

Planning Staff Report - Rezoning Case # RZ-2026-002

Staff Contact: John Wear, Senior Planner

Summary of Request

This case is requesting to rezone one parcel totaling 0.5 acres appearing on the tax map as tax parcel 04-198-014A located on Richardson Rd from RA-40 to R-15. The rezoning request is a straight rezoning, so there are no conditions associated with this request.

Owner/Applicant

Owner: Augustine Properties, LLC
4311 Fox Brook Lane
Charlotte, NC 28211

Applicant: Augustine Properties, LLC
4311 Fox Brook Lane
Charlotte, NC 28211

Property Information

Location: On the west side of Richardson Road south of Griffith Road. Location more specifically described as tax parcel 04-198-014A.



Municipal Proximity: The site is 3.5 miles south of the City of Monroe.

Existing Land Use and Development Status: The parcel is currently zoned RA-40 and is undeveloped.

Environmental Features

Petition: 2026-RZ-002
Name: Augustine

Size: 0.5 acres
Tax Parcel: 04-198-014A



Legend

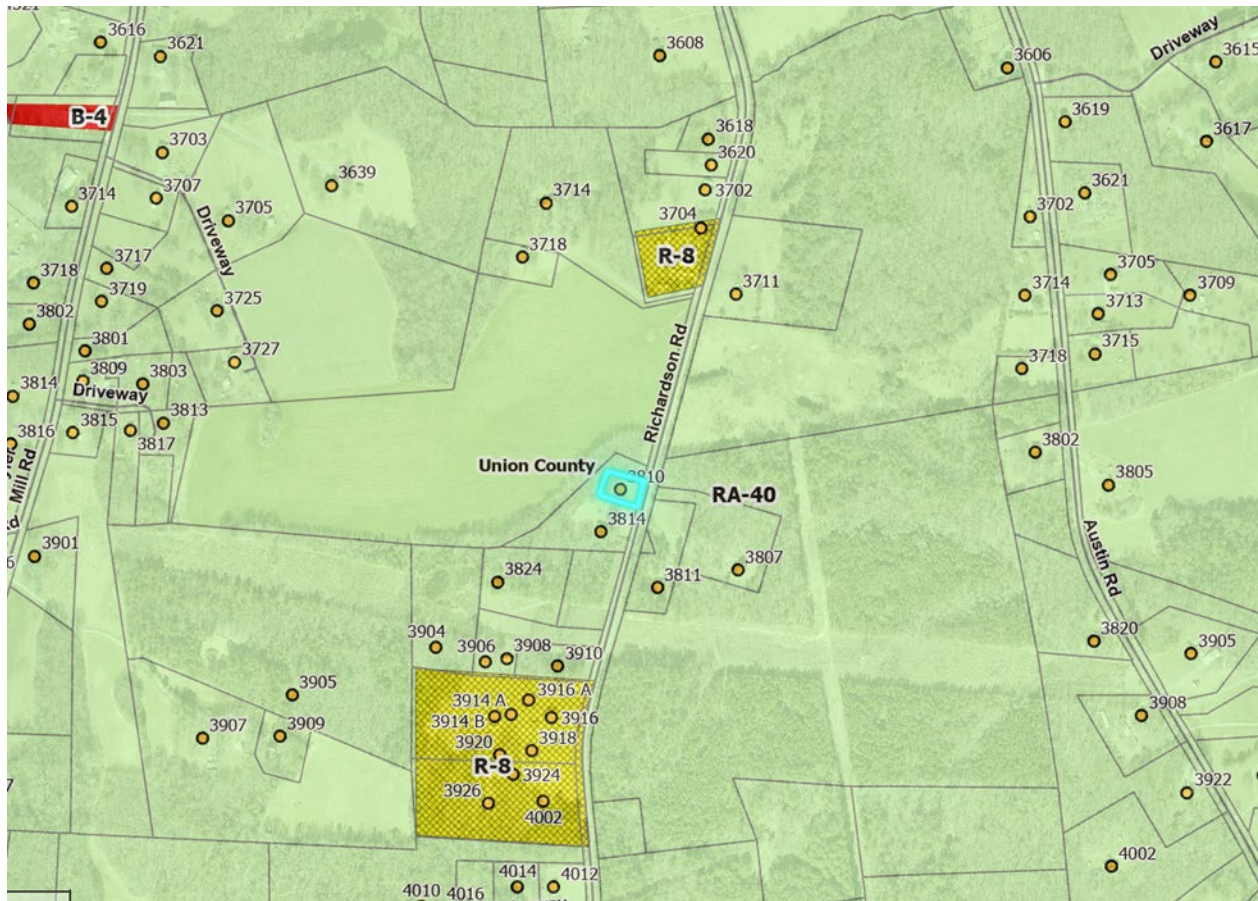
-  Rezoning Parcel
-  Parcels
-  Roads
-  Streams
-  Wetlands Areas

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Environmental Features: There are no streams, wetlands or floodplain on the site. There is a stream that runs to the north of the property.



Utilities: Public water and sewer are not available at the site.

Zoning and Land Use History: The parcel site has been zoned RA-40 since zoning was initiated. The overall density within the RA-40 zoning district is one dwelling per 40,000 square feet, compared to 15,000 square feet in R-15. The parcel was created by deed and does not meet the lot size requirements of the RA-40 district and would not be able to be utilized for single-family residential without rezoning. There was previously a manufactured home on the site that was torn down that had been hooked up to septic. Currently, there are two parcels with R-8 zoning approximately 750 feet south of the site on Richardson Road and they are used as manufactured housing developments. The R-8 zoning was originally intended to be a floating district for the purpose of allowing manufactured home parks. A third parcel, approximately 800 feet north of the site on Richardson Road is also a manufactured housing development, with eight units on approximately 1.5 acres.

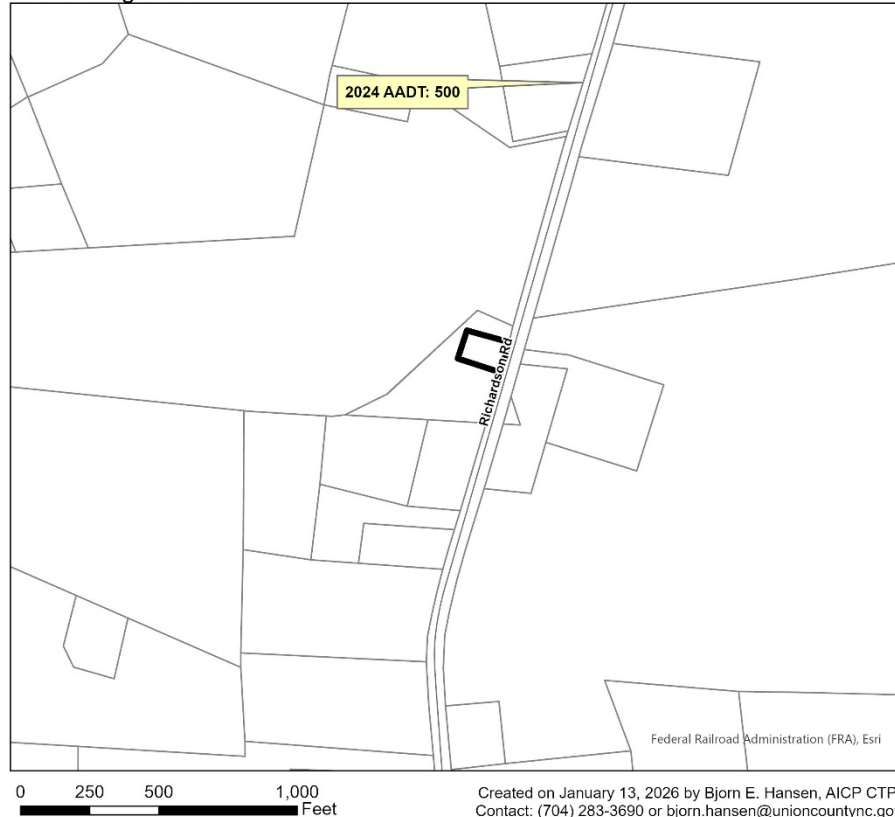
Transportation

Petition: 2026-RZ-002

Name: Augustine

Size: 0.5 acres

Tax Parcel: 04-198-014A



Legend

- Rezoning Parcel
- Parcels
- Roads

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Schools: Because this rezoning request is for one lot that will create a maximum of one house, UCPS was not consulted for comments.

Transportation: This site is on Richardson Road, which is a NCDOT-maintained facility. This section of Richardson Road carries approximately 500 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis (TIA) was not required for this rezoning.

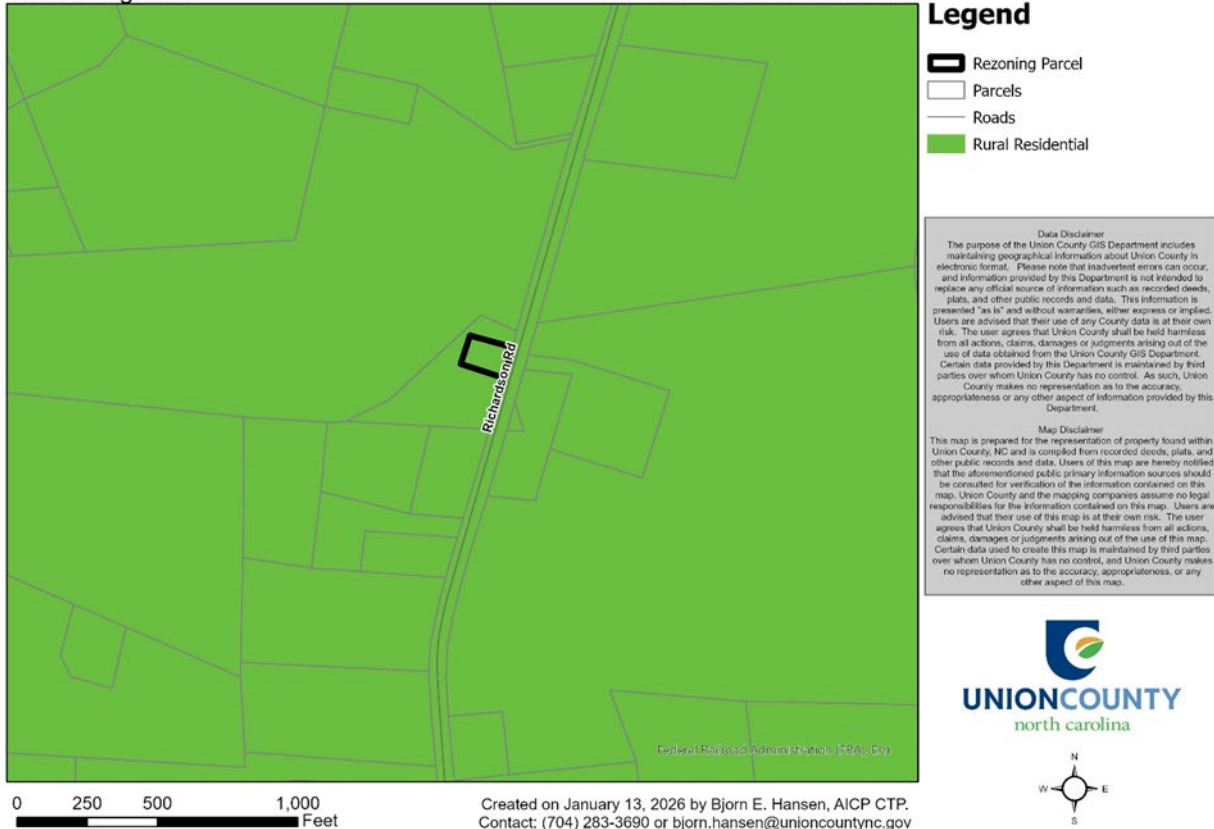
Land Use Map

Petition: 2026-RZ-002

Name: Augustine

Size: 0.5 acres

Tax Parcel: 04-198-014A



Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as Rural Residential which includes agricultural and residential uses on minimum 40,000 SF lots. The proposed zoning district is not consistent with that, but there are existing R-8 zoned parcels within the vicinity. The lot does have existing septic and well permits approved by Union County Environmental Health, so it will accommodate a home if it can meet setbacks.

Public and Municipal Comments

Public Comments: A community meeting was not required since this is not a conditional rezoning request.

Municipal Comments: Monroe was not consulted due to the distance to their municipal limits.

Land Use Board Recommendation

The Land Use Board evaluated this rezoning request at its February 24, 2026, meeting. The Board recommended approval on a 6-1 vote, citing consistency with the land use map.

Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses. Because this is a straight rezoning request, all potential uses must be considered when making a recommendation. The lack of utilities requires that septic and well be located on the lot. The lot does have existing septic and well permits approved by Union County Environmental Health, so it will accommodate a home if it can meet setbacks. Larger lot zoning requirements in rural areas partially exist to ensure lots will provide adequate spacing. Additionally, the property wasn't originally approved through the subdivision process and will require a subsequent subdivision to make it a buildable lot, which will be possible with an R-15 zoning. The rezoning does not propose new uses from what area already occurring in the immediate vicinity. The proposed use is a single-family residence on a single tract of land, which is consistent with current use of many of the adjacent properties. There are currently occasional parcels with R-8 zoning along Richardson Road, which have not caused hardship or concern with nearby residents. Rural Residential districts generally contemplate residential uses with a development density of no more than one unit per acre. Rezoning to smaller lot sizes can set a precedent for future rezoning requests.

Because of these aspects of the development, staff recommend denial of this rezoning application.