

THE DUGGAN LAW FIRM

PO Box 481

Monroe, NC 28111

Telephone (704) 776-9610

cduggan@dugganlegal.com

Christopher M. Duggan, Esq.
Licensed in North Carolina
and New York

April 6, 2026

Via Email bjorn.hansen@unioncountync.gov

Bjorn Hansen

Union County Planning Department

500 N. Main Street

Monroe, NC 28112

Re: Stone Pro Materials 4521 Waxhaw Highway Parcel ID: 09414019A

Dear Mr. Hansen

As you know a community meeting was held on March 30, 2026 at 6:00pm at the Mineral Springs Voluntary Fire department for the zoning change at the above referenced property from residential to light industrial. I am attaching a copy of the sign-up sheet for the meeting wherein six (6) residents appeared for the meeting. Also in attendance was Bjorn Hansen and John Wehr from Union County, the undersigned, the applicant representatives Tom Marcham and Stone Marcham, and Frank Cantrell, the engineer on the project.

The meeting was opened by the undersigned to provide a summary of the zoning change request and the intended use at the property. Mr. Tom Marcham addressed the residents to discuss the intended use of the property. Mr. Marcham advised the residents that the intended use was for landscaping supply material such as mulch, stone and black dirt bulk and retail sales. In addition, the applicant intends to have space available for the storage of landscaping equipment. The applicant advised the residents that the use did not contemplate any grinding or general dumping of material, other than material delivery. This representation was welcomed news to the residents as there was a concern that there would be grinding of material on the property. A question was raised as to why the applicant did not purchase a property already zoned light industrial. The applicant advised that there was not property that would fit the desired use but that the subject property was in the anticipated employment corridor of the County Land Use Plan.

One resident inquired as to whether the property would be fenced along the parameter of the property. The applicant advised that, along with the required S2 screening that will be along the property, the property would indeed be fenced along the parameter. Questions were also raised regarding dust generated from the property. The applicant advised that the retail and parking area would be paved and the area where the bulk material will be stored will have stone surface but that they will have a water truck present to make sure that the amount of dust generated from the machines would be limited. There was also a concern raised about hours of operation and lighting. The applicant advised that the intended hours of operation would be Monday-Friday 7:30am to 5:00pm and Saturday from 7:30am to 1:00pm or potentially open later based upon market conditions. Sunday open to public based upon market conditions. In all cases 5:00pm will be the latest time to be open. Regarding the lighting, there would be some security lights on the property/building that would be down

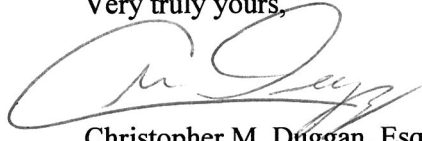
facing and motion activated. The height of the stand-alone lights is anticipated to be approximately 10'-12'. However, because the property will be secured by a gate, it is anticipated that the amount of security lighting will be limited. Residents were advised that a photometric study will be required by the County. Questions were raised about water runoff and the engineer on the project advised the residents regarding the anticipated dry retention pond will be installed to limit the amount of water runoff from the site. The residents were informed that the site will be serviced by County water and onsite septic, which will be maintained. Finally, the residents were informed that the access to the property will be right in and right out, with a left turn available for traffic traveling west on Hwy 75.

The general overall sentiment of the residents in attendance was positive. They represented that the intended use would have a low impact on the neighboring properties and the intended use would be preferable to a more intense commercial use or a housing development. The comment was made that the County needs more low impact commercial uses similar to the use proposed by the applicant. The residents therefore seemed to approval of the zoning change as represented by the applicant.

While approval would come with a 2-year vesting period, the applicant also requests the additional five 5 years for vesting.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Christopher M. Duggan, Esq.

CMD:st
Enc.

Stone Pro Material Sales
Community Meeting
March 30, 2026

Sign-in Sheet

Print Name

Address

E-mail

Frank Cantrell

Frank@pdoengineering.com

Lady Simpson

4420 Old Waxhaw Main St.

DAVIS B. CONLEY

1518 CLARENCE SECRET RD
MONROE, NC 28110

DAVIS@HARTNICK.EDU

Erick D. Helms

3.27 acres Old Waxhaw Monroe Rd.

Bjorn Hansen

500 N. Main St

bjoern.hansen@uniercountync.gov

John Wear

500 N. Main St.

john.wear@uniercountync.gov

Richard Ashley

4513 Waxhaw Hwy.

rashley4@carolna.gov
RF.COM

Kathya Ed Davis

4513 Waxhaw Hwy.

Eddavis569@gmail.com
kadavis31@gmail.com