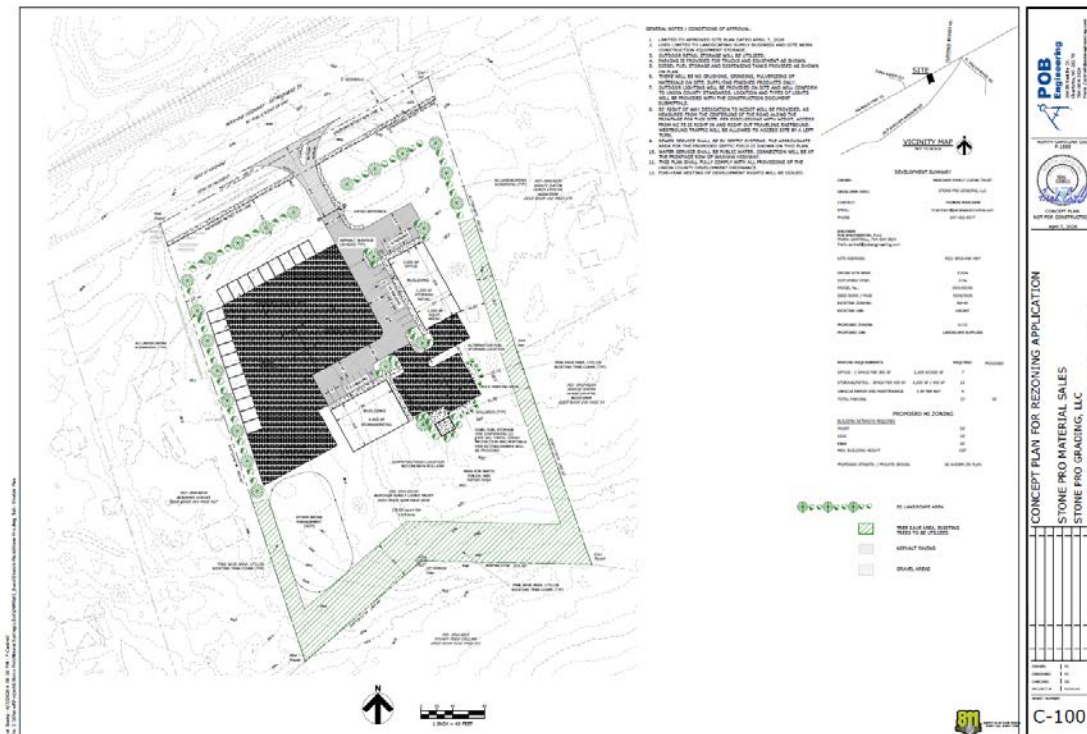


Rezoning Request CZ-2026-001 Marcham

This case is requesting to rezone one parcel totaling 5 acres appearing on the tax map as tax parcel 09-414-019A along NC 75 from RA-40 to Light Industrial (LI) CZ with Amended Conditions in order to develop a landscaping supply business and limited construction equipment storage. The rezoning will include the following conditions:

- 1) Limited to approved site plan dated April 7, 2026
- 2) Uses limited to landscaping supply business and construction equipment storage
- 3) Five-year vesting of development rights
- 4) Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval
- 5) Access may be restricted to right in right out in the future, at the discretion of the NCDOT, based on safety issues that may be created by this site



Contact Information

1. Staff: Bjorn E. Hansen, Senior Planner, 704-283-3690, bjorn.hansen@unioncountync.gov
2. Owner: Marcham Family Living Trust, 2904 McNeely Farms Drive, Waxhaw, NC 28173
3. Applicant: Thomas Marcham, 2904 McNeely Farms Drive, Waxhaw, NC 28173

Property Information

Located on the south side of NC 75 west of Rocky River Road. Location more specifically described as tax parcel 09-414-019A.



Site



North of Site



West of Site



East of Site



Municipal Proximity

The site is approximately 2/3 of a mile east of Mineral Springs.

Existing Land Use and Development Status

The parcel is currently zoned RA-40 and is partially cleared. A single-family home was removed approximately six years ago.

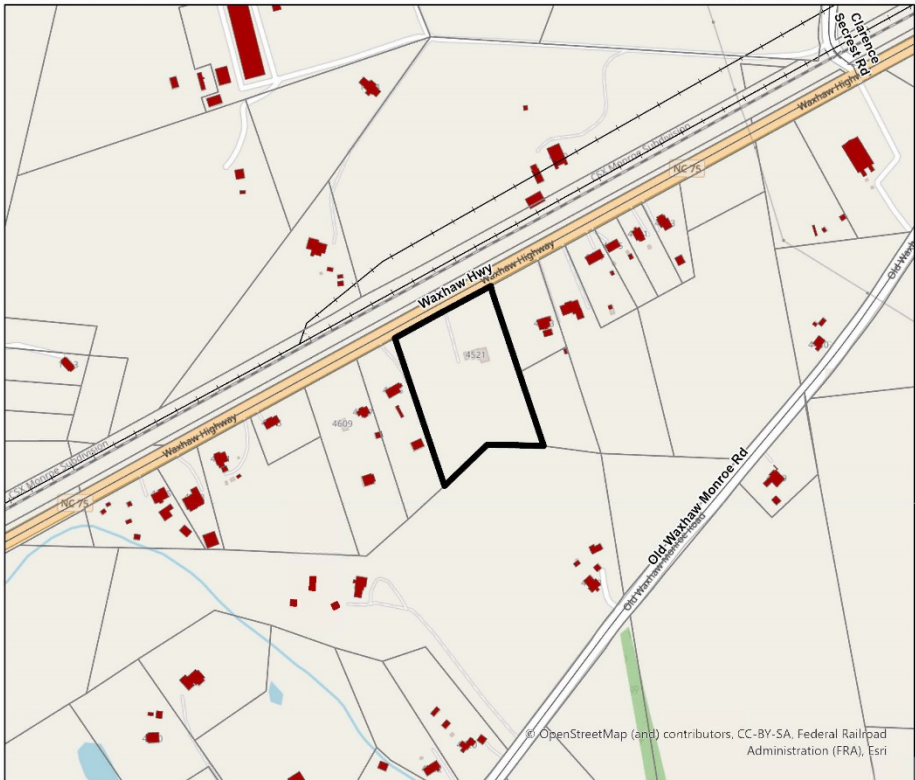
Development Status

Petition: 2026-CZ-001

Name: Marcham

Size: 5 acres

Tax Parcel: 09-414-019A



Legend

- Rezoning Parcel
- Parcels
- Railroad
- Roads
- 2023 Structures

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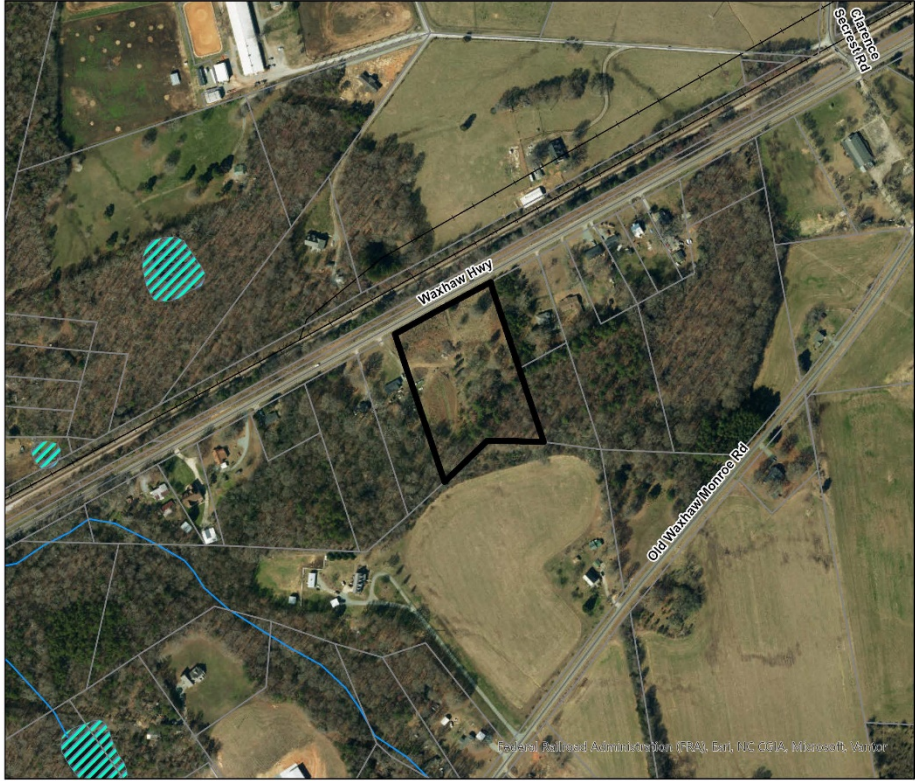
Environmental Features

There is a stream on the northern edge of the site that is incorporated into the stormwater pond. There are no other environmental features.

Environmental Features

Petition: 2026-CZ-001
Name: Marcham

Size: 5 acres
Tax Parcel: 09-414-019A



Legend

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

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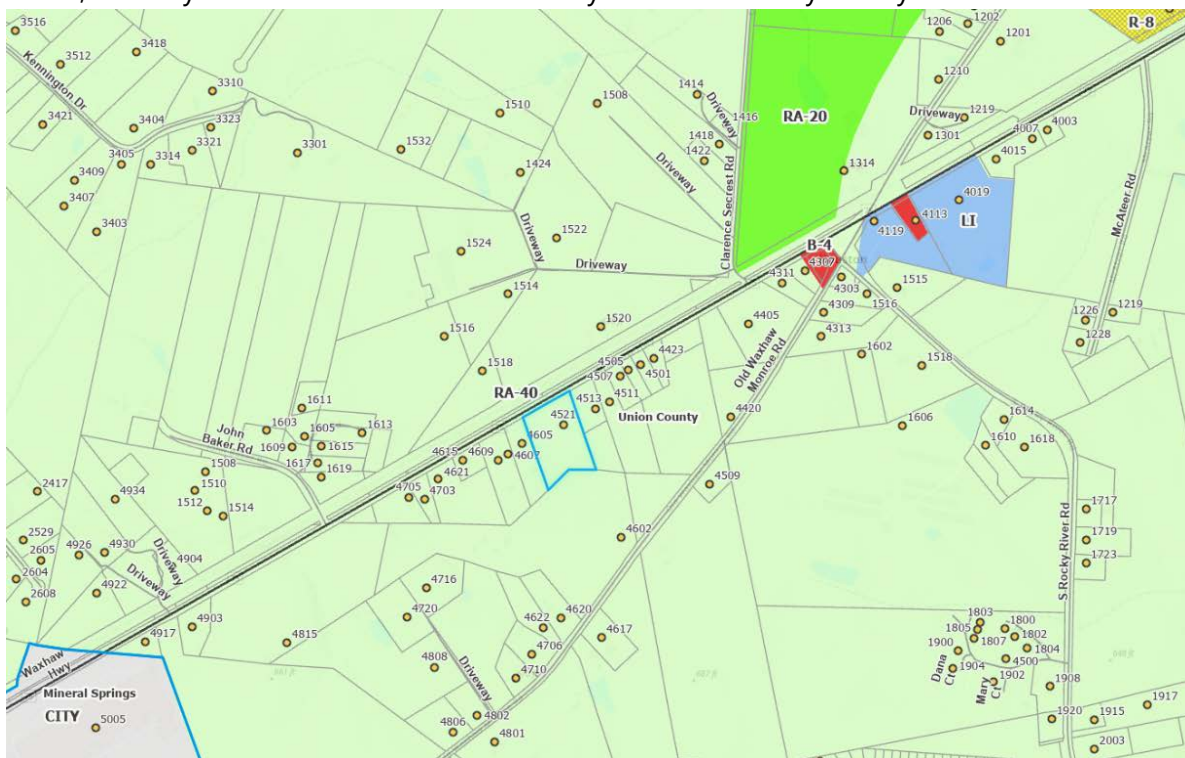


Utilities

Public water is available to the site. The site will use septic service and an area is shown on the site plan.

Zoning and Land Use History

The parcel site has been zoned RA-40 since zoning was instituted. There have been three proposed residential rezonings for higher density development within a half mile of the site since 2019. All three were denied. Three commercial or industrial rezonings were approved at the intersection of Rocky River and NC 75 between 1977 and 2013. Several special use permits have been approved at the intersection of Rocky River and NC 75 for a telecommunications tower, two daycares and for the Union County Humane Society facility.



Schools

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



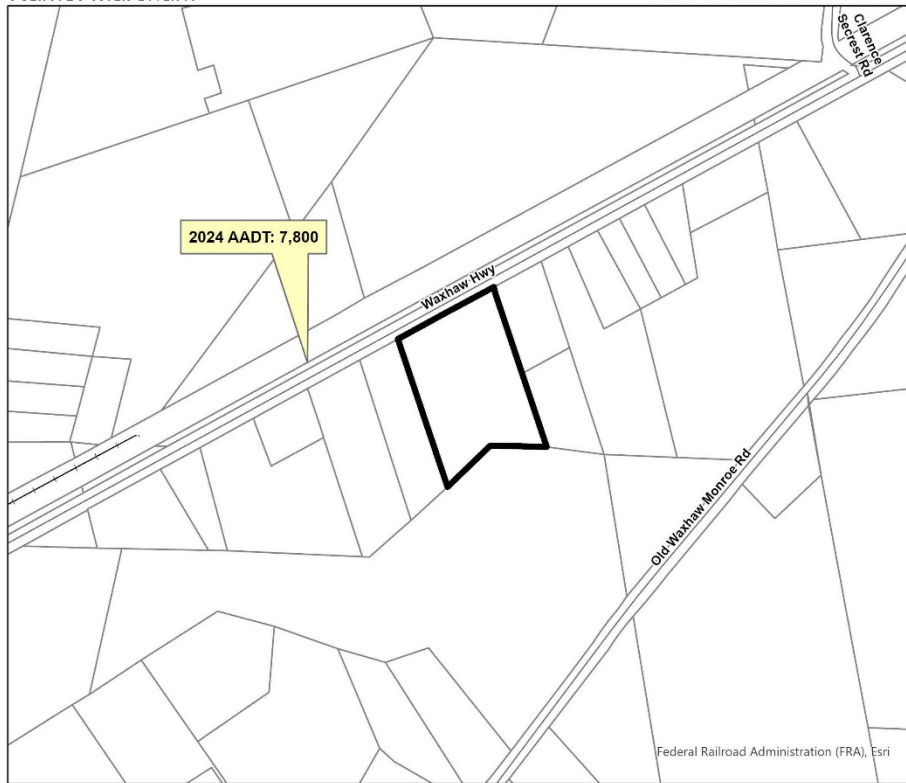
Transportation

This parcel is on NC 75, which is a NCDOT-maintained facility. NC 75 carries approximately 7,800 vehicles per day. The proposed use would have a low traffic impact but would have a high percentage of trucks and vehicles with trailers. Because of these concerns, the access from the site is limited to right outs, with these vehicles wanting to travel west to use the roundabout at Rocky River Road. There are no funded road improvement projects in the immediate vicinity of the rezoning. A Traffic Impact Analysis was not required for this rezoning.

Transportation

Petition: 2026-CZ-001
Name: Marcham

Size: 5 acres
Tax Parcel: 09-414-019A



Legend

- Rezoning Parcel
- Parcels
- Railroad
- Roads

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Union County Comprehensive Plan

The Union County 2050 comprehensive plan identifies this area as a Rural Residential area with an Employment Corridor Overlay. The uses proposed under Light Industrial zoning require a special use permit, which can be incorporated into the rezoning. The applicant has stated in their application, submitted documentation or staff have concluded through a site plan review that it meets the five findings of fact necessary for a special use permit:

1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.
2. The proposed development will not materially endanger the public health or safety.
3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.
4. The proposed development will be in harmony with the area in which it is located.
5. The proposed development will be in general conformity with the comprehensive plan.

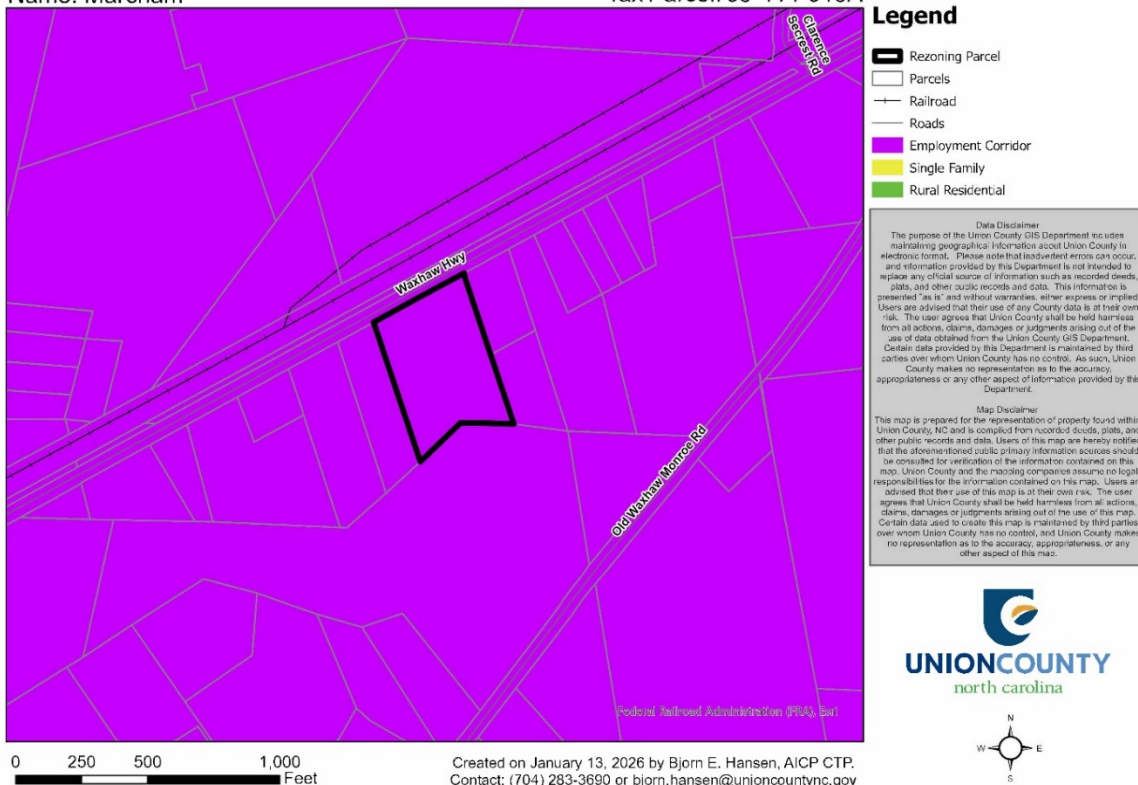
Land Use Map

Petition: 2026-CZ-001

Name: Marcham

Size: 5 acres

Tax Parcel: 09-414-019A



Public and Municipal Comments

Public Comments

A community meeting was required and was held on March 30, 2026. A total of six residents attended the meeting and asked questions about fencing, lighting, traffic and stormwater impacts. No changes were made to the site plan as a result of the meeting.

A public hearing was conducted May 18, 2026. No one spoke for or against the proposed rezoning.

Municipal Comments

Mineral Springs was contacted and responded that they did not have any issues with the proposed rezoning.

Recommendations

Land Use Board

The Land Use Board evaluated this rezoning request at its April 21, 2026, meeting. The Board recommended approval on a 5-0 vote, citing consistency with the land use map.

Planning Department

This part of Union County is identified as an Employment Corridor overlaid on rural residential and agricultural land uses. The proposed use is allowed in Light Industrial with a Special Use Permit, which the applicant had stated they meet the conditions for such a permit, and Light Industrial is an appropriate zoning designation in an Employment Corridor. The proposed traffic impacts are moderate and have been mitigated in the site plan and this use will provide options to residents in the area and increase business opportunities in Union County. The proposed use is therefore considered appropriate for the area. Because of these aspects of the development, staff recommend **approval** of this rezoning application.

