

Owner/Applicant

Owner: Union County
500 North Main Street, Suite 70
Monroe, NC 28112

Applicant: Union Electric Membership Corporation (Union Power)
1525 North Rocky River Road
Monroe, NC 28110

Property Information

Location: On the east side of Mills Harris Road north of Monroe Ansonville Road. Location more specifically described as tax parcel 02-202-008.



Municipal Proximity: The site is slightly more than one mile from the Town of Wingate.

Existing Land Use and Development Status: The parcel is currently zoned RA-200 with Conditions. The property is used by the Union County Sheriff's Department as a training facility. The site has not yet been fully developed based on the approved rezoning site plan.

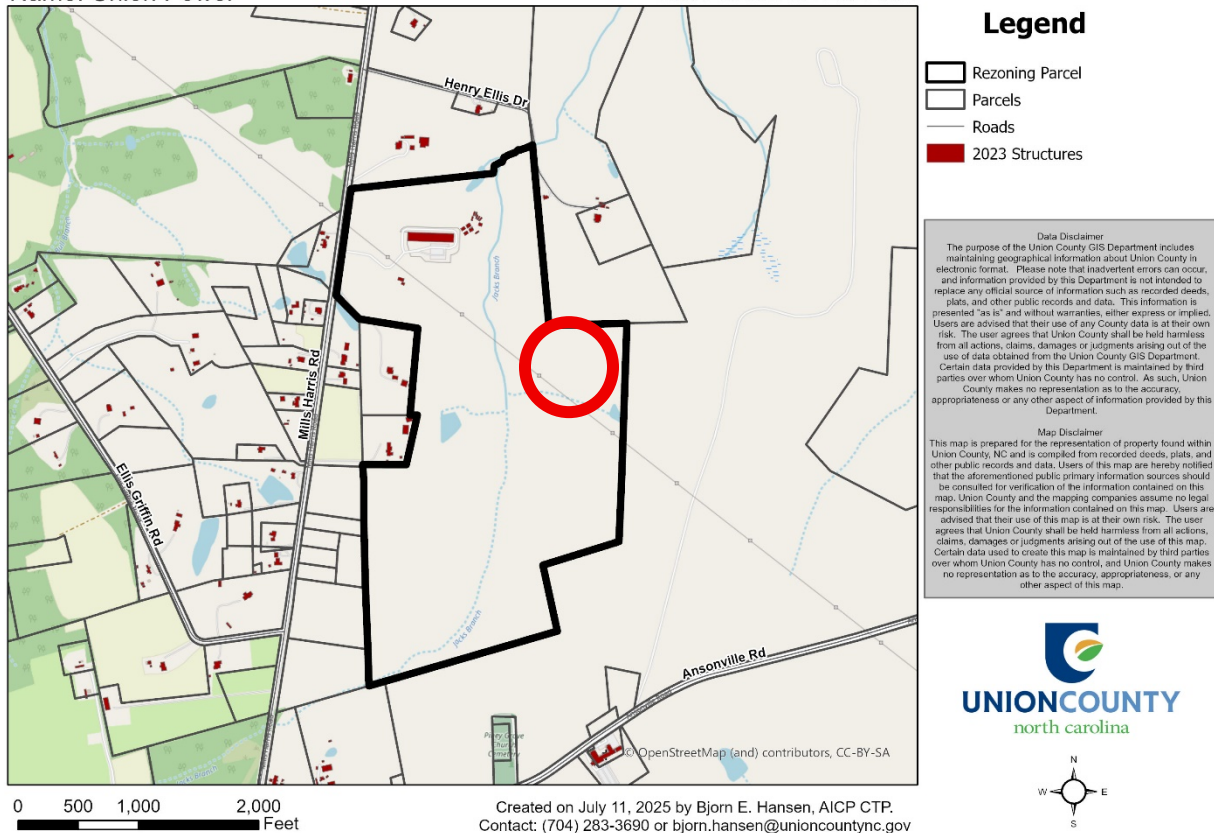
Development Status

Petition: 2025-CZ-008

Name: Union Power

Size: 161.1 acres

Tax Parcel: 02-202-008

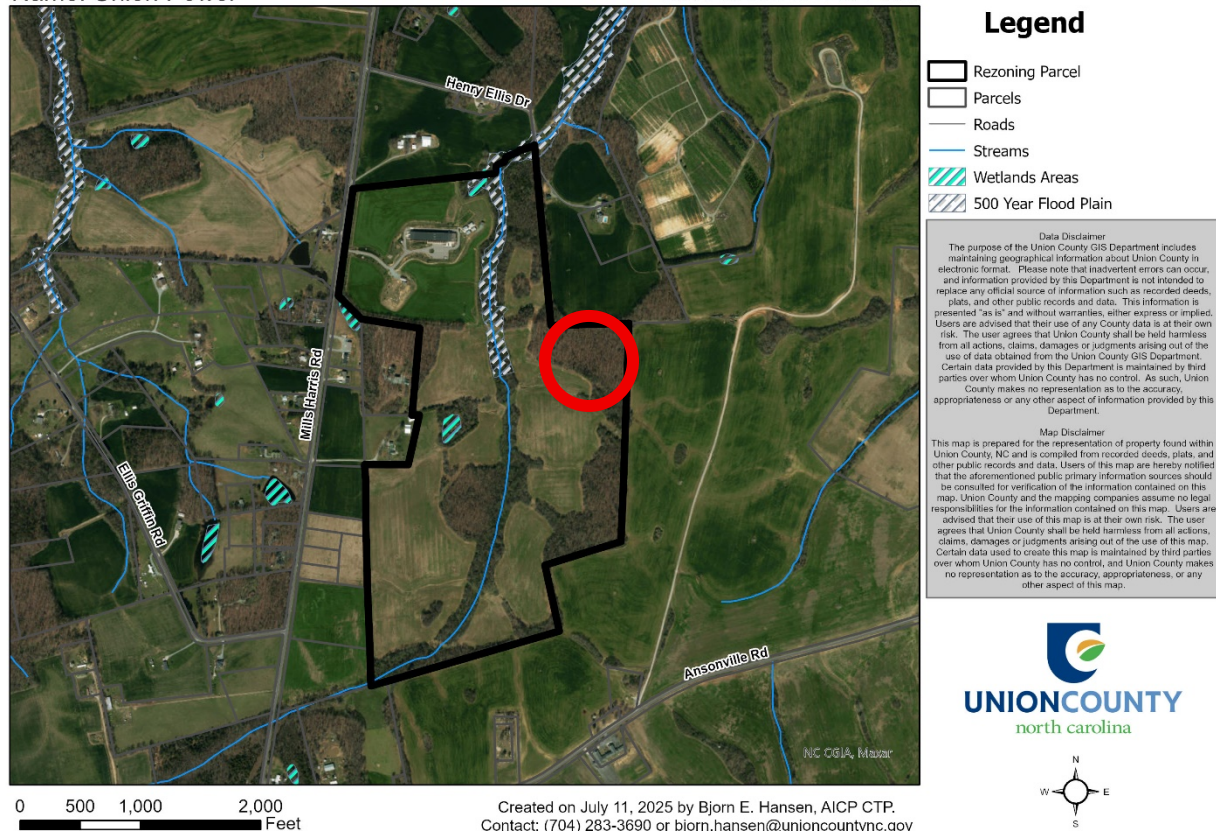


Environmental Features: There is a stream and floodplain in the central part of the overall parcel, but there is none specifically where the electrical facility will be located.

Environmental Features

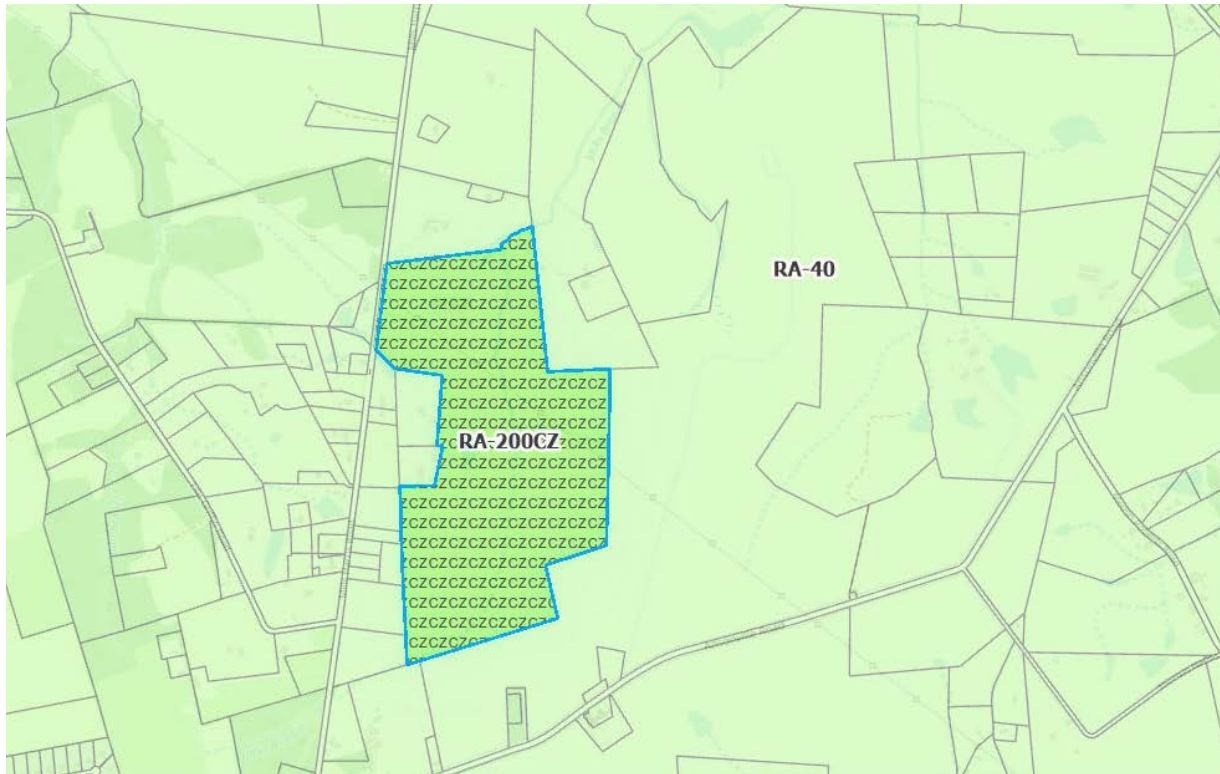
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Utilities: Public water and sewer are not available to the site. The proposed use will not require utility service.

Zoning and Land Use History: The parcel site was rezoned to RA-200 with conditions in 2018 to develop the Sheriff's Department training facility. A special use permit on the same site was denied in 2006. There have been no other zoning actions in the immediate vicinity of the proposed rezoning.



Schools: Because this rezoning request is commercial in nature, UCPS was not consulted for comments.

Transportation: This parcel is on Mills Harris Road, which is a NCDOT-maintained facility. The proposed use would not have access from Mills Harris Road, however. The use would have access from a private easement onto Ansonville Road, which carries approximately 1,500 vehicles per day. The proposed use would have a very low traffic impact, mainly to service the equipment on site as needed. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning.

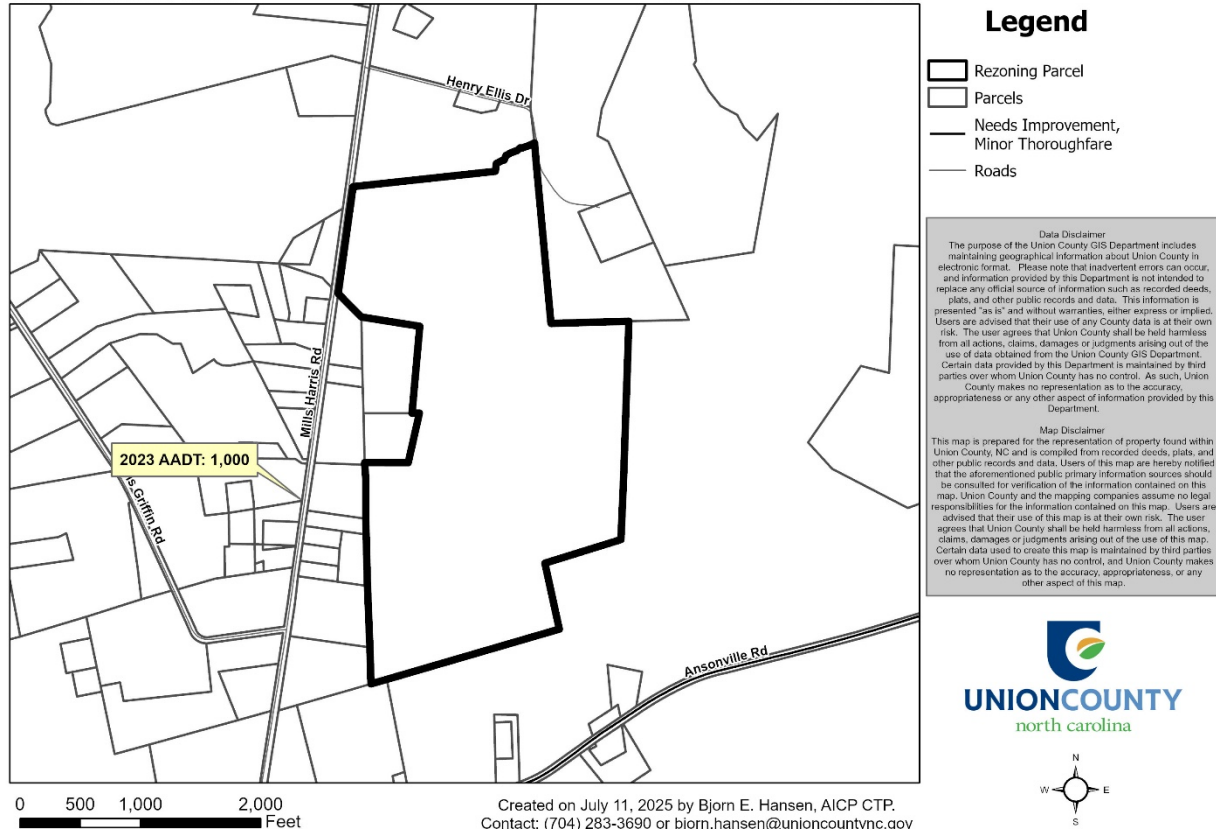
Transportation

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Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as a Rural Residential area. The uses proposed under RA-200 zoning require a special use permit, which can be incorporated into the rezoning. The applicant has stated in their application, submitted documentation or staff have concluded through a site plan review that it meets the five findings of fact necessary for a special use permit:

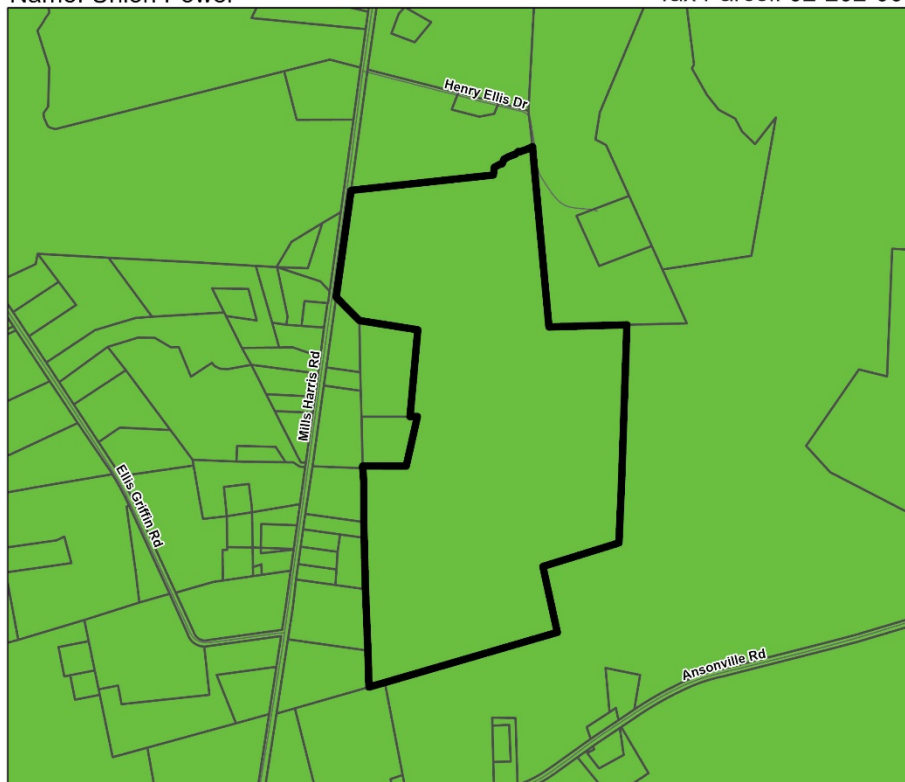
1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.
2. The proposed development will not materially endanger the public health or safety.
3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.

4. The proposed development will be in harmony with the area in which it is located.
5. The proposed development will be in general conformity with the comprehensive plan.

Land Use Map

Petition: 2025-CZ-008
Name: Union Power

Size: 161.1 acres
Tax Parcel: 02-202-008



Legend

-  Rezoning Parcel
-  Parcels
-  Roads
-  Rural Residential

Data Disclaimer
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Public and Municipal Comments

Public Comments: A community meeting was held August 27, 2025. Four members of the public attended. They did not oppose the proposed use but had questions about gating the private drive to the facility and additional uses that could be placed on the property. No changes were made as a result of the meeting.

Municipal Comments: Wingate was not consulted for comments due to the distance to the town limits.

Land Use Board Recommendation

The Land Use Board is scheduled to review this proposed development at its September 16, 2025, meeting.

Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses. The land use map does not specifically identify where electrical substations should be located, which is the reason for the Special Use Permit process. The applicant has demonstrated that the proposal meets the required findings of fact for approval in the RA-200 zoning district. **Because of these aspects of the development, staff recommend approval of this rezoning application.**