



UNIONCOUNTY

north carolina

2024-CZ-008

Dormie Rezoning

December 16, 2024



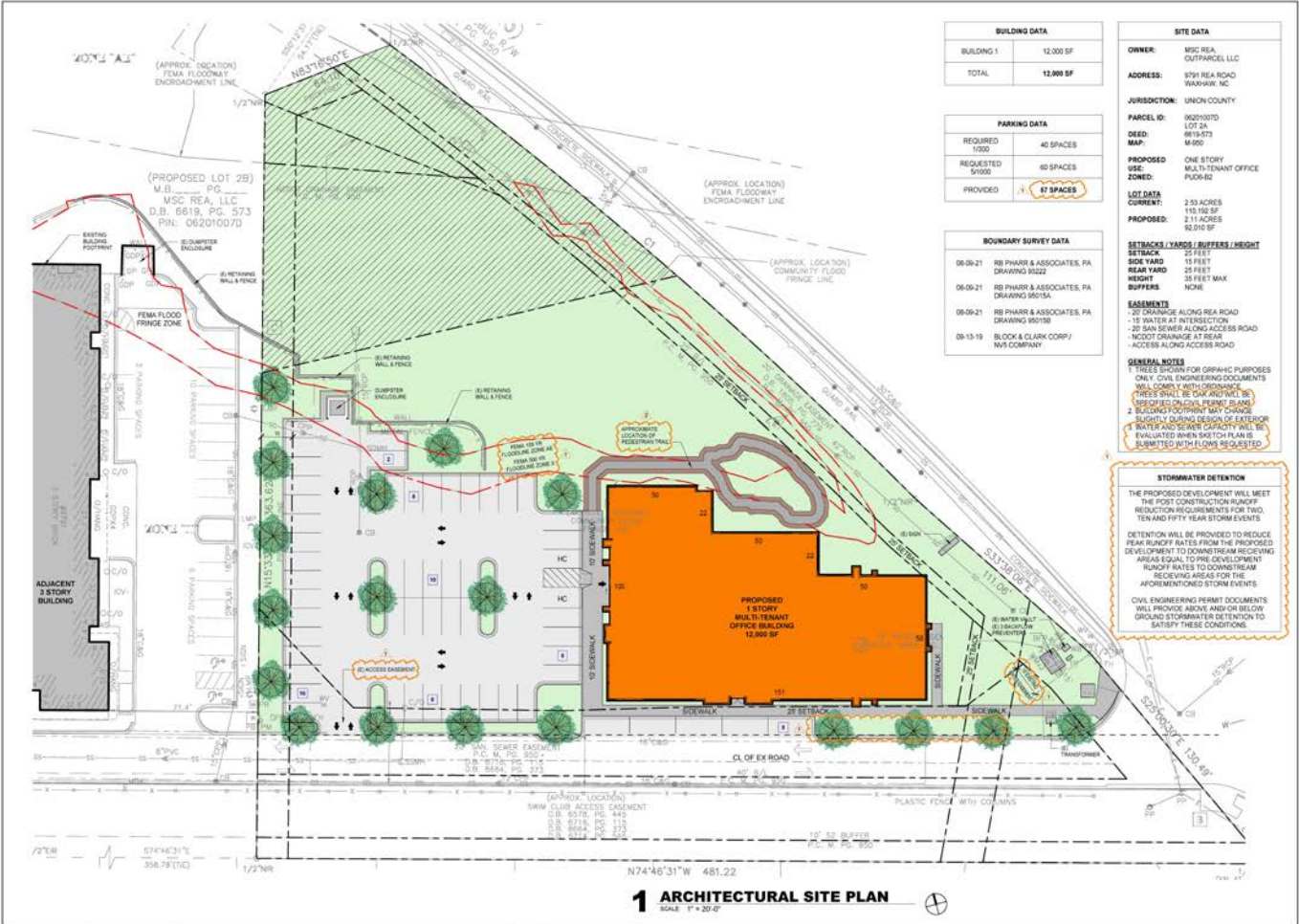
UNIONCOUNTY
north carolina

Request and Conditions

This case is a rezoning request, petition CZ-2024-008, submitted by Dormie Equity Partners, LP (the "Applicant") for revision of the Union County Zoning Map by amending the approved Planned Unit Development district permit with associated conditions for a 2.53 acre parcel of land appearing on the tax map as tax parcel 06-201-007J in the Sandy Ridge Township under an existing legacy PUD6-B2 zoning district. The rezoning will include the following conditions:

1. Pursuant to Section 160D-108.1 of the North Carolina General Statutes and Section 80.020 of the Union County Unified Development Ordinance, the approval is vested for a period of five years.
2. Development will meet all requirements of the Union County Unified Development Ordinance.
3. The approval is limited to the site plan dated October 24, 2024.
4. The permitted uses on the site include all office uses, including medical office.
5. The site may include natural-surface pedestrian trails within areas that fall within a floodplain.
6. The site may include pedestrian-related improvements and plantings (including in the floodplain) as allowed under the Union County Unified Development Ordinance and other state, local, and federal regulations.

Site Plan



PROPOSED REA ROAD MEDICAL OFFICE BUILDING

8791 REA ROAD
WARMER, NC 28178
UNION COUNTY, NC

Revisions	
#	Description
1	09.05.24 PLANNING COMMENTS
2	10.24.24 PLANNING COMMENTS

THE BOUNDARY INFORMATION DEPICTED ON THIS CONCEPTUAL TEST FIT SITE PLAN HAS BEEN PROVIDED BY OTHERS. RAD ARCHITECTURE & DESIGN, PLLC DID NOT CONFIRM THE ACCURACY OF THE BOUNDARY INFORMATION CONTAINED WITHIN. THE OWNER SHOULD OBTAIN A COMPLETE AND CURRENT SURVEY OF THE PROPERTY TO VERIFY THE VALIDITY OF THIS CONCEPTUAL TEST FIT SITE PLAN AS SHOWN.

Project Number: 22048
Issued for: SITE PLANNING
Issue Date: 06/20/23

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
AS101

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Existing Conditions

Site



Looking north on Rea Road



Looking south on Rea Road



Looking south of site



Development Status

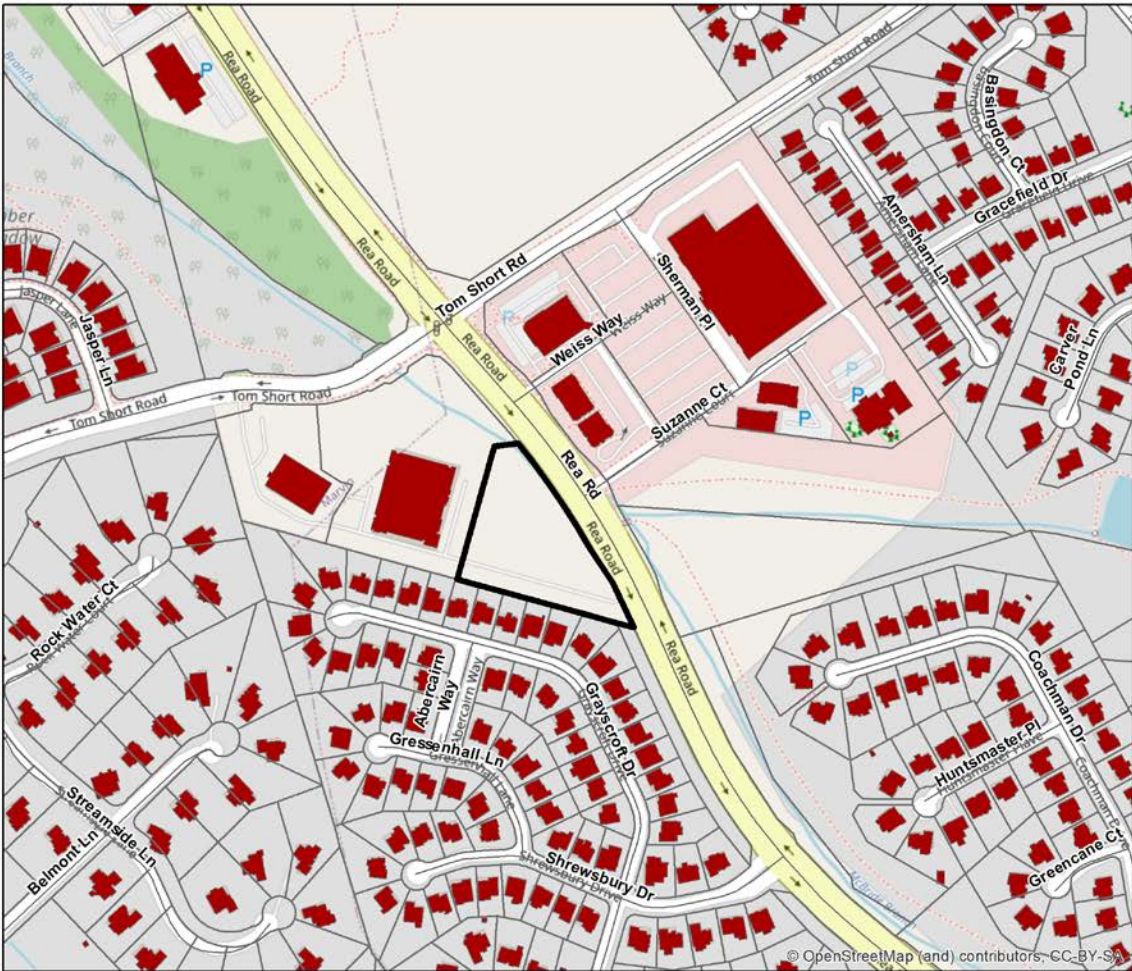
Development Status

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



Legend

- Rezoning Parcel
- Structures 2023

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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0 250 500 1,000 Feet

Created on July 19, 2024 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

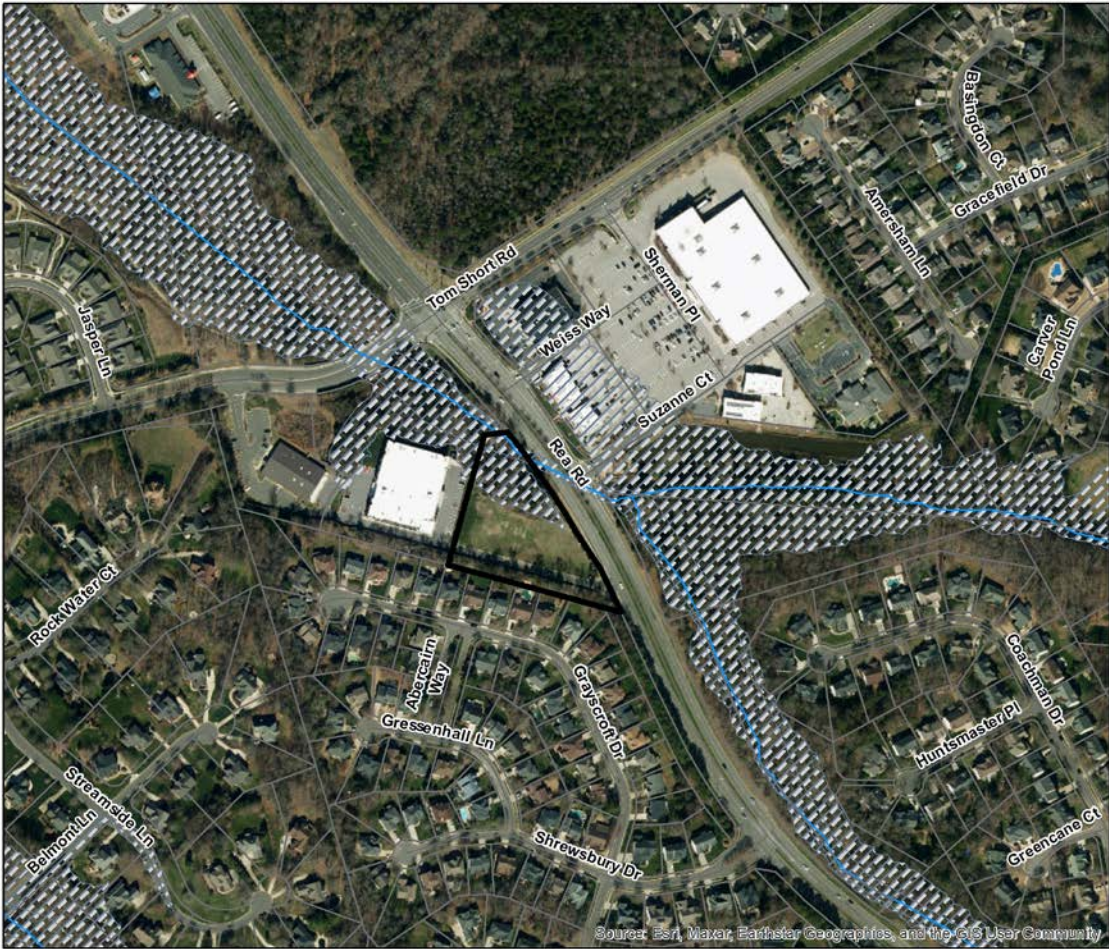
Environmental Features

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J

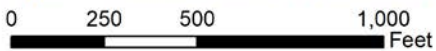


Legend

- Rezoning Parcel
- Streams
- 500 Year Flood Plain

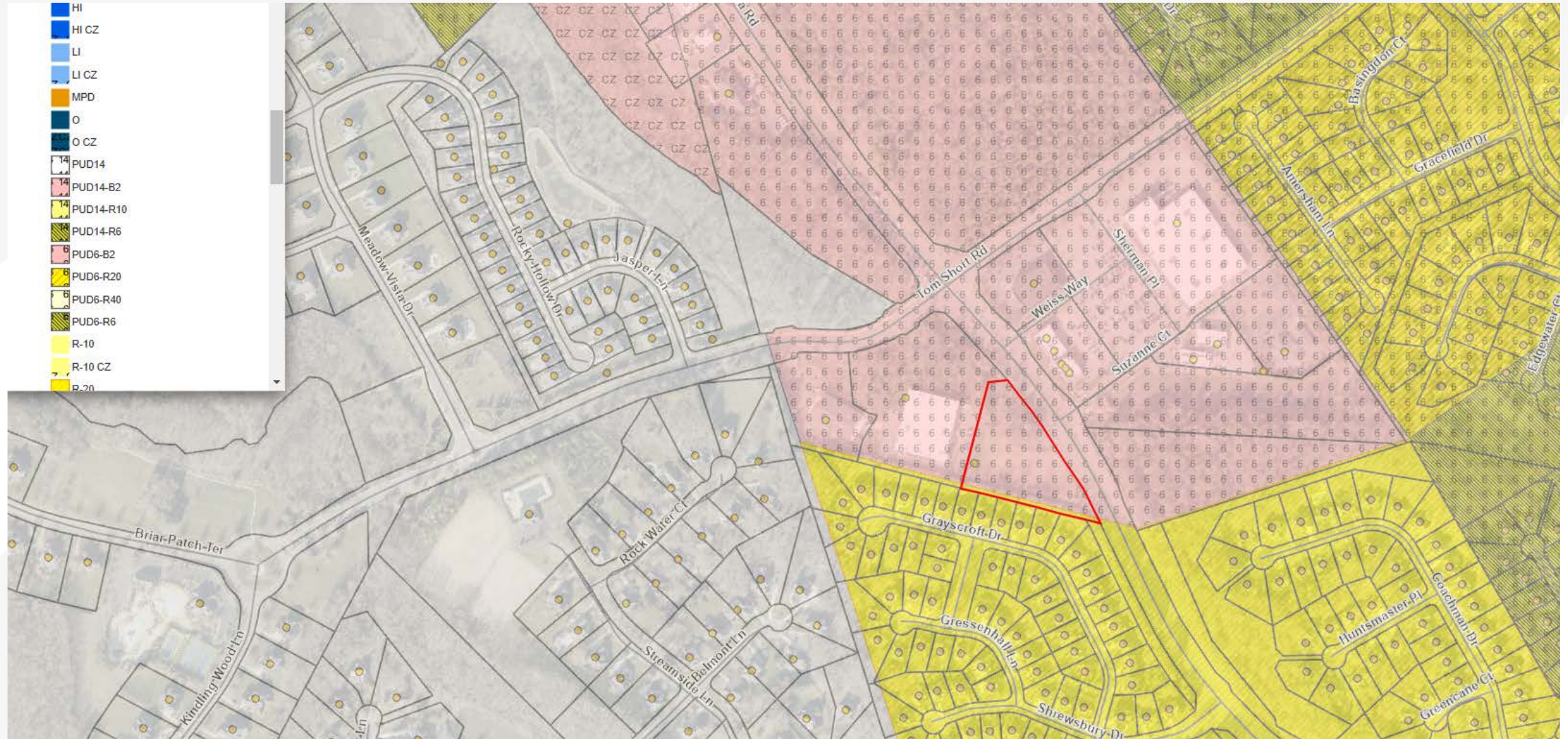
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Zoning



Transportation

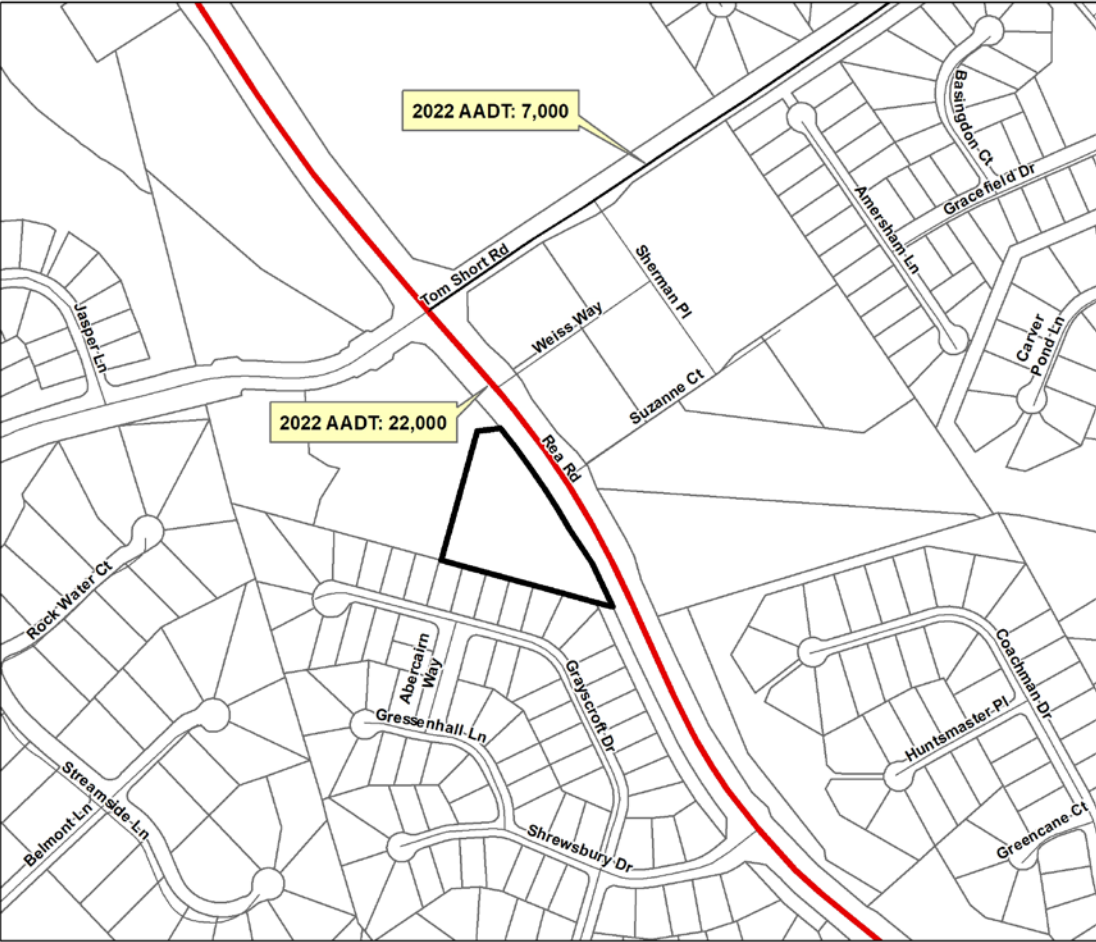
Transportation

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



Legend

- Rezoning Parcel
- Existing, Boulevard
- Existing, Minor Thoroughfare

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Land Use Map

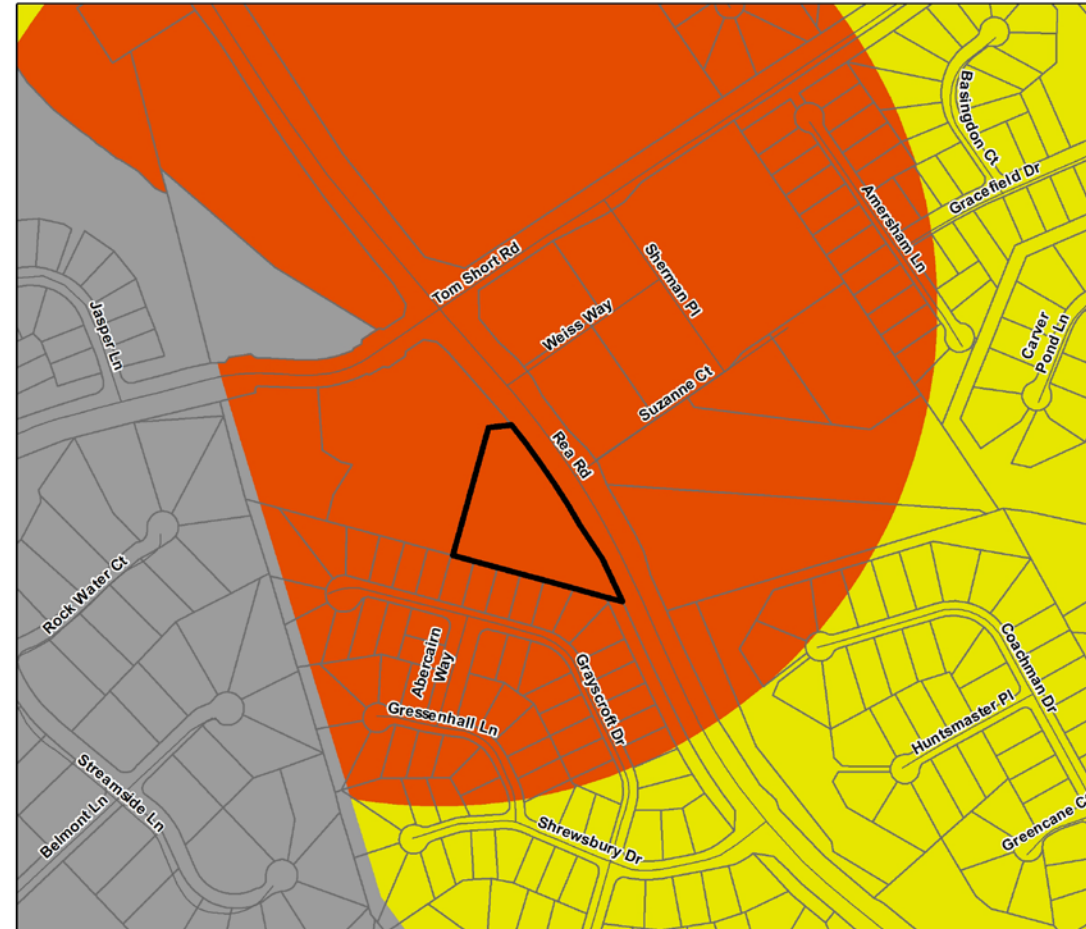
Land Use Map

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



Legend

- Rezoning Parcel
- Municipalities
- Community Center-Small
- Single Family

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Schools

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

Utilities

- Public water and sewer are available to the site.

Public Feedback

- A community meeting was held October 8, 2024. Three residents attended the meeting and asked about the process for rezoning and parking requirements. No changes were made based on feedback. No additional comments have been received by staff.

Municipal Feedback

- Marvin does not have comments about the proposed rezoning.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The proposed use would increase impervious area immediately adjacent to a floodplain, increasing the potential for flooding in the area.
- Additional commercial use allowed in the area 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.

POSITIVES OF PROPOSAL

- The proposed use of a one-story multi-tenant office building is consistent with the Land Use Map adopted as part of the Plan, as the Map identifies the area within which the subject property is located as a "Small Community Center." Small Community Centers are shown in the Plan as areas at key intersections identified for commercial development. A multi-tenant office building is consistent with the commercial development identified by the Plan.
- The proposed use is in an urbanized part of Union County, shortening trip lengths for residents utilizing the office services associated with the property .
- The proposed use will share a driveway with an existing commercial use, reducing its impact on traffic congestion and the adjacent road.

STAFF RECOMMENDATION: Approval

PLANNING BOARD RECOMMENDATION: Land Use Board unanimously recommended approval, citing consistency with adopted plan and limited traffic impacts.

Questions



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north carolina