



Union County Land Use Board Decision Letter (Approving a Special Use Permit)

May 19, 2026

VIA U.S. First Class Mail

Owner:

Union Power
1525 North Rocky River Rd.
Monroe, NC 28110

Applicant:

RavenVolt
C/O Nicholas Cooley
7105 Fairway Vista Dr.
Charlotte, NC 28226

**RE: The Applicant, RavenVolt in coordination with North Carolina Electric Membership Corporation (NCEMC) and Union Power, is requesting a Special Use Permit to construct and operate a Major Utility facility consisting of an unmanned electric substation and associated battery energy storage components on property zoned RA-40.
Case No. 2026-SUP-01**

Dear Mr. Cooley,

This matter was heard during a public hearing before the Union County Land Use Board (“LUB”) on March 17, 2026. The purpose of the hearing was to hold an evidentiary hearing to consider Ravenvolt’s request for a Special Use Permit (“SUP”) pursuant to Section 80.110 of the Union County Development Ordinance (“UCDO”) for Utility, Major. Based upon the evidence presented at the hearing, and findings of fact, the LUB granted a Special Use Permit for the property located at 5907 Lancaster Highway, more specifically identified by Union County as parcel number 04-282-003B. The SUP allows the construction and operation of an unmanned electric substation and associated battery energy storage

components and shall be constructed in conformity with the attached site-specific site plan labelled Exhibit A.

The LUB makes the following findings of fact:

1. The proposed use and development complies with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.

A. This is a major utility and it will conform to all the regulations in the RA-40 zoning district.

B. Electric substations are exempt from height requirements. However, the height of the site will remain less than 15' above grade, including equipment and foundations.

C. RavenVolt will utilize existing trees on property for screening, as well as S2 screening dictated by Union County Ordinances to limit visibility from the road and adjacent properties.

2. The proposed development will not materially endanger the public health or safety.

A. RavenVolt and NCEMC are committed to providing safe and reliable power.

B. Unmanned substation – no public utilities will be required to operate and maintain facility.

C. Will provide security fence at a height of seven feet.

D. Minimal traffic will be generated because it is an unmanned substation.

E. The site will be designed to meet the requirements of NFPA 855. This includes the development of a Hazard Mitigation Analysis and Emergency Response Plan, created by a third-party fire protection engineer.

F. RavenVolt will provide site specific training to local Emergency First Responders, as well as Union Power.

3. The proposed development will not substantially injure the value of abutting property or is a public necessity.

A. An impact study provided by Hunter Howell stated that the proposed use will not substantially injure the value of abutting property.

4. The proposed development will be in harmony with the area in which it is located.

A. This is a tract of land previously utilized for a utility substation. The new site design is smaller than previous use and utilizes the current Union County screening requirements. The proposed substation is sited to have a minimal impact on surrounding properties and is in close proximity to existing Union Power electric lines.

B. There are existing electric lines on the property.

C. A battery decommission plan will be provided.

D. The site will be returned to Union Power following battery decommissioning.

5. The proposed development will be in general conformity with the comprehensive plan.

A. The proposed use is an allowed use with the granting of a Special Use Permit therefore it is in conformity with the comprehensive plan.

LUB votes on SUP requirements:

- 1. The proposed use and development complies with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.**

Vote 7-0 in the affirmative.

- 2. The proposed development will not materially endanger public health or safety.**

Vote 7-0 in the affirmative.

- 3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.**

Vote 7-0 in the affirmative.

4. **The proposed development will be in harmony with the area in which it is located.**

Vote 7-0 in the affirmative.

5. **The proposed development will be in general conformity with the comprehensive plan.**

Vote 7-0 in the affirmative.

Based upon the foregoing findings of facts and affirmative votes,

Motion

Mr. Tilley made a Motion to Approve the Special Use Permit application for Utility, Major following conditions:

1. ***Must comply with all local, state, and federal regulations.***
2. ***Must comply with the Union County Development Ordinance and North Carolina Building Code.***
3. ***Must fully comply with the site-specific site plan.***

Mr. McClew seconded the Motion. The Motion passed with a 7-0 (unanimous) vote.

The Land Use Board's Decision on this matter may be appealed to Superior Court by an action in the nature of certiorari pursuant to North Carolina General Statute 160D-1402. A petition for review must be filed within thirty (30) days of the date the decision is filed with the clerk to the LUB or the date that written notice of the decision is provided pursuant to Section 80.110-l(2) of the UCDO, whichever is later.

This the ____ of March 2026.

Rick Davis, Vice-Chair
Union County Land Use Board

Decision filed in Union County
Planning Department

Date

Amy Griffin, Clerk to Land Use Board

EXHIBIT A

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS (G.S. 47-30(h))

