



**Union County, NC**  
**Land Use Board**  
**Meeting Agenda**

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Tuesday, March 17, 2026

6:00 PM

Board Room, First Floor

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**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**



# Union County, NC

## Staff Report

Union County Government  
Center  
500 North Main Street  
Monroe, North Carolina  
[www.unioncountync.gov](http://www.unioncountync.gov)

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**File #:** 26-172

**Agenda Date:** 3/17/2026

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**TITLE:**

February 24, 2026 Minutes



# Land Use Board

## February 24, 2026

### Meeting Minutes

The Union County Land Use Board met in regular session on February 24, 2026, at 6:00 p.m. in the Union County Government Center, 1<sup>st</sup> Floor Board Room, 500 N. Main Street.

**Present:** Chairman Darren Greene, Vice Chair Rick Davis, Derrick Austin, Doug McClew, Drew Medlin, Mark Tilley, Charles Walkup, Jr and alternates David Brooks and Rick Marshfield.

**Also Present:** Planning Director Lee Jenson, Senior Planner John Wear and Land Use Board Clerk Amy Griffin.

**Call to Order:** Chairman Darren Greene called the meeting to order.

**(a) Pledge of Allegiance and Moment of Reflection:** The Pledge of Allegiance was recited, and Vice Chair Rick Davis gave the prayer.

**Oath of Office:** Regular Member Drew Medlin and alternate Rick Marshfield took the oath of office.

**Establish Voting Members:** Chairman Greene noted there was a quorum with all seven members in attendance.

**Additions and/or Deletions to the Agenda:** Doug McClew made a motion to approve the agenda and Charles Walkup Jr seconded it. Vote: Unanimously approved, 7-0.

**Approval of the Minutes:** Doug McClew made and Charles Walkup Jr seconded to approve the December 16, 2025 meeting minutes. Vote: Unanimously approved, 7-0.

**Public Hearing:**

**Planning Staff Report - Rezoning Case # RZ-2026-002**

**Staff Contact: John Wear, Senior Planner**

#### Summary of Request

This case is requesting to rezone one parcel totaling 0.5 acres appearing on the tax map as tax parcel 04-198-014A located on Richardson Rd from RA-40 to R-15. The rezoning request is a straight rezoning, so there are no conditions associated with this request.

**Planning Department**  
500 North Main Street Suite 70  
Monroe, NC 28112  
T 704.283.3565

[unioncountync.gov](http://unioncountync.gov)

## Owner/Applicant

**Owner:** Augustine Properties, LLC  
4311 Fox Brook Lane  
Charlotte, NC 28211

**Applicant:** Augustine Properties, LLC  
4311 Fox Brook Lane  
Charlotte, NC 28211

## Property Information

**Location:** On the west side of Richardson Road south of Griffith Road. Location more specifically described as tax parcel 04-198-014A.

**Municipal Proximity:** The site is 3.5 miles south of the City of Monroe.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-40 and is undeveloped.

**Environmental Features:** There are no streams, wetlands or floodplains on the site. There is a stream that runs to the north of the property.

**Utilities:** Public water and sewer are not available at the site.

**Zoning and Land Use History:** The parcel site has been zoned RA-40 since zoning was initiated. The overall density within the R-40 zoning district is one dwelling per 40,000 square feet, compared to 15,000 square feet in R-15. The parcel was created by deed and does not meet the lot size requirements of the RA-40 district and would not be able to be utilized for single-family residential without rezoning. There are currently two parcels with R-8 zoning approximately 750 feet south of the site on Richardson Road and they are used as manufactured housing developments. The R-8 zoning was originally intended to be a floating district for the purpose of allowing manufactured home parks. A third parcel, approximately 800 feet north of the site on Richardson Road is also a manufactured housing development, with eight units on approximately 1.5 acres.

**Schools:** Because this rezoning request is for one lot that will create a maximum of one house, UCPS was not consulted for comments.

**Transportation:** This site is on Richardson Road, which is a NCDOT-maintained facility. This section of Richardson Road carries approximately 500 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.

## Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as Rural Residential which includes agricultural and residential uses on minimum 40,000 SF lots. The proposed

zoning district is not consistent with that, but there are existing R-8 zoned parcels within the vicinity. The lot does have existing septic and well permits approved by Union County Environmental Health, so it will accommodate a home if it can meet setbacks.

### Public and Municipal Comments

**Public Comments:** A community meeting was not required since this is not a conditional rezoning request.

**Municipal Comments:** Monroe was not consulted due to the distance to their municipal limits.

### Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses. Because this is a straight rezoning request, all potential uses must be considered when making a recommendation. The lack of utilities requires that septic and well be located on the lot. The lot does have existing septic and well permits approved by Union County Environmental Health, so it will accommodate a home if it can meet setbacks. Larger lot zoning requirements in rural areas partially exist to ensure lots will provide adequate spacing. Additionally, the property wasn't originally approved through the subdivision process and will require a subsequent subdivision to make it a buildable lot, which will be possible with an R-15 zoning. The rezoning does not propose new uses from what area already occurring in the immediate vicinity. The proposed use is a single-family residence on a single tract of land, which is consistent with current use of many of the adjacent properties. There are currently occasional parcels with R-8 zoning along Richardson Road, which have not caused hardship or concern with nearby residents. Rural Residential districts generally contemplate residential uses with a development density of no more than one unit per acre. Rezoning to smaller lot sizes can set a precedent for future rezoning requests. **Because of these aspects of the development, staff recommend denial of this rezoning application.**

#### Key Details:

- Existing development in the vicinity includes single-family homes and a manufactured home park along Richardson Road.
- Public water and sewer are not available; development would rely on private well and septic systems.
- Environmental Health confirmed the site has been tested and approved for well and septic suitability.

#### Applicant Presentation – Amy Augustine and business partner Ted Makuch:

- Stated their intent to construct and sell a single-family home on the property.

#### Public Comments:

- One resident, Thomas Perry, a neighboring property owner spoke in opposition, citing concerns regarding increased development, road infrastructure, and impacts to farmland and wells.

**Board Discussion:**

- Board members discussed the proposal, including concerns about precedent, infrastructure limitations, and consistency with the Comprehensive Plan.

**Board Action:**

**Motion:** Recommend approval of rezoning RZ-2026-002 by Charles Walkup, Jr, Second: Doug McClew.

**Vote:** Motion carried, 6-1 (Mark Tilley in opposition)

**Outcome:** Approval Recommended

**Planning Staff Report – Minor Subdivision Ordinance Discussion**

**Staff Contact:** Lee Jenson, Planning Director

**Summary of Request**

Planning staff provided an overview of the minor subdivision process and the difference between minor and major subdivisions under the County ordinance. Staff indicated the Board of County Commissioners requested the Land Use Board review the process and consider possible ordinance changes.

The presentation was informational, and staff recommended the Board review the information and consider stakeholder input before making formal recommendations.

**Key Discussion Points:**

- Review of Subdivision Definitions: Staff reviewed ordinance definitions for *subdivision, tract, and lot* to clarify how land divisions are legally classified under the Unified Development Ordinance (UDO).
- Minor vs. Major Subdivision Threshold: A minor subdivision is defined as creating no more than eight lots under ten acres from a single tract, while anything exceeding that threshold is considered a major subdivision.
- 1978 Parent Parcel Date: Discussion referenced the February 14, 1978 parent parcel date, which determines how land divisions are counted and how many lots can be created from an original tract.
- Infrastructure Triggers Major Subdivision: Even if fewer than eight lots are created, the subdivision becomes major if it requires new infrastructure such as roads, water lines, or sewer lines.
- Board Direction and Next Steps: The Board of County Commissioners asked staff and the Land Use Board to review the current ordinance and develop recommendations, with the expectation that the board would gather input and continue discussion in future meetings rather than make a decision immediately.

**Public Comments:**

- Michelle Evans, the President of the Union County Association of Realtors, noted that some growing rural counties use an aggregation rule that evaluates multiple small land divisions from the same tract together to prevent circumventing subdivision regulations, and emphasized that subdivision rules can affect housing affordability, particularly for first-time homebuyers.
- Ryan McGee, a local home builder, commented that the cost and approval timeline for small subdivisions can be similar to large projects, which may discourage smaller developments. He encouraged the County to consider ordinance adjustments that support smaller-scale, locally built housing options.

**Planning Staff Report:** There were no comments from staff.

**Brief Comments:** There were no comments from the Board.

**Close:** With no further discussions, Doug McClew made a motion to adjourn, seconded by Charles Walkup, Jr. It passed unanimously. The meeting adjourned at 7:55 pm.



# Union County, NC

## Staff Report

Union County Government  
Center  
500 North Main Street  
Monroe, North Carolina  
[www.unioncountync.gov](http://www.unioncountync.gov)

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**File #:** 26-166

**Agenda Date:** 3/17/2026

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**TITLE:**

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

**UNION COUNTY BOARD  
OF ADJUSTMENT**  
SPECIAL USE PERMIT  
APPLICATION

**Union County Planning Dept.**  
500 North Main Street  
Suite 70  
Monroe, NC 28112  
  
T. 704.283.3565  
  
[www.unioncountync.gov](http://www.unioncountync.gov)

**APPLICATION FOR SPECIAL USE PERMIT**

**Date Filed:** \_\_\_\_\_ **Petition No.:** \_\_\_\_\_

**Application Deadline** \_\_\_\_\_ **Fee:** \_\_\_\_\_

**Applicant Information**

Name Nicholas Cooley

Address 148 Farrier Ln.,

City Waco State TX Zip Code 76712

Email \_\_\_\_\_ Phone Number \_\_\_\_\_ Relationship to Owner \_\_\_\_\_

**Contractor**

**Owner Information**

Name Union Power

Address 1525 North Rocky River Rd.

City Monroe State NC Zip Code 28110

**Property Information**

5907 Lancaster HWY., Monroe, NC, 28110

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Address

Occupant / Use Public Utilities

Zoning RA-40

PIN Number 04282003B

**Applicability**

1. The table of allowed uses (Table 25-1) identifies certain “special uses” that are allowed only if reviewed and approved in accordance with the special use procedures of Section 80.110. Special uses are generally those that have widely varying operating characteristics or potential land use impacts that require additional review to ensure that they will comply with all applicable ordinance regulations and approval criteria.
2. The procedures of this section require that the board of adjustment hear factual evidence presented to it at an evidentiary hearing, and then makes findings of fact supported by competent, substantial, and material evidence. Based on those findings, the board of adjustment decides whether or not it can reach each of the conclusions required (See §80.110-H) to approve the special use.

**Special Use Applied For:** RA-40 Utility or Public Service Facility (Major)

**Section Number:** 25.020-C-15-B

**Findings of Fact:**

The Board of Adjustment may not approve an application for a special use permit unless it first reaches each of the following conclusions based on findings of fact supported by competent, substantial, and material evidence presented at the public hearing.

*(The Following conclusions shall be filled out by the applicant on the space provided below)*

**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.**

- A. This is a major utility and it will conform to all the regulations in the RA-40 zoning district.
- B. Electric substations are exempt from height requirements. However, the height of the site will remain less than 15' above grade, including equipment and foundations.
- C. RavenVolt will utilize existing trees on property for screening, as well as S2 screening dictated by Union County Ordinances to limit visibility from the road and adjacent properties.

**2. The proposed development will not materially endanger the public health or safety.**

- A. RavenVolt and NCEMC are committed to providing safe and reliable power.
- B. Unmanned substation – no public utilities will be required to operate and maintain facility.
- C. Will provide security fence at a height of seven feet.
- D. Minimal traffic will be generated because it is an unmanned substation.
- E. The site will be designed to meet the requirements of NFPA 855. This includes the development of a Hazard Mitigation Analysis and Emergency Response Plan, created by a third-party fire protection engineer.
- F. RavenVolt will provide site specific training to local Emergency First Responders, as well as Union Power.

**3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.**

- A. An impact study provided by Hunter Howell stated that the proposed use will not substantially injure the value of abutting property.

**4. The proposed development will be in harmony with the area in which it is located.**

- A. This is a tract of land previously utilized for a utility substation. The new site design is smaller than previous use and utilizes the current Union County screening requirements. The proposed substation is sited to have a minimal impact on surrounding properties and is in close proximity to existing Union Power electric lines.
- B. There are existing electric lines on the property.
- C. A battery decommission plan will be provided.
- D. The site will be returned to Union Power following battery decommissioning.

**5. The proposed development will be in general conformity with the comprehensive plan.**

- A. The proposed use is an allowed use with the granting of a Special Use Permit therefore it is in conformity with the comprehensive plan.

***I certify that all of the information presented by me in this application, including attachments, is accurate to the best of my knowledge, information and belief.***

Print owner / applicant name Timothy Gubitz



Signature of owner / applicant

01/15/26

Date

Print representative name Nicholas Cooley



Signature of representative

01/15/2026

Date

## **Important Application Information**

### **Required for Complete:**

1. Application
2. Application Fee
3. Tax map of subject property from Union County GIS.
4. List of adjoining property owners – names and address as listed by the Union County Tax Office.
5. Evidence from licensed appraiser and have he/she present for testimony.
6. Site plan (if there are supplemental requirements are listed in the Union County Development Ordinance for a specific use.)

### **Optional:**

1. Site Plan (for applications that do not have supplemental requirements)
2. Building elevations
3. Other supporting documentation

NO REQUEST FOR A SPECIAL USE PERMIT WILL BE CONSIDERED COMPLETE AND PROCESSED UNTIL ALL SECTIONS OF THE APPLICATION HAVE RESPONSES, ALL DOCUMENTS AND EXHIBITS ARE ATTACHED, AND THE PROPERTY OWNER HAS SIGNED THE APPLICATION FORM.

IN THE SITUATION THAT THE PROPERTY OWNER IS NOT AN INDIVIDUAL, PLEASE INCLUDE DOCUMENTATION THAT APPLICANT IS AN AUTHORIZED REPRESENTATIVE.

IF THE PROPERTY OWNER IS NOT THE APPLICANT APPEARING TO SPEAK BEFORE THE BOARD OF ADJUSTMENT, SUCH AS LESSEE, PLEASE PROVIDE EXPLANATION OF RELATIONSHIP TO APPLICANT/REPRESENTATIVE. PRESENTING REPRESENTATIVE'S WRITTEN AUTHORITY TO APPEAR SHALL BE VERIFIED BEFORE THE APPLICATION IS CONSIDERED COMPLETE. ATTACHED FOR APPLICANS INFORMATION IS **APPENDIX A - Section 80.110 Special Uses – Union County Development Ordinance**

## Appendix A

### Section 80.110 Special Uses – Union County Development Ordinance

#### 80.110-A Applicability *Figure 80-6: Special Uses*

Article 80 | Review and Approval Procedures Section 80.110 | Special Uses Effective October 6, 2014, page 80-26  
Amendments through 05.18.2015

1. The table of allowed uses ([Table 25-1](#)) identifies certain “special uses” that are allowed only if reviewed and approved in accordance with the special use procedures of this section. Special uses are generally those that have widely varying operating characteristics or potential land use impacts that require additional review to ensure that they will comply with all applicable ordinance regulations and approval criteria.
2. The procedures of this section require that the board of adjustment hear factual evidence presented to it at an evidentiary hearing, and then makes findings of fact supported by competent, substantial, and material evidence. Based on those findings, the board of adjustment decides whether or not it can reach each of the conclusions required (See [§80.110-H](#)) to approve the special use.

#### 80.110-B Authority to File

Applications for approval of a special use may be filed only by subject property owner or the subject property owner’s authorized agent.

#### 80.110-C Pre-application Meeting

A pre-application meeting is required before filing an application for approval of a special use. (See [§80.010 D2](#) for additional information on pre-application meetings).

#### 80.110-D Application Filing

Complete applications for special use approval must be filed with the administrator.



### **80.110-E Administrator Review**

1. Following receipt of a complete special use application, the administrator must cause a review and analysis of the application to be conducted by qualified representatives and other agencies or officials, as appropriate in light of the proposal and its likely impacts. Following this review, the administrator must forward the application and any analysis to the board of adjustment and all individuals required to be notified of the public hearing pursuant to §80.110-E2.
2. The board of adjustment must enter the review and analysis required by this subsection into evidence during the board of adjustment's public hearing. The analysis must be made available for examination by all interested parties, and the administrator and other officials who conducted the review are subject to cross-examination regarding their analysis.

### **80.110-F Notice of Public Hearing**

(see §80.010-F for additional information on required notices)

- a. At least 10 days before and no more than 25 days before the date of the public hearing, notice must be mailed to the applicant, the subject property owner, all owners of property that abut the subject property or are located on the opposite Article 80 | Review and Approval Procedures Section 80.110 | Special Uses

Effective October 6, 2014 page 80-27 Amendments through 05.18.2015 side of the street from the subject property and all persons who have submitted to the administrator a written request to receive notification. If the owner of the subject property also owns the property abutting the subject the property or across the street from the subject property, the required mail notification radius must be extended to include the nearest properties owned by individuals or entities who are not owners of the subject property.

- b. In addition to mailed notice, notice (signs) must be posted prominently at least 10 days before and no more than 25 days before the required public hearing.

### **80.110-G Board of Adjustment Hearing and Final Action**

1. The board of adjustment must review and application for special use approval in a public hearing.
2. The public hearing must be conducted in accordance with the procedures of this section and provisions of Section 85.030.
  3. After completion of the public hearing, the board of adjustment must take action to approve, approve with conditions or deny the special use application.
4. The applicant bears the burden of presenting sufficient evidence in support of the application to allow the board of adjustment, after weighing such evidence against that presented in opposition to the application, to make findings of fact that reasonably support each of the required conclusions. If that burden is met, the board of adjustment must approve the application. If that burden is not met, the board of adjustment must deny the application, provided that if the board of adjustment determines that specific minor changes or additions to, or restrictions on, the proposed development are necessary and sufficient to overcome impediments to its reaching the required conclusions, it may approve the application subject to reasonable conditions requiring such changes or additions or imposing such restrictions.

5. A motion to approve the application must state the required conclusions and include findings of fact on which the conclusions are based, plus any proposed conditions of approval. A simple majority vote of the board of adjustment is required to pass such a motion. If motion to approve the application fails, the application is deemed denied, and those members voting against the motion must state which of the required conclusions they could not reach as well as findings of fact on which their inability to reach the conclusions is based.
6. A motion to deny the application must state which of the required conclusions cannot be reached and include findings of fact on which the inability to reach the conclusions is based. An affirmative vote of a simple majority of board of adjustment members present is necessary to pass a motion for denial of the application.

### **80.110-H Findings and Conclusions Required for Approval**

The board of adjustment may not approve an application for a special use permit unless it first reaches each of the following conclusions based on findings of fact supported by competent, substantial, and material evidence presented at the public hearing. "Considerations" listed below some of the required conclusions suggest some primary concerns pertinent to reaching the respective conclusion, but these considerations are not intended to be all-inclusive. Article 80 | Review and Approval Procedures Section 80.110 | Special Uses Effective October 6, 2014 page 80-28 Amendments through 05.18.2015

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. Considerations:
  - a. Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, sight lines at street intersections and curb cuts;
  - b. Provision of services and utilities, including sewer, water, electrical, garbage collections and fire protection;
  - c. Soil erosion and sedimentation; and
  - d. Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.
3. The proposed development will not substantially injure the value of abutting property, or is a public necessity. Considerations:
  - a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
  - b. Whether the proposed development is so necessary to the public health, safety, and general welfare of the county as a whole as to justify it regardless of its impact on the value of abutting property.

4. The proposed development will be in harmony with the area in which it is located. Considerations:
  - a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved or mitigated.
5. The proposed development will be in general conformity with the comprehensive plan.

#### **80.110-I Notice of Decision**

1. The board's decision must be signed by the chair or other authorized board member. The decision becomes effective on the date it is filed with the clerk of the board of adjustment.
2. The clerk of the board of adjustment must send the notice of decision to the applicant, the property owner and all individuals who have filed a written request with the clerk of the board of adjustment before the effective date of the decision. If the application is denied, the notice must state the board of adjustment's reasons for its decision. This required notice may delivered by personal service, electronic mail or first-class mail. When first-class mail is used, 3 days must be added to time required for filing any subsequent appeal to the courts. Article 80 | Review and Approval Procedures Section 80.110 | Special Uses

Effective October 6, 2014 page 80-29 Amendments through 05.18.2015

#### **80.110-J Scope and Effect of Approval**

##### **1. Transferability**

Approved special use applications run with the land and are not affected by changes of tenancy, ownership, or management. Similarly, all conditions associated with an approved special use are perpetually binding upon the subject property and apply regardless of changes in ownership or tenancy, unless approved in accordance with §80.110-K.

##### **2. Recording**

The subject property owner must record the legal description and written authorization for the special use and any plans, exhibits and conditions in the office of the register of deeds. No building permits or other permits or approvals may be issued by the county until the property owner provides a signed written acknowledgment of recording.

##### **3. Violations**

Any violation of a condition attached to an approved special use is a violation of this ordinance and is subject to the same penalties and enforcement procedures as any other ordinance violation.

##### **4. Appeals**

Any decision by the board of adjustment is subject to review by the superior court by an action in the nature of certiorari pursuant to NCGS 160A-393. A petition for review must be filed within 30 days of the effective date of the decision or the date that written notice of the decision is provided pursuant to §80.110-l2, whichever date is later.

## 80.110-K Amendments and Modifications

Amendments to approved special uses may be approved in accordance with the following requirements. The special use amendment procedures may not be used to vary or modify the standards or requirements of this ordinance.

### 1. Minor Amendments

- a. The administrator is authorized to approve the following minor amendments to approved special uses:
  - (1) Any amendments expressly authorized as minor amendments at the time of special use approval; and
  - (2) changes to the development site or to structures necessitated by engineering, architectural or physical limitations of the site that could not have been foreseen at the time the special use permit was approved and that are not otherwise classified as major amendments pursuant to §80.050-H2.
- b. Applications for minor amendments to approved special uses must be filed in a form established by the administrator. If no action is taken on the minor amendment application within 20 days of filing of a complete application, the minor amendment is deemed denied.

### 2. Major Amendments

- a. All of the following constitute major amendments to approved special uses:
  - (1) An increase in overall building coverage by more than 1%;
  - (2) An increase in building height by more than 1% or 1 foot, whichever is less; Article 80 | Review and Approval Procedures Section 80.110 | Special Uses Effective October 6, 2014 page 80-30 Amendments through 05.18.2015
  - (3) An increase in residential density or the number of residential units allowed;
  - (4) An overall reduction in the amount of common open space or landscaping;
  - (5) A reduction in off-street parking by more than 10% or one space, whichever results in a greater reduction;
  - (6) A change in the vehicle circulation pattern that would increase points of access, change access to another street or increase projected traffic volumes;
  - (7) Any combination of 2 or more minor amendments that were not expressly authorized by the approved conditional zoning district map amendment; and
- (8) Any modification of a condition of approval imposed at the time of approval of the special use application.



12/10/2025

This document has been electronically signed and sealed by KORBIN GILBREATH, PE on the date and time shown on the signature using a SHA authentication code. Printed copies of this document are not considered signed and sealed, and the SHA authentication code must be verified on any electronic copies.

FOR CONSTRUCTION



NC Electric Cooperatives

SYSTEM SIZE: 10MW 20MWh  
UTILITY VOLTAGE: 13.2KV

BUILDING NAME: NA

PROJECT SITE:  
UN PARKWOOD BESS  
5907 LANCASTER HWY,  
MONROE, NC 28112

DESIGNED BY: RAVENVOLT  
DRAWN BY: ISAAH YOUNG  
PROJECT MANAGER: NICHOLAS COOLEY  
ELECTRIC UTILITY: UNION POWER EMC  
AHJ: ---  
#

REVIEWED BY: KORBIN GILBREATH  
ASSISTED BY: ---

REVISION HISTORY

REV	REVISION DESCRIPTION	DATE
1	90% DRAWING SET	9/30/2025
2	90% DRAWING SET	10/24/2025
3	100% DRAWING SET	10/30/2025
4	IFC DRAWING SET EDITS	11/14/2025
5	IFC DRAWING SET UPDATES	12/10/2025

SHEET TITLE

DECOMMISSIONING PLAN

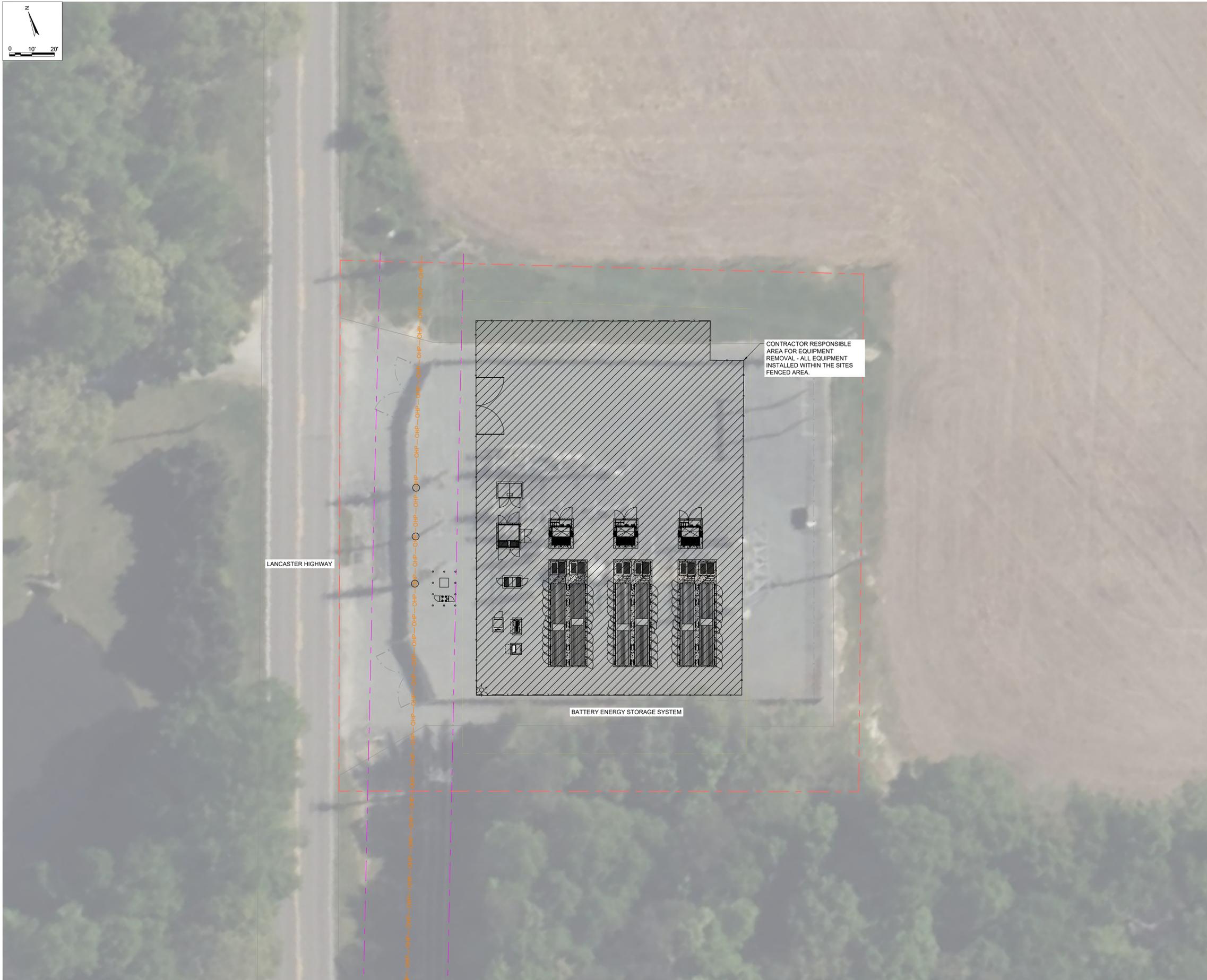
DRAWING NUMBER

E14

THIS DRAWING IS 24" X 36" AT FULL SIZE  
SITE ID: NC-28112 3

BATTERY ENERGY STORAGE SYSTEM  
DECOMMISSIONING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATING AND SEQUENCING OF THE DECOMMISSIONING PLAN, AS PER THE DECOMMISSIONING NOTES.
2. THE CONTRACTOR SHALL HAVE AN UNDERGROUND UTILITY LOCATE PERFORMED BY A PRIVATE UTILITIES LOCATING COMPANY BEFORE BEGINNING WORK ON THE SITE. ALL UTILITIES SHALL BE MARK AS WELL AS PROPOSED CROSSINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UNION POWER BEFORE DECOMMISSIONING THE SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITY LINES/PIPES/CABLES, AND IS RESPONSIBLE FOR IMMEDIATELY FIXING SAID DAMAGES AT THE CONTRACTORS EXPENSE. THE OWNER WILL PAY TO REMOVE OR REPAIR ANY UTILITIES ENCOUNTERED DURING THE CONSTRUCTION, WHICH ARE NOT IDENTIFIED ON CONSTRUCTION DOCUMENTS, SITE SURVEY, OR BY PRIVATE UTILITY LOCATING COMPANY.
5. ALL ELECTRICAL COMPONENTS/EQUIPMENT SHALL BE ENTIRELY REMOVED FROM THE SITE
6. EQUIPMENT REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A MANNER THAT HAS BEEN APPROVED BY THE OWNER, AND SAID MATERIALS SHALL BE REUSED OR STORED AT THE OWNERS APPROVAL.
7. ALL CONCRETE FOUNDATIONS SHALL BE REMOVED AND THE SITE SHALL BE RETURNED TO THE EXISTING GRADE. CONCRETE SHALL BE REMOVED USING APPROVED METHODS.
8. ALL UNDERGROUND CONDUITS ENTERING THE SITES DECOMMISSIONING AREA SHALL BE CUT AND CAPPED UNDERGROUND
9. EXISTING FENCE AND GATES SHALL BE LEFT ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED TO THE SITES FENCE OR GATES.
10. EXISTING GRAVEL TOP SURFACE TO REMAIN ON THE SITE.
11. ANY EXCAVATION HOLES/DIVOTS CREATED IN THE DECOMMISSIONING PROCESS SHALL BE BACKFILLED WITH APPROVED SAND/CLAY FILL BY THE OWNER AND THE GROUND SURFACE RETURNED TO PRE DECOMMISSIONING GRADE.



DECOMMISSIONING PLAN

SCALE: 1"=20'





## OVERVIEW

The purpose of this analysis is to determine the impact of the proposed Battery Energy Storage System (BESS) located on the south side of Lancaster Hwy in Monroe, NC. The BESS will be developed with a Tesla Megapack 2XL (10MW: 20 MWh BESS) and associated infrastructure on an approximate 1.00-acre site. The proposed BESS will be located on a former substation site that has had its infrastructure demolished and no longer in operation. To determine the impacts to the surrounding areas and cohesiveness of this development, we researched the surrounding land area uses and how this type of development typically impacts adjacent property.

## MARKET OVERVIEW

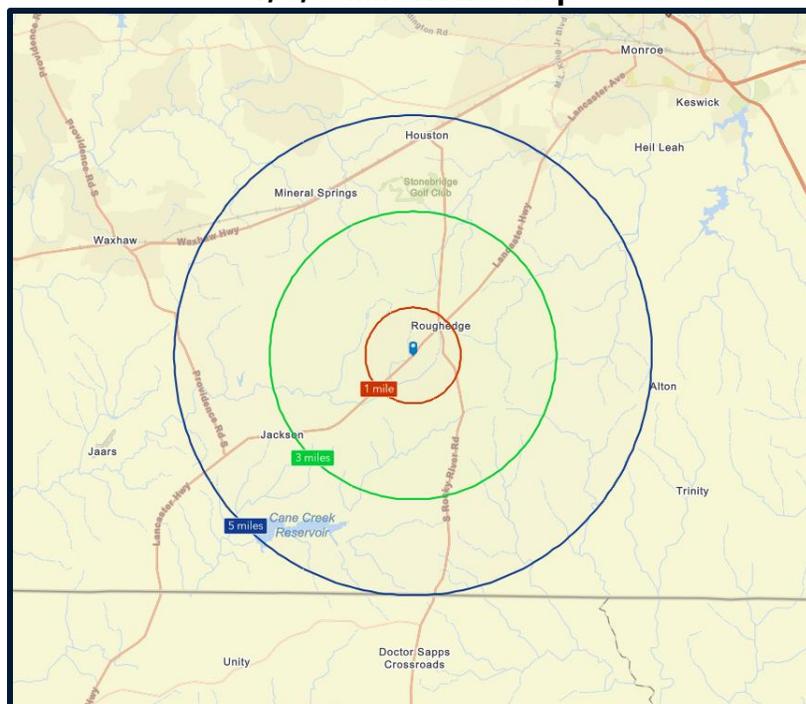
The proposed development is located in Monroe, Union County, NC. Though the site has a Monroe, NC address, it is located outside of its municipal boundaries in Union County. Union County's 2025 population estimate is 262,096 and is expected to increase to 280,484 by 2030. The median age is 39.4 and the median household income is \$104,706. The median household income is expected to increase to \$117,667 by 2030.

Monroe is a city and county seat of Union County, NC. Monroe is continuously attracting new residents with its blend of affordability and strategic location. The cost of living is significantly lower than the national average, with a housing index of around 71, making it an appealing alternative to pricier Charlotte suburbs. Its revitalized downtown offers a walkable mix of restaurants, breweries, and local shops, contributing to a strong sense of community. Monroe also benefits from proximity to Charlotte, just 30 miles away, providing access to urban amenities while preserving a quieter, suburban lifestyle. An influx of population is drawn to the area for its school systems, housing options, and a growing job market supported by manufacturing and logistics industries.

## DEMOGRAPHICS

To determine the demographics for the proposed development area we relied on statistics obtained from *The Site to Do Business (STDB)* giving most weight to a 3-mile radius of the proposed development.

**1, 3, 5-Mile Radius Map**



## ANALYSIS

Within a 3-mile radius of the subject property the population is estimated at 3,818 for 2025 with projected increases of approximately 0.70% annually, or 3,954 by 2030. There are 1,582 housing units within this 3-mile radius, of which 84.6% are owner-occupied and 11.4% renter-occupied. Similar to the growth in population, housing units are expected to grow 0.88% over this time period. The median household income is \$101,465 with an expected increase to \$114,682 by 2030. The market profile statistics are shown below:

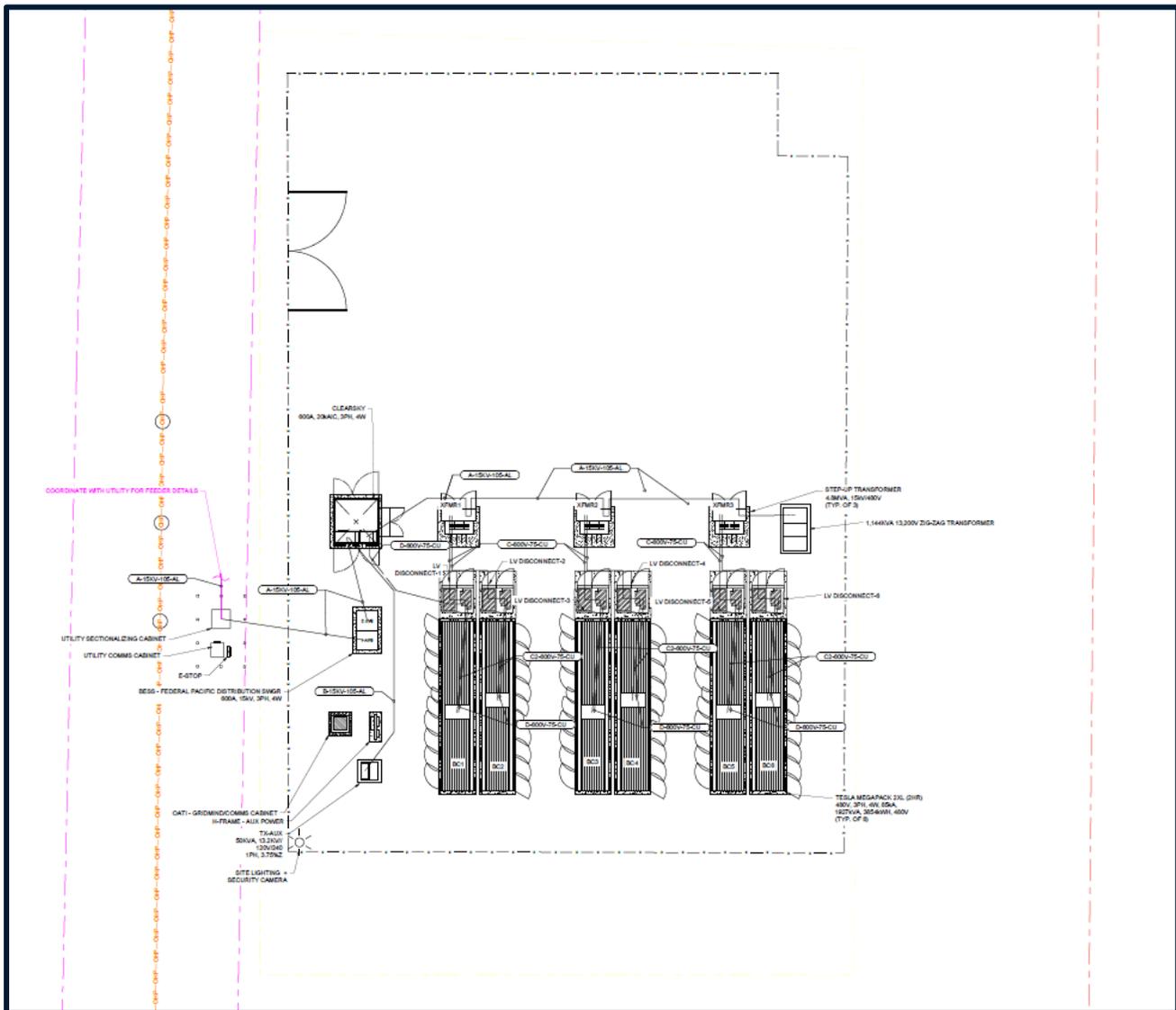
 <b>Market Profile</b>				
		5907 Lancaster Hwy, Monroe, North Carolina, 28112		Prepared by Esri
		Rings: 1, 3, 5 mile radii		Latitude: 34.89072
				Longitude: -80.63388
	1 mile	3 miles	5 miles	
<b>Population Summary</b>				
2010 Total Population	251	3,782	11,080	
2020 Total Population	260	3,810	11,845	
2020 Group Quarters	0	0	1	
2025 Total Population	257	3,818	12,200	
2025 Group Quarters	0	0	1	
2030 Total Population	269	3,954	12,850	
2025-2030 Annual Rate	0.92%	0.70%	1.04%	
2025 Total Daytime Population	224	2,479	8,549	
Workers	100	558	2,086	
Residents	124	1,921	6,463	
<b>Household Summary</b>				
2010 Households	88	1,367	4,027	
2010 Average Household Size	2.85	2.77	2.75	
2020 Total Households	93	1,437	4,422	
2020 Average Household Size	2.80	2.65	2.68	
2025 Households	101	1,518	4,703	
2025 Average Household Size	2.54	2.52	2.59	
2030 Households	107	1,591	5,022	
2030 Average Household Size	2.51	2.49	2.56	
2025-2030 Annual Rate	1.16%	0.94%	1.32%	
2010 Families	72	1,100	3,159	
2010 Average Family Size	3.17	3.08	3.10	
2025 Families	76	1,118	3,495	
2025 Average Family Size	2.74	2.77	2.92	
2030 Families	80	1,164	3,708	
2030 Average Family Size	2.71	2.74	2.89	
2025-2030 Annual Rate	1.03%	0.81%	1.19%	
<b>Housing Unit Summary</b>				
2000 Housing Units	63	1,099	3,327	
Owner Occupied Housing Units	84.1%	85.2%	83.2%	
Renter Occupied Housing Units	12.7%	12.6%	12.8%	
Vacant Housing Units	3.2%	2.2%	4.0%	
2010 Housing Units	92	1,436	4,320	
Owner Occupied Housing Units	80.4%	80.9%	78.8%	
Renter Occupied Housing Units	15.2%	14.3%	14.4%	
Vacant Housing Units	4.3%	4.8%	6.8%	
2020 Housing Units	98	1,502	4,689	
Owner Occupied Housing Units	84.7%	84.2%	81.1%	
Renter Occupied Housing Units	10.2%	11.5%	13.2%	
Vacant Housing Units	7.1%	5.8%	5.7%	
2025 Housing Units	106	1,582	4,958	
Owner Occupied Housing Units	84.9%	84.6%	82.0%	
Renter Occupied Housing Units	10.4%	11.4%	12.8%	
Vacant Housing Units	4.7%	4.0%	5.1%	
2030 Housing Units	112	1,653	5,293	
Owner Occupied Housing Units	85.7%	85.7%	83.2%	
Renter Occupied Housing Units	9.8%	10.6%	11.7%	
Vacant Housing Units	4.5%	3.8%	5.1%	

The demographics above represent a stable and healthy market that is expected to see an increase in population growth over the next five years. Based on these statistics new developments to the area are expected to keep up with population demands.

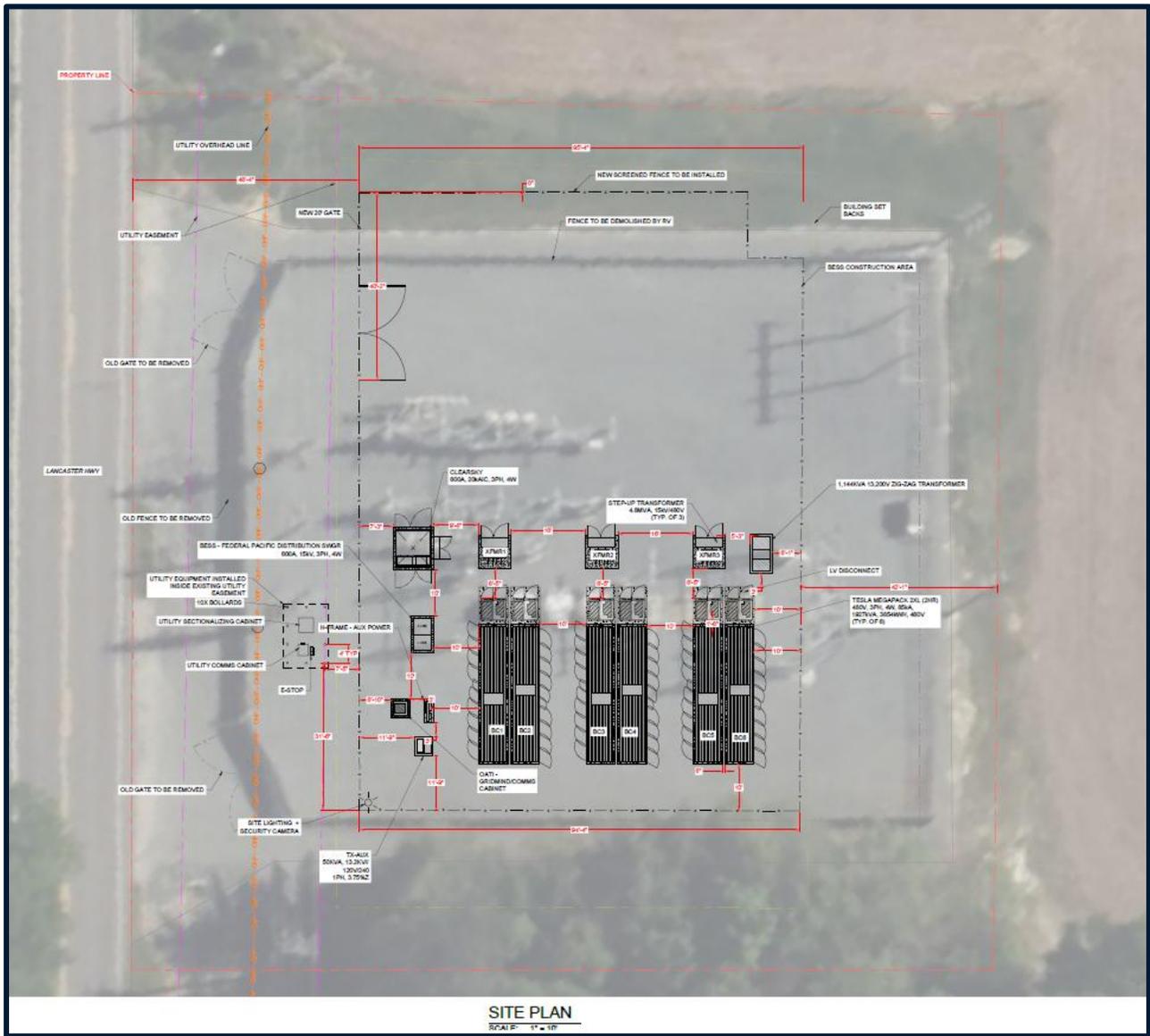
## UN PARKWOOD BESS PROPOSED DEVELOPMENT

This analysis evaluates whether the proposed development aligns with the character of the surrounding area and assesses its potential impact on the value of adjacent and abutting properties. The project involves the installation of a Tesla Megapack 2XL (10MW: 20 MWh BESS), along with supporting infrastructure on an approximately 1.00-acre parcel. The site was previously occupied by a substation, though all prior infrastructure has since been removed. The following site plan illustrates the proposed configuration

Site Plan



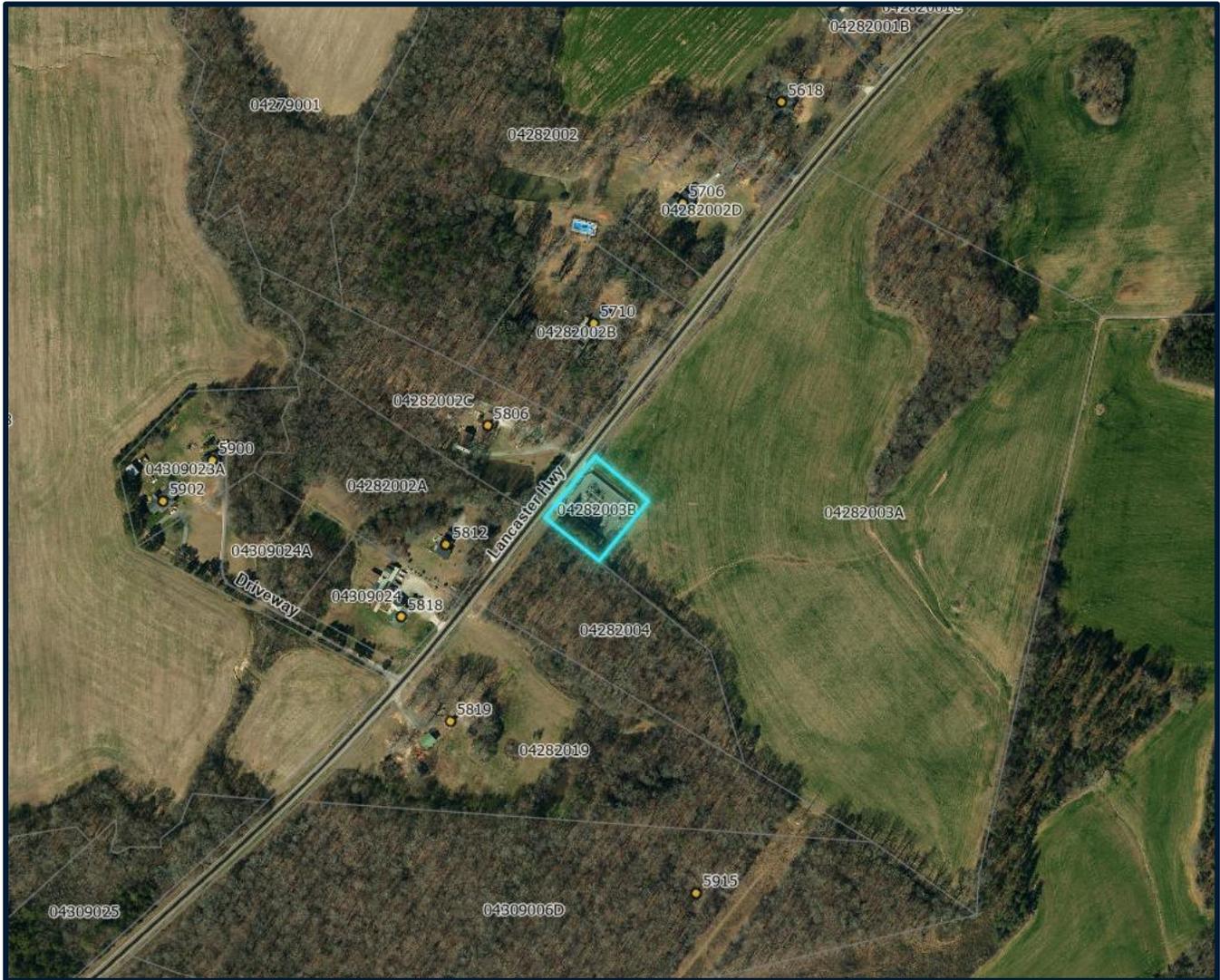
Aerial View – Site Plan



**IMMEDIATE SURROUNDING LAND USES**

The proposed site will adjoin vacant agricultural land uses with single-family residential dwellings located across Lancaster Highway. An aerial map of the proposed site and adjacent land uses is below:

**Aerial Map**

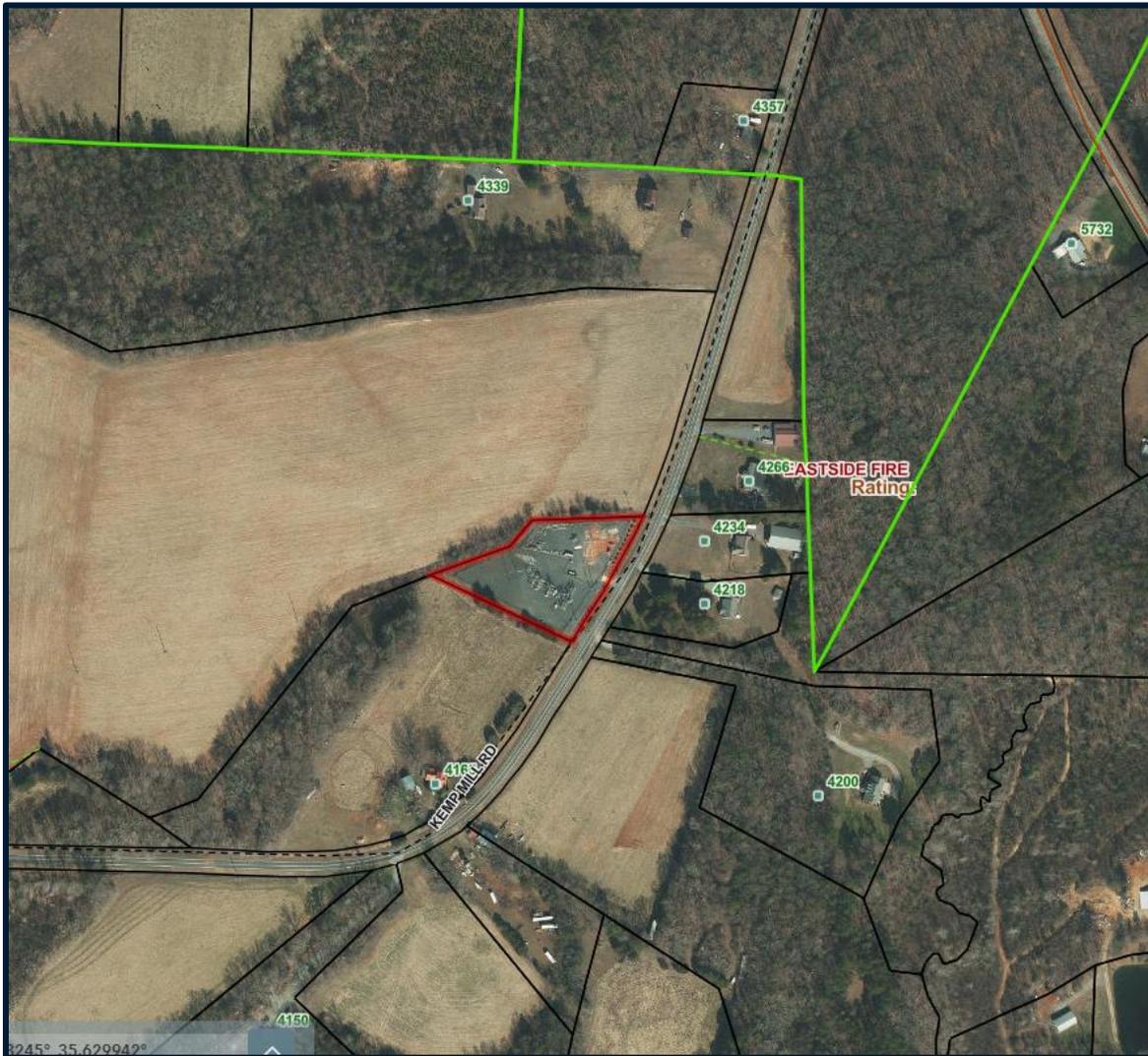


Given the proposed site’s location in a semi-rural area of Union County, this type of development is generally well-aligned with surrounding land uses and patterns. It represents a relatively low-intensity use, with minimal traffic generation and limited disruption to existing infrastructure or community character. The project’s scale and operational profile make it a compatible addition to the area.

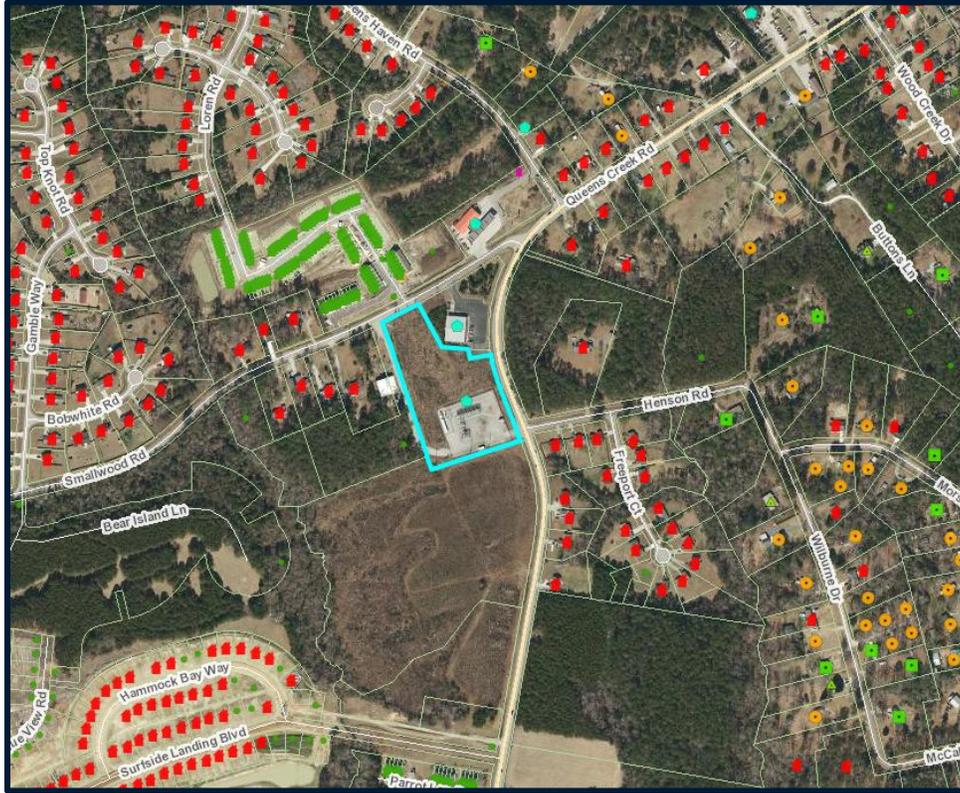
**HARMONY IN USE**

To determine the cohesiveness of this type of proposed development in the subject's general neighborhood, we researched other locations of similar developments. Since the proposed development is a less prevalent use, we had to extend our search area to similar locations outside of the subject's direct market.

**4241 Kemp Mill Rd, Asheboro**



712 Queens Creek Rd, Hubert



820 Charlie Braswell Rd, Goldsboro



### **HARMONY IN USE CONCLUSIONS**

The aerial imagery above highlights existing Battery Energy Storage System (BESS) developments that share similar locational characteristics and development profiles with the proposed site in Union County. As shown, these facilities are frequently situated alongside smaller-scale residential neighborhoods, vacant parcels, and agricultural land demonstrating a consistent pattern of compatibility across diverse land uses. While the examples presented represent only a portion of the BESS sites we've reviewed, the broader findings remain consistent: this type of development is well-established and integrates seamlessly into mixed-use environments, reinforcing its appropriateness for the proposed location. It should be further noted that the majority of established BESS sites are also incorporated into already developed substations. The Union County site is somewhat unique in it will be a stand-alone site; however, this is considered a less intensive use by itself, further warranting a limiting impact to the broader community.

### **PAIRED SALES ANALYSIS**

The proposed development is situated adjacent to vacant land parcels, with several residential dwellings located to the north along Lancaster Highway. Based on our Harmony in Use analysis, we have found no evidence of adverse impacts resulting from proximity to this type of development. To further substantiate our findings, we conducted a paired sales analysis, comparing residential values in two subdivisions located adjacent to similar Battery Energy Storage System (BESS) installations. The results consistently demonstrated that adjacent residential property values remained stable and unaffected by BESS facilities, reinforcing our conclusion that the proposed development is compatible with surrounding land uses.

## ANALYSIS

### Brick Chimney Landing Subdivision

Brick Chimney Landing is a 200-lot residential subdivision situated along Shaw Hwy in Rocky Point, NC, with homes located on the west side of the roadway. Directly across on the east side lies the Rocky Point Battery Energy Storage System (BESS) development. To assess any potential impact this facility may have had on adjacent single-family residential values, we conducted a targeted sales analysis within the subdivision. Specifically, we examined home sales both directly facing the BESS site and those located on the opposite side of the neighborhood. To control variables such as construction year, home size, and build quality, all data points were drawn exclusively from within Brick Chimney Landing, ensuring a consistent and reliable comparison. A map and paired sales analysis are shown below:



**SINGLE-FAMILY HOMES – ADJACENT**

ADJACENT to BESS SITE				
Address	Dwelling SF	Sale Date	Sale Price	Sale Price/SF
51 Talbert Dr	1,662	10/8/2025	\$375,000	\$225.63
107 Talbert Dr	2,016	8/27/2025	\$434,000	\$215.28
125 Talbert Dr	2,683	7/1/2025	\$476,000	\$177.41
143 Talbert Dr	2,459	9/9/2025	\$447,000	\$181.78
Max				\$225.63
Min.				\$177.41
Average				\$200.03
Median				\$198.53

This sale set represents the adjacent home sales to the Rocky Point BESS development that sold in 2025. The homes sold ranged from \$375,000 to \$476,000 and had an average of \$200 per square foot value and a median of \$199 per square foot.

**SINGLE-FAMILY HOMES – NON-ADJACENT**

NON-ADJACENT to BESS SITE				
Address	Dwelling SF	Sale Date	Sale Price	Sale Price/SF
172 Talbert Dr	2,459	9/9/2024	\$459,000	\$186.66
190 Talbert Dr	2,016	5/5/2025	\$410,500	\$203.62
258 Talbert Dr	2,016	3/31/2025	\$420,500	\$208.58
346 Talbert Dr	2,037	8/20/2024	\$414,000	\$203.24
Max				\$208.58
Min.				\$186.66
Average				\$200.53
Median				\$203.43

This sale set represents home sales on the opposite side of the subdivision not located adjacent to the Rocky Point BESS development that sold between 2024 and 2025. The homes sold ranged from \$410,500 to \$459,000 and had an average of \$201 per square foot value and a median of \$203 per square foot.

These homes all had similar designs and sold within a reasonable similar time frame. Based on the average/median per square foot values, we found no measurable difference to be located adjacent to a BESS development.

## ANALYSIS

### Magnolia Green Subdivision

Magnolia Green is a 200-lot residential subdivision situated along Pittman Grove Church Rd in Raeford, NC with homes located on the east side of the roadway. Directly across on the west side lies the McLaughlin BESS development. To assess any potential impact this facility may have had on adjacent single-family residential values, we conducted a targeted sales analysis within the subdivision. Specifically, we examined home sales both directly facing the BESS site and those located on the opposite side of the neighborhood. To control variables such as construction year, home size, and build quality, all data points were drawn exclusively from within Magnolia Greens subdivision, ensuring a consistent and reliable comparison. A map and paired sales analysis are shown below:



**SINGLE-FAMILY HOMES – ADJACENT**

ADJACENT to BESS SITE				
Address	Dwelling SF	Sale Date	Sale Price	Sale Price/SF
515 Louisiana Dr	2,744	8/2/2021	\$325,000	\$118.44
545 Louisiana Dr	1,957	5/24/2023	\$285,000	\$145.63
575 Louisiana Dr	2,406	12/1/2021	\$300,000	\$124.69
603 Louisiana Dr	2,528	3/1/2022	\$319,000	\$126.19
Max				\$145.63
Min.				\$118.44
Average				\$128.74
Median				\$125.44

This sale set represents the adjacent home sales to the McLaughlin (BESS) development that sold between 2021 and 2023. The homes sold ranged from \$285,000 to \$325,000 and had an average of \$129 per square foot value and a median of \$125 per square foot.

**SINGLE-FAMILY HOMES – NON-ADJACENT**

NON-ADJACENT to BESS SITE				
Address	Dwelling SF	Sale Date	Sale Price	Sale Price/SF
121 Louisiana Dr	2,011	7/15/2021	\$266,500	\$132.52
160 Hildago Dr	1,803	3/22/2021	\$200,000	\$110.93
180 Hildago Dr	2,056	3/31/2025	\$296,000	\$143.97
220 Seabiscuit Dr	2,274	10/28/2025	\$264,000	\$116.09
Max				\$143.97
Min.				\$110.93
Average				\$125.88
Median				\$124.31

This sale set represents home sales on the opposite side of the subdivision not located adjacent to the McLaughlin BESS development that sold between 2021 and 2025. The homes sold ranged from \$200,000 to \$296,000 and had an average of \$126 per square foot value and a median of \$124 per square foot.

These homes all had similar designs and sold within a reasonable similar time frame. Based on the average/median per square foot values, we found no measurable difference to be located adjacent to a BESS development.

**RESIDENTIAL VALUE IMPACT CONCLUSIONS**

Based on the comparative data sets, examining homes located adjacent to Battery Energy Storage System (BESS) developments and those situated on the opposite side of the same subdivision, we found no measurable difference in residential property values. The subdivisions surveyed demonstrate that it is common for single-family homes to be located near BESS facilities, with no observable depreciation in market performance. Historically, when a proposed development does negatively affect surrounding property values, residential areas are typically the first to reflect such impacts. However, our paired sales analysis confirms that residential values remain stable in proximity to BESS installations, supporting the conclusion that other adjacent land uses are unlikely to experience adverse effects.

### WHARTON RESEARCH SCHOLARS

In addition to conducting our own internal paired sales analysis, we reviewed external research studies to further validate our findings. Given that Battery Energy Storage System (BESS) developments are a relatively recent addition to the built environment, available market impact studies remain limited. However, one notable study, *The Impact of Utility-scale Battery Energy Storage System Projects on Property Values in California, Massachusetts, and New York* by Yixin Gwee (Wharton Research Scholars, University of Pennsylvania, May 2025), provides valuable insight.

The study concluded that residential properties located near operational utility-scale BESS projects did not experience statistically significant price changes when compared to homes located farther from the same installations. Specifically, the analysis ruled out price declines greater than 1.1% and increases beyond 1.3%, indicating a negligible impact. Of the 178 BESS projects examined, 144 showed no measurable effect on surrounding housing values, reinforcing the broader conclusion that proximity to BESS infrastructure does not adversely affect residential property markets.

### FINAL CONCLUSIONS

Demographic trends indicate that the market area is stable, with sustained population growth supporting continued development to meet evolving community needs. The proposed Battery Energy Storage System (BESS) represents a modern, infrastructure-oriented use that aligns well with the character of the surrounding neighborhood, consistent with similar projects implemented across the state. Given that the site was previously occupied by a substation, the proposed BESS installation constitutes a less intensive use, one that is expected to generate minimal traffic and exert a lower impact on adjacent properties than its predecessor. Based on these factors, and supported by comparable case studies and market analysis, it is my professional opinion as an appraiser that the proposed development will not adversely affect surrounding property values and is compatible with existing land uses.

## CERTIFICATION

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I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Hunter Howell has not personally inspected the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the Standards and Ethics Education Requirement for Candidates/Practicing Affiliates of the Appraisal Institute.



*Hunter Howell*

Hunter Howell  
Certified General Appraiser  
North Carolina, License #A8436  
License Expires June 30, 2026  
hhowell@paramountappraisnc.com

## ASSUMPTIONS & LIMITING CONDITIONS

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- ▶ Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- ▶ This analysis assumes that the information provided for this appraisal accurately reflect the current condition of the subject property.
- ▶ This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- ▶ The appraiser may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made.
- ▶ The statements of value and all conclusions shall apply as of the dates shown herein.
- ▶ There is no present or contemplated future interest in the property by the appraiser which is not specifically disclosed in this report.
- ▶ Without the written consent or approval of the author neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraiser and the company with which the appraiser connected.
- ▶ This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the author no portion of the report stands alone.
- ▶ We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- ▶ The appraisal has provided exhibits to assist the client(s)/intended user(s) to understand from a graphical standpoint some of the salient issues which impact the subject property. We have made no survey of the property and if further verification is required, a survey by a registered surveyor is advised.
- ▶ The appraiser assumes no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- ▶ The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- ▶ The liability of Paramount Commercial Appraisers, LLC, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- ▶ The appraiser is not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Paramount Commercial Appraisers, LLC and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.
- ▶ The appraiserW\_Noun.sassumeW\_Verb.sno responsibility for determining if the subject property complies with the Americans with Disabilities Act (ADA). Paramount Commercial Appraisers, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance.
- ▶ This appraisal assumes that the subject meets an acceptable level of compliance with ADA standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- ▶ Unless otherwise noted herein, a detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection of the subject property and surrounding properties, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.

## QUALIFICATIONS OF HUNTER HOWELL, CERTIFIED GENERAL APPRAISER

Paramount Commercial Appraisers, LLC



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State Certifications  
Certified General  
State of North Carolina

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Education  
NCSU - Sport Management with a  
minor in Business Administration

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Contact Details  
919-439-8059  
hhowell@paramountappraisalinc.com  
412 E Chatham Street  
Cary, NC 27511

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Appraisal Institute & Related Courses

Basic Appraisal Procedures  
Basic Appraisal Principles  
Market Analysis & Highest and Best Use  
Uniform Standards of Professional Appraisal Practice  
7-hour National USPAP Update  
General Appraiser Income Approach Part 1 & 2  
General Appraiser Sales Comparison Approach  
General Appraiser Site Valuation & Cost Approach  
General Appraiser Market Analysis and Highest & Best Use  
General Appraiser Report Writing & Case Studies  
Expert Witness for Commercial Appraisers  
Real Estate Finance Statistics & Valuation Modeling  
Appraisal Subject Matter Electives

Continuing education courses taken through the Appraisal Institute and other real estate organizations.

Experience

President/Senior Appraiser  
Paramount Commercial Appraisers, LLC (2024-Present)

Senior Appraiser  
Valbridge Property Advisors | Raleigh-Durham (2014-2023)

Hunter Howell has been appraising in the state of North Carolina since 2014 and received his State Certified General Appraiser certification in August 2019.

Appraisal/valuation and consulting assignments include: Residential subdivisions, vacant land, office buildings, retail, shopping centers, restaurants, industrial buildings, special purpose properties, market studies, condemnation, litigation support, and expert witness testimony.

Paramount Commercial Appraisers cover the Raleigh-Durham-Chapel Hill metropolitan area as well as the majority of the regions in the eastern part of state, such as Fayetteville, Wilmington, Greenville, and Jacksonville to name a few. Paramount Commercial Appraisers serves a comprehensive list of clients including financial institutions, attorneys, government agencies, mortgage brokers, institutional owners, individual owners, and other real estate professionals. Services include mortgage loans, construction loans, condemnation, appraisal review, and expert witness testimony.

## Special Use Permit Petition No. 2026-SUP-01

### PROJECT SUMMARY

<b>Location:</b>	5907 Lancaster Highway
<b>Parcel Numbers:</b>	04-282-003B
<b>Current Zoning</b>	RA-40 (Residential / Agriculture)
<b>Existing Use:</b>	Utility
<b>Proposed Use:</b>	One acre for Fiber Utility
<b>Owner (s)</b>	Union Power
<b>Applicant / Agent:</b>	Nicholas Cooley
<b>Applicant Address:</b>	148 Farrier Ln. Waco, Tx 76712
<b>Meeting Date:</b>	March 17, 2026

### SUMMARY OF REQUEST

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 property zoned RA-40.

Pursuant to the Union County Development Ordinance, Major Utilities are permitted within the RA-40 zoning district upon approval of a Special Use Permit. The proposed facility is classified as a Major Utility use under the Ordinance and is therefore subject to quasi-judicial review by the Board of Adjustment.

The applicant has indicated that the proposed development will comply with all applicable regulations of the RA-40 zoning district and all specific standards governing Major Utility facilities. While electric substations are exempt from district height limitations, the applicant has

stated that all equipment, foundations, and associated improvements will remain less than fifteen (15) feet above grade.

In order to minimize visual impacts, the applicant proposes to utilize existing vegetation on the property in conjunction with S2 screening, as required by the Union County Development Ordinance. Screening is intended to limit visibility of the facility from adjacent roadways and neighboring properties.

The proposed facility is designed as an unmanned substation, which will generate minimal traffic limited primarily to periodic maintenance activities. The applicant proposes installing a seven (7) foot security fence surrounding the facility. No public utilities will be required to operate and maintain the site.

Regarding public health and safety, the applicant states that the facility will be designed to meet the requirements of NFPA 855. This will include the preparation of a Hazard Mitigation Analysis and Emergency Response Plan prepared by a third-party fire protection engineer. Additionally, RavenVolt has indicated that site-specific training will be provided to local emergency first responders and Union Power personnel.

An impact study prepared by Hunter Howell was submitted as part of the application. The study concludes that the proposed Major Utility use will not substantially injure the value of abutting properties.

The subject property was previously utilized for utility purposes, and existing electric lines are present on the site. The applicant states that the proposed facility footprint is smaller than the previous utility use and has been sighted in close proximity to existing Union Power infrastructure in order to minimize impacts to surrounding properties. A battery decommissioning plan will be provided, and upon decommissioning, the site will be returned to Union Power.

Major Utilities are permitted in the RA-40 zoning district upon issuance of a Special Use Permit and are considered consistent with the County's Comprehensive Plan when approved through the quasi-judicial process.

Based on the information submitted, the application appears to meet the general ordinance standards for consideration of a Special Use Permit, subject to any additional conditions imposed by the Board of Adjustment.

## EXISTING ZONING OF ADJACENT PROPERTIES

**North:** RA-40 (Residential / Agriculture)  
**East:** RA-40 (Residential / Agriculture)  
**South:** RA-40 (Residential / Agriculture)  
**West:** RA-40 (Residential / Agriculture)

## EXISTING LAND USE OF ADJACENT PROPERTIES

**North:** Single Family Residential  
**East:** Farmland  
**South:** Farmland  
**West:** Single Family Residential

## ISSUES / CONCERNS

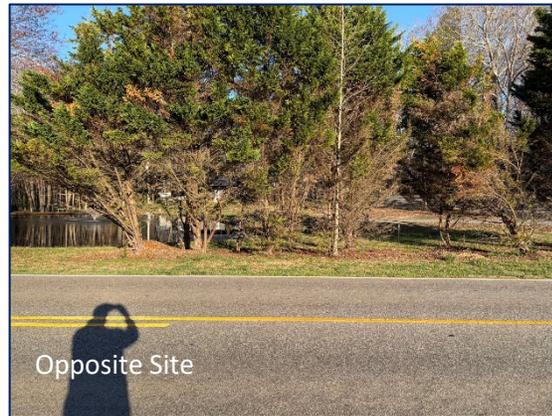
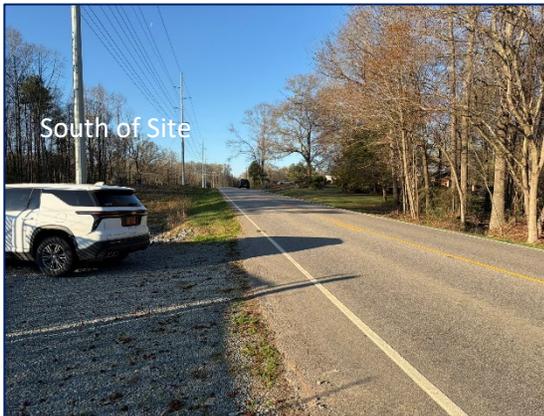
Staff has no issues or concerns with the proposed use.

## STAFF RECOMMENDED CONDITIONS

1. Must comply with all local, state and federal regulations.
2. Must comply with the Union County Development Ordinance and North Carolina Building Code.
3. Must fully comply with the site-specific plan.

## PROPERTY INFORMATION

**Location:** On the east side of Lancaster Highway south of Claud Austin Road. Location more specifically described as tax parcel 04-282-003B.



**Municipal Proximity:** The site is approximately five miles southwest of the City of Monroe and two miles southeast of the Town of Waxhaw.

**Existing Land Use and Development Status:** The parcel is currently zoned Residential Agricultural (RA-40) and has previously been used as a utility.

# Environmental Features

Petition: 2026-SUP-01  
Name: Parkwood BESS

Size: 1 acre  
Tax Parcel: 04-282-003B



## Legend

- SUP Parcel
- Parcels
- Roads
- Streams

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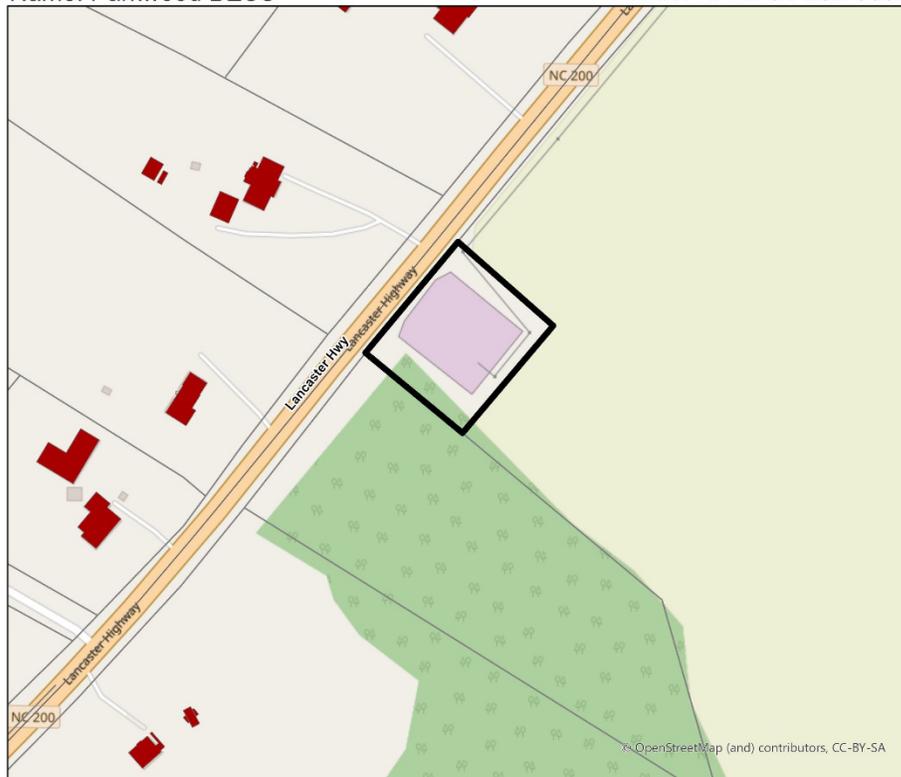
Created on March 4, 2026 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)

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

# Development Status

Petition: 2026-SUP-01  
Name: Parkwood BESS

Size: 1 acre  
Tax Parcel: 04-282-003B



## Legend

- SUP Parcel
- Parcels
- Roads
- 2023 Structures

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**Zoning and Land Use History:** The subject property was previously utilized for utility purposes, and existing electric lines are present on the site. The applicant states that the proposed facility footprint is smaller than the previous utility use and has been sighted in close proximity to existing Union Power infrastructure in order to minimize impacts to surrounding properties. A battery decommissioning plan will be provided, and upon decommissioning, the site will be returned to Union Power.

# Transportation

Petition: 2026-SUP-01

Name: Parkwood BESS

Size: 1 acre

Tax Parcel: 04-282-003B

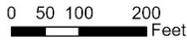


## Legend

- SUP Parcel
- Parcels
- Roads

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Union County, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS  
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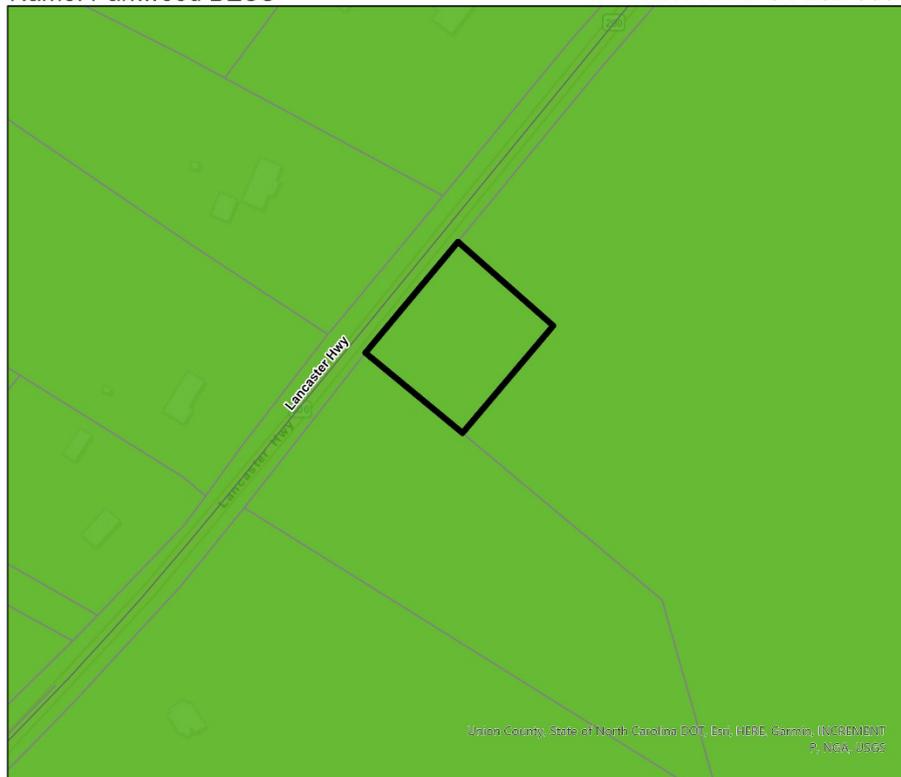
**Schools:** Because this rezoning request is a utility, UCPS was not consulted for comments.

**Transportation:** This site is on Lancaster Highway, which is a NCDOT-maintained facility. This section carries approximately 5,200 vehicles per day. There are no funded road improvement projects in the immediate vicinity. A traffic Impact Analysis (TIA) was not required for this Special Use Permit.

# Land Use Map

Petition: 2026-SUP-01  
Name: Parkwood BESS

Size: 1 acre  
Tax Parcel: 04-282-003B



## Legend

- SUP Parcel
- Parcels
- Roads
- Rural Residential

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

## Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as an Rural Residential. The proposed zoning district is considered appropriate.

## Staff Comments and Recommendation

Major Utilities are permitted in the RA-40 zoning district upon issuance of a Special Use Permit and are considered consistent with the County's Comprehensive Plan when approved through the quasi-judicial process.

Based on the information submitted, the application appears to meet the general ordinance standards for consideration of a Special Use Permit, subject to any additional conditions imposed by the Board of Adjustment. Because of these aspects of the development, staff recommend **approval** of this rezoning application.



# Union County, NC

## Staff Report

Union County Government  
Center  
500 North Main Street  
Monroe, North Carolina  
[www.unioncountync.gov](http://www.unioncountync.gov)

---

**File #:** 26-175

**Agenda Date:** 3/17/2026

---

**TITLE:**

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.

# Application for Straight Rezoning

Union County  
Planning Department  
500 N Main Street - Suite 70  
Monroe, NC 28112  
T 704.283.3565  
E UCPlanning@unioncountync.gov

## General Information

Project Address 4308 Pageland Hwy City MONROE State NC Zip 28112  
Tax Parcel ID 04-036-007 Current Zoning Designation HC CZ Total Acres 10.848  
Proposed Zoning Designation LI Date Submitted 2-13-2026

## Project Description or Intent of Rezoning

CHANGE ZONING from Highway Commercial w/ special conditions to Light Industrial with no conditions.

## Contact Information

Applicant Name Tommy McAlister Jr  
Address 5234 LEONARD MORGAN RD City Marshallville State NC Zip 28103  
Phone 704-363-7230 Fax - Email [REDACTED]

## Property Owner Name

Winding Creek LLC  
Address 5234 LEONARD MORGAN RD City Marshallville State NC Zip 28103  
Phone 704-363-7230 Fax - Email [REDACTED]

## Applicant's Certification

Signature [Signature] Date 2/11/2026 Printed Name/Title Tommy McAlister Jr Member

## Owner's Certification (include names and signatures of all owners)

Signature Kim C. McAlister Date 2/11/2026 Printed Name/Title Kim C. McAlister Member

## Union County Office Use Only:

Case Number: 2026-RZ-004 Date Received: 2-13-26

Amount of Fee (\$600): BEA Fee Ok: BEA Received by: BEA

Contact: Bjorn Hansen T. 704.283.3690 E. Bjorn.Hansen@unioncountync.gov



To: Union County Planning

Bjorn Hansen

From: Winding Creek, LLC

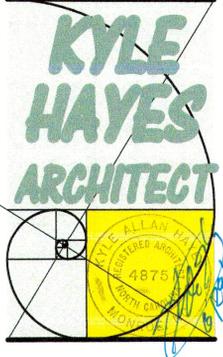
Tommy McAlister, Jr.

 2/11/2026

RE: 4308 Pageland Hwy. Monroe, NC 28112

Rezoning to LI

Thank you for the opportunity to submit this request. Whitley Power Equipment, Inc. is no longer doing retail business at 4308 Pageland Hwy.; therefore, we would like to change zoning to Light Industrial, from the existing Highway Commercial with special uses. Also, we would like to remove the special use designation to better align with the surrounding area (601 corridor). The original building was built in the 1960's and early 1970's. Hwy 601 widening project was completed in 2010 before we purchased the property in 2012. There were no setback issues since the building was built prior to the Hwy 601-widening project. Thank you for your attention to this request.



**PROJECT**  
**Equipment Shed**

address  
4308 pageland hwy  
Monroe NC 28112

OWNER  
**Whitly Power Equipment Inc.**

**site plan**

REVISIONS:  
12.31.15 revised sidewalk and parking layout

KYLE HAYES, ARCHITECT  
217 N. HAYNE ST.  
MONROE, NC 28112

704.226.0600 office  
704.533.2287 cell

kyle@perigee.net

DATE: JUNE 29, 2015

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SHEET

**C1** OF 1  
JOB: PRE-12-name-DATE

**VICINITY MAP**



**DEVELOPMENT SUMMARY**  
WHITLEY POWER EQUIPMENT INC.  
4308 PAGELAND HWY.  
MONROE, NC 28112

EXISTING BUILDINGS BUILT 1974  
BUILDING 1 8,400sq.ft.  
BUILDING 2 4,860sq.ft.

NEW BUILDING 2,653sq.ft.  
DISTURBED AREA <5,000sq.ft.

ALL SITE INFORMATION TAKEN FROM SURVEY PREPARED BY JEREMY GILLIARD PLS DATED 12/01/2011. UNION COUNTY GIS MAPPING SYSTEM, AND THE COUNTY ZONING MANUAL.

**PROPERTY INFO.**  
TAX ID 04-036-007  
CHADWICK R. WHITLEY & WF JENNIFER G WHITLEY  
DB 3317 PG 789

10.464 ACRES

**ZONING HC**  
**PARKING REQUIREMENTS**  
45,030 STORAGE WAREHOUSE  
.5 SPACE PER EMPLOYEE  
1 SPACE PER 5,000sq.ft. interior space 10 spaces  
RETAIL SALES-1 SPACE/400sq.ft. 16 spaces

EXISTING EMPLOYEES 12, NO NEW HIRES

EXISTING AND RELOCATED PARKING 31 SPACES PROVIDED  
REQUIRED PARKING 26 SPACES REQUIRED

SCREENING LI-R40

S2 SCREEN REQUIRED  
NEW CONSTRUCTION IS SCREENED FROM ADJACENT R40 PROPERTY BY EXISTING DEVELOPMENT. NO NEW SCREENING REQUIRED. EXISTING TREE LINE ADJACENT TO R40 PROPERTY

**SETBACKS**  
50' FRONT YARD  
20' SIDE YARD  
50' REAR YARD

PROPERTY IS NOT IN A FLOOD PLANE  
NO EXTERIOR LIGHTING IS BEING ADDED

REVISED REEQUIREMENTS 12/28/15  
**NEW WALK TO ACCESSIBLE TOILETS.**  
CHANGE IN ELEVATION 37"  
37"x20"/INCH OF ELEVATION=740"/12=61'8" OF WALK WAY.  
MAX SLOPE IS 6" IN 10' (1.5" IN 30")  
WALK WAY IS LESS THAN 1:20, IS NOT CLASSIFIED AS A RAMP.  
NO HANDRAILS REQUIRED. WALK IS 48" WIDE. SLOPE IS ADEQUATE TO DRAIN WALK AREA. (NO COVER REQUIRED)

**NEW ACCESSIBLE PARKING**  
NEW ACCESSIBLE PARKING TO BE PAVED.  
PAVED AREA TO HAVE NO GREATER FALL THAN 1:48 (1/4 PER FT.)  
4.5" MAX SLOPE PER 18" OF PARKING AREA.  
ACCESSIBLE PARKING SPACE AND ACCESS AREA TO BE 18' WIDE x19' DEEP  
PAVED ACCESS AREA SHALL CONNECT TO EXISTING CONCRETE SIDEWALK.  
ANY CONNECTING WALK CAN BE UP TO .6" SLOPE PER FOOT.

**NEW PARKING AREA FOR NEW STRUCTURE.**  
NEW GRAVELED PARKING AREA TO REPLACE EXISTING GRAVELED PARKING AREA ON BACK SIDE OF LOT. EXISTING GRAVEL AREA MATCHING AREA OF NEW GRAVEL PARKING SHALL HAVE GRAVEL REMOVED AND PLANTED BACK IN GRASS.  
NEW PARKING REQUIRED FOR MERCANTILE USE 10 SPACES INCLUDING ONE ACCESSIBLE SPACE

**REQUIRED TOILET FACILITIES**  
CURRENT FIXTURE COUNT  
3 TOILETS  
3 HAND SINKS  
TOTAL REQUIRED (measured from inside wall face)  
STRUCTURES SEPARATED BY MORE THAN 10' REQUIRED NO FIRE RATINGS. PER TABLE 502.  
TOTAL BUILDING 1 AREA WITH TOTAL ALLOWABLE AREA OF 9,000sq.ft.+4,500sq.ft.(frontage increase)=13,500 TOTAL ALLOWABLE AREA EXISTING BUILDING AND NEW STRUCTURE=11,239sq.ft.

EXISTING BUILDING 1	8,640sq.ft.
EXISTING OUT BUILDING 2	4,674sq.ft.
NEW STRUCTURE (includes porch)	2,599sq.ft.
TOTAL MERCANTILE AREA	6,195sq.ft./1/30=207 people
TOTAL STORAGE AREA	9,718sq.ft./1/300=33 people
MERCANTILE REQUIREMENTS	1 TOILET/500 PEOPLE
STORAGE REQUIREMENTS	1 TOILET/100 PEOPLE
REQUIRED TOILETS	2, 1 MEN'S, 1 WOMEN'S
PROVIDED TOILETS	3, 2 IN RETAIL AREA, 1 IN SHOP AREA

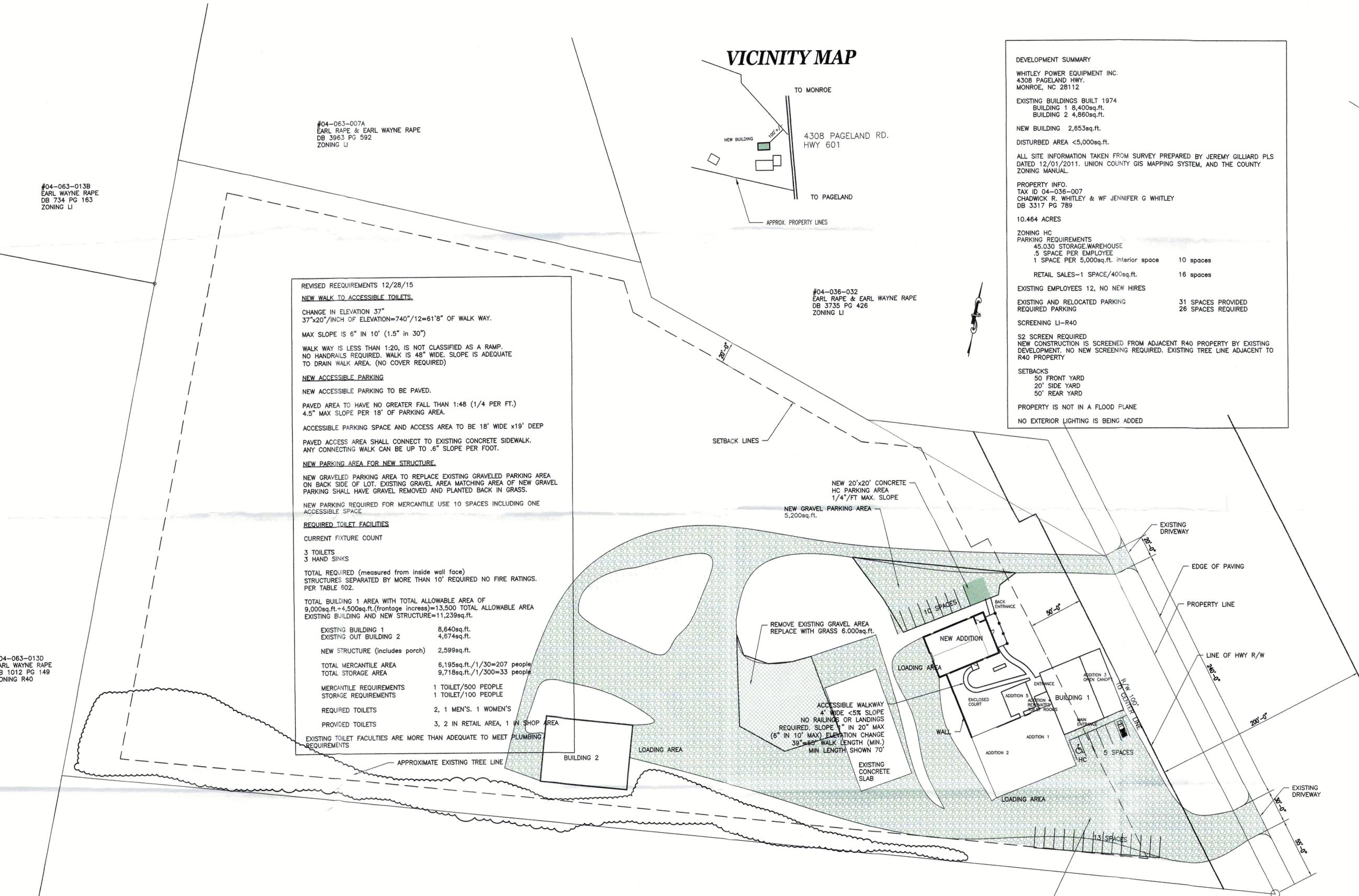
EXISTING TOILET FACILITIES ARE MORE THAN ADEQUATE TO MEET PLUMBING REQUIREMENTS

#04-063-013B  
EARL WAYNE RAPE  
DB 734 PG 163  
ZONING LI

#04-063-013D  
EARL WAYNE RAPE  
DB 1012 PG 149  
ZONING R40

#04-036-032  
EARL RAPE & EARL WAYNE RAPE  
DB 3735 PG 426  
ZONING LI

#04-036-004  
FRANKLIN W. HOWEY, JR.  
DB 835 PG 900  
ZONING R-40



**1 SITE PLAN**  
1" = 40'

EXISTING GRAVEL PARKING AND DRIVE AREA, PARKING AREA ACCOMMODATES OVER 30 VEHICLES ABOUT GRAVELED AREA.

**Planning Staff Report - Rezoning Case # RZ-2026-004**

**Staff Contact: John Wear, Senior Planner**

**Summary of Request**

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.

**Owner/Applicant**

**Owner:** Winding Creek, LLC  
5226 Leonard Morgan Road  
Marshville, NC 28103

**Applicant:** Tommy McAlister, Jr.  
5234 Leonard Morgan Road  
Marshville, NC 28103

**Property Information**

**Location:** On the west side of Pageland Highway south of Claude Austin Road. Location more specifically described as tax parcel 04-036-007.



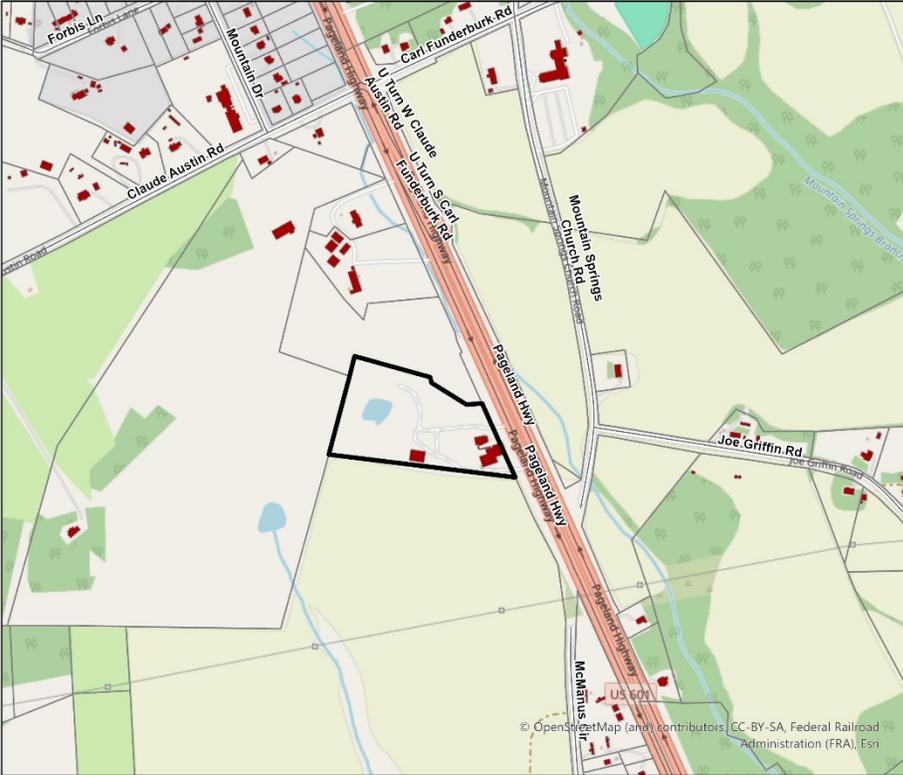
**Municipal Proximity:** The site is approximately three miles south of the City of Monroe.

**Existing Land Use and Development Status:** The parcel is currently zoned Highway Corridor (HC) with Conditions and currently is used for office and contractor equipment storage. The property was rezoned in 2016, with the following restrictions: off-premise signs, campground/RV park, flea market, or Type 3 mini-storage.

# Development Status

Petition: 2026-RZ-004  
Name: McAlister

Size: 10.848 acres  
Tax Parcel: 04-036-007

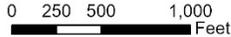


## Legend

-  Rezoning Parcel
-  Parcels
-  Roads
-  2023 Structures

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Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



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

# Environmental Features

Petition: 2026-RZ-004  
Name: McAlister

Size: 10.848 acres  
Tax Parcel: 04-036-007



## Legend

-  Rezoning Parcel
-  Parcels
-  Roads
-  Streams
-  Wetlands Areas

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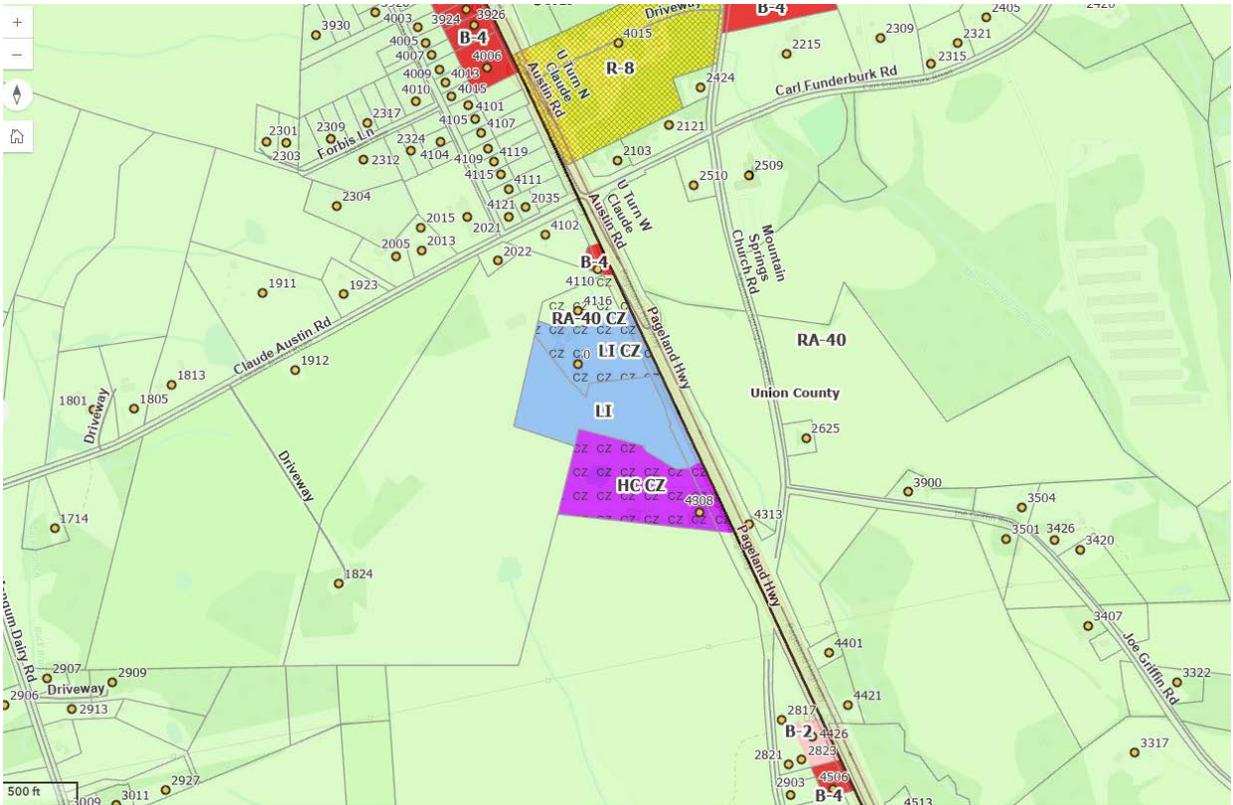


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Created on February 23, 2026 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

**Utilities:** Public water and sewer are not available to the site.

**Zoning and Land Use History:** The parcel has been zoned HC with Conditions since 2016 and had been used as a gun shop and most recently an office and equipment storage facility. A telecommunications tower had been located on the site but was removed within the past several years. The properties immediately to the north had been rezoned to Light Industrial and Light Industrial with Conditions in 2024 to adjust property boundaries.



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

**Transportation:** This site is on US 601, which is a NCDOT-maintained facility. This section of US 601 carries approximately 14,000 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. Because there are no proposed uses with the rezoning, staff are unable to assess impacts on the corridor.

## Transportation

Petition: 2026-RZ-004

Name: McAlister

Size: 10.848 acres

Tax Parcel: 04-036-007



### Legend

-  Rezoning Parcel
-  Parcels
-  Roads

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0 250 500 1,000  
Feet

Created on February 23, 2026 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

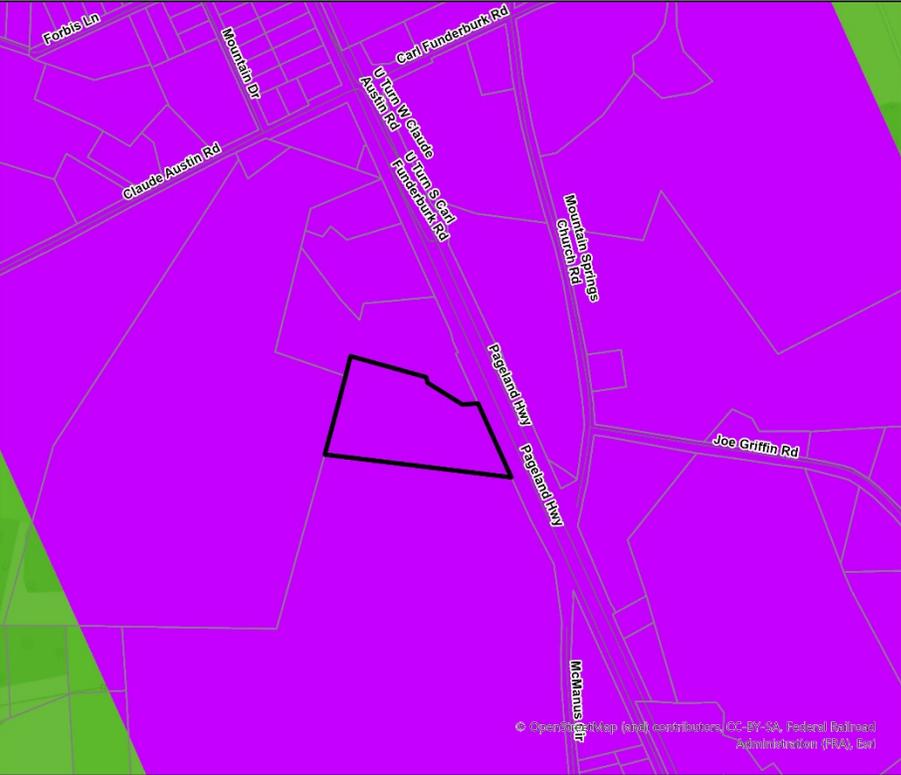
### Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. The proposed zoning district is therefore considered appropriate, although a lack of utilities may mean that the site cannot be fully utilized with a significant number of employees or customers.

**Land Use Map**

Petition: 2026-RZ-004  
Name: McAlister

Size: 10.848 acres  
Tax Parcel: 04-036-007

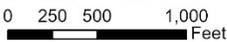


**Legend**

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

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**Public and Municipal Comments**

**Public Comments:** A community meeting was not required since this is not a conditional rezoning request.

**Municipal Comments:** Monroe was not consulted due to the distance to their municipal limits.

**Land Use Board Recommendation**

The Land Use Board is scheduled to review this rezoning request at its March 17, 2026 meeting.

### Staff Comments and Recommendation

This part of Union County is identified for employment uses as an overlay over rural residential and agricultural land uses. The proposed zoning is consistent with the adopted Plan because of the appropriate size of the parcel, proximity to adjacent industrial parcels, and previous development history. Because of these aspects of the development, staff recommend **approval** of this rezoning application.

**Land Use Board Advisory Consistency and Reasonableness Statement Concerning  
Proposed Amendment to the Union County Zoning Map**

The Union County Land Use Board has reviewed the rezoning petition (RZ-2026-004) submitted by Tommy McAlister, Jr., requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 10.848 acres appearing on the tax map as tax parcel 04-036-007 along US 601 from Highway Corridor with Conditions (HC CZ) to Light Industrial (LI).

**TO RECOMMEND APPROVAL OF THE AMENDMENT (THE PROPOSAL IS  
CONSISTENT WITH THE CURRENT PLAN)**

**Motion**

(i) Recommend approval of rezoning petition RZ-2026-004; and (ii) adopt the advisory consistency and reasonableness statement for recommendation of approval.

**Advisory Consistency and Reasonableness Statement**

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners adopt the proposed map amendment, as approval is reasonable and the proposal is consistent with the currently adopted Union County Comprehensive Plan (the “Plan”). Adoption of the proposed map amendment (i) takes into account the need to amend the zoning map to meet the needs of the community, and (ii) is reasonable and in the public interest because:

1. The proposed use is consistent with the Plan. The Plan’s Land Use Map identifies this area with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor. Development uses that may be appropriate include distribution, logistics, aeronautics, industrial, and agri-business. A rezoning to Light Industrial would allow for many of these development uses contemplated for an Employment Corridor under the Plan.
2. The parcel of land is a larger parcel (over ten acres) and is reasonable in size for the proposed zoning district.
3. An immediately adjacent property is already zoned as Light Industrial, with the subject property also having direct access to US 601. The property is also located within approximately a three-quarter mile radius of an existing commercial use.
4. The benefits to the community at large, the neighbors, and the property owners of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include potentially allowing for increased employment or business uses for the surrounding community to utilize, as well as developing an area designated in the Plan for development along a significant transportation corridor in the County. The potential detriments of the proposed rezoning, depending upon the allowed use utilized in the proposed zoning district, include any increased noise, light, and traffic exposure from the use that could affect nearby properties.

**TO RECOMMEND DENIAL OF THE AMENDMENT (THE PROPOSAL IS  
INCONSISTENT WITH THE CURRENT PLAN)**

**Motion**

(i) Recommend denial of rezoning petition RZ-2026-004; and (ii) adopt the advisory consistency and reasonableness statement for recommendation of denial.

**Advisory Consistency and Reasonableness Statement**

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners deny the proposed map amendment, as denial is reasonable and the proposal is inconsistent with the currently adopted Union County Comprehensive Plan (the “Plan”). Denial of the proposed map amendment is reasonable and in the public interest because:

1. Future allowed uses on the property under certain uses allowed in Light Industrial districts could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Plan.
2. Certain uses allowed in a Light Industrial zoning district are not employment uses that are contemplated uses in an Employment Corridor as identified in the Plan.
3. The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified as Rural Residential.



# Union County, NC

## Staff Report

Union County Government  
Center  
500 North Main Street  
Monroe, North Carolina  
www.unioncountync.gov

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**File #:** 26-179

**Agenda Date:** 3/17/2026

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**TITLE:**

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.