



Union County, NC
Land Use Board
Meeting Agenda

Tuesday, March 17, 2026

6:00 PM

Board Room, First Floor

Call to Order

Pledge of Allegiance and Moment of Reflection

Establish Voting Members

Additions and/or Deletions to the Agenda

Approval of the Agenda

Approval of the Minutes

[26-172](#) February 24, 2026 Minutes

Attachments: [2026.02.24 LUB Minutes](#)

Agenda Item(s)

[26-166](#) **Union Parkwood Bess Special Use Permit 2026-SUP-01**

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

John E. Wear, Senior Planner / Zoning Administrator, (704) 283-3605

ACTION REQUESTED:

Hold a Public Hearing to consider a Special Use Permit for a Major Utility

BACKGROUND:

The Applicant, RavenVolt in coordination with North Carolina Electric Membership Corporation (NCEMC) and Union Power, is requesting a Special Use Permit to construct and operate a Major Utility facility consisting of an unmanned electric substation and associated battery energy storage components on 5907 Lancaster Highway, more specifically identified by Union County as tax parcel 04-282-003B. The property is zoned RA-40.

FINANCIAL IMPACT:

N/A

Attachments: [Special Use Permit Application-Redacted](#)
[RV_NCEMC_UN Parkwood BESS-E14-DECOMMISSIONING PLAN](#)
[2026-SUP-01 BESS site plan](#)
[Impact Analysis](#)
[Staff Analysis Union Parkwood BESS 2026-SUP-01](#)

26-175

Rezoning Petition RZ-2026-004 McAlister

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

John Wear, Senior Planner, Planning Department

ACTION REQUESTED:

Recommend approval or denial of proposed rezoning to the Board of Commissioners

BACKGROUND:

This case is a request to rezone one parcel totaling 10.848 acres appearing on the tax map as tax parcel 04-036-007 located on Pageland Highway from Highway Corridor (HC) with Conditions to Light Industrial (LI). The rezoning request is a straight rezoning, so there are no conditions associated with this request.

FINANCIAL IMPACT:

None.

Attachments: [2026-RZ-004 McAlister application redacted](#)
[2026-RZ-004 McAlister letter of intent](#)
[2026-RZ-004 McAlister survey](#)
[RZ-2026-004 McAlister staff report LUB](#)
[Land Use Board Advisory Consistency and Reasonableness Statements - RZ-2026-004 McAlister](#)

26-179

Minor Subdivision Discussion

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Lee Jenson, Planning Department, Director, 704-283-3564

ACTION REQUESTED:

Continue discussion of subdivision standards.

BACKGROUND:

The Board, at their February 17, 2026, meeting, following a discussion about minor subdivisions, directed staff to bring back possible changes to the minor subdivision provisions of the UDO. The Land Use Board

discussed various provisions of the UDO at their February 24, 2026, meeting, and decided to have more detailed discussions about pertinent sections of the UDO over the coming months. This month the following topics will be discussed in more depth:

1. Discussion of the UDO definition of "Lot" in Section 105.130.
2. Discussion of minor vs. major lot threshold/parent parcel date
3. Family subdivision exception discussion

FINANCIAL IMPACT:

None.

Planning Staff Report

Brief Comments

Adjournment