



UNIONCOUNTY
north carolina

2024-CZ-004

Stevens Rezoning
November 4, 2024



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Request and Conditions

This case is a request Rezoning Petition (CZ-2024-004) submitted by Christopher Stevens (the "Applicant") requesting a revision of the Union County Zoning Map by rezoning a 5.471 acre portion of land appearing on the tax map as portions of tax parcels 08-051-007C and 08-051-007H ("Tract 1") from RA-40 to Light Industrial (LI), with Conditions, including consolidating the aforementioned portions of such parcels; creating a new 1.529 acre parcel from a portion of the parcel of land appearing on the tax map as tax parcel 08-051-007C ("Tract 2"), which will remain RA-40; consolidating a portion of a parcel of land appearing on the tax map as tax parcel 08-051-007C with the entire existing parcel 08-0510-007G, to create a new 2.618 parcel ("Tract 3"), which will remain RA-40; and consolidating portions of land appearing on the tax map as portions of tax parcels 08-051-007H and 08-051-007C to create a new 0.919 parcel ("Tract 4"), which will remain RA-40; with all such parcels in the Goose Creek Township ("Rezoning Petition"). The rezoning will include the following conditions:

- 1) Limited to site plan dated October 16, 2024
- 2) Bring all buildings into compliance with building code, zoning, and environmental health requirements
- 3) Five-year vesting of development rights
- 4) Development will meet all requirements of the Union County Unified Development Ordinance
- 5) The uses on the property are limited to septic tank installation and servicing and portable toilet servicing businesses*

Site Plan



Existing Conditions

Site



Site from New Salem Road



Looking west on New Salem



Looking east on New Salem



Development Status

Development Status

Petition: 2024-CZ-004

Size: 10.6 acres

Name: Stevens

Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H



Legend

- Rezoning Parcels
- Structures 2023
- Developed
- Underdeveloped
- Undeveloped

Data Disclaimer
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Map Disclaimer
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0 250 500 1,000 Feet

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

Environmental Features

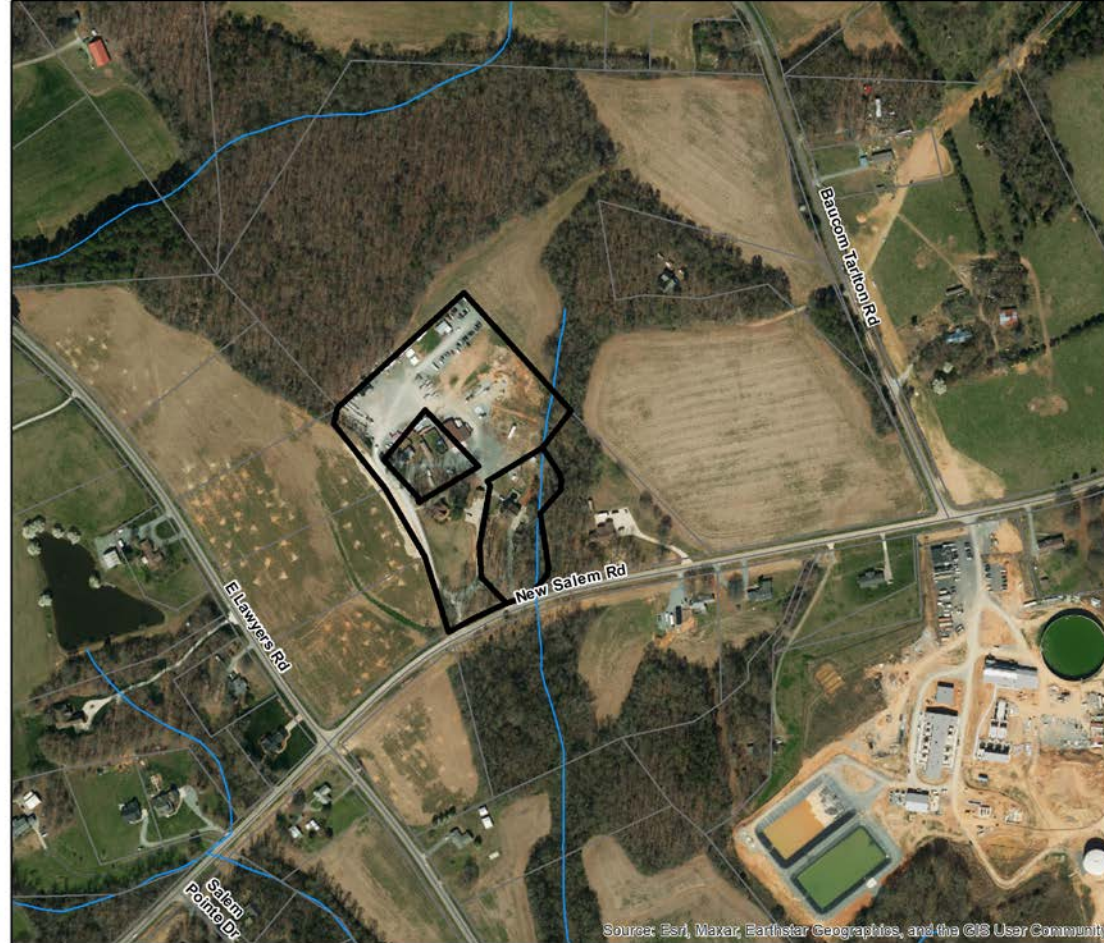
Environmental Features

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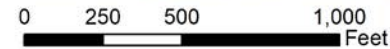
Legend

 Rezoning Parcels

 Streams

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Zoning



Transportation

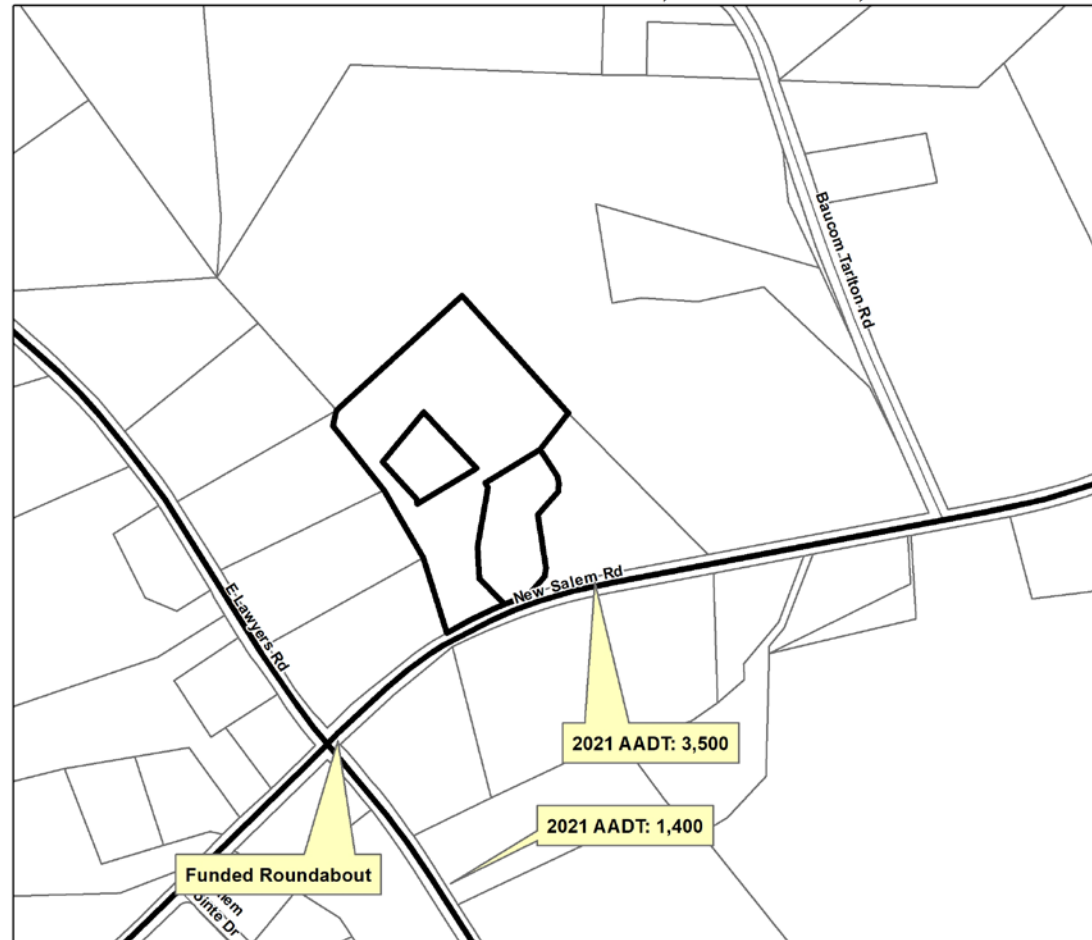
Transportation

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Size: 10.6 acres

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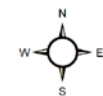
- Rezoning Parcels
- Needs Improvement, Major Thoroughfare

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Land Use Map

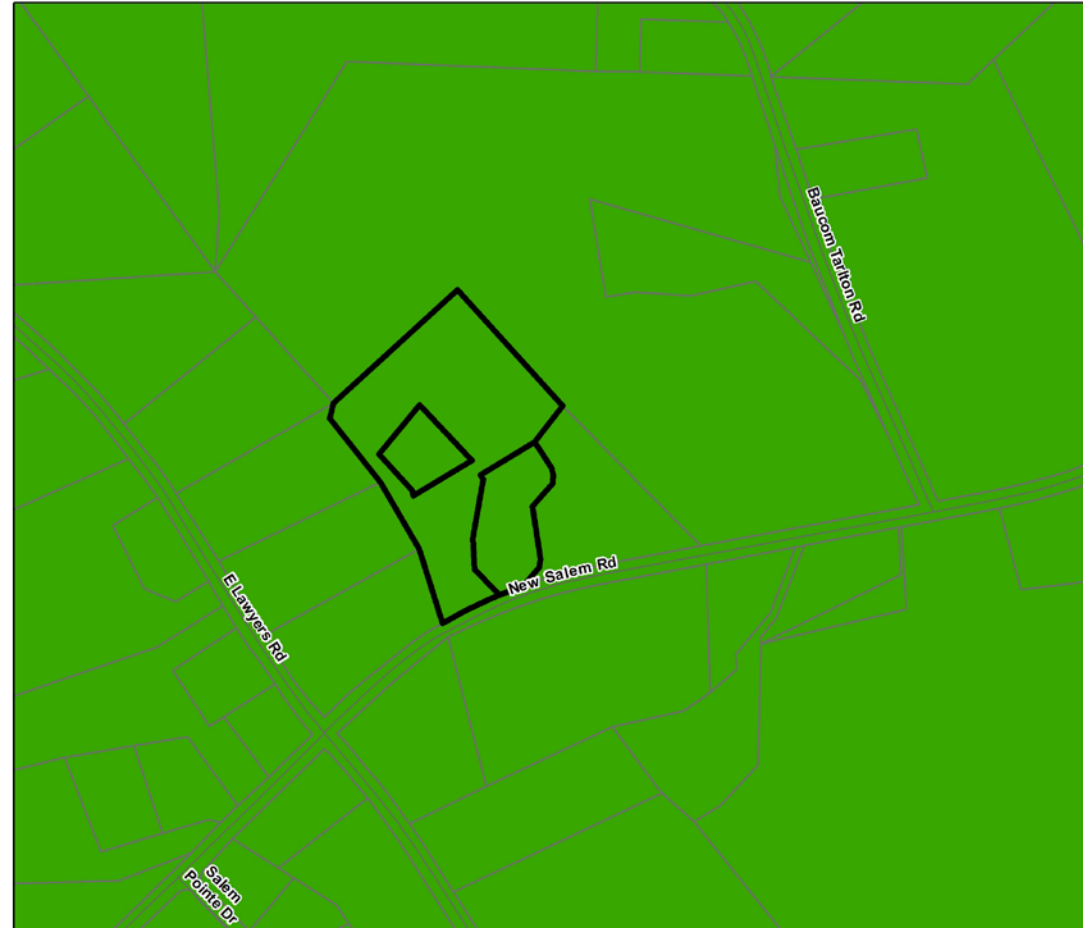
Land Use Map

Petition: 2024-CZ-004



Size: 10.6 acres

Name: Stevens

Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H



Legend

-  Rezoning Parcels
-  Rural Residential

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Schools

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

Utilities

- Public water is available along New Salem Road and impacted buildings would have to connect. Site would utilize septic and would need to connect impacted buildings to permitted septic systems.

Public Feedback

- Community meeting held September 12, 2024, with one attendee. Their concerns were over views of future buildings. No changes were made due to the comments.
- No one spoke at Land Use Board meeting.

Municipal Feedback

- Monroe and Unionville were not consulted due to the distance to municipal limits.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The Plan's Land Use Map identifies this area as Rural Residential. The proposed light industrial designation is not consistent with residential or agricultural uses for which rural residential areas are intended.
- The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses in manners inconsistent with the Plan.
- Continued and future allowed industrial use on the property 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

- There is an existing business which will be contained on one proposed parcel; thereby providing flexibility for the business.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: Denial

PLANNING BOARD RECOMMENDATION: Unanimous recommendation for approval, citing history of business operating at this location without issues

Questions



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