



UNIONCOUNTY
north carolina

A dark, high-angle aerial photograph of a town. In the center, a large, light-colored building with a prominent, dark, conical steeple rises above the surrounding lower buildings. The town is built on a hillside, with streets and houses visible in the foreground and middle ground. The sky is a dark, uniform blue.

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

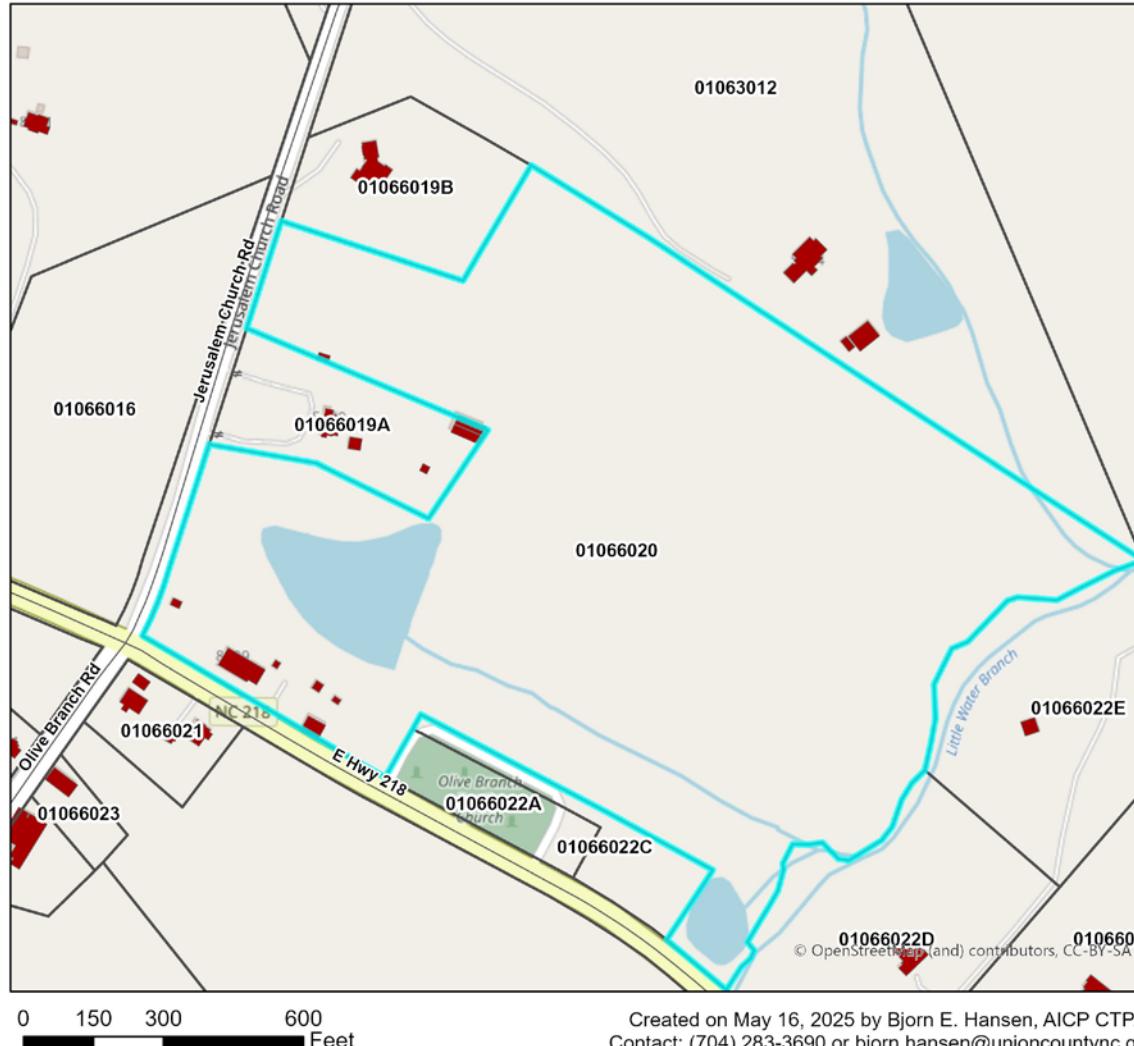
Size: 42.202 acres

Tax Parcel: 01-066-020

Legend

■ Structures 2023

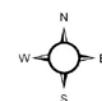
■ Parcels



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

Data Disclaimer
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Map Disclaimer
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Environmental Features

Environmental Features

Petition: 2025-RZ-006

Name: Needham

Size: 42.202 acres

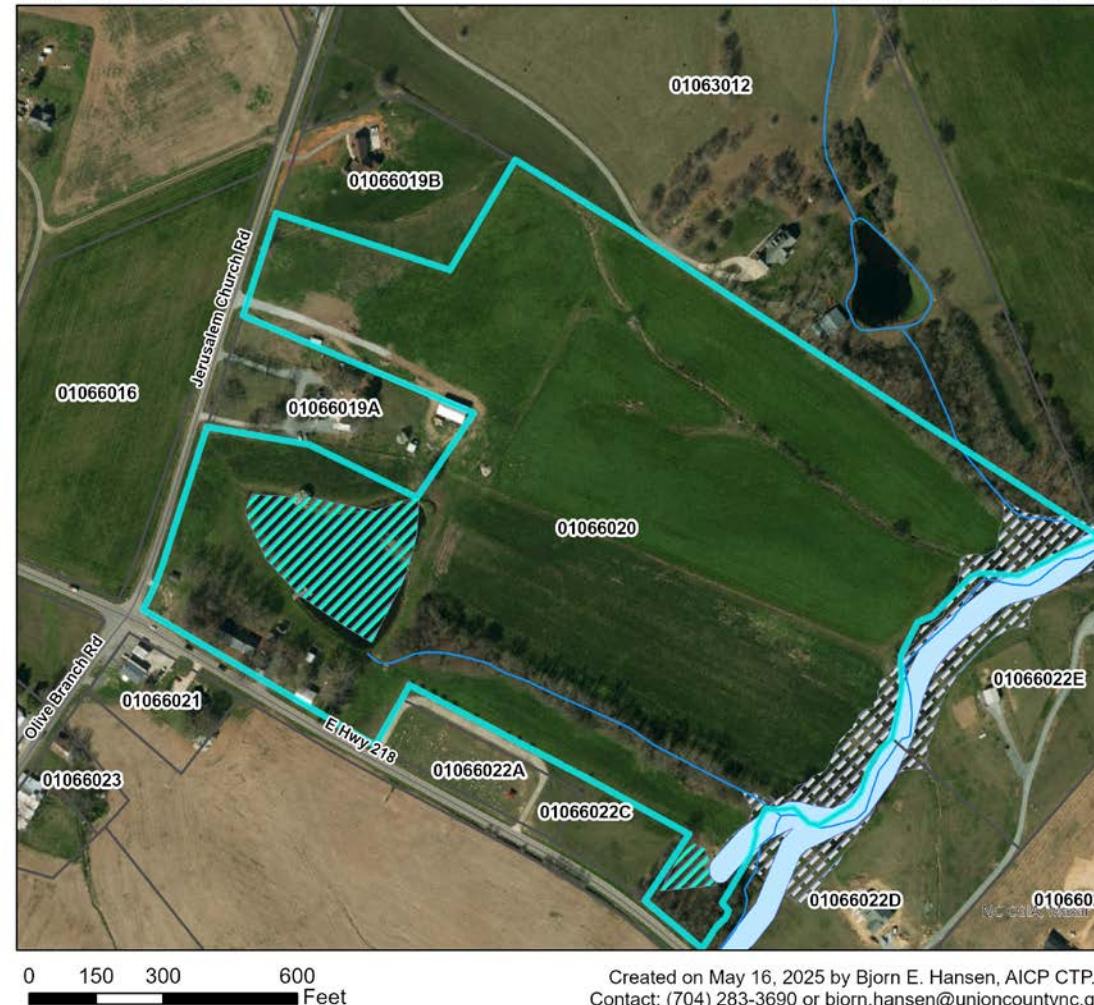
Tax Parcel: 01-066-020

Legend

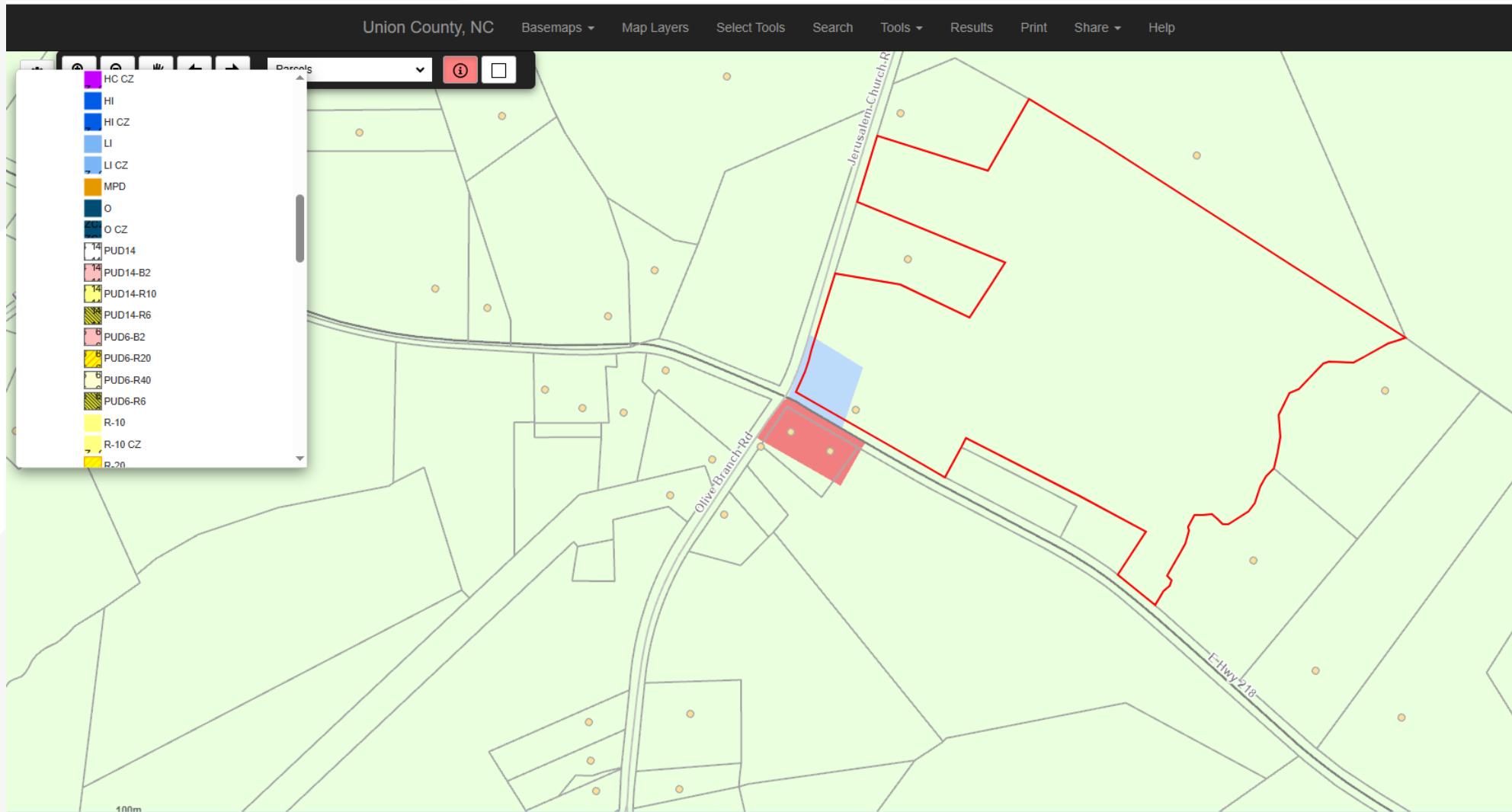
- Parcels
- Roads
- Streams
- Stream Buffer Areas
- Wetlands Areas
- 500 Year Flood Plain

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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

Data Disclaimer

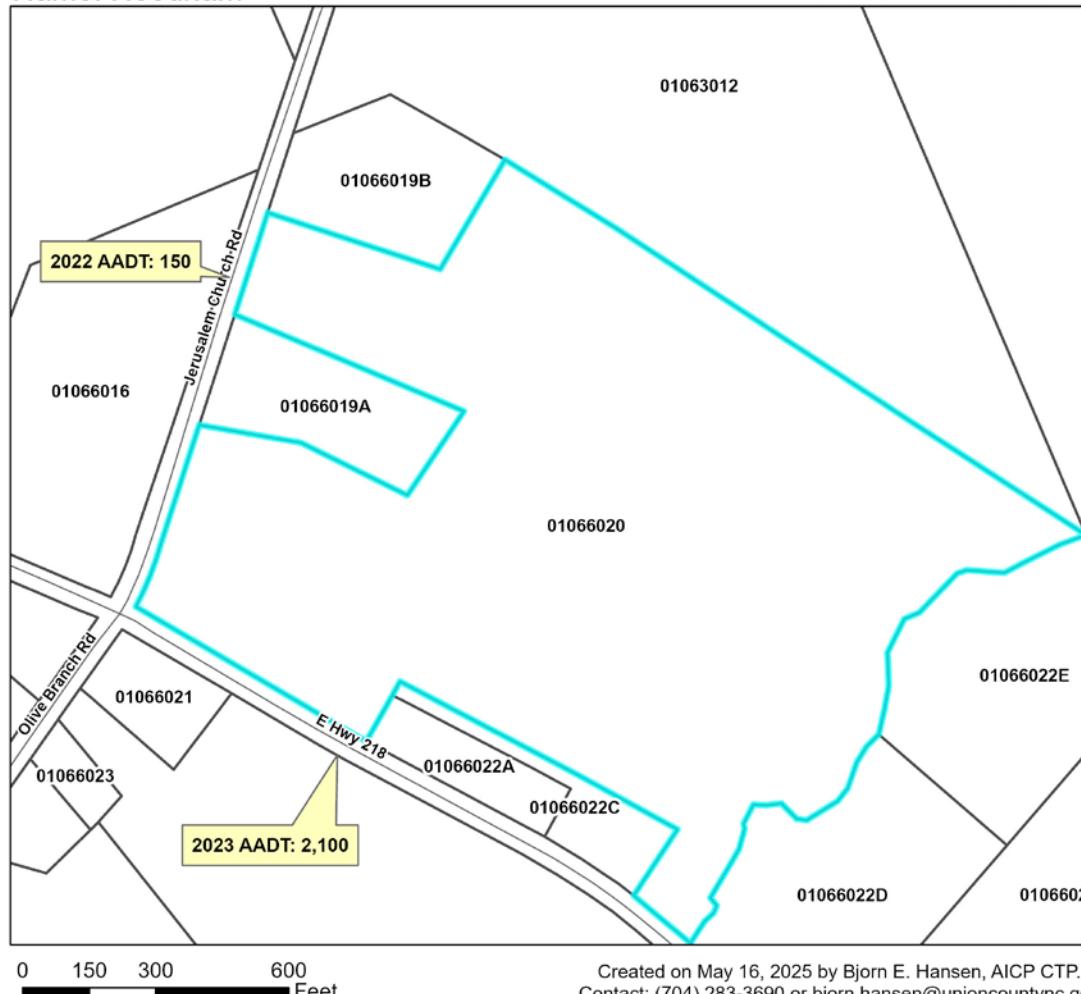
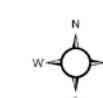
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Land Use Map

Land Use Map

Petition: 2025-RZ-006

Name: Needham

Size: 42.202 acres

Tax Parcel: 01-066-020

Legend

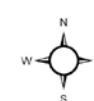
- Parcels
- Roads
- Rural Residential



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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

A nighttime aerial photograph of a small town. In the center, a church with a prominent, illuminated steeple stands out against the dark sky. The town is built on a hillside, with numerous houses and buildings visible. The streets are mostly empty, with a few cars parked along the sides. The overall atmosphere is quiet and peaceful.

Questions



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