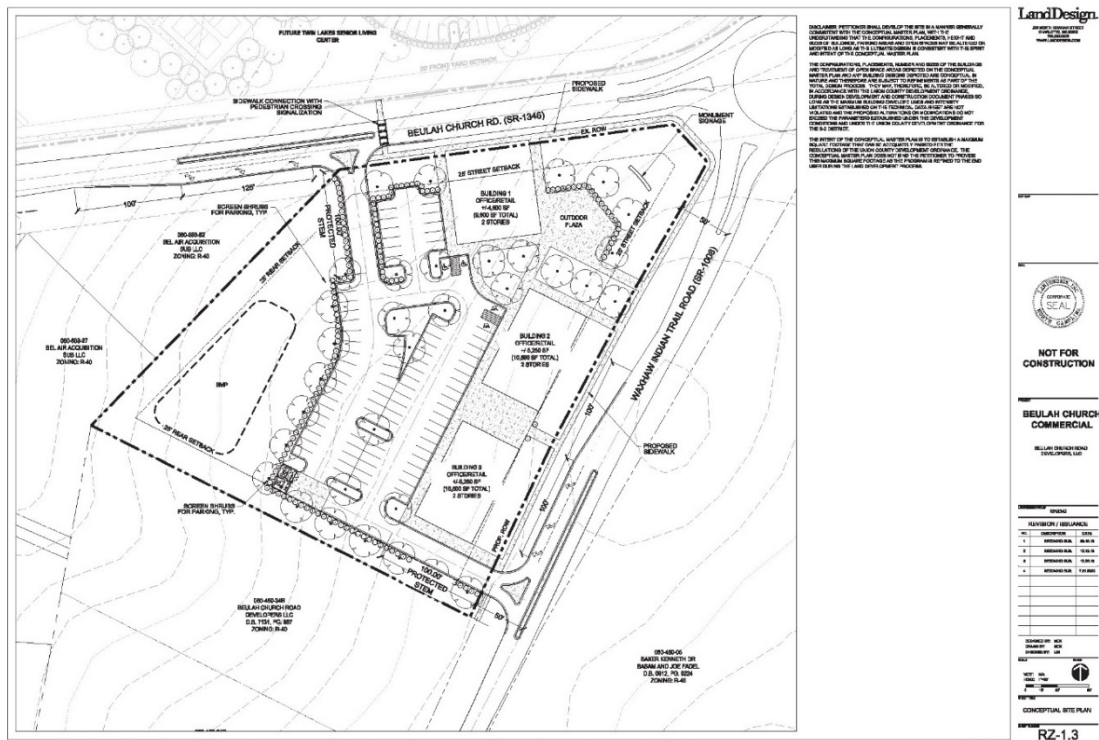


Rezoning Request CZ-2026-007 Beulah Church

This case is a request to rezone a 3.21 acre parcel appearing on the tax map as tax parcel 06-042-001J located on Beulah Church Road from B-2 with Conditions to B-2 with Modified Conditions. The rezoning request is an amendment to an existing conditional rezoning on the site and includes the following amended conditions:

- 1) Hours of operation changed from 9:00 AM to 9:00 PM to 6:30 AM to 9:30 PM
- 2) Any required privacy fence will be made of solid material to reduce noise
- 3) Trash and recycling pickup will occur between 9:00 AM and 5:00 PM



Contact Information

1. Staff: Bjorn Hansen, Senior Planner, 704-283-3690,
bjorn.hansen@unioncountync.gov

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

unioncountync.gov

2. Owner: Beulah Church Road Developers, LLC, 5615 Potter Road, Matthews, NC 28104
3. Applicant: Beulah Church Road Developers, LLC, 5615 Potter Road, Matthews, NC 28104

Property Information

Located on the southwest corner of Beulah Church and Waxhaw Indian Trail roads. Location more specifically described as tax parcel 06-042-001J.



Site



North of Site



West of Site



East of Site

Municipal Proximity

The site is near Wesley Chapel and Weddington.



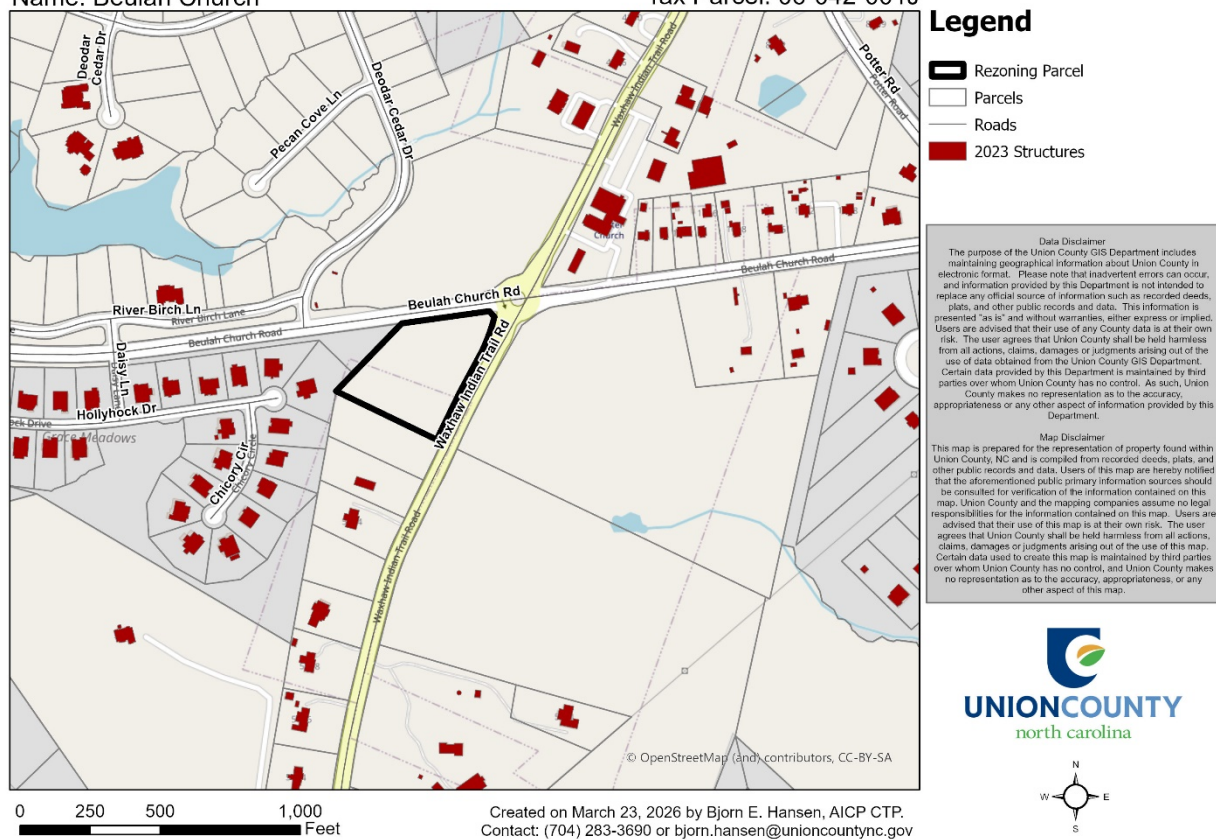
Existing Land Use and Development Status

The parcel is currently zoned B-2 with Conditions and is undeveloped and partially forested.

Development Status

Petition: 2026-CZ-007
Name: Beulah Church

Size: 3.207 acres
Tax Parcel: 06-042-001J



Environmental Features

There are no streams, wetlands, or floodplains on the site.



Environmental Features

Petition: 2026-CZ-007

Name: Beulah Church

Size: 3.207 acres

Tax Parcel: 06-042-001J



Legend

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

Data Disclaimer
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Map Disclaimer
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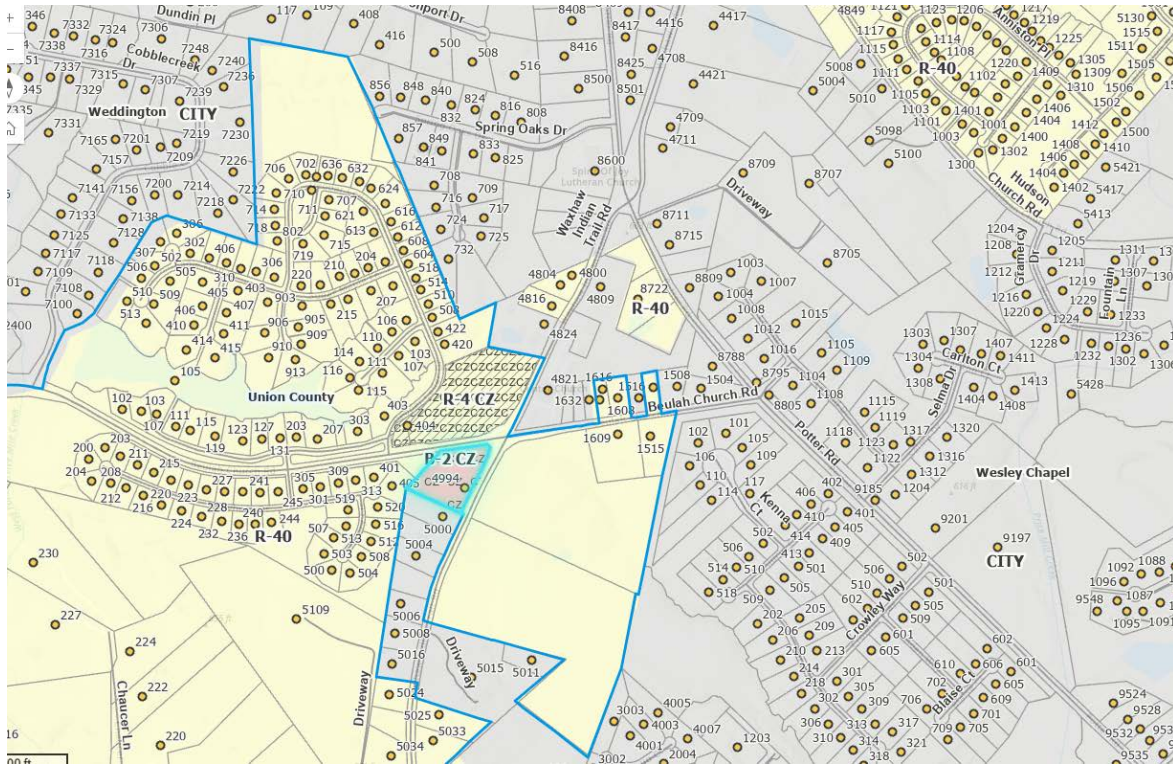
Utilities

Water and sewer are available to the site.

Zoning and Land Use History

This property was rezoned to B-2 with Conditions in early 2020 to allow a shopping center to be built. It was previously proposed for rezoning to B-2 in 2007, but was withdrawn. A 161 acre parcel to the north of the site was proposed for R-20 zoning in 1998, but was withdrawn. There later were two successful rezonings in 2018 and 2019 to rezone eight acres for a senior living facility on the north side of Beulah Church. There have been no other zoning actions in the immediate vicinity in unincorporated Union County.





Schools

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

Transportation

This site is on Beulah Church and Waxhaw Indian Trail Roads, which are a NCDOT-maintained facility. This section of Waxhaw Indian Trail Road carries approximately 11,500 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 amended rezoning. The site already has conditions for a median, crosswalk, and turn lanes into the site.



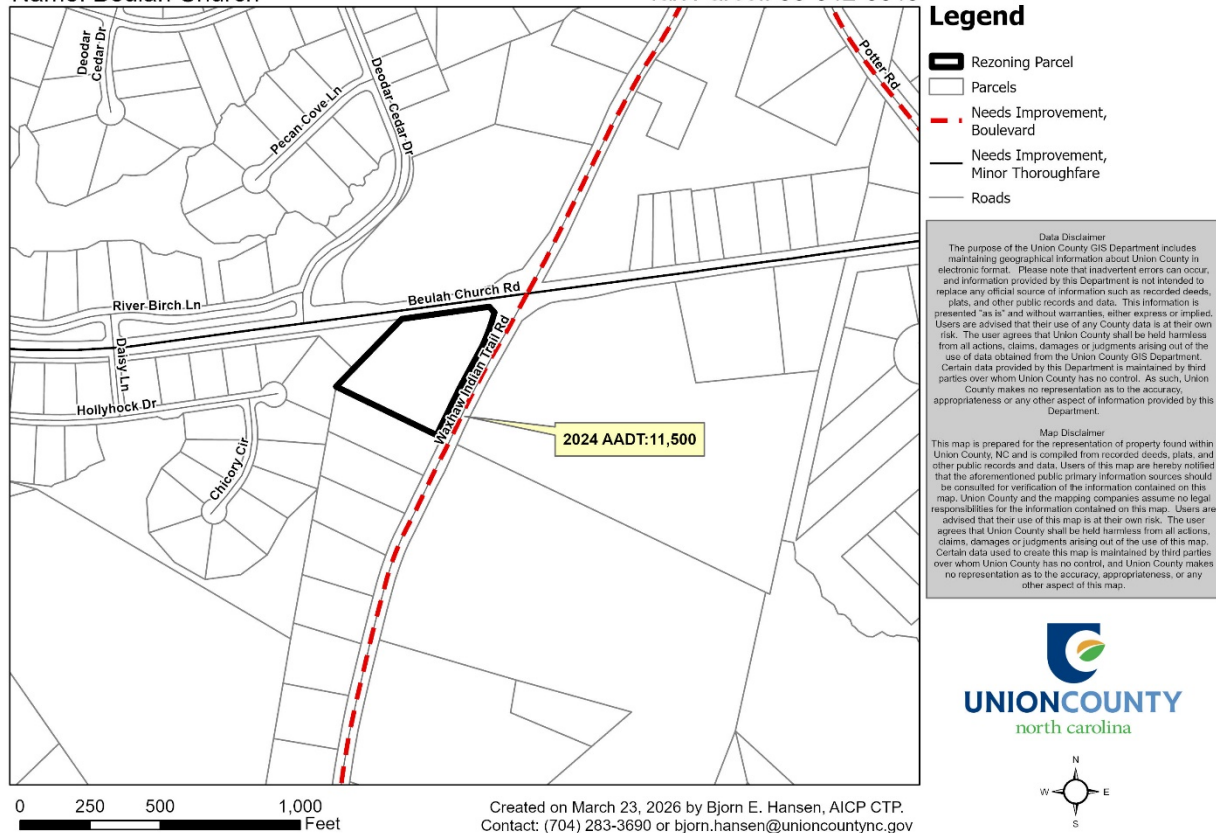
Transportation

Petition: 2026-CZ-007

Name: Beulah Church

Size: 3.207 acres

Tax Parcel: 06-042-001J



Union County Comprehensive Plan

The initial 2020 rezoning for this property was evaluated against the comprehensive plan and land use map in place at the time. The land use map was amended as part of the rezoning to include a commercial node at the intersection, which was consistent with development patterns in the area. This proposed rezoning is consistent with the land use map used as part of the 2020 rezoning.

The Union County 2050 land use map identifies the entire area as a Transition Zone, which recognizes the limited amount of unincorporated land and close proximity to several municipalities as reasons to restrict rezonings in this area and instead incentivize them to annex into an adjacent municipality.



2050 Plan Land Use Map

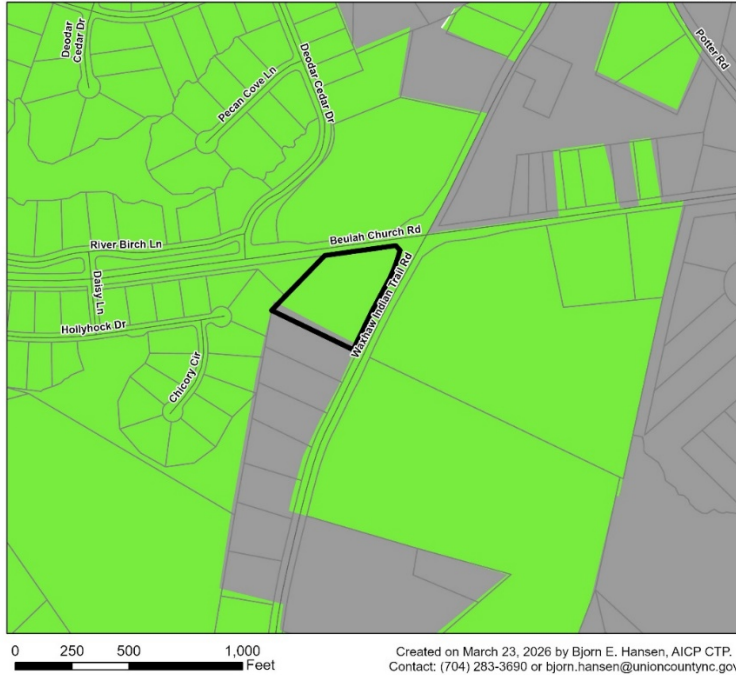
Land Use Map

Petition: 2026-CZ-007

Name: Beulah Church

Size: 3.207 acres

Tax Parcel: 06-042-001J



Legend

- Rezoning Parcel
- Parcels
- Roads
- Municipality
- Transition Zone

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2014 Plan Land Use Map

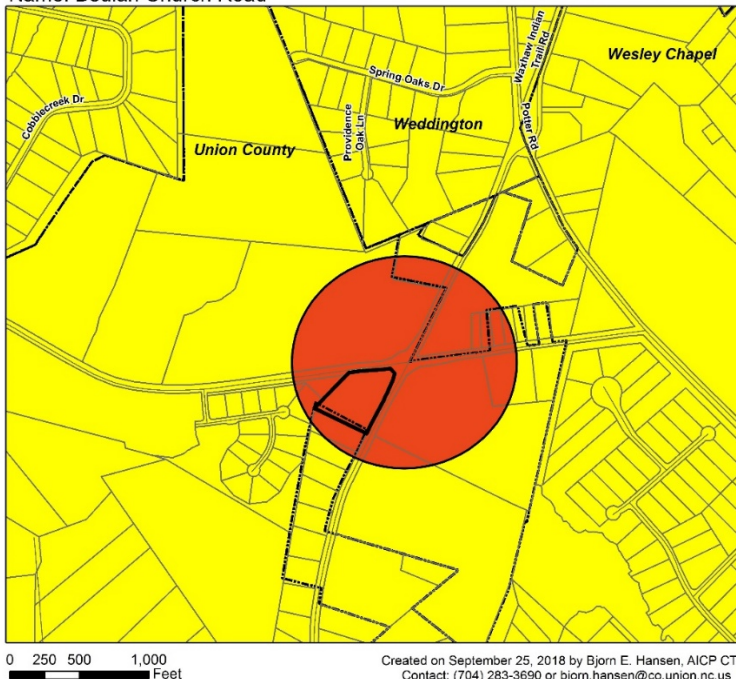
Land Use Plan

Petition: CZ-2018-007

Name: Beulah Church Road

Size: 4.1 acres

Tax Parcel: 060-42-001J



Legend

- Rezoning Parcel
- Single Family Residential
- Neighborhood Center

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Public and Municipal Comments

Public Comments

A community meeting was required and was held on April 15, 2026. A total of 17 residents attended the meeting and expressed concern over the proposed hours of operation as well as the overall development. No changes were made to the site plan as a result of the meeting. Two residents spoke against the rezoning at the May 19, 2026 Land Use Board meeting, citing concerns over safety and noise.

Municipal Comments

Weddington and Wesley Chapel were consulted due to the distance to their municipal limits. No responses were received.

Recommendations

Land Use Board

The Land Use Board unanimously recommended approval at its May 19, 2026 meeting after adding two conditions, limiting trash pick up to between 9 AM to 5 PM and requiring the privacy fence to be built of solid materials to reduce noise. The Board cited consistency with the land use map used in the initial rezoning and increased flexibility for the owner.

Planning Department

This part of Union County at the time of the initial 2020 rezoning was identified is identified for single family residential at approximately two units per acre, with a Neighborhood Center commercial node at the intersection of this rezoning. The Land Use Map was subsequently modified through the 2050 Comprehensive Plan to recognize the limited amount of unincorporated land in the area and designated the area as a Transition Zone, meaning upzonings would not be supported. The proposed rezoning is not an upzoning of existing zoning on the site, is consistent with the land use map in place at the time of the initial rezoning and provides additional flexibility to the property owner as they develop the site. The proposed use is therefore considered appropriate for the area. Because of these aspects of the development, staff recommend **approval** of this rezoning application.



