



UNIONCOUNTY

north carolina

2025-RZ-006

Needham Rezoning

July 14, 2025



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Request and Conditions

This case is requesting a revision of the Union County Zoning Map by rezoning a 42.202 acre parcel appearing on the tax map as tax parcel 01-066-020 in the New Salem Township from a combination of RA-40 and Light Industrial (LI) to all RA-40. The rezoning will not have any conditions.

Existing Conditions



Development Status

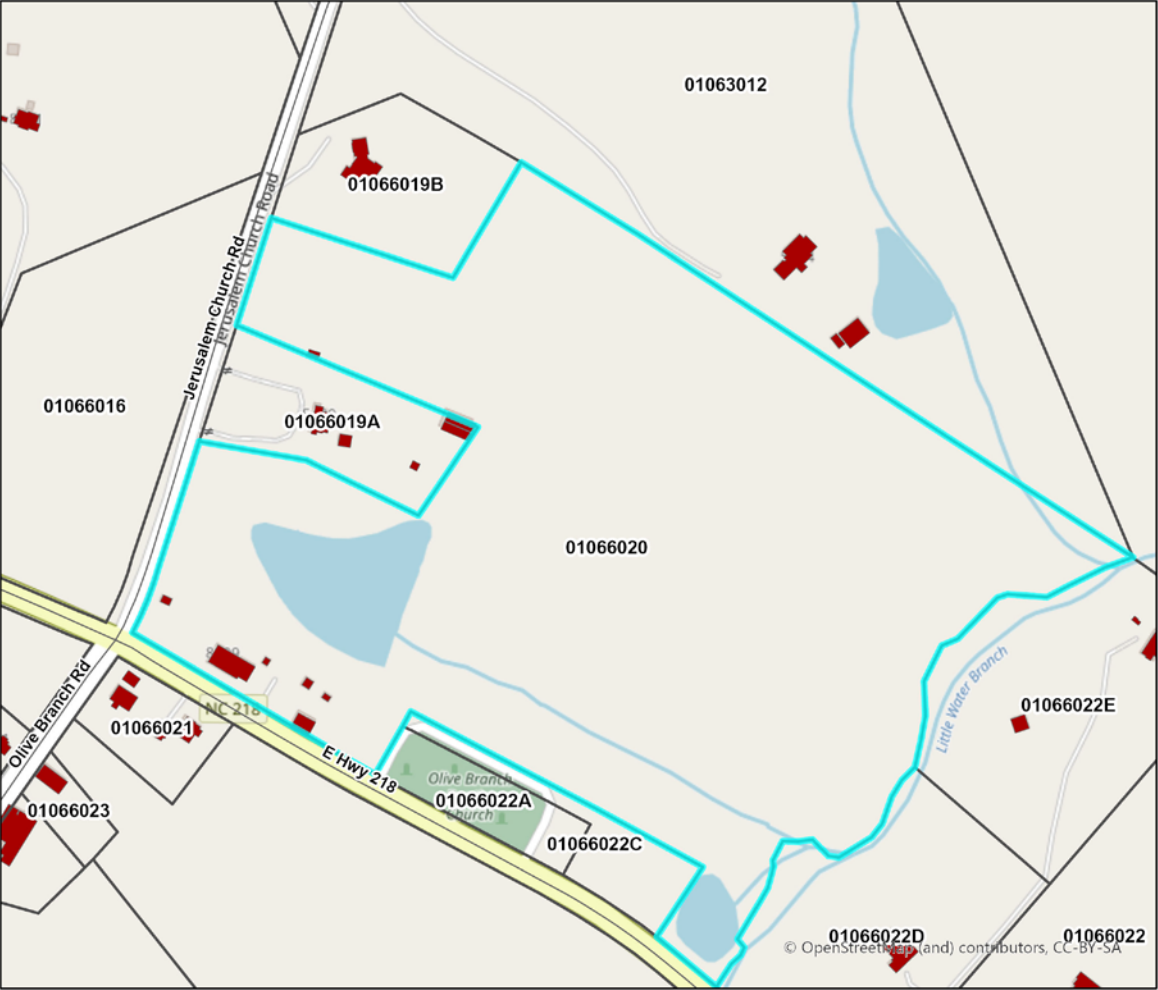
Development Status

Petition: 2025-RZ-006

Name: Needham

Size: 42.202 acres

Tax Parcel: 01-066-020



Legend

- Structures 2023
- Parcels

Data Disclaimer
The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

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Created on May 16, 2025 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

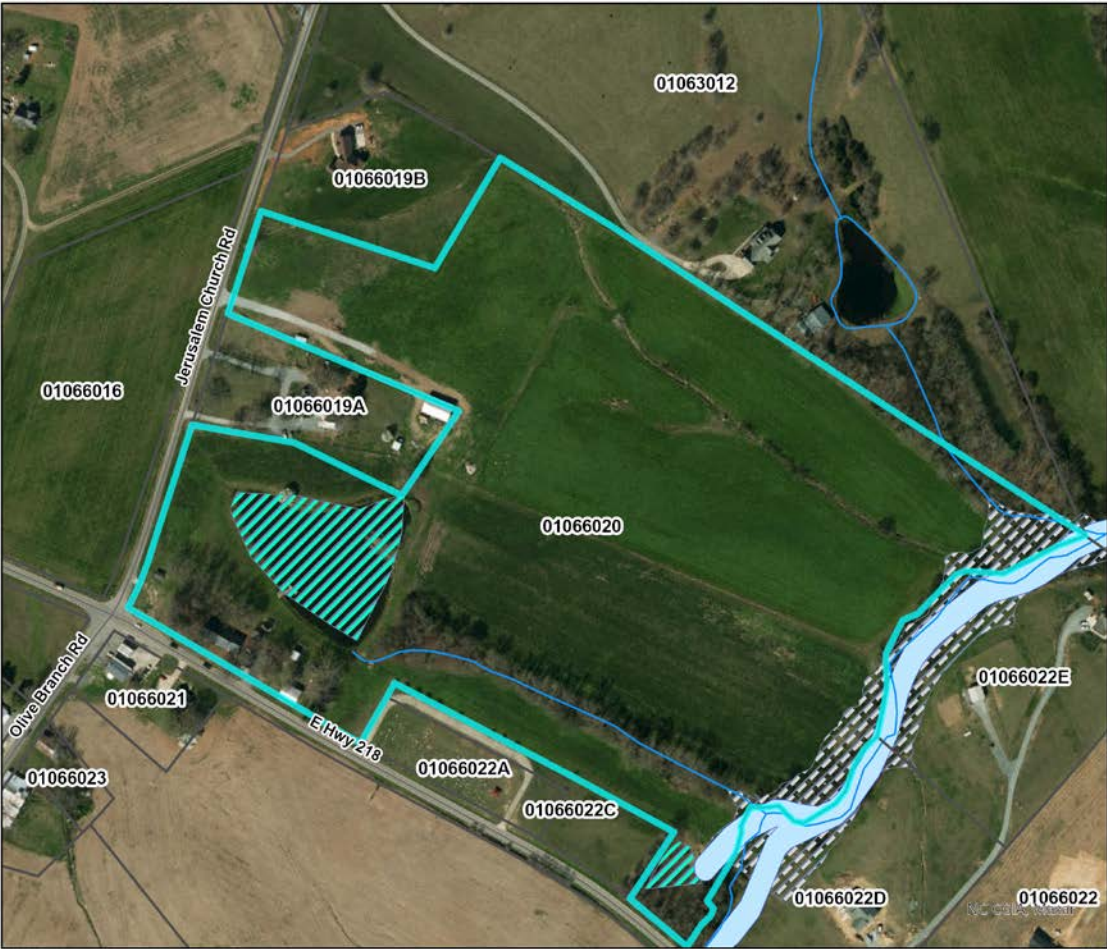
Environmental Features

Petition: 2025-RZ-006

Name: Needham

Size: 42.202 acres

Tax Parcel: 01-066-020



Legend

- Parcels
- Roads
- Streams
- Stream Buffer Areas
- Wetlands Areas
- 500 Year Flood Plain

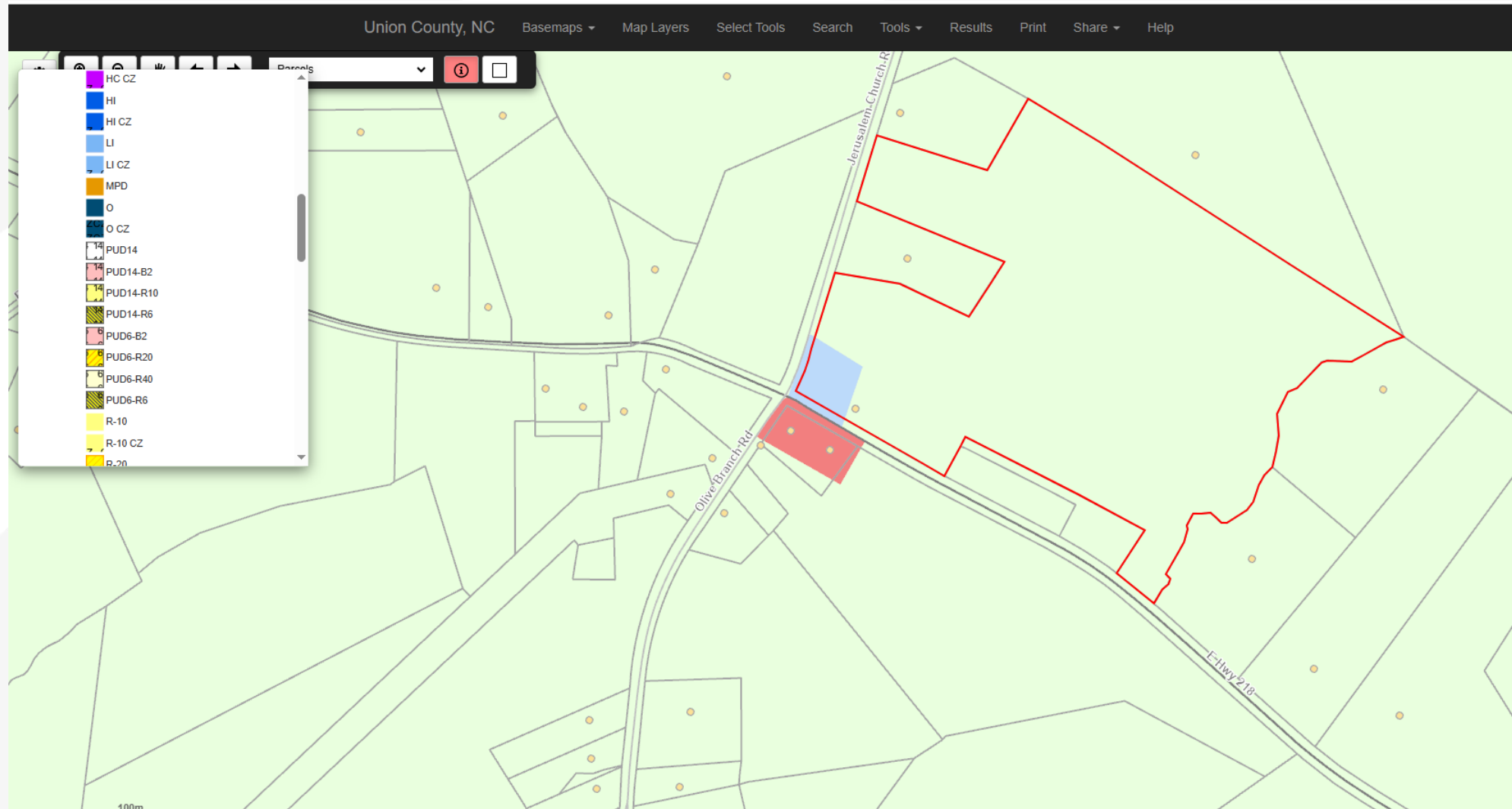
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Zoning

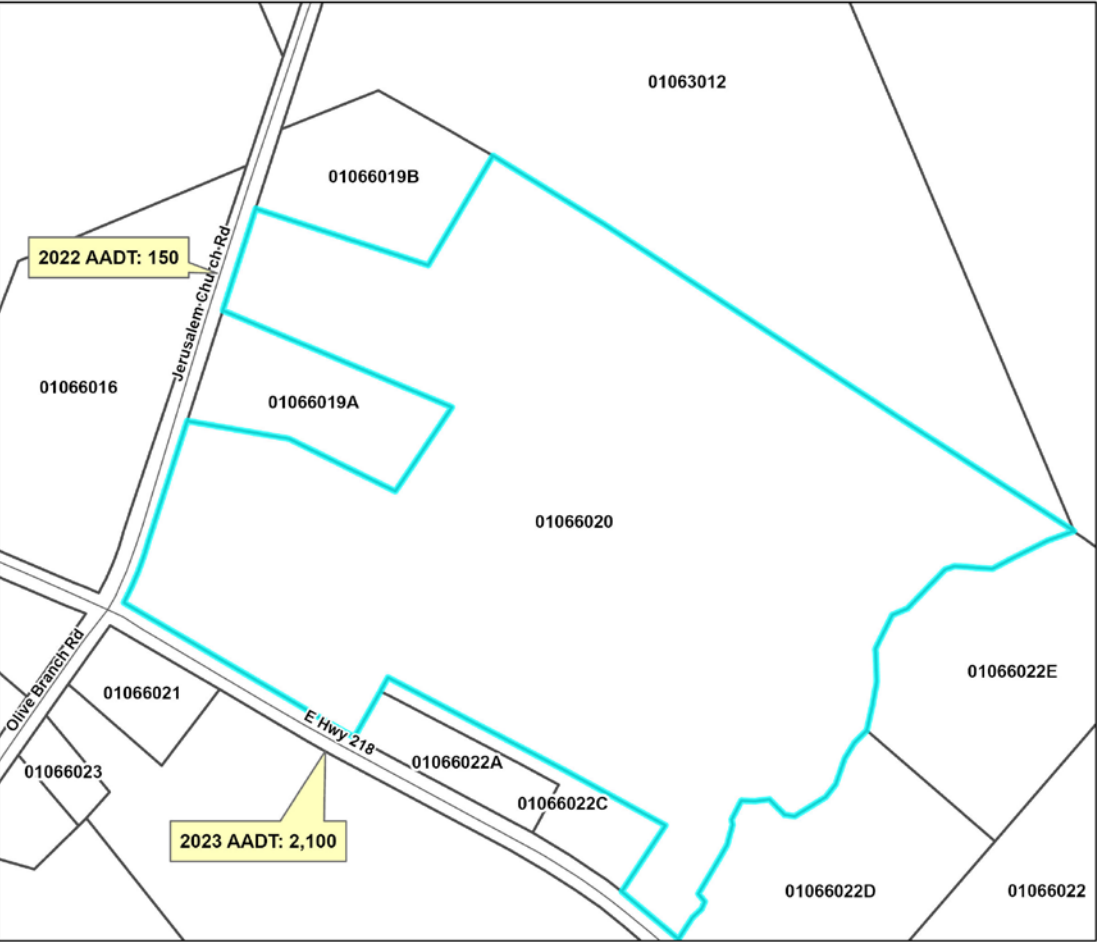


Transportation

Transportation

Petition: 2025-RZ-006
Name: Needham

Size: 42.202 acres
Tax Parcel: 01-066-020



Legend

- Parcels
- Roads

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0 150 300 600 Feet

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Land Use Map

Land Use Map

Petition: 2025-RZ-006

Name: Needham

Size: 42.202 acres
Tax Parcel: 01-066-020



Legend

- Parcels
- Roads
- Rural Residential

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0 150 300 600
Feet

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Schools

- Because this rezoning request is approximately one acre, UCPS was not consulted for comments.

Utilities

- Public water and sewer are not available to the site. The site would utilize well and septic service.

Public Feedback

- A community meeting was not required
- No comments have been received

Municipal Feedback

- Fairview was not consulted for comments

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- There is a lack of industrially zoned properties in Union County. Supporting economic development is a goal of the Plan. Preserving light industrial zoning where it exists will support this goal.
- Retaining light industrial zoning on a portion of this parcel preserves a mix of uses and flexibility on the property and in the area, compared to allowing only those uses set forth in an RA-40 zoning district on the entirety of the parcel.

POSITIVES OF PROPOSAL

- The proposed use is consistent with the Plan. The Plan's Land Use Map identifies this area as Rural Residential. Revising a zoning designation on a portion of the parcel from Light Industrial to RA-40 ensures the entire parcel is zoned for residential use. This is consistent with the Rural Residential designation in the Plan.
- The proposed use would not create a significant traffic impact. A minimal traffic impact is consistent with the Plan's concern for traffic congestion.
- The rezoning would increase flexibility for the property owners in a manner consistent with the Plan through allowing residential use throughout the entire parcel.
- The rezoning would reduce complexity for future development on the parcel by eliminating split zoning.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: APPROVAL on unanimous vote

Questions



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