



UNIONCOUNTY
north carolina

A dark, high-angle aerial photograph of a town. In the center, a large, light-colored building with a prominent, dark, conical steeple rises above the rooftops. The town is built on a hillside, with streets and smaller houses visible in the foreground and background. The overall image has a blue-tinted, slightly grainy quality.

2024-CZ-008

Dormie Rezoning
January 6, 2025

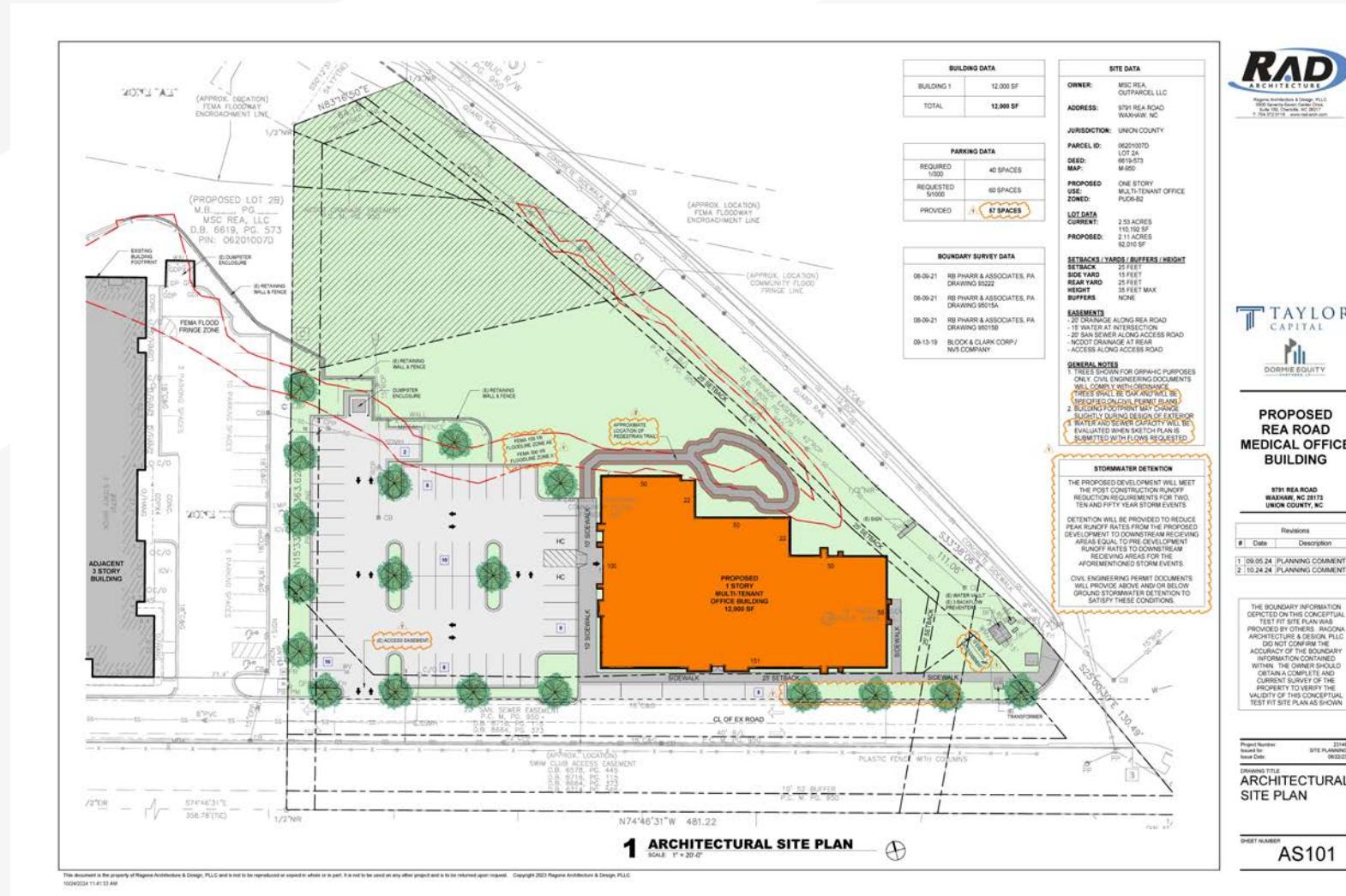


Request and Conditions

This case is a rezoning request, petition CZ-2024-008, submitted by Dormie Equity Partners, LP (the “Applicant”) for revision of the Union County Zoning Map by amending the approved Planned Unit Development district permit with associated conditions for a 2.53 acre parcel of land appearing on the tax map as tax parcel 06-201-007J in the Sandy Ridge Township under an existing legacy PUD6-B2 zoning district. The rezoning will include the following conditions:

1. Pursuant to Section 160D-108.1 of the North Carolina General Statutes and Section 80.020 of the Union County Unified Development Ordinance, the approval is vested for a period of five years.
2. Development will meet all requirements of the Union County Unified Development Ordinance.
3. The approval is limited to the site plan dated October 24, 2024.
4. The permitted uses on the site include all office uses, including medical office.
5. The site may include natural-surface pedestrian trails within areas that fall within a floodplain.
6. The site may include pedestrian-related improvements and plantings (including in the floodplain) as allowed under the Union County Unified Development Ordinance and other state, local, and federal regulations.

Site Plan



PROPOSED REA ROAD MEDICAL OFFICE BUILDING

9791 REA ROAD
WAXHAW, NC 28173
UNION COUNTY, NC

Existing Conditions



Development Status

Development Status

Petition: 2024-CZ-008

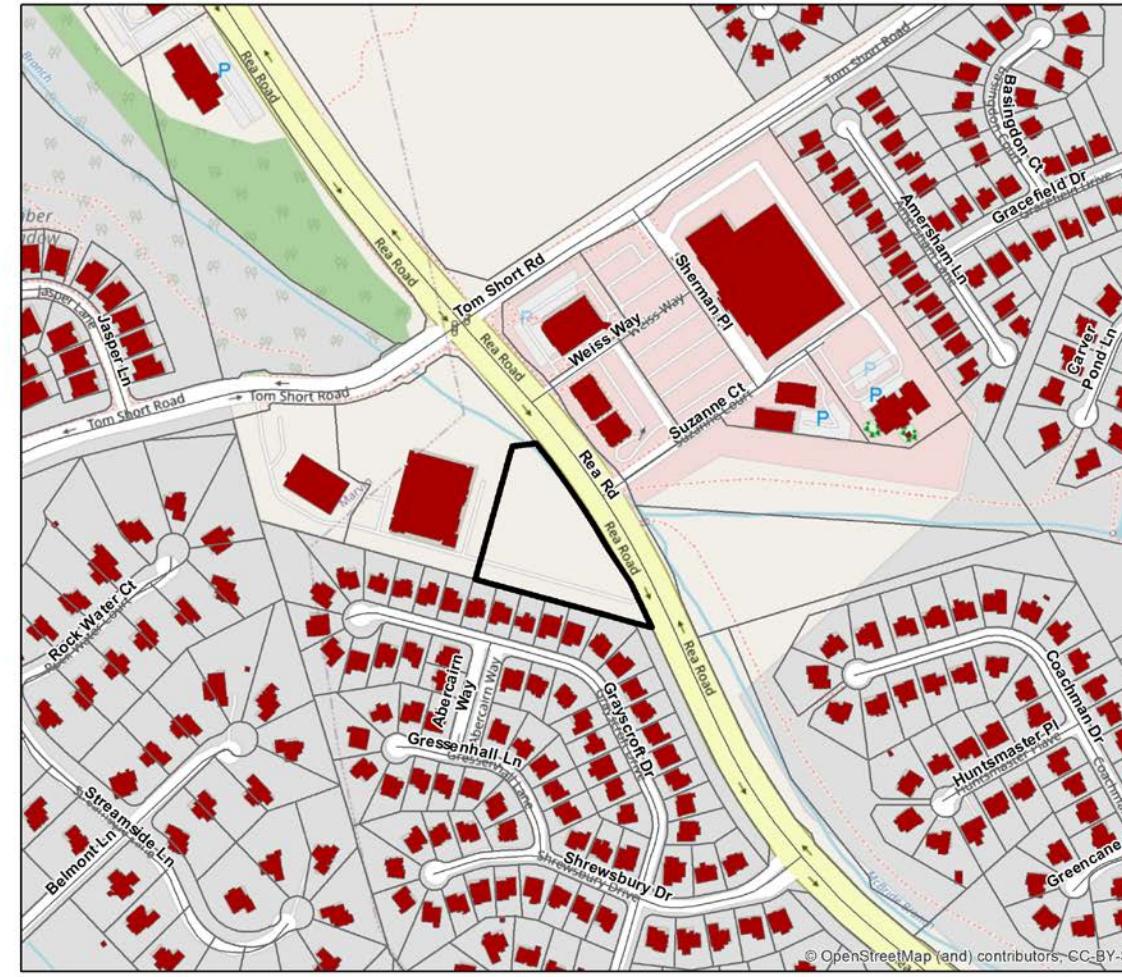
Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J

Legend

- Rezoning Parcel (White)
- Structures 2023 (Red)

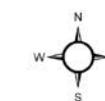


0 250 500 1,000 Feet

Created on July 19, 2024 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Data Disclaimer
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Environmental Features

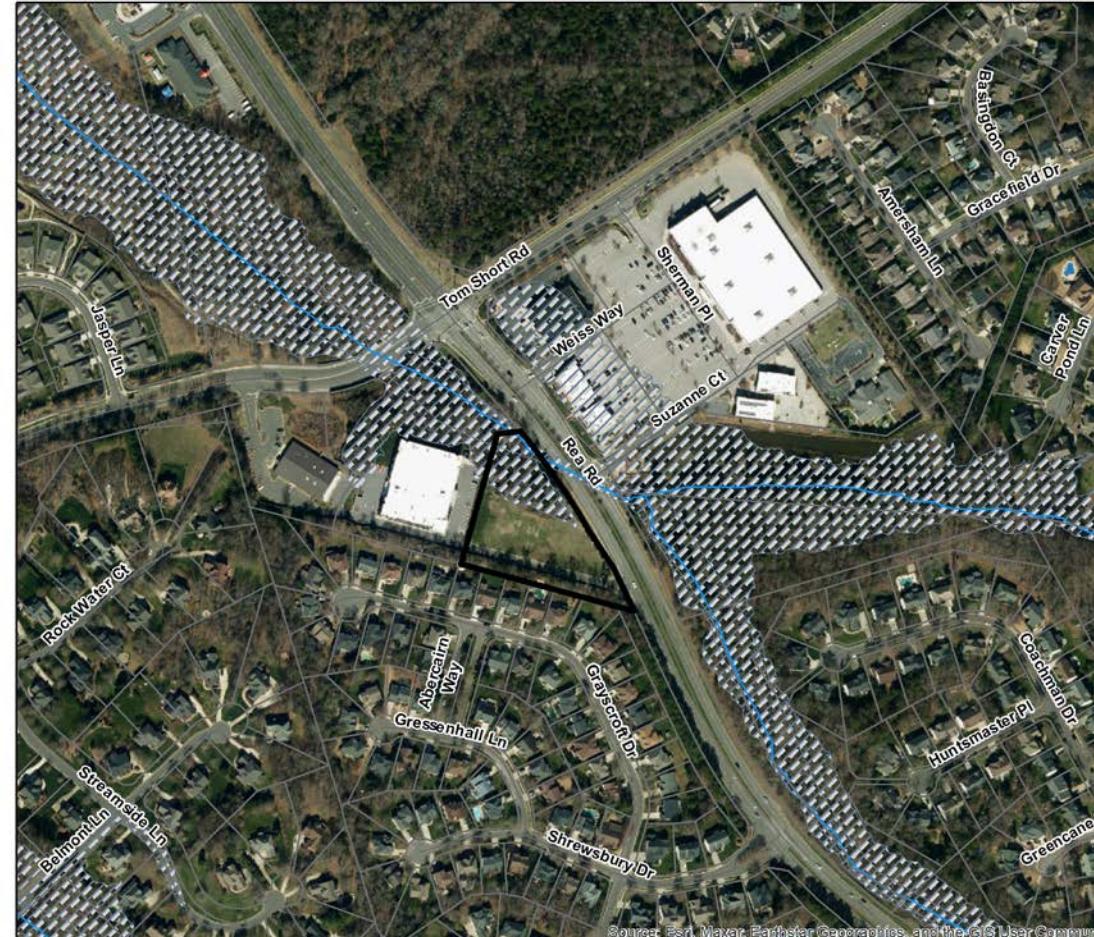
Environmental Features

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



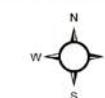
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Legend

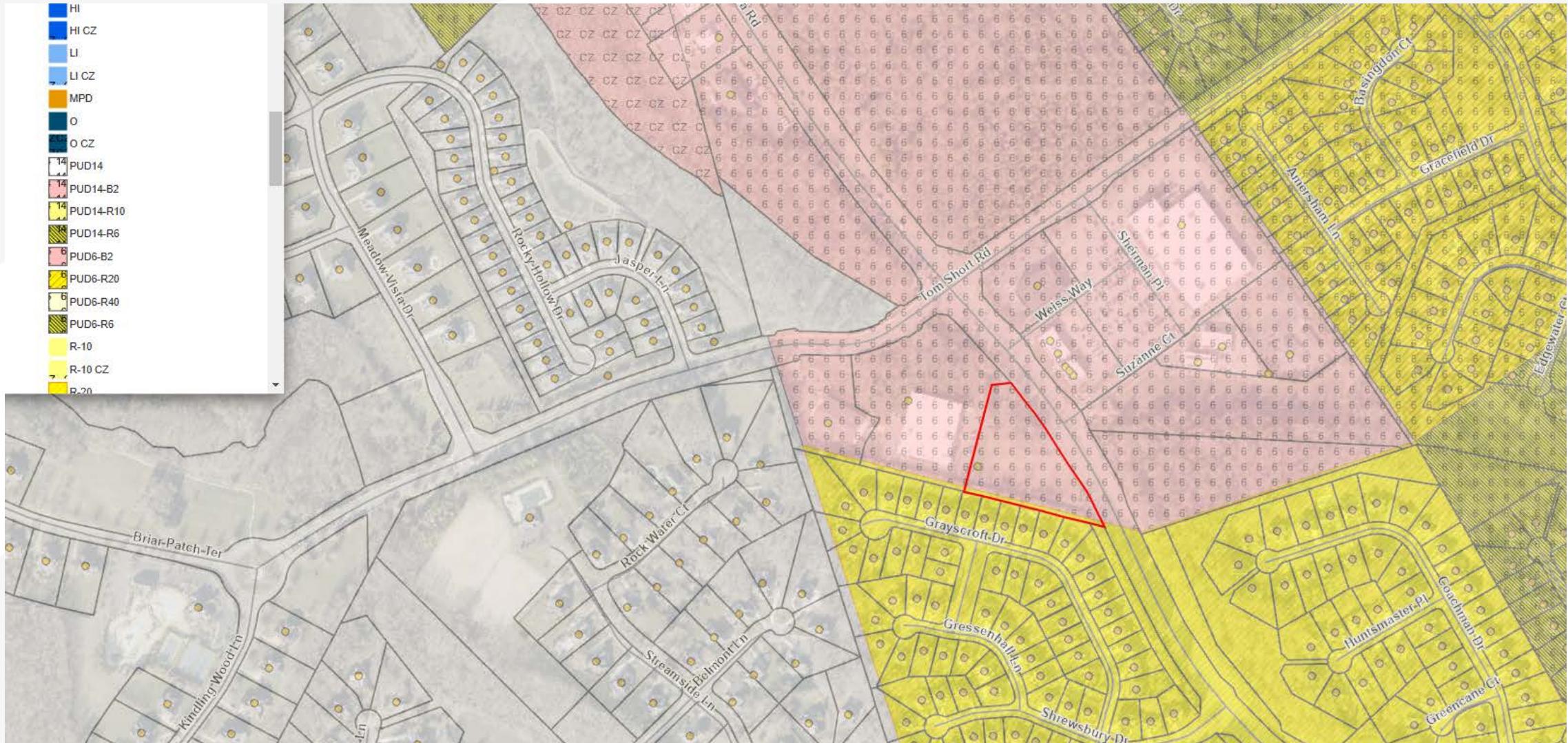
- Rezoning Parcel
- Streams
- 500 Year Flood Plain

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Zoning



Transportation

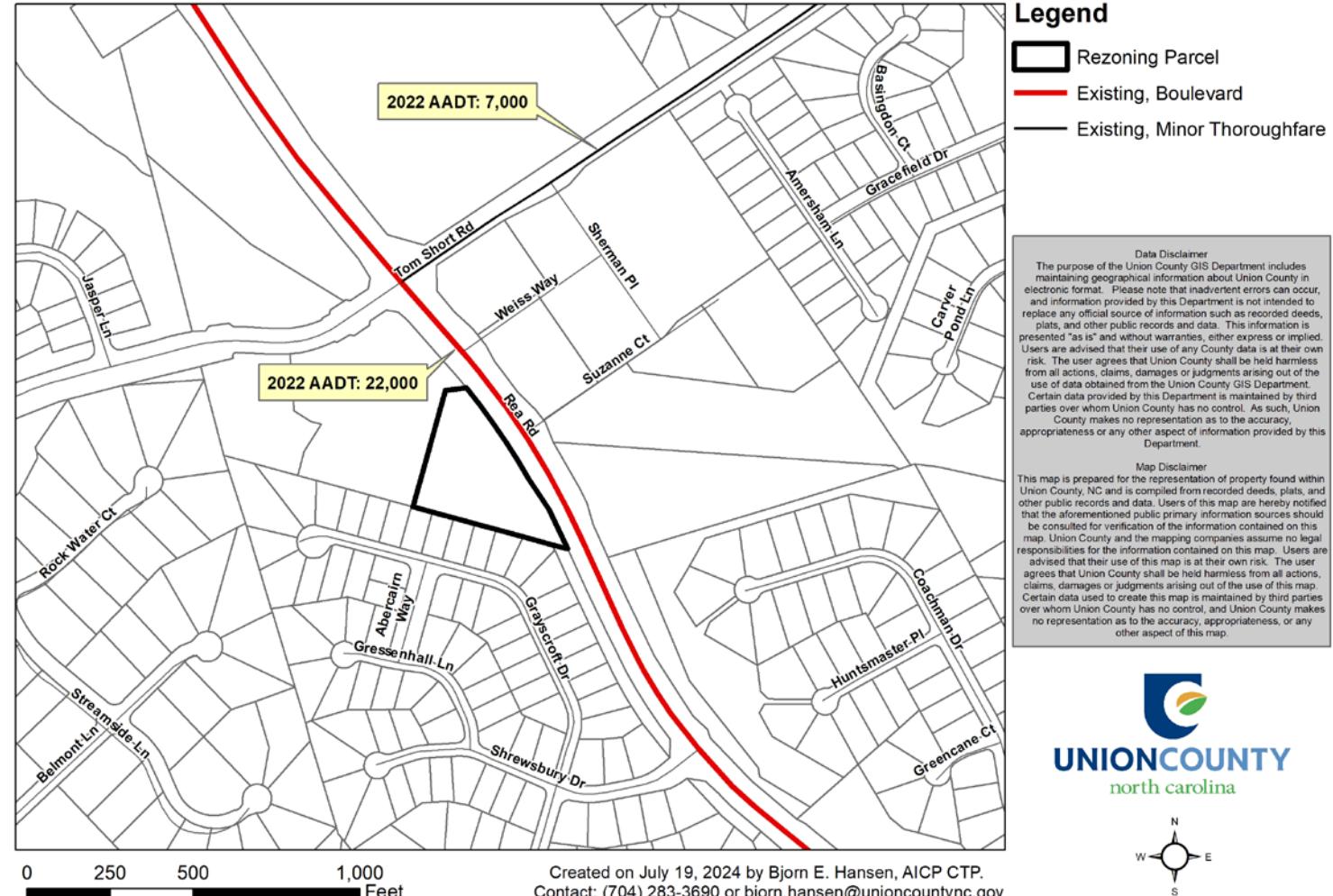
Transportation

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



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Land Use Map

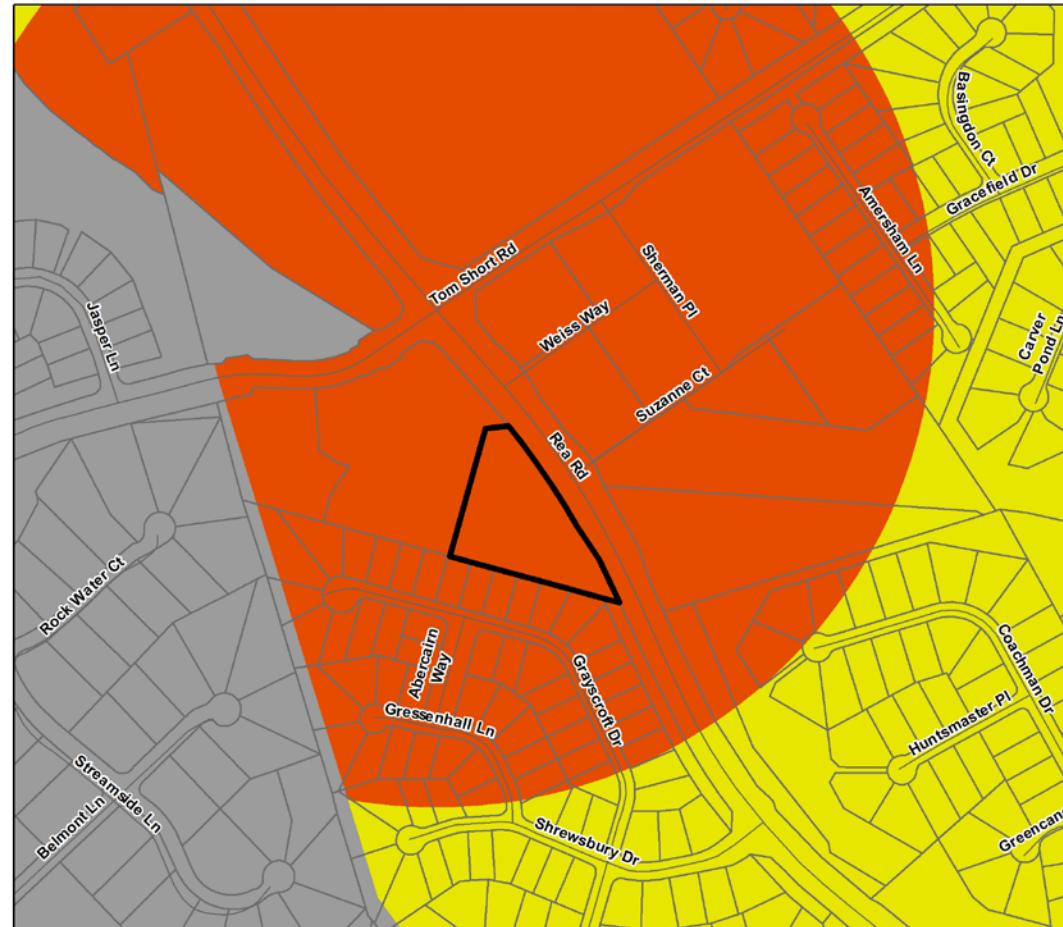
Land Use Map

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



0 250 500 1,000
Feet

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Legend

- Rezoning Parcel
- Municipalities
- Community Center-Small
- Single Family

Data Disclaimer

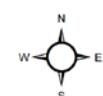
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Schools

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

Utilities

- Public water and sewer are available to the site.

Public Feedback

- A community meeting was held October 8, 2024. Three residents attended the meeting and asked about the process for rezoning and parking requirements. No changes were made based on feedback. No additional comments have been received by staff.
- Public hearing was held on December 16, 2024. No one spoke for or against the rezoning request.

Municipal Feedback

- Marvin does not have comments about the proposed rezoning.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The proposed use would increase impervious area immediately adjacent to a floodplain, increasing the potential for flooding in the area.
- Additional commercial use allowed in the area 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.

POSITIVES OF PROPOSAL

- The proposed use of a one-story multi-tenant office building is consistent with the Land Use Map adopted as part of the Plan, as the Map identifies the area within which the subject property is located as a "Small Community Center." Small Community Centers are shown in the Plan as areas at key intersections identified for commercial development. A multi-tenant office building is consistent with the commercial development identified by the Plan.
- The proposed use is in an urbanized part of Union County, shortening trip lengths for residents utilizing the office services associated with the property .
- The proposed use will share a driveway with an existing commercial use, reducing its impact on traffic congestion and the adjacent road.

STAFF RECOMMENDATION: Approval

PLANNING BOARD RECOMMENDATION: Land Use Board unanimously recommended approval, citing consistency with adopted plan and limited traffic impacts.

A nighttime aerial photograph of a small town. In the center, a church with a prominent, illuminated steeple stands out against the dark sky. The town is built on a hillside, with numerous houses and buildings visible. The streets are mostly empty, with a few cars parked along the sides. The overall atmosphere is quiet and peaceful.

Questions



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