



UNIONCOUNTY
north carolina

2025-CZ-004

Shenandoah Rezoning
August 11, 2025



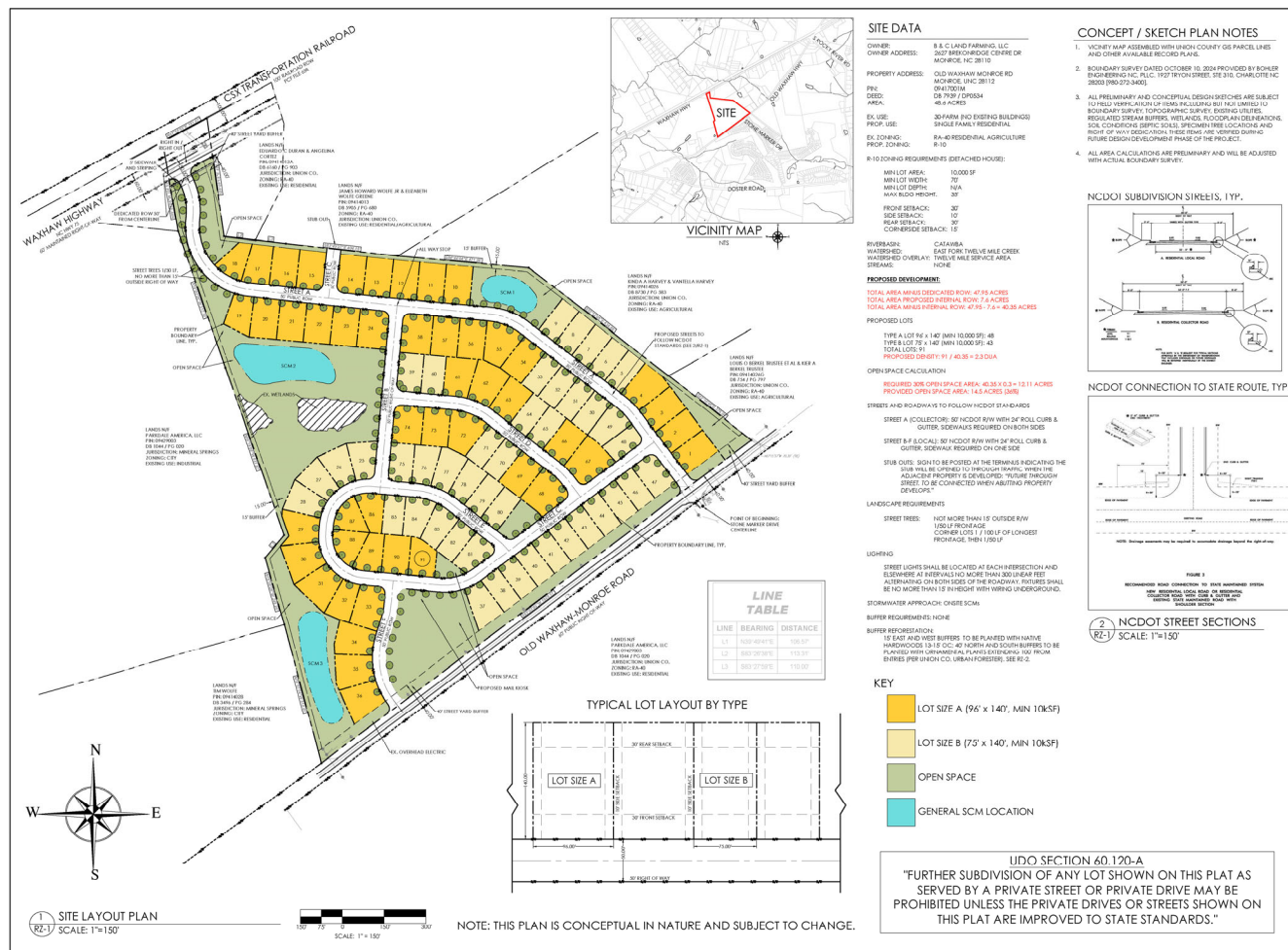
UNIONCOUNTY
north carolina

Request and Conditions

This case is requesting to rezone one parcel totaling 48.592 acres appearing on the tax map as tax parcel 09-417-001M located on Old Waxhaw Monroe Road from RA-40 to R-10 with Conditions. The rezoning will include the following conditions:

1. Limited to site plan dated July 8, 2025
2. Uses limited to 91 single-family homes
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

Site Plan



TM TLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713
P: (919) 484-3800 E: info@mtla.com



NORTH CAROLINA
FORESTERS AND DESIGN FILE
No. C-551
JAN TILLY ASSOCIATES

2022-XI-XX
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:
05-29-25
07-08-25: INTERNAL ROW

LAN
HAW MONROE REZONING
MONROE RD

SCALE:
AS NOTED
DRAWN BY:
MA, PMP
PROJECT #:
25023
DATE:
3-17-2025
SHEET
RZ-1
OF 02

Existing Conditions



Development Status

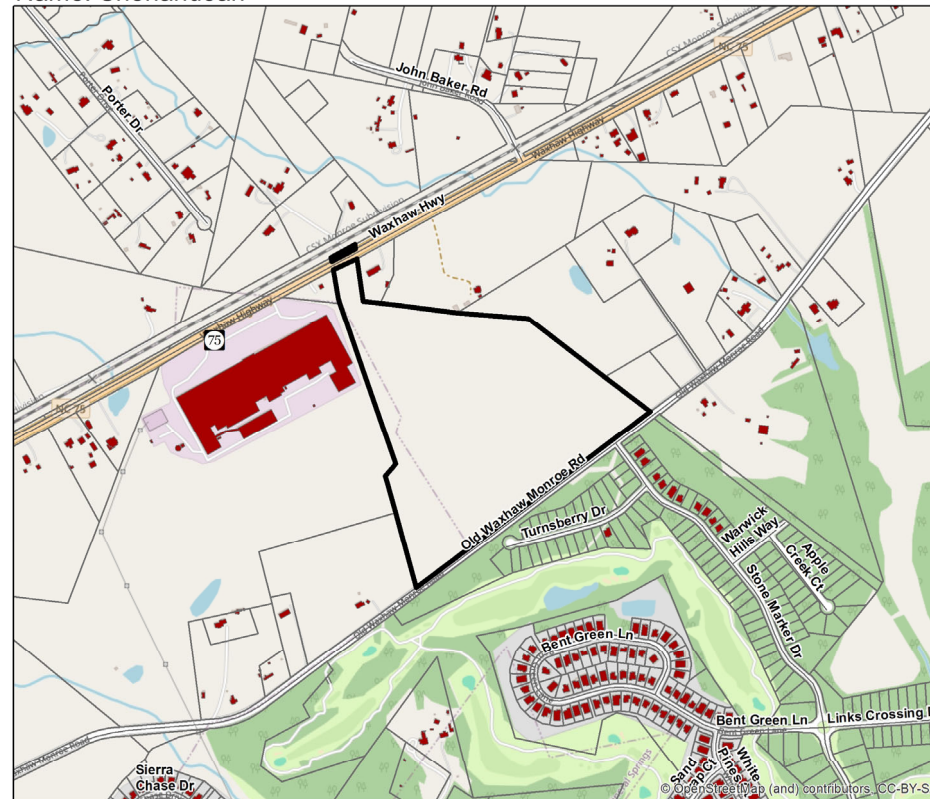
Development Status

Petition: 2025-CZ-004

Name: Shenandoah

Size: 48.578 acres

Tax Parcel: 09-417-001M



Legend

- Rezoning Parcel
- Structures 2023

Data Disclaimer
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Map Disclaimer
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Created on April 24, 2025 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

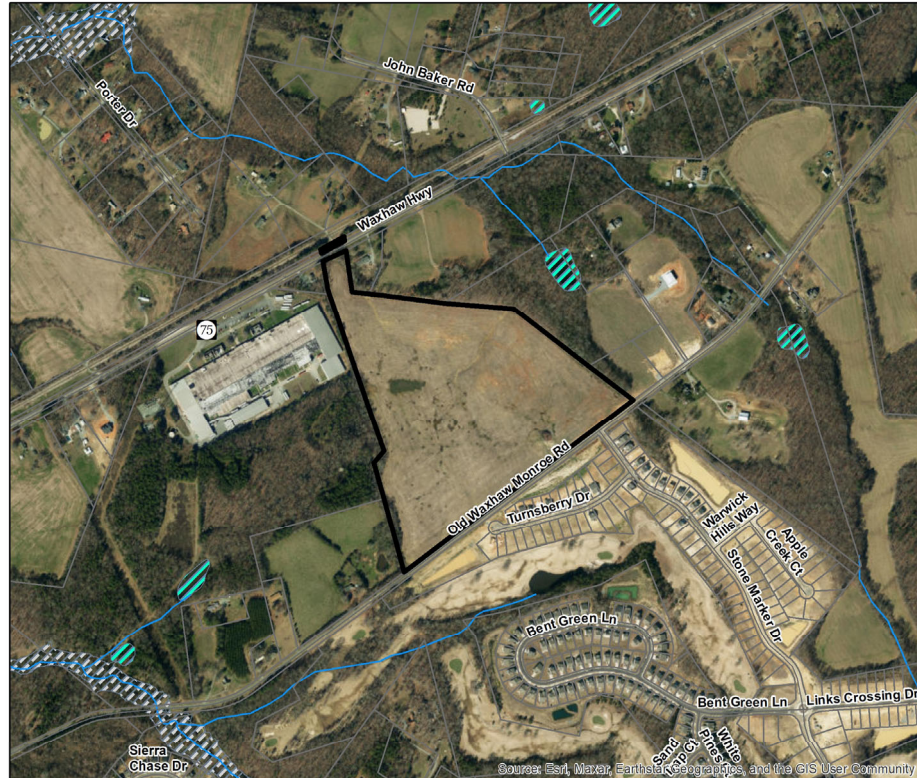
Environmental Features

Petition: 2025-CZ-004

Name: Shenandoah

Size: 48.578 acres

Tax Parcel: 09-417-001M



Legend

- Rezoning Parcel
- Streams
- Wetlands Areas
- 500 Year Flood Plain

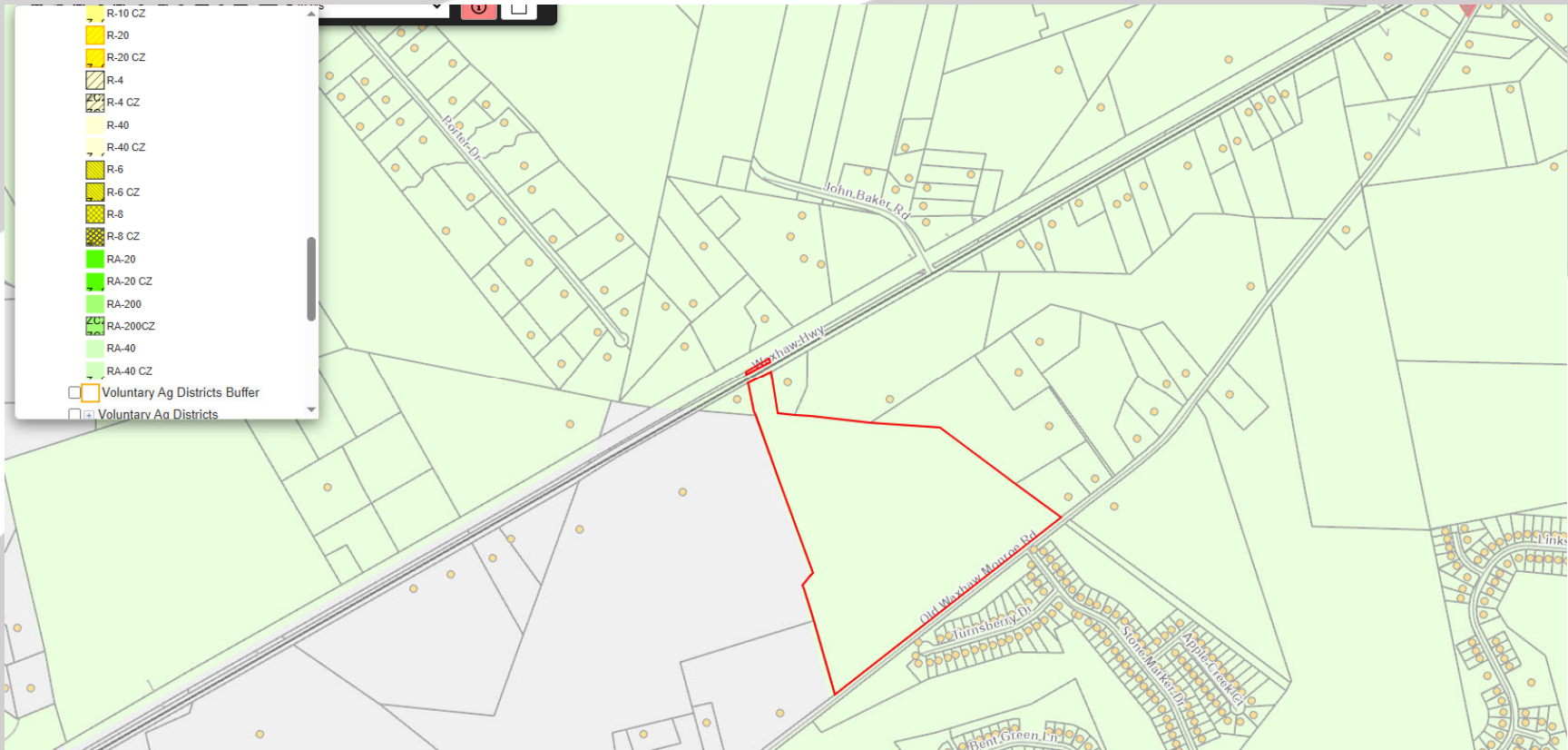
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Zoning



Transportation

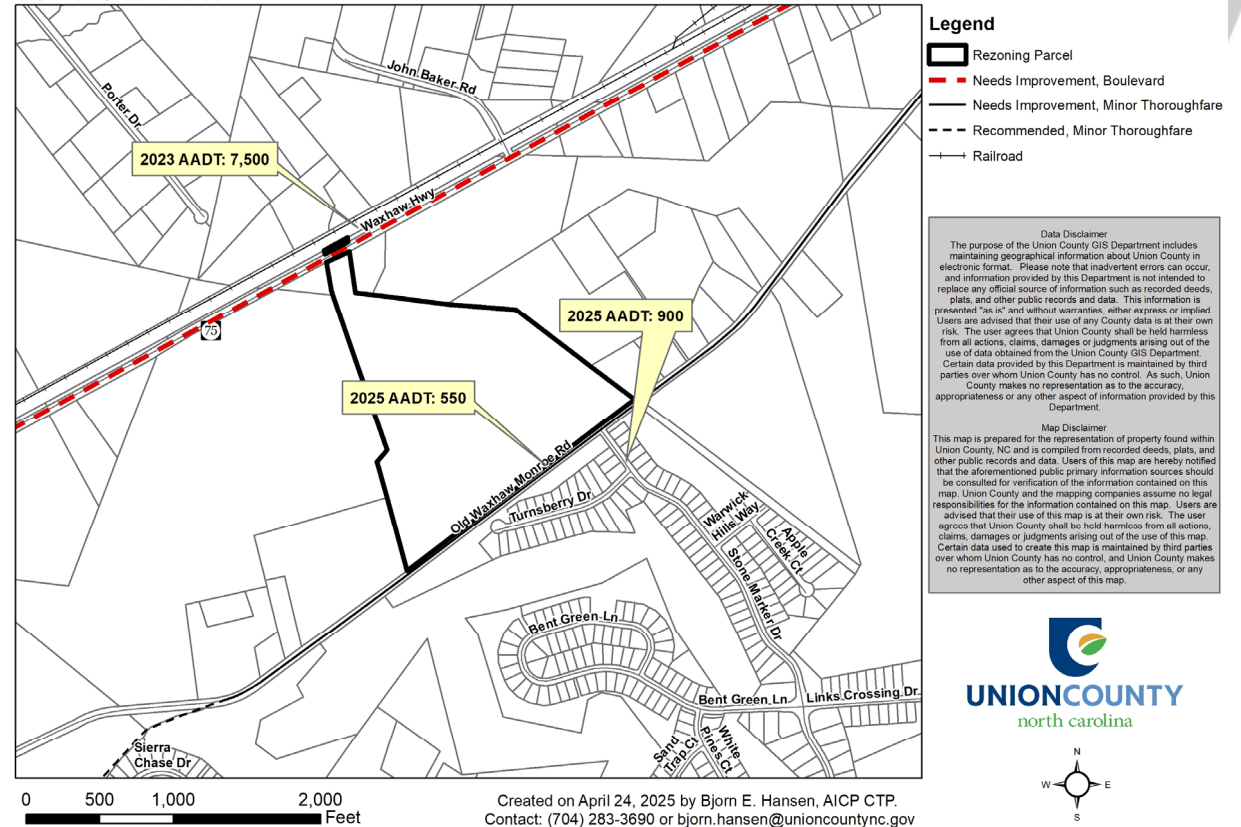
Transportation

Petition: 2025-CZ-004

Name: Shenandoah

Size: 48.578 acres

Tax Parcel: 09-417-001M



Land Use Map

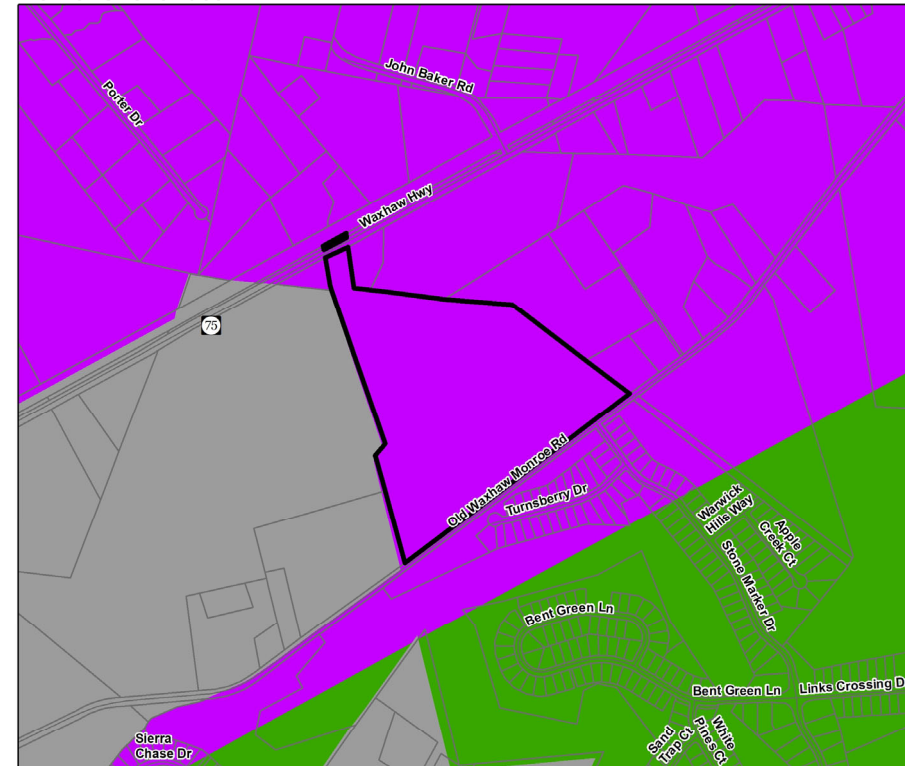
Land Use Map

Petition: 2025-CZ-004

Name: Shenandoah

Size: 48.578 acres

Tax Parcel: 09-417-001M



Legend

- Rezoning Parcel
- Municipality
- Employment Corridor
- Single Family
- Rural Residential

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Schools

UCPS provided the following comments:

- Based on the provided information, the subdivision is currently assigned to the following schools:

	School Name	2024-2025 40th day ADM	Building Capacity	Building Utilization
Elementary	Western Union Elementary	535	601	89%
Middle	Parkwood Middle School	880	984	89.4%
High	Parkwood High School	1083	1376	78.7%

- Utilizing information collected and analyzed on the demography report prepared for Union County Public Schools, the organization is currently tracking 3,334 vacant designed land (VDL) units within the assigned cluster. This number of VDL units potentially generates 667 students within the cluster.

Utilities

Public water and sewer are available to the site.

Public Feedback

- A community meeting was held July 8, 2025. Seven residents attended and asked questions about buffering, road connections, home prices, and schedule. No changes were made to the site plan as a result of this meeting.
- One person spoke in opposition at the Land Use Board meeting, citing small lot sizes and loss of environmental features.

Municipal Feedback

- Mineral Springs was contacted to provide comments. They stated they oppose R-10 zoning on their border.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The Plan's Land Use Map identifies this area as Rural Residential with an Employment Corridor overlay. Such areas should be preserved for industrial and other recommended uses. The Plan specifically identifies such uses to include distribution, aeronautics, industrial, and agri-business uses. The residential uses on this property would remove potential industrial and commercial land for future development and instead allow higher density residential immediately adjacent to existing industrial facilities.
- Continued and future allowed residential uses along the corridor 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

- The Plan's Land Use Map identifies this area as Rural Residential with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along these corridors. Single family residential uses at a density of one unit per acre are also appropriate in these areas. The density is similar to what is recommended in the single-family residential district on the north side of NC 75, which is reasonable since developments on both sides of NC 75 would be able to take advantage of this NC highway.
- The development provides open space in excess of the 30% required in the Unified Development Ordinance.
- The parcel projects connection to a residential development immediately south of the site, providing additional options for traffic to access NC 75.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: DENIAL on a unanimous vote, citing cut through traffic, density and opposition by Mineral Springs.



Questions



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