

March 25, 2026
Stone Pro Material Sales
Rezoning Request (PIN 09414019A)

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Mr. Hansen

Thank you for your correspondence and consideration. We are excited to bring this low impact commercial operation to Union County. As discussed in our letter of intent, the property we wish to rezone is located at 4521 Waxhaw Hwy, in unincorporated Union County. This low impact commercial development will offer wholesale and retail landscaping material offering mulch, stone, rock, sand, black soil and other landscape materials to both contractors and the general public.

We anticipate that the hours of operation will be from 7am-5pm Monday through Friday and 7am-3pm on Saturdays. The facility will be closed on Sundays. With the conversations had with NCDOT, the facility will be accessed by a right in/right out, for all vehicle traffic traveling east on Waxhaw Hwy and a left in for those customers traveling west on Waxhaw Hwy. Waxhaw Hwy is a primary road running from Monroe to the South Carolina line. At the entrance to our site the road is level and straight there will not be an issue with sight lines for departing and entering traffic.

The site will be served with County water and will have onsite septic. We don't anticipate much use of the septic facilities as we only expect to have at most 4-6 employees during peak hours. Electric will be provided by the local electric provider. Garbage service will be contracted with a waste removal company for the low impact development through onsite dumpster. While there will be a gate at the site for security during hours when the operation is closed, the same will be designed with either a lock box for fire or emergency services or a Yelp system.

The site is designed to have a stormwater retention pond to ensure control of stormwater management and water quality. All storm water and surface water will be directed to the onsite storm water management pond. No erosion or sedimentation leaving site is anticipated. Erosion and Sediment controls will be used during construction.

It is anticipated that the site will be in harmony with neighboring uses as described in our Impact Study commissioned and provided to the County. The site will have restricted access during hours when the site is closed and as such limited security lighting is anticipated for the site. In addition, significant screening will be provided around the property to include S2 Screening as well as natural buffers to allow for screening for our adjacent neighbors. The intended use will be in harmony with the adjacent land uses to include the railroad corridor, surrounding agricultural uses and surrounding residential uses.

The following outlines and answers 80.110-H Findings and Conclusions Required for Approval.

1. The proposed use for this development will comply with all regulations and standards generally applicable within the zoning district LI CZ and specifically applicable to the particular type of special use.

The proposed use is Light Industrial with outdoor storage of landscaping materials,

office space and indoor storage. This use will comply with all regulations and standards applicable to the LI CZ zoning district.

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;

Using the ITE Trip Generation Rates for General Light Industrial 110 per disturbed acre the expected AM hour Trips would be 26, the PM hour would be 25 showing a minimal amount of additional traffic. Waxhaw Highway is straight and level through this area so sight lines will not be an issue. We will coordinate with Union County and NCDOT though the design phases for the intersection and driveway permits.

- b. Provisions of services and utilities, including water, sewer, electrical, garbage collections and fire protection.

It is anticipated that water will be supplied by Union County Public Works, Sewer will be on site septic. Preliminary soils studies have been performed and will support the septic system. Electric will be provided by the local electricity company. Garbage collection will be contracted through a private provider with an onsite dumpster. Fire protection will be provided by the Mineral Springs Fire Department.

- c. Soil erosion and sedimentation; and

Soil and Erosion Control permits will be obtained prior to starting any onsite construction and will be maintained throughout construction.

- d. Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

All county and state regulations will be met or exceeded for construction and separation for the septic systems, the temporary sediment control basins and the permanent stormwater control measures.

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

The property is currently vacant and situated within a predominantly rural area characterized by a mix of residential, agricultural, and infrastructure-related land uses. This site will be providing a buffer of S2 landscaping and utilizing the existing tree coverage to alleviate possible conflicts.

- 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.

This development will provide to the surrounding area landscaping supplies that contractors will utilize in the local area and be convenient to the local do it yourself yard and lawn care folks.

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

The property is currently vacant and situated within a predominantly rural area

characterized by a mix of residential, agricultural, and infrastructure-related land uses. This site will be providing a buffer of S2 landscaping and utilizing the existing tree coverage to alleviate possible conflicts.

5. The proposed development will be in general conformity with the comprehensive plan. **Looking at the Union County 2050 Land Use Map, this site would fall in the Waxhaw Highway (Highway 75) Employment Corridor.**

The subject property is located within a rural corridor characterized by a mix of residential, agricultural, and infrastructure-related land uses.

Surrounding properties consist primarily of single-family residential dwellings situated on larger lots, interspersed with vacant and agricultural tracts. Development density is relatively low, with significant spacing between improvements.

In addition to residential and agricultural uses, the surrounding area is influenced by existing infrastructure elements, including Waxhaw Highway and a railroad corridor located across the roadway from the subject. These features contribute to a broader land use pattern that is not exclusively residential in nature.

The presence of these elements, along with the size and configuration of surrounding parcels, reflects a transitional land use environment typical of rural areas experiencing gradual change along transportation corridors.

We are very excited to work with Union County in developing our project. Please email or call me with any questions or concerns that have not been addressed.

Sincerely,



Thomas Marcham
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