



Union County, NC
Land Use Board
Meeting Agenda

Tuesday, August 20, 2024

6:00 PM

Board Room, First Floor

Call to Order

Pledge of Allegiance and Moment of Reflection

Oath of Office

Regular Members: Mark Tilley and Derrick Austin

Alternate Members: David Brooks and Charles Walkup, Jr.

Election of Chair and Vice Chair

Establish Voting Members

Additions and/or Deletions to the Agenda

Approval of the Agenda

Approval of the Minutes

[24-569](#) June 18, 2024 Minutes

Attachments: [2024.06.18 LUB Minutes](#)

Agenda Item(s)

[24-580](#) Rezoning Petition CZ-2023-004 Bambur

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Bjorn E. Hansen, Planning Department, Senior Planner - Long Range
Planning, 704-283-3690

ACTION REQUESTED:

Consider recommending approval or denial of proposed conditional

rezoning to the Board of Commissioners

BACKGROUND:

This case is a request to amend the Zoning Map of Union County by rezoning one parcel of land totaling 4.808 acres appearing on the tax map as tax parcel 08-312-017B in the Goose Creek Township from RA-40 to Light Industrial (LI) with Conditions. The applicant requests the rezoning in order to develop an outdoor storage facility with 90 spaces for recreational vehicles, trailers, and boats. The rezoning will include the following conditions:

- 1) Limited to site plan dated July 2, 2024
- 2) Five-year vesting of development rights
- 3) Stormwater facility will meet 2 and 25 year storm events.
- 4) Development will meet all requirements of the Union County Unified Development Ordinance

A community meeting was held August 6, 2024. A total of 12 residents attended the meeting. They expressed concerns about water contamination from oils leaking from stored vehicles, glare from lights, and impacts on property values. The applicant removed 45 spaces along Rock Hill Church Road as a result of the meeting.

Stallings was consulted for comments. They oppose the proposed use, stating that it is not near their industrial or automotive uses identified in their land use map.

FINANCIAL IMPACT:

None.

Attachments: [Rezoning Application 2023-004 Bambur](#)
[Rezoning Letter of Intent 2023-004 Bambur](#)
[Site Plan 2023-004 Bambur 8-8-24](#)
[CZ-2023-004 Bambur staff report PB](#)

24-581

Rezoning Petition CZ-2023-007 Couick

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Bjorn E. Hansen, Planning Department, Senior Planner- Long Range Planning, 704-283-3690

ACTION REQUESTED:

Consider recommending approval or denial of the proposed conditional rezoning to the Board of Commissioners.

BACKGROUND:

This case is a request to amend the Zoning Map of Union County by rezoning one parcel of land totaling 2.82 acres appearing on the tax map as tax parcel 09-330-012 in the Monroe Township from RA-40 to Light

Industrial (LI) with Conditions. The applicant requests the rezoning in order to develop a business headquarters with warehouse space. The rezoning will include the following conditions:

- 1) Limited to site plan dated June 17, 2024
- 2) Five-year vesting of development rights
- 3) Installation of sidewalks along Plyler Mill and NC 200 unless no longer required by the Comprehensive Transportation Plan
- 4) Development will meet all requirements of the Union County Unified Development Ordinance

A community meeting was held August 8, 2024. One resident attended and asked about road access on NC 200. No changes were made to the site plan as a result of the meeting.

FINANCIAL IMPACT:

None.

Attachments: [2023-CZ-007 Couick Rezoning Application](#)
[2023-CZ-007 Couick Rezoning Letter of Intent](#)
[2023-CZ-007 Couick Rezoning Site Plan 6-17-24](#)
[CZ-2023-007 Couick staff report PB](#)

Planning Staff Report

Brief Comments

Adjournment