light Industrial immediately north of this property since 1977. Two large residential rezonings south of the site were proposed in 2019 and 2022 and were denied. Two special use permits for day care facilities west of the site were approved in 1981 and 1996. There have been no other zoning actions in the immediate vicinity in unincorporated Union County.





Schools

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

Transportation

This site is on South Rocky River Road, which is a NCDOT-maintained facility. This section of South Rocky River Road carries approximately 4,900 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis (TIA) was not required for this rezoning. The anticipated trip generation for this site is expected to be low, although it will have a high percentage of truck traffic.



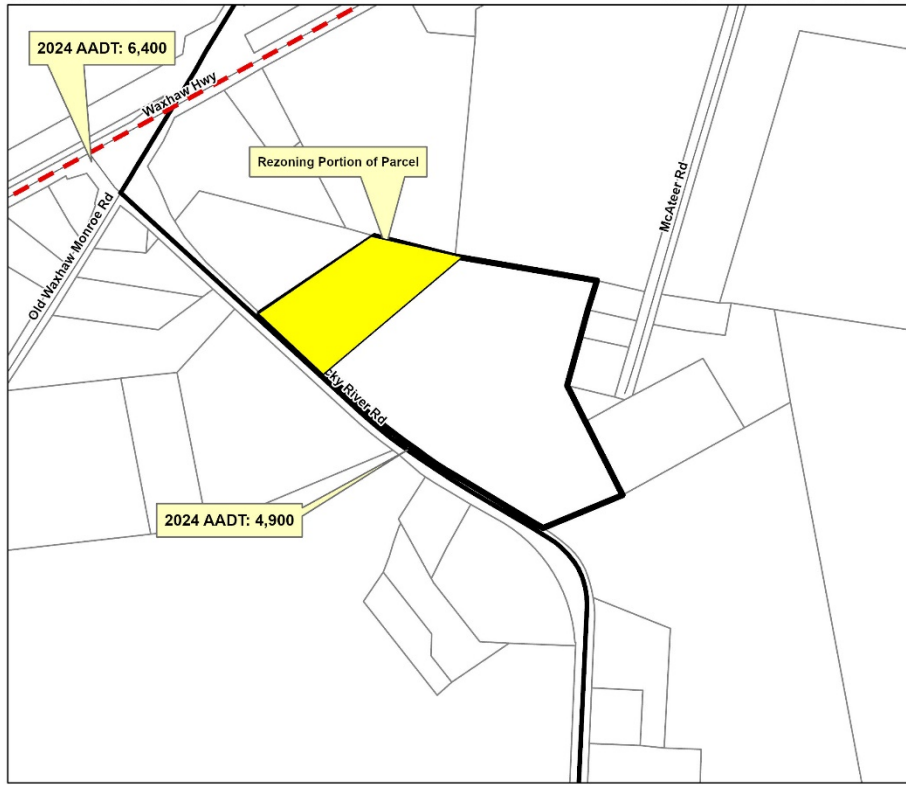
Transportation

Petition: 2026-CZ-005

Name: McAteer

Size: 5.75 acres (out of 17.21 acres)

Tax Parcel: 09-384-013



Legend

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

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Union County Comprehensive Plan

The Union County 2050 comprehensive plan identifies this area as a Rural Residential area with an Employment Corridor overlay. The uses proposed under Light Industrial zoning are consistent with the intent of the Employment Corridor.



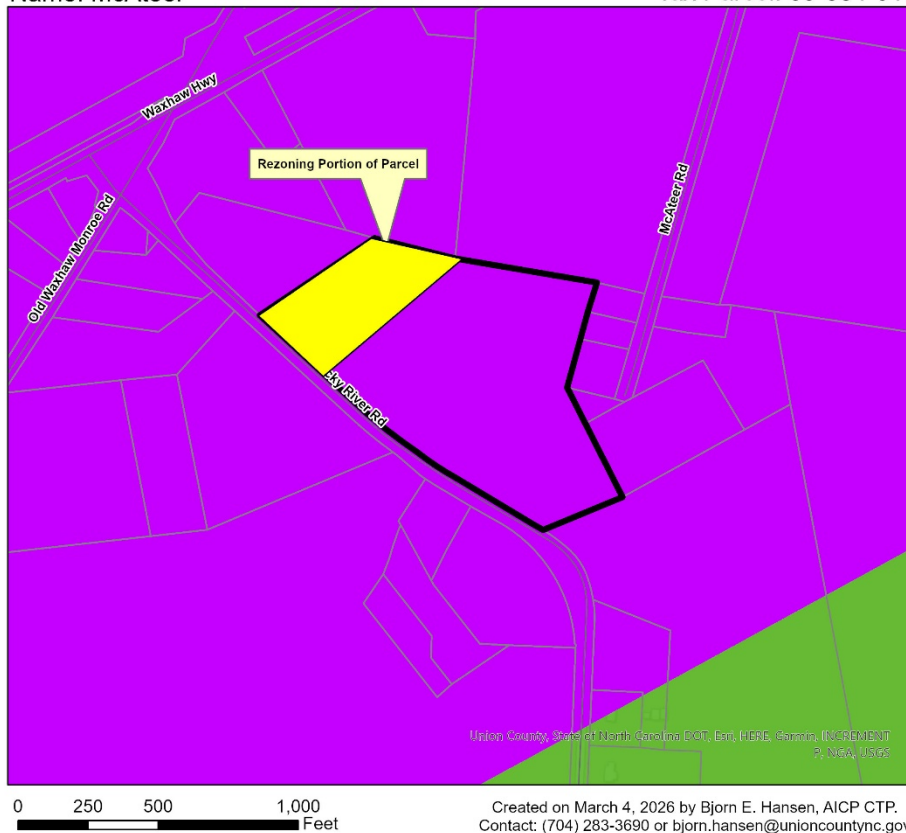
Land Use Map

Petition: 2026-CZ-005

Name: McAteer

Size: 5.75 acres (out of 17.21 acres)

Tax Parcel: 09-384-013



Legend

- Rezoning Parcel
- Parcels
- Roads
- Employment Corridor
- Single Family
- Rural Residential

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Public and Municipal Comments

Public Comments

A community meeting was required and was held on April 28, 2026. A total of two residents attended the meeting and asked questions about parcels impacted by the rezoning, approval process, and implementation timeline. No changes were made to the site plan as a result of the meeting.

Municipal Comments

Mineral Springs was not consulted due to the distance to their municipal limits.

Recommendations



Land Use Board

The Land Use Board is scheduled to review this rezoning request at its May 19, 2026 meeting.

Planning Department

This part of Union County is identified as an Employment Corridor overlaid on rural residential and agricultural land uses. The proposed use is allowed in Light Industrial, which is an appropriate zoning designation in an Employment Corridor. The proposed traffic impacts are moderate and this use will increase business opportunities in Union County. The proposed use is therefore considered appropriate for the area. Because of these aspects of the development, staff recommend **approval** of this rezoning application.

