



**Union County, NC**  
**Land Use Board**  
**Meeting Agenda**

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Tuesday, May 19, 2026

6:00 PM

Board Room, First Floor

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**Call to Order**

Pledge of Allegiance and Moment of Reflection

**Establish Voting Members**

**Additions and/or Deletions to the Agenda**

**Approval of the Agenda**

**Approval of the Decision Letter for 2026-SUP-01 Union Parkwood Bess**

**[26-298](#)**      Decision Letter 2026-SUP-01

**Attachments:** [Decision Letter 2026-SUP-01](#)

**Motion to Amend Upcoming June 16th Meeting**

**[26-312](#)**      New 2026 Meeting Schedule

**Attachments:** [Motion to Amend Meeting Schedule](#)

**Approval of the Minutes**

**[26-296](#)**      March 17, 2026 Minutes

**Attachments:** [2026.03.17 LUB Minutes 2](#)

**[26-295](#)**      April 21, 2026 Minutes

**Attachments:** [2026.04.21 LUB Minutes](#)

**Agenda Item(s)**

**26-279**

**Rezoning Petition CZ-2026-007 Beulah Church**

**DETERMINATION OF CONFLICTS**

**INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner - Long Range Planning

**ACTION REQUESTED:**

Recommend approval or denial of rezoning petition to the Board of Commissioners

**BACKGROUND:**

This rezoning petition was submitted by R. Dean Harrell, requesting a revision of the Union County Zoning Map by rezoning an approximately 3.207 acre parcel of land appearing on the tax map as tax parcel 06-042-001J along the south side of Beulah Church Road from B-2 with Conditions to B-2 with Modified Conditions. This property was rezoned to B-2 with Conditions in early 2020 to allow a shopping center to be built. The proposed rezoning would change the condition limiting hours of operation from the current 9 AM to 9 PM to 6:30 AM to 9:30 PM to allow for greater flexibility in attracting tenants to the site. There are no other proposed changes.

**FINANCIAL IMPACT:**

None

**Attachments:** [2026-CZ-007 Beulah Church Application redacted](#)  
[2026-CZ-007 Beulah Church Letter of Intent](#)  
[2026-CZ-007 Beulah Church Site Plan](#)  
[2026-CZ-007 Beulah Church LUB Staff report](#)  
[Land Use Board Advisory Consistency and Reasonableness Statements - CZ-2026-007 Beulah Church](#)

**26-280**

**Rezoning Petition CZ-2026-005 McAteer**

**DETERMINATION OF CONFLICTS**

**INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner - Long Range Planning

**ACTION REQUESTED:**

Recommend approval or denial of rezoning petition to the Board of Commissioners

**BACKGROUND:**

This rezoning request was submitted by Jeremy McAteer, requesting a revision of the Union County Zoning Map by rezoning a 5.75 acre portion of one parcel totaling approximately 17.21 acres appearing on the tax map as tax parcel 09-384-013 on South Rocky River Road from RA-40 to Light Industrial (LI) with Conditions. The request is to develop an office and equipment storage facility on a 5.75 acre portion of the overall parcel.

**FINANCIAL IMPACT:**

None

**Attachments:** [2026-CZ-005 McAteer Rezoning Application redacted](#)  
[2026-CZ-005 McAteer Letter of Intent](#)  
[2026-CZ-005 McAteer Site Plan 4-6-26](#)  
[2026-CZ-005 McAteer LUB Staff report](#)  
[Land Use Board Advisory Consistency and Reasonableness Statements - CZ-2026-005 McAteer](#)

**Planning Staff Report**

**Brief Comments**

**Adjournment**