



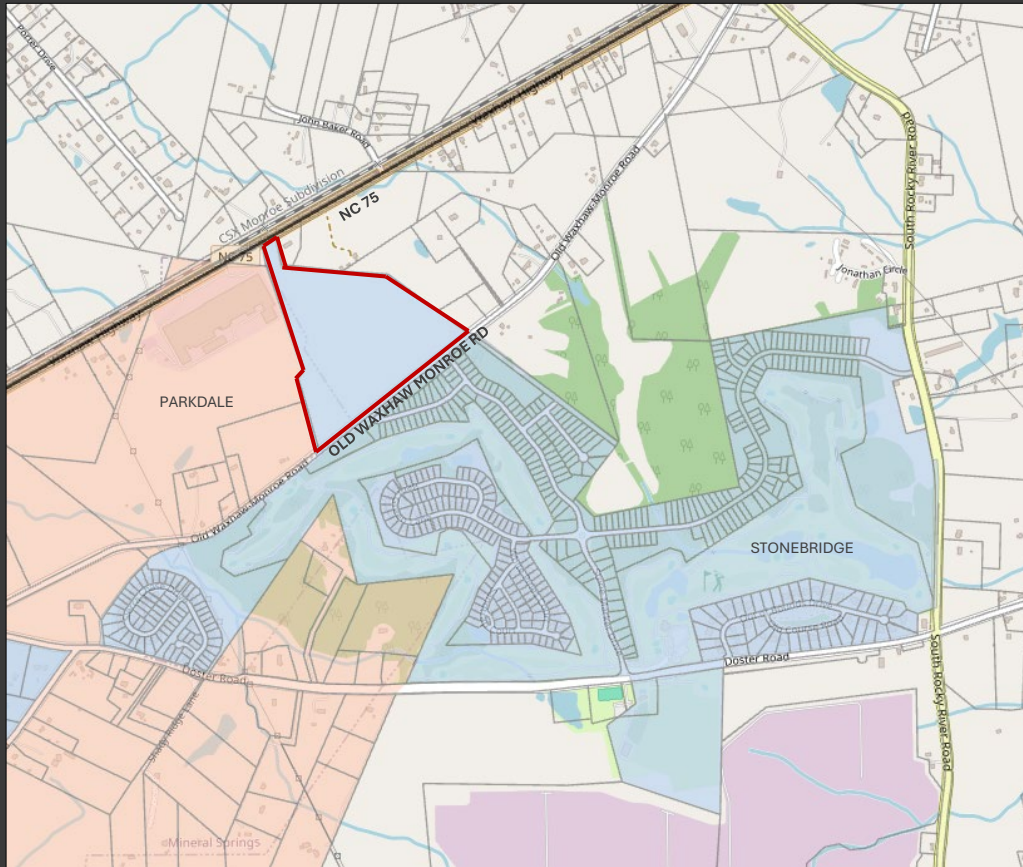
Old Waxhaw-Monroe Rd.

Conditional Rezoning Application

*Union County Board of County Commissioners
August 11, 2025*

Developer: Capital Properties of Raleigh VII, LLC
Landscape Architecture & Land Planning: TMTLA Associates





Site Overview:

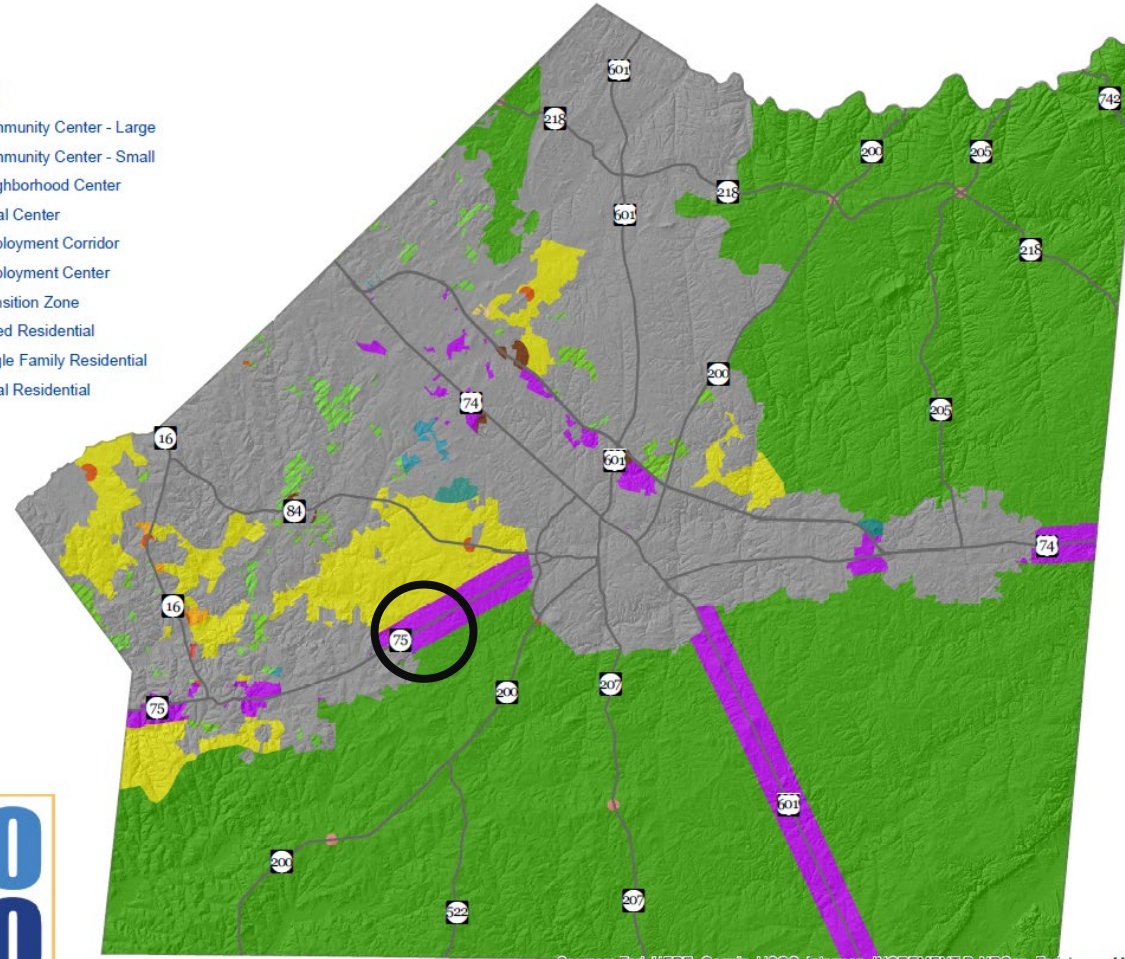
- Located between Waxhaw Hwy (NC 75) and Old Waxhaw-Monroe Road
- Parkdale Mills to the west, Stonebridge community & golf course to the south
- Size: 48.59 acres
- Watershed: East Fork 12 Mile Creek
- Existing:
 - Current zoning: RA-40
 - Previously part of Stonebridge PD: by right 67 units of single family residential
 - Requested zoning district is R-10.



Adopted Union County 2050 Land Use Map

Legend

- Community Center - Large
- Community Center - Small
- Neighborhood Center
- Rural Center
- Employment Corridor
- Employment Center
- Transition Zone
- Mixed Residential
- Single Family Residential
- Rural Residential



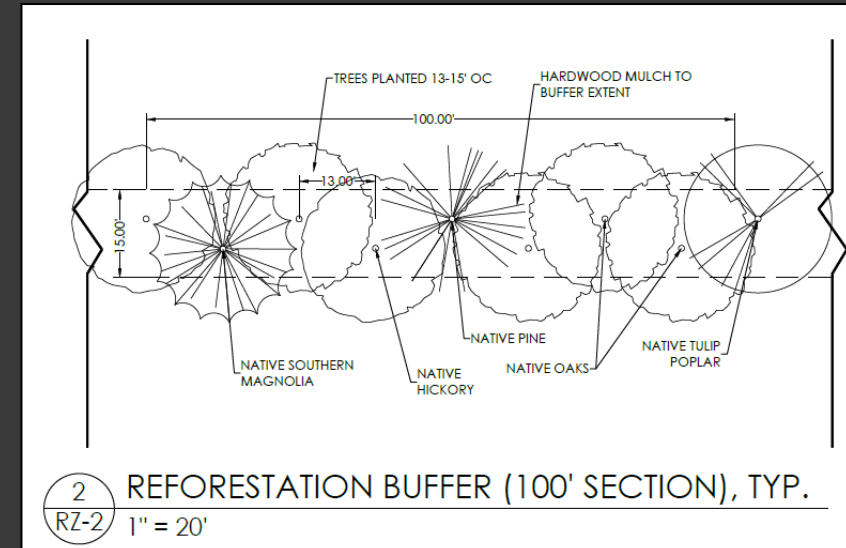
Union County
2050

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS Community



Proposed Development:

- Open Space: 14.5 acres (36%)
 - Amenities: pool & clubhouse, playground
- All lots minimum 10,000 SF
 - A: 96' x 140' / B: 75' x 140'
 - Accommodates a variety of home styles
 - To compare, smallest lot in Stonebridge is 7,623 SF
- 3 proposed stormwater ponds
- Existing wetlands preserved within open space
- 30' street buffers
- 15' reforestation buffers per Keith O'Harrin, Urban Forester, Union County Extension



Home styles



Note: Photos representative of intended style of single-family homes. Actual buildings may differ from examples shown.

Zoning Conditions

Amenity features:

- 2,000 square foot min. pool with fountain
- 4,000 square foot min. pool deck
- 1,400 SF clubhouse
- Playground / tot lot
- Picnic shelter
- Open play field
- Mail kiosk
- Parking



Concerns of Land Use Board (LUB)

- Removal of farmland
- Connection to Hwy 75
- Added density
- Open space/amenities



Thank you!

Questions?

