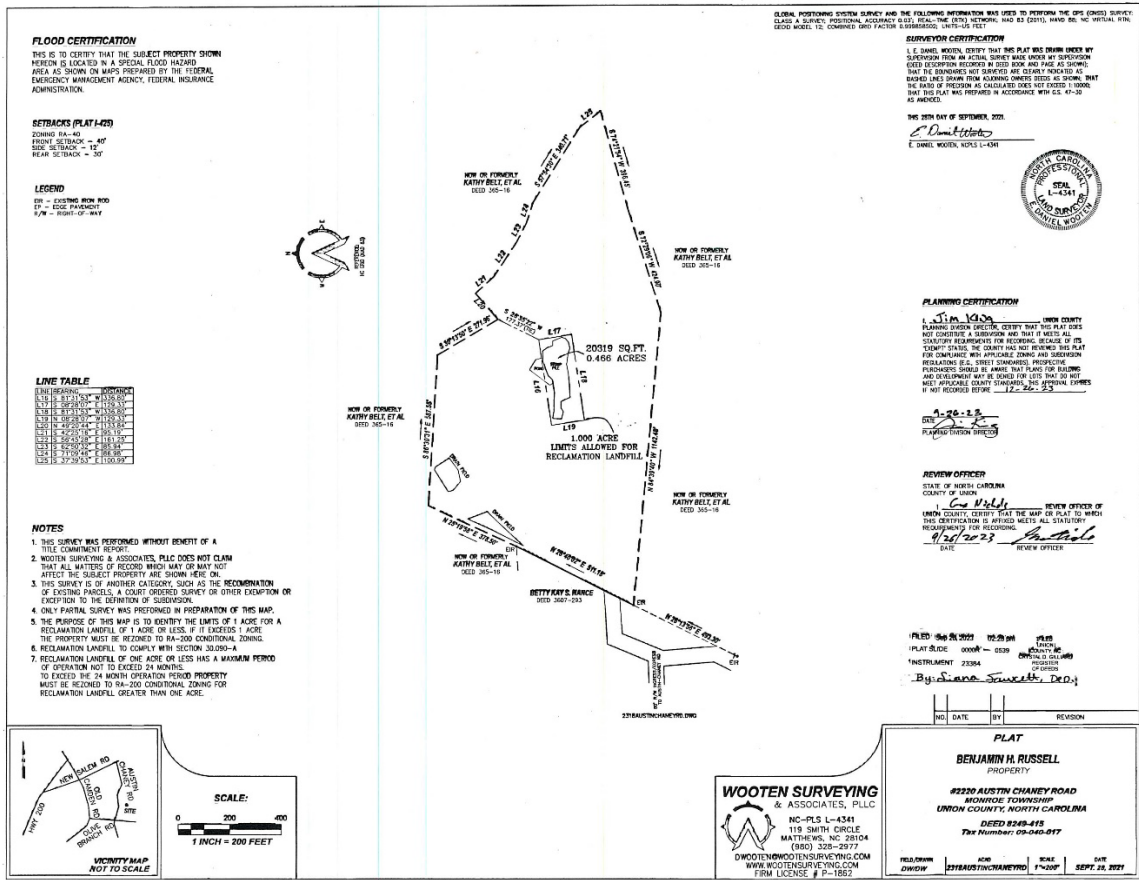


**Planning Staff Report - Rezoning Case # RZ-2024-009**  
**Staff Contact: Bjorn Hansen, Senior Planner**

**Summary of Request**

This case is a request to amend the Zoning Map of Union County by rezoning one parcel of land totaling 24.67 acres appearing on the tax map as tax parcel 09-040-017 in the Monroe Township from RA-40 to RA-200. There are no conditions associated with this rezoning request.



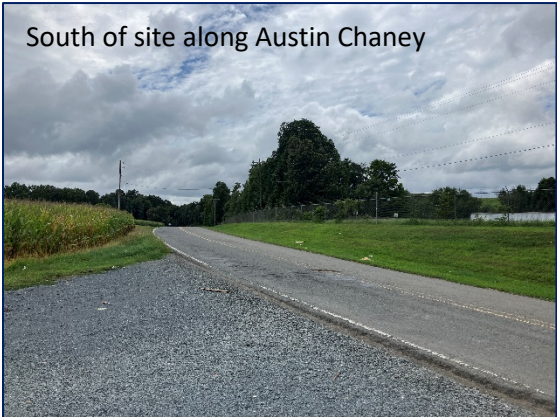
**Owner/Applicant**

**Owner:** Benjamin Russell  
2908 Morgan Mill Road  
Monroe, NC 28110

**Applicant:** Benjamin Russell  
2908 Morgan Mill Road  
Monroe, NC 28110

**Property Information**

**Location:** The property is located on the east side of Austin Chaney Road north of Olive Branch Road. Location more specifically described as tax parcel 09-040-017.





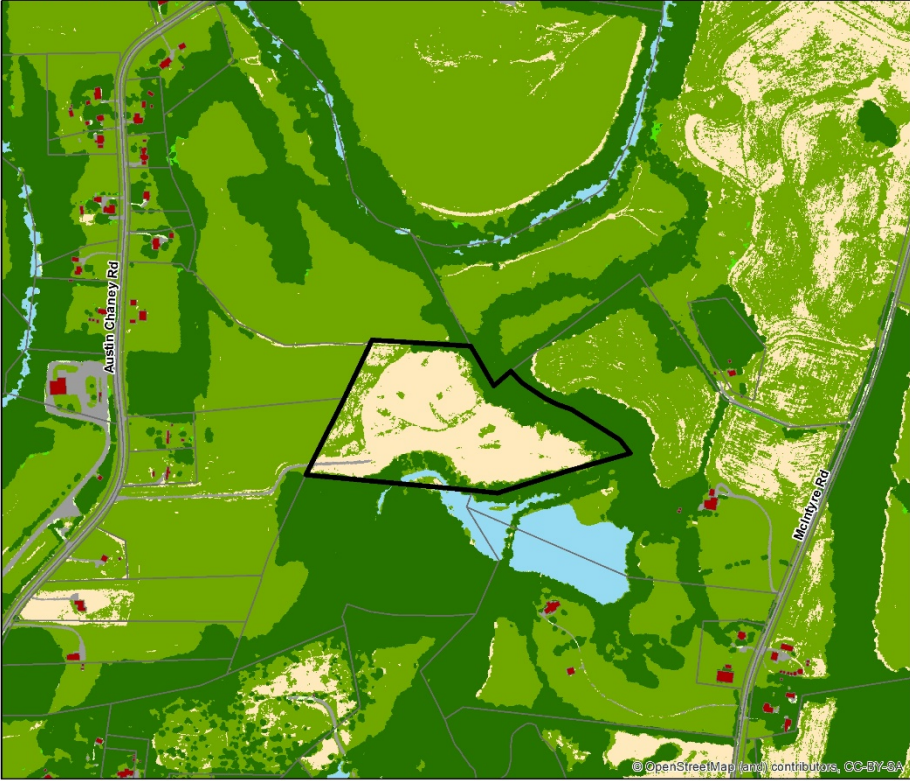
**Municipal Proximity:** The site is one mile east of Town of Unionville.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-40 and totals approximately 24.67 acres. The site is largely cleared and a portion was previously used as a reclamation land fill.

**Land Cover**

Petition: 2024-RZ-009  
Name: Russell

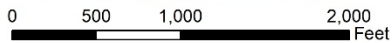
Size: 24.67 acres  
Tax Parcel: 09-040-017



- Legend**
- Rezoning Parcel
  - Structures 2023
  - Tree over impervious
  - Shrubs
  - Forest
  - Water
  - Impervious surface
  - Bare Earth
  - Cropland/lawn

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Created on August 7, 2024 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

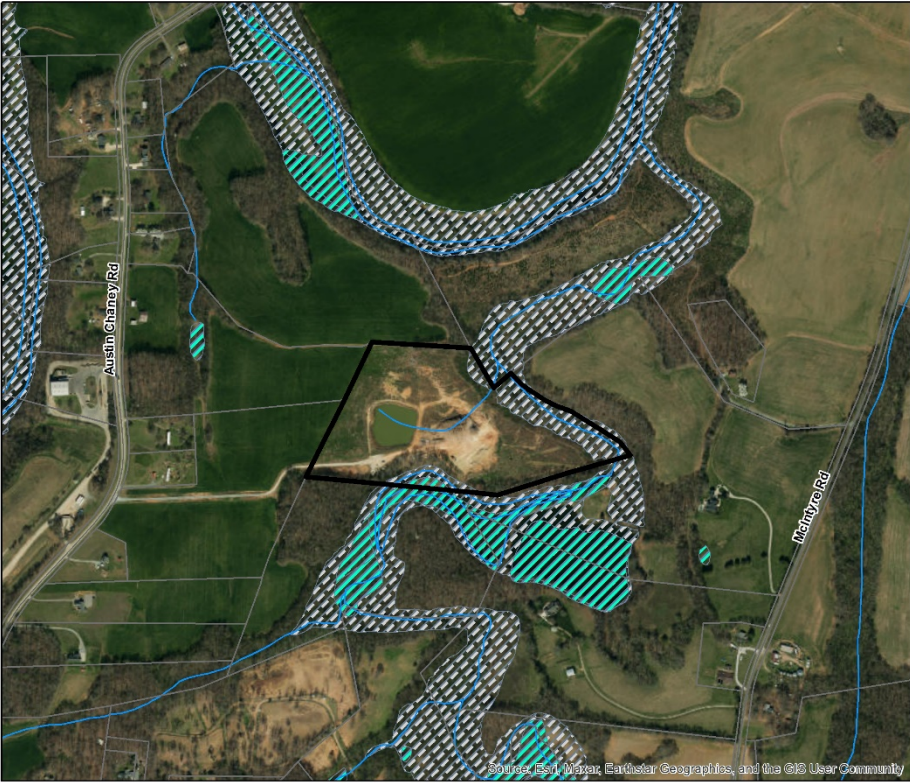






**Environmental Features:** There is an area in the southern and eastern portion of the site with a stream, wetland and floodplain on site. A man-made pond is on the western portion of the site.

**Environmental**

Petition: 2024-RZ-009  
Name: Russell

Size: 24.67 acres  
Tax Parcel: 09-040-017



- Legend**
-  Rezoning Parcel
  -  Streams
  -  Wetlands Areas
  -  500 Year Flood Plain

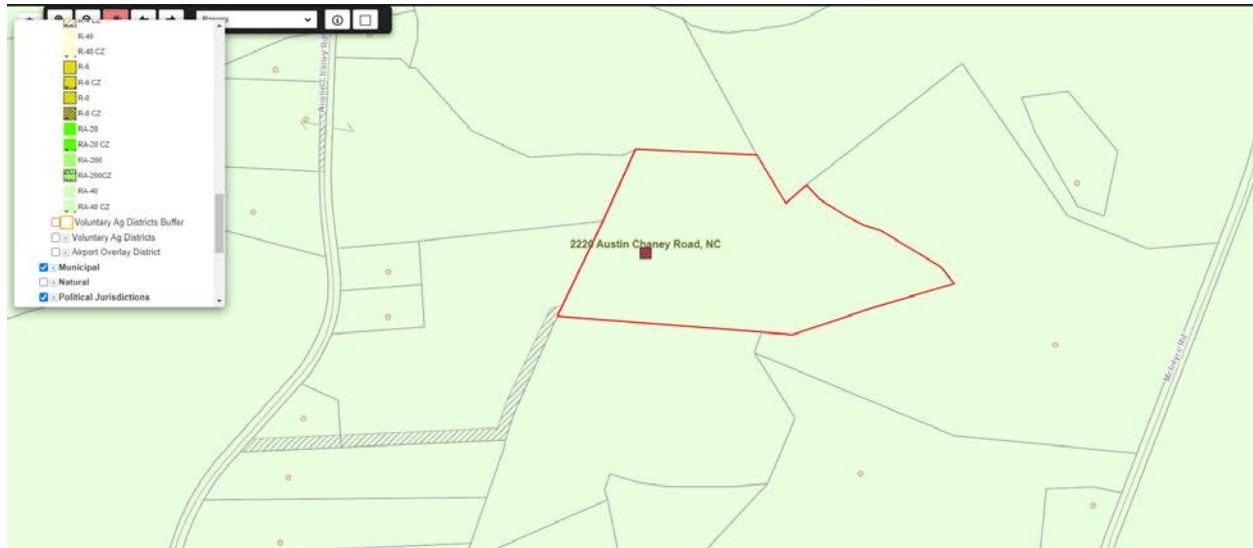
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**Utilities:** Public water is available to the site along Austin Chaney Road.

**Zoning and Land Use History:** The site has been zoned RA-40 with no previous rezoning proposals since zoning was initiated in Union County. There have been no other proposed rezonings or Board of Adjustment actions in the immediate vicinity of this site.



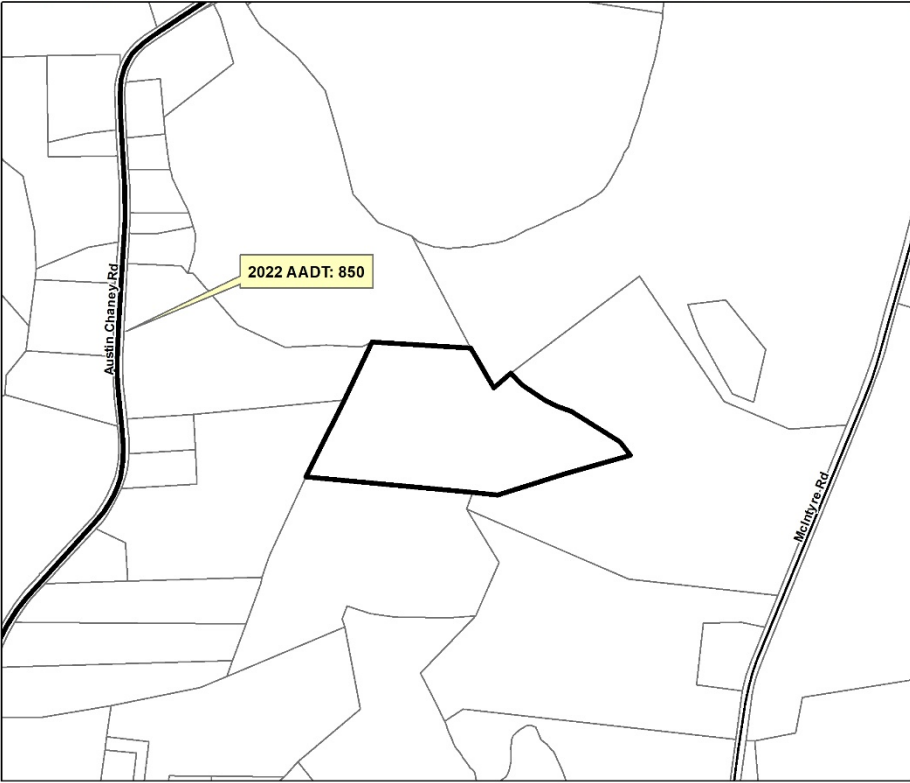
**Schools:** Because this rezoning request is commercial in nature, UCPS was not consulted for comments.



**Transportation:** This site is on Austin Chaney Road, although the parcel utilizes a driveway on an easement of approximately 1/3 of a mile in length. Austin Chaney is an NCDOT-maintained facility. The road has a 2022 daily traffic count of 850 vehicles per day. A traffic Impact Analysis was not required for this rezoning.

**Transportation**

Petition: 2024-RZ-009  
Name: Russell

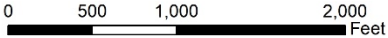
Size: 24.67 acres  
Tax Parcel: 09-040-017



- Legend**
-  Rezoning Parcel
  -  Needs Improvement, Minor Thoroughfare
  -  Needs Improvement, Major Thoroughfare

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**Planning Documents**

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as Rural Residential, with an overall density of approximately one unit per acre.

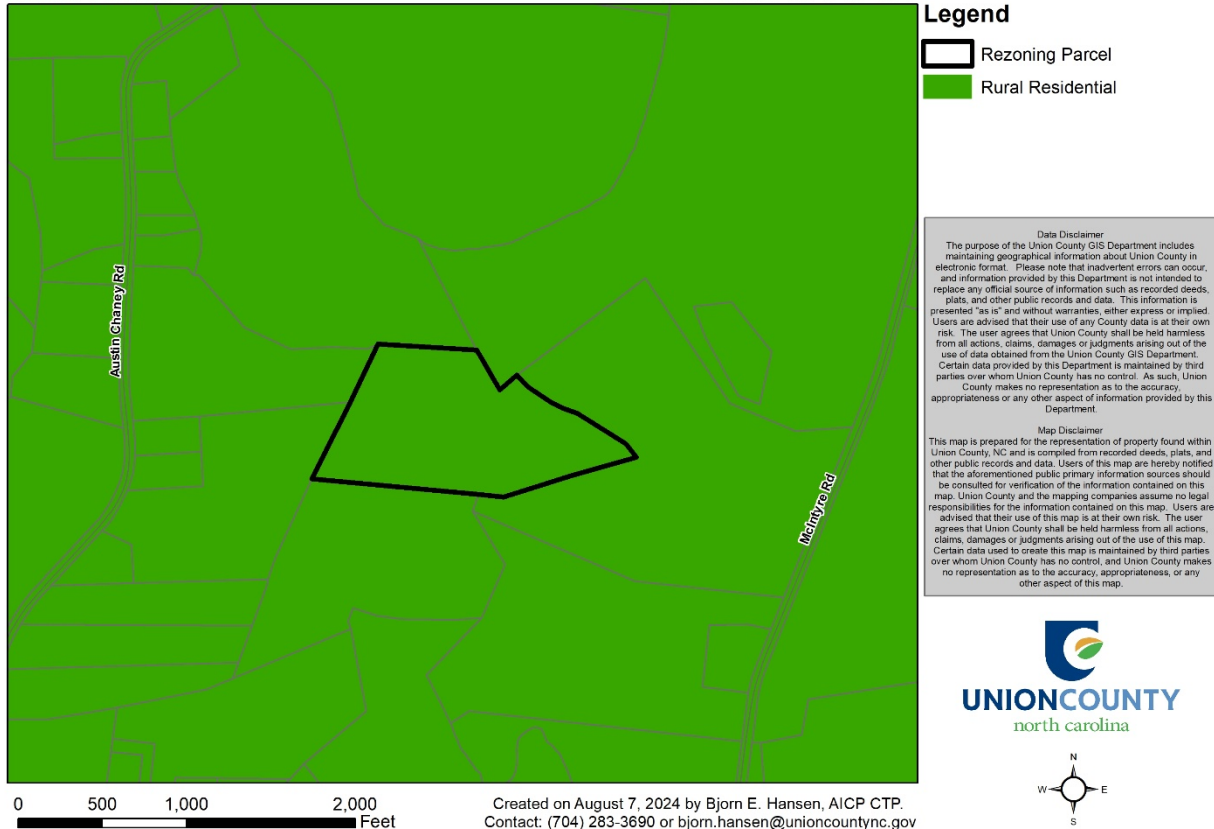
## Land Use Map

Petition: 2024-RZ-009

Name: Russell

Size: 24.67 acres

Tax Parcel: 09-040-017



### Public and Municipal Comments

**Public Comments:** A community meeting was not required for this rezoning. Four residents spoke in opposition at the Land Use Board meeting. Two residents have called or emailed their opposition to the proposed rezoning.

**Municipal Comments:** Unionville was not consulted for comments due to the distance to the municipal limits.

### Land Use Board Recommendation

The Land Use Board unanimously recommended denial at its September 17, 2024, meeting, citing concerns over previous and potential future uses for the site under RA-200 zoning.



### Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses. The proposed zoning would lower density for residential development, although it would also create opportunities for other uses with a subsequent Special Use Permit approval. A shooting range, reclamation land fill, mine, or renewable energy facility could occur on site with such a permit. The Board of Adjustment would determine the appropriateness of those uses if such a permit were requested. **Because of these aspects of the proposal, staff recommend approval of this rezoning application.**