



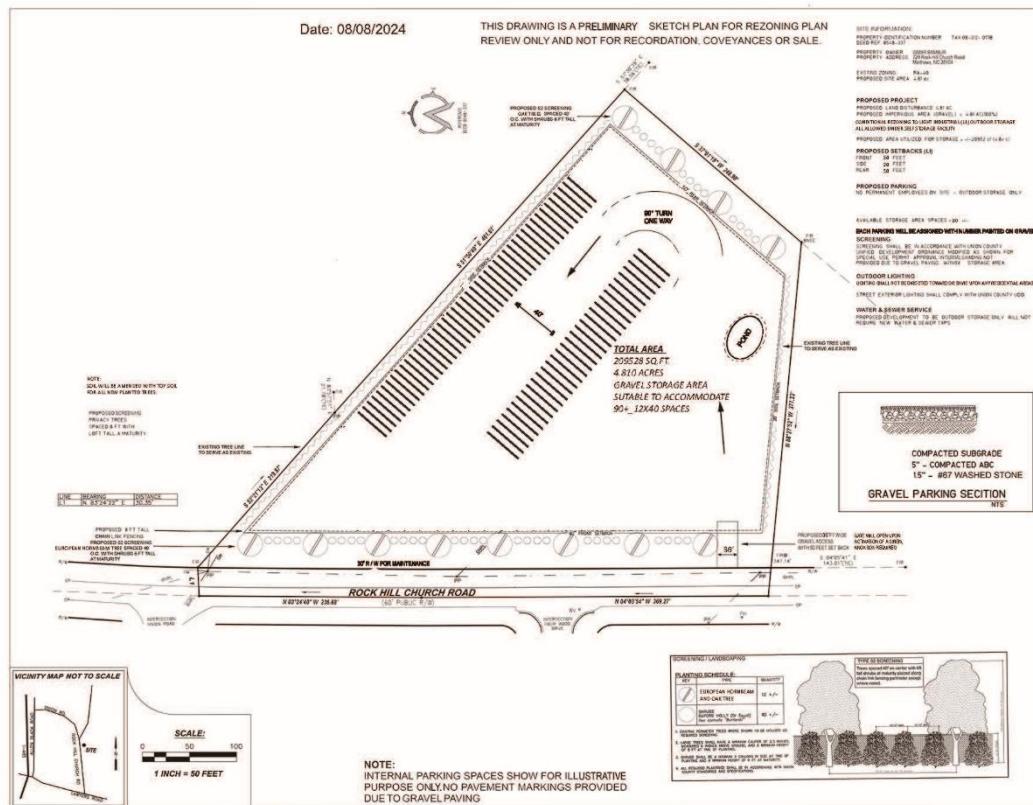
## Planning Staff Report - Rezoning Case # CZ-2023-004

## **Staff Contact: Bjorn Hansen, Senior Planner**

## Summary of Request

This case is a request to amend the Zoning Map of Union County by rezoning one parcel of land totaling 4.808 acres appearing on the tax map as tax parcel 08-312-017B in the Goose Creek Township from RA-40 to Light Industrial (LI) with Conditions. The applicant requests the rezoning in order to develop an outdoor storage facility with 90 spaces for recreational vehicles, trailers, and boats. The rezoning will include the following conditions:

- 1) Limited to site plan dated July 2, 2024
- 2) Five-year vesting of development rights
- 3) Stormwater facility will meet 2 and 25 year storm events.
- 4) Development will meet all requirements of the Union County Unified Development Ordinance



## Planning Department

500 North Main Street, Suite 70

Monroe, NC 28112

T 704.283.3565

unioncountync.gov

### Owner/Applicant

**Owner:** Ismar Bambur  
3010 Rea Road  
Charlotte, NC 28226

**Applicant:** Ismar Bambur  
3010 Rea Road  
Charlotte, NC 28226

### Property Information

**Location:** On the east side of Rock Hill Church Road immediately south of the intersection with Union Road and Ranch Drive. Location more specifically described as tax parcel 08-312-017B.



**Municipal Proximity:** The site is immediately east of the Town of Stallings.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-40 and totals approximately 4.808 acres. The site is vacant with some forested areas.

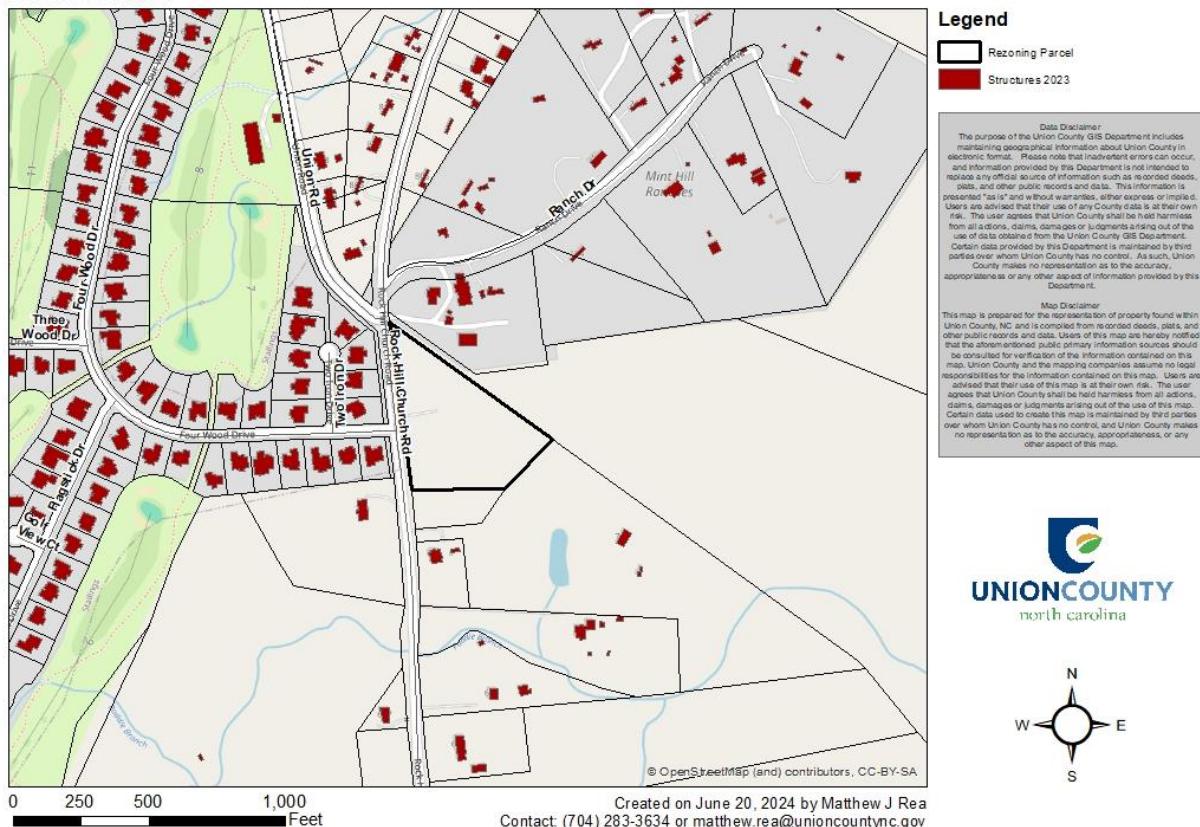
## Development Status

Petition: 2023-CZ-004

Name: Bambur

Size: 4.8 Acres

Tax Parcel: 08-312-017B



**Environmental Features:** There are no streams, wetlands or floodplain on site. A stormwater detention facility is proposed on the southern part of this development.

## Environmental Features

Petition: 2023-CZ-004

Name: Bambur

Size: 4.8 Acres  
Tax Parcel: 08-312-017B



**Utilities:** Public water is available to the site but no utilities are required since there will be no employees or bathroom facilities on site.

**Zoning and Land Use History:** The site has been zoned RA-40 with no previous rezoning proposals. A rezoning immediately east of the site was proposed in 1983 to rezone 110 acres from R-40 to RA, but it was withdrawn before the Board of Commissioners could consider the proposal.



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

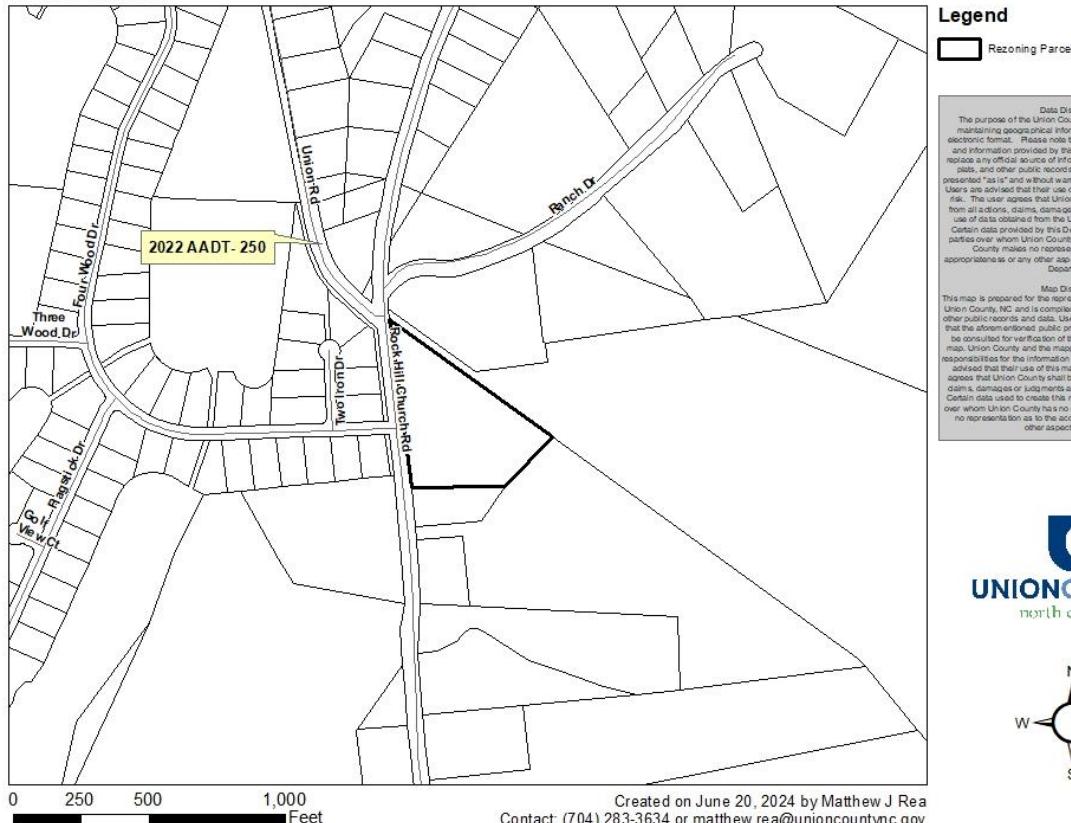
**Transportation:** This site is on Rock Hill Church, an NCDOT-maintained facility. The NCDOT does not maintain a traffic count on this section of Rock Hill Church. The traffic count is likely less than 2,000 vehicles per day, based on the 1,300 vehicle per day 2017 count near NC 218. Union Road has a 2022 traffic count of 250 vehicles per day. A traffic Impact Analysis was not required for this rezoning. Traffic generated from this proposed use is likely to be low but will involve a large percentage of trucks. The driveway location has been reviewed by the NCDOT and meets their standards.

## Transportation

Petition: 2023-CZ-004

Name: Bambur

Size: 4.8 Acres  
Tax Parcel: 08-312-017B



### Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as Rural Residential, with an overall density of one unit per acre. The closest commercial node is at the intersection of Lawyers and Stevens Mill, one mile to the west. There is a commercially- zoned property north of the site, but the Land Use Map did not propose an expansion or increase in permitted uses at this intersection.

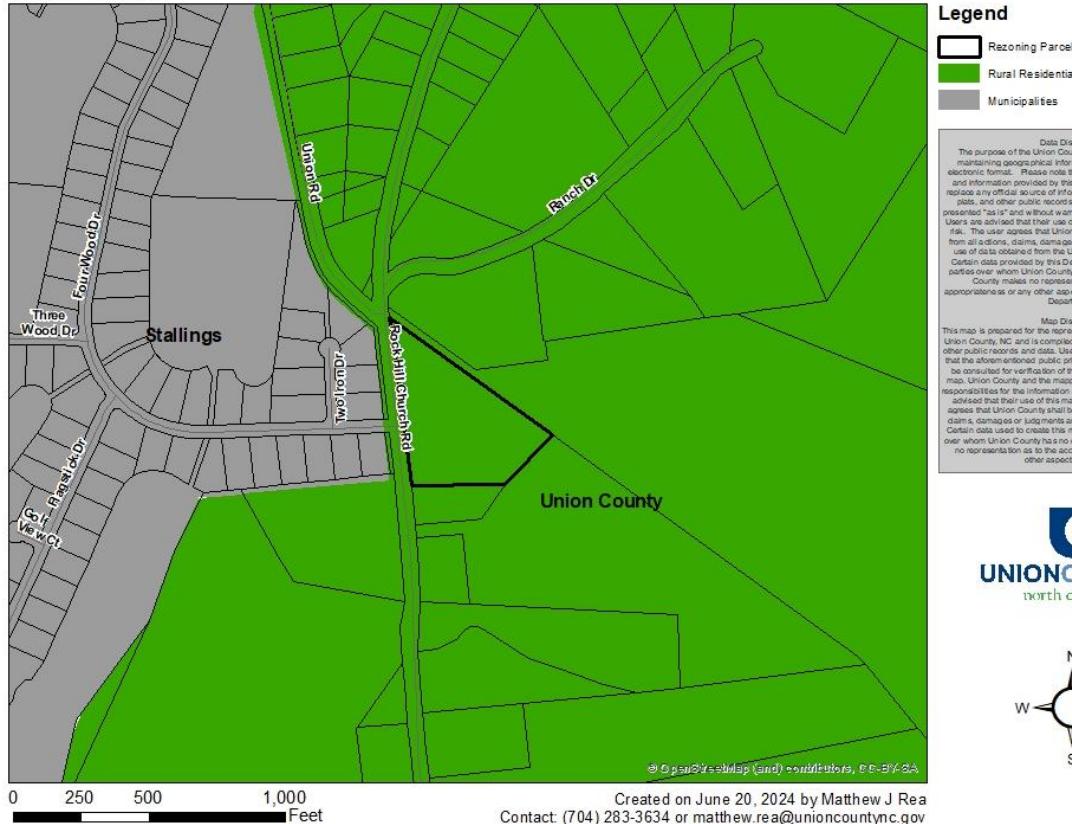
## Land Use Plan

Petition: 2023-CZ-004

Name: Bambur

Size: 4.8 Acres

Tax Parcel: 08-312-017B



### Public and Municipal Comments

**Public Comments:** A community meeting was held August 6, 2024. A total of 12 residents attended the meeting. They expressed concerns about water contamination from oils leaking from stored vehicles, glare from lights, and impacts on property values. The applicant revised the site plan to eliminate 45 storage spaces along Rock Hill Church Road, reducing overall parking to 90 spaces.

**Municipal Comments:** Stallings was consulted for comments. They oppose the proposed use, stating that it is not near their industrial or automotive uses identified in their land use map.

### Land Use Board Recommendation

The Land Use Board is scheduled to review this proposed development at its August 20, 2024, meeting.



### Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses, meaning a storage lot would be inconsistent with the plan. There is a commercial site immediately north of this site that was rezoned by Union County in 2019, although that was due to a legal non-conforming use that had existed since 1981. This use would have limited noise impacts and can meet Union County development standards. This site would have access south of an awkward intersection and could cause traffic issues in the future as a result of increased traffic and would involve security lighting that is inconsistent with rural residential areas. In addition, the large amount of excess storage area in the site could result in enforcement issues in the future if more than 90 boats, RVs, or trailers are stored on site. **Because of these aspects of the development, staff recommend denial of this rezoning application.**