



**UNIONCOUNTY**

north carolina

# 2026-RZ-004

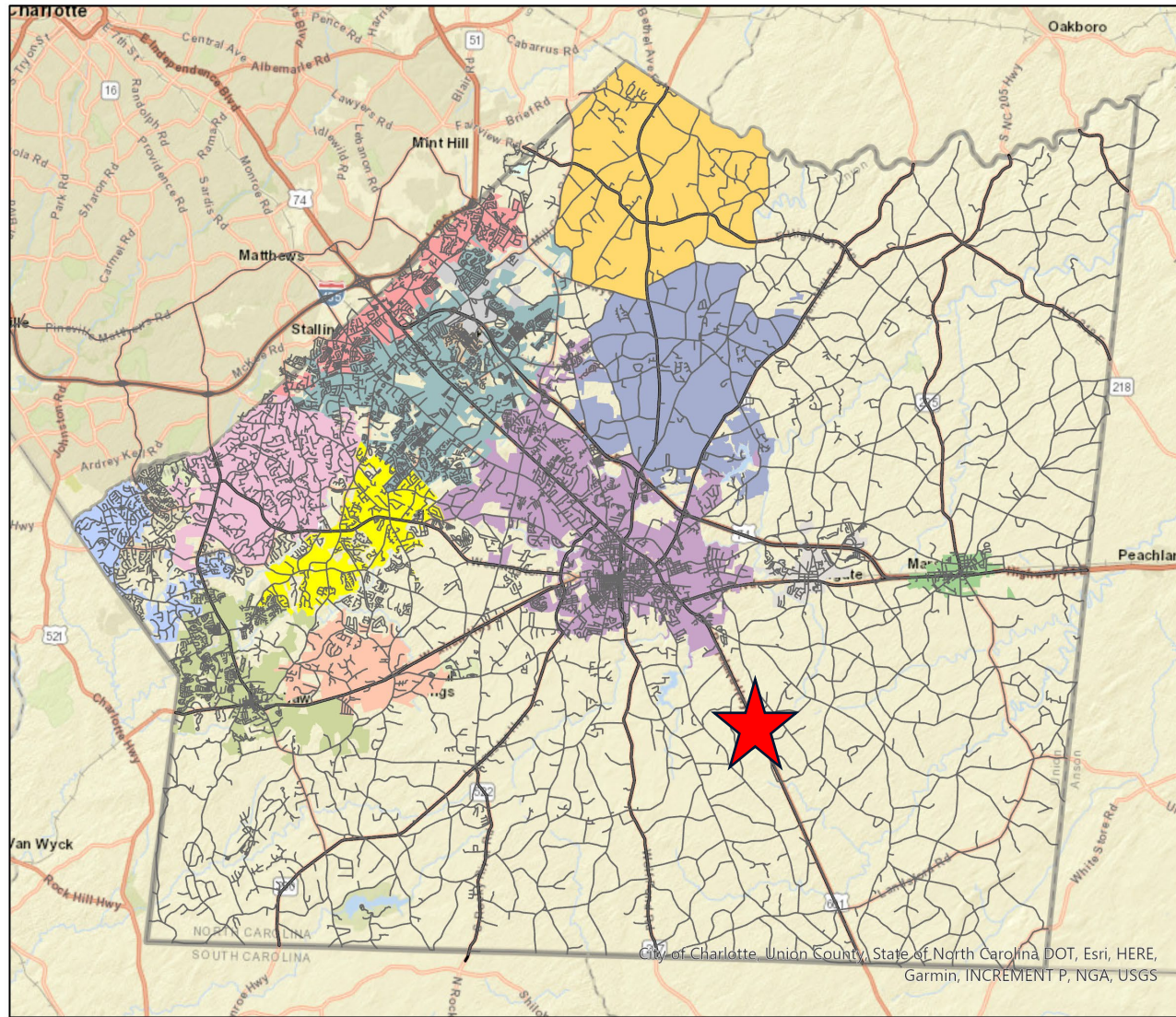
McAlister Rezoning

April 20, 2026



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# Vicinity Map

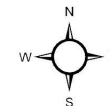


## Legend

- Roads
- Highways
- Municipalities**
- Fairview
- Hemby Bridge
- Indian Trail
- Lake Park
- Marshville
- Marvin
- Mineral Springs
- Mint Hill
- Monroe
- Stallings
- Unionville
- Waxhaw
- Weddington
- Wesley Chapel
- Wingate
- County

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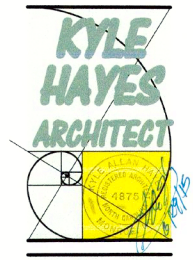
Created on November 3, 2025 by Bjorn E. Hansen, AICP CTP.  
 Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)

# Request and Conditions

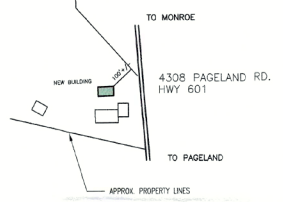
- The request is to rezone from Highway Corridor (HC) with Conditions to Light Industrial (LI)
- The property was rezoned in 2016, with the following restrictions: off-premise signs, campground/RV park, flea market, or Type 3 mini-storage (involves any outdoor storage)
- Located on the west side of Pageland Highway south of Claude Austin Road
- Since this is a straight rezoning, there are no conditions

# Existing Conditions





**VICINITY MAP**



**DEVELOPMENT SUMMARY**  
 WHITLEY POWER EQUIPMENT INC.  
 4308 PAGELAND HWY.  
 MONROE, NC 28112

EXISTING BUILDINGS BUILT 1974  
 BUILDING 1 8,400sq.ft.  
 BUILDING 2 4,860sq.ft.

NEW BUILDING 2,653sq.ft.

DISTURBED AREA <5,000sq.ft.

ALL SITE INFORMATION TAKEN FROM SURVEY PREPARED BY JEREMY OLLIARD PLS DATED 12/01/2011. UNION COUNTY GIS MAPPING SYSTEM, AND THE COUNTY ZONING MANUAL.

**PROPERTY INFO.**  
 TAX ID 04-036-007  
 CHADWICK R. WHITLEY & WF JENNIFER G WHITLEY  
 DB 3317 PG 789

10.464 ACRES

**ZONING HC**

**PARKING REQUIREMENTS**  
 45,030 STORAGE WAREHOUSE  
 45 SPACE PER EMPLOYEE  
 1 SPACE PER 5,000sq.ft. interior space 10 spaces  
 RETAIL SALES-1 SPACE/400sq.ft. 16 spaces

EXISTING EMPLOYEES 12, NO NEW HIRES

EXISTING AND RELOCATED PARKING 31 SPACES PROVIDED  
 REQUIRED PARKING 26 SPACES REQUIRED

SCREENING LI-R40

S2 SCREEN REQUIRED  
 NEW CONSTRUCTION IS SCREENED FROM ADJACENT R40 PROPERTY BY EXISTING DEVELOPMENT. NO NEW SCREENING REQUIRED. EXISTING TREE LINE ADJACENT TO R40 PROPERTY

**SETBACKS**  
 50' FRONT YARD  
 20' SIDE YARD  
 50' REAR YARD

PROPERTY IS NOT IN A FLOOD PLANE  
 NO EXTERIOR LIGHTING IS BEING ADDED

REVISED REQUIREMENTS 12/28/15

**NEW WALK TO ACCESSIBLE TOILETS.**  
 CHANGE IN ELEVATION 37"  
 37"x20" INCH OF ELEVATION=740"/12=61"8" OF WALK WAY.  
 MAX SLOPE IS 6" IN 10' (1.5" IN 30")  
 WALK WAY IS LESS THAN 1:20, IS NOT CLASSIFIED AS A RAMP.  
 NO HANDRAILS REQUIRED. WALK IS 48" WIDE. SLOPE IS ADEQUATE TO DRAIN WALK AREA. (NO COVER REQUIRED)

**NEW ACCESSIBLE PARKING**  
 NEW ACCESSIBLE PARKING TO BE PAVED.  
 PAVED AREA TO HAVE NO GREATER FALL THAN 1:48 (1/4 PER FT.)  
 4.5" MAX SLOPE PER 18' OF PARKING AREA.  
 ACCESSIBLE PARKING SPACE AND ACCESS AREA TO BE 18' WIDE x19' DEEP  
 PAVED ACCESS AREA SHALL CONNECT TO EXISTING CONCRETE SIDEWALK.  
 ANY CONNECTING WALK CAN BE UP TO 4" SLOPE PER FOOT.

**NEW PARKING AREA FOR NEW STRUCTURE.**  
 NEW GRAVELED PARKING AREA TO REPLACE EXISTING GRAVELED PARKING AREA ON BACK SIDE OF LOT. EXISTING GRAVEL AREA MATCHING AREA OF NEW GRAVEL PARKING SHALL HAVE GRAVEL REMOVED AND PLANTED BACK IN GRASS.  
 NEW PARKING REQUIRED FOR MERCANTILE USE 10 SPACES INCLUDING ONE ACCESSIBLE SPACE.

**REQUIRED TOILET FACILITIES**  
 CURRENT FIXTURE COUNT  
 3 TOILETS  
 3 HAND SINKS

TOTAL REQUIRED (measured from inside wall face)  
 STRUCTURES SEPARATED BY MORE THAN 10' REQUIRED NO FIRE RATINGS PER TABLE 602.

TOTAL BUILDING 1 AREA WITH TOTAL ALLOWABLE AREA OF 9,200sq.ft.=4,500sq.ft.(frontage increase)+3,500 TOTAL ALLOWABLE AREA EXISTING BUILDING AND NEW STRUCTURE=11,239sq.ft.

EXISTING BUILDING 1	8,640sq.ft.
EXISTING OUT BUILDING 2	4,674sq.ft.
NEW STRUCTURE (includes porch)	2,599sq.ft.

TOTAL MERCANTILE AREA 6,195sq.ft./1/30=207 people  
 TOTAL STORAGE AREA 9,718sq.ft./1/300=33 people

MERCANTILE REQUIREMENTS 1 TOILET/500 PEOPLE  
 STORAGE REQUIREMENTS 1 TOILET/100 PEOPLE

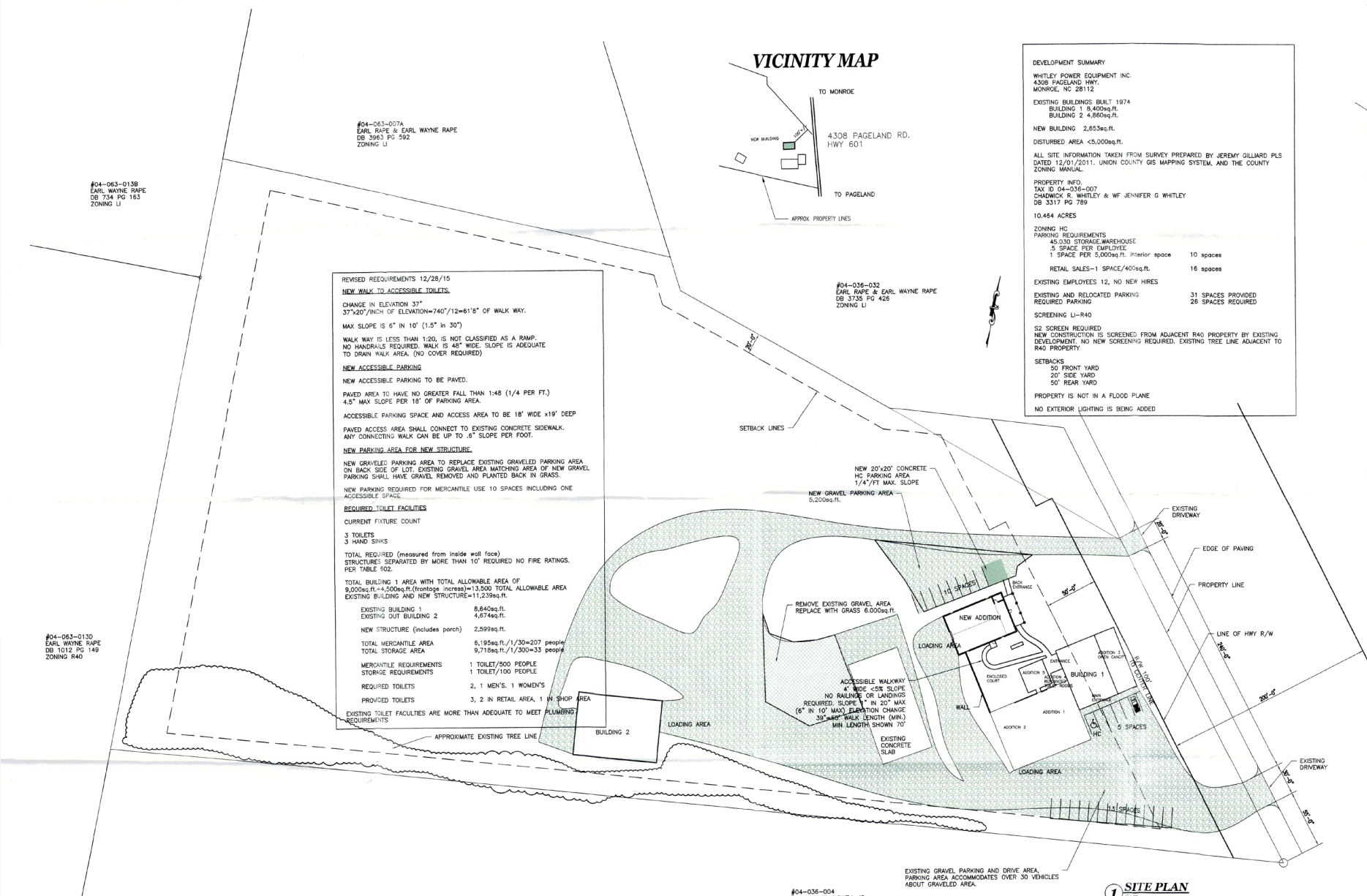
REQUIRED TOILETS 2, 1 MEN'S, 1 WOMEN'S  
 PROVIDED TOILETS 3, 2 IN RETAIL AREA, 1 IN SHOP AREA

EXISTING TOILET FACILITIES ARE MORE THAN ADEQUATE TO MEET PLUMBING REQUIREMENTS

#04-063-013B  
 EARL WAYNE RAPE  
 DB 734 PG 183  
 ZONING U1

#04-036-032  
 EARL RAPE & EARL WAYNE RAPE  
 DB 3735 PG 426  
 ZONING U1

#04-063-013D  
 EARL WAYNE RAPE  
 DB 1012 PG 149  
 ZONING R40



EXISTING GRAVEL PARKING AND DRIVE AREA. PARKING AREA ACCOMMODATES OVER 30 VEHICLES ABOUT GRAVELED AREA.

#04-036-004  
 FRANKLIN W. HOWEY, JR.  
 DB 835 PG 900  
 ZONING R-40

**1 SITE PLAN**

**PROJECT**  
**Equipment Shed**

address  
**4308 pageland hwy**  
**Monroe NC 28112**

OWNER  
**Whitley Power Equipment Inc.**

**site plan**

REVISIONS:  
 12.31.15 revised driveway and parking layout

KYLE HAYES, ARCHITECT  
 217 N. HAYNE ST.  
 MONROE, NC 28112

704.226.0600 office  
 704.533.2287 cell

kyle@perigee.net  
**DATE: JUNE 29, 2015**

THIS CHANGE AND PROTECTED BY FEDERAL COPYRIGHT LAW AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SHEET

# Development Status

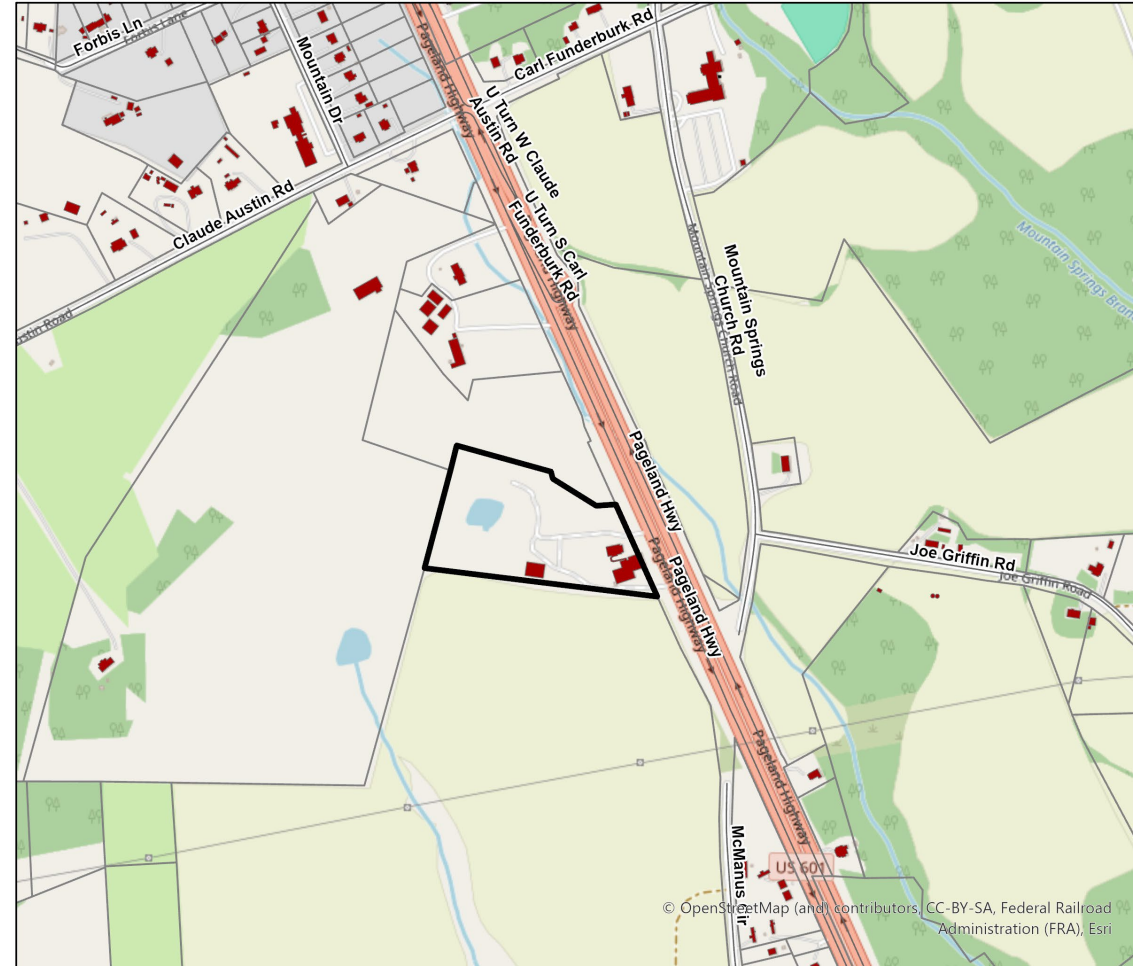
## Development Status

Petition: 2026-RZ-004

Name: McAlister

Size: 10.848 acres

Tax Parcel: 04-036-007

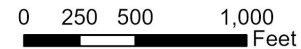


### Legend

- Rezoning Parcel
- Parcels
- Roads
- 2023 Structures

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# Environmental Features

## Environmental Features

Petition: 2026-RZ-004

Name: McAlister

Size: 10.848 acres  
Tax Parcel: 04-036-007



### Legend

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

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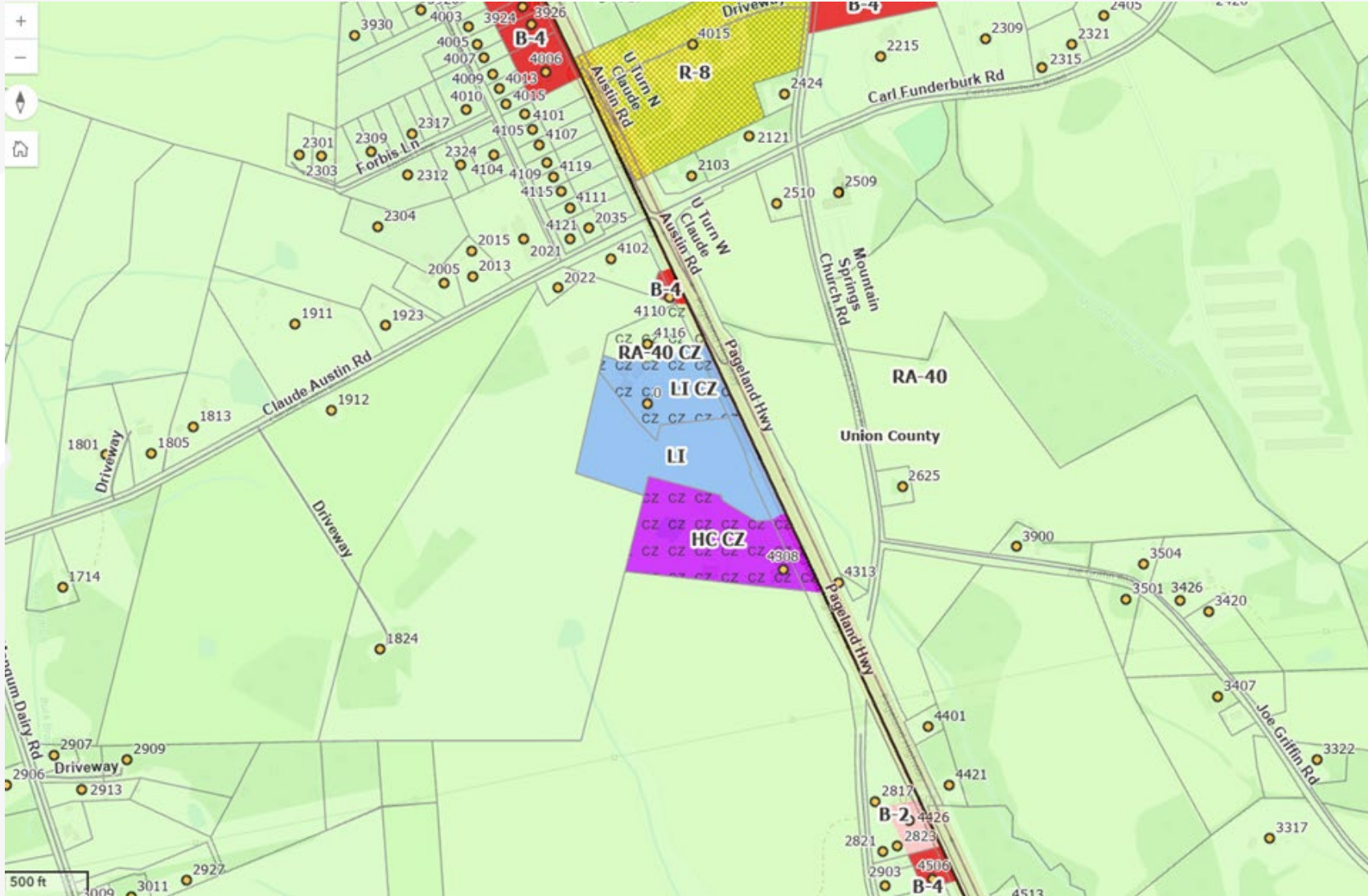
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# Zoning



# Transportation

## Transportation

Petition: 2026-RZ-004

Name: McAlister

Size: 10.848 acres  
Tax Parcel: 04-036-007



### Legend

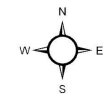
- Rezoning Parcel
- Parcels
- Roads

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# Land Use Map

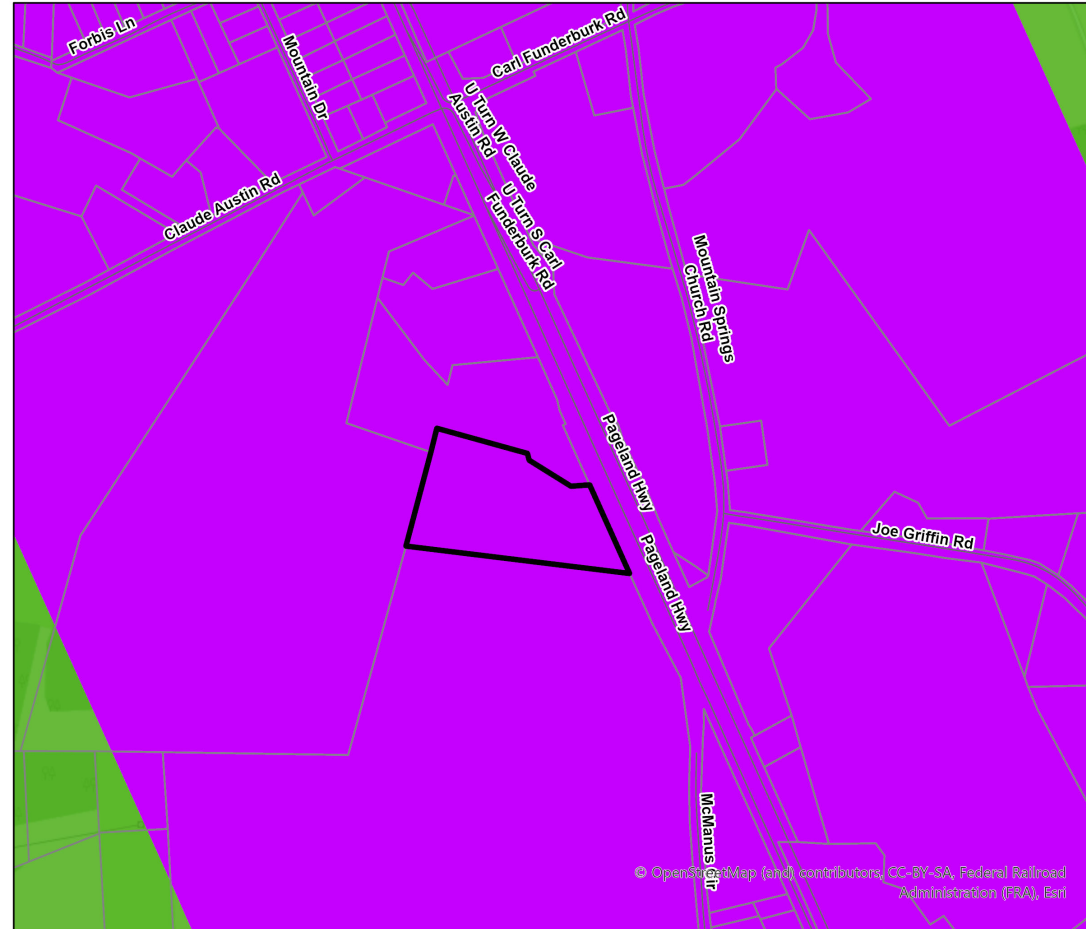
## Land Use Map

Petition: 2026-RZ-004

Name: McAlister

Size: 10.848 acres

Tax Parcel: 04-036-007

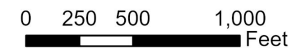


### Legend

- Re zoning Parcel
- Parcels
- Roads
- Employment Corridor
- Rural Residential

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# Schools

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

# Utilities

- Public water and sewer are not available to the site

# Public Feedback

- A community meeting was not required

# Municipal Feedback

- Monroe was not consulted for comments

# Staff Report and Recommendation

## NEGATIVES OF PROPOSAL

- Future allowed uses on the property under certain uses allowed in Light Industrial districts 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.
- Certain uses allowed in a Light Industrial zoning district are not employment uses that are contemplated uses in an Employment Corridor as identified in the Plan.
- The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified as Rural Residential.

## POSITIVES OF PROPOSAL

- The proposed use is consistent with the Plan. The Plan's Land Use Map identifies this area with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor.
- The parcel of land is a larger parcel (over ten acres) and is reasonable in size for the proposed zoning district.
- An immediately adjacent property is already zoned as Light Industrial, with the subject property also having direct access to US 601. The property is also located within approximately a three-quarter mile radius of an existing commercial use.
- The benefits to the community at large, the neighbors, and the property owners of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include potentially allowing for increased employment or business uses for the surrounding community to utilize, as well as developing an area designated in the Plan for development along a significant transportation corridor in the County.

## STAFF RECOMMENDATION: APPROVAL

**PLANNING BOARD RECOMMENDATION:** The Land Use Board evaluated this rezoning request at its March 17, 2026, meeting. The Board recommended approval on a 7-0 vote, citing consistency with the land use map.

# Questions



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