

Planning Staff Report - Rezoning Case # RZ-2025-006

Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

This case is requesting to rezone an approximately one acre portion of a 42.202 acre parcel appearing on the tax map as tax parcel 01-066-020 from a combination of RA-40 and Light Industrial (LI) to all RA-40; located in the New Salem Township. Because this is a straight rezoning, there are no associated conditions. This request was made to eliminate split zoning on the parcel and allow the existing house to be subdivided as a future action.

Owner/Applicant

Owner: Carl and Cynthia Needham
8909 East Highway NC 218
Marshville, NC 28103

Applicant: Carl and Cynthia Needham
8909 East Highway NC 218
Marshville, NC 28103

Property Information

Location: On the northeast corner of Jerusalem Church Road and NC 218. Location more specifically described as tax parcel 01-066-020.

Planning Department

500 North Main Street, Suite 70
Monroe, NC 28112
T 704.283.3565

unioncountync.gov



Municipal Proximity: The site is more than seven miles from the towns of Unionville and Marshville.

Existing Land Use and Development Status: The parcel is currently zoned a combination of RA-40 and Light Industrial (LI). The light industrial designation was applied when zoning was instituted in Union County to reflect a grain buying business at the site. The business is no longer in operation. There is a single-family house on the site along with agricultural land.

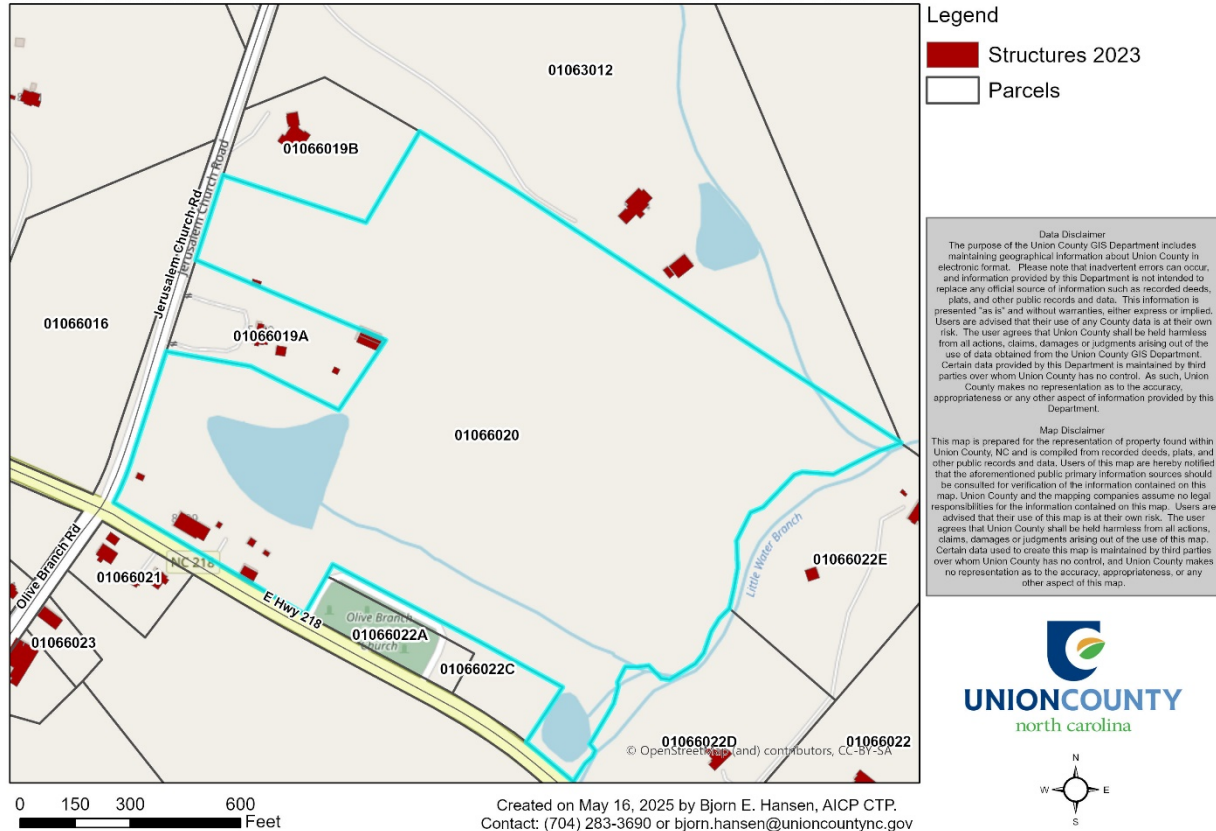
Development Status

Petition: 2025-RZ-006

Name: Needham

Size: 42.202 acres

Tax Parcel: 01-066-020



Environmental Features: There is a stream, pond, wetlands, and flood plain on site. Because no development is proposed as part of this rezoning, there are no impacts to the these features.

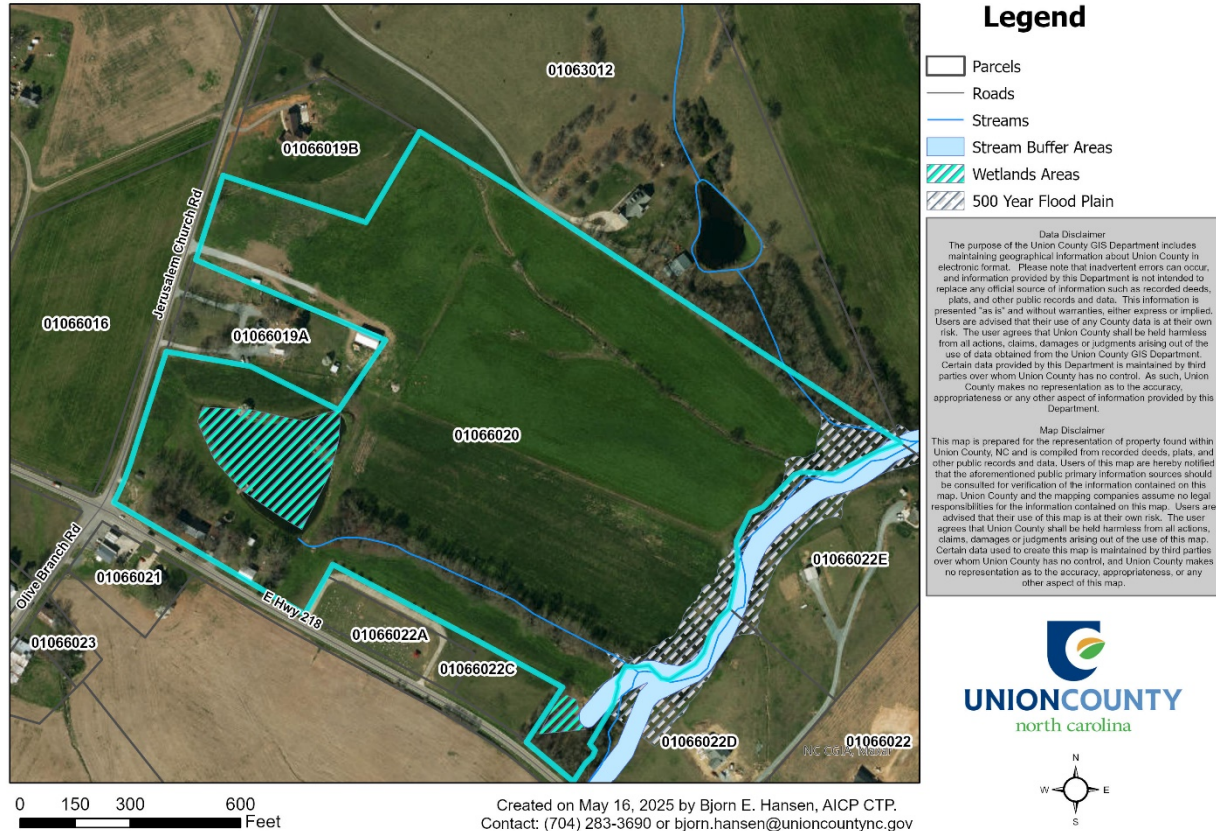
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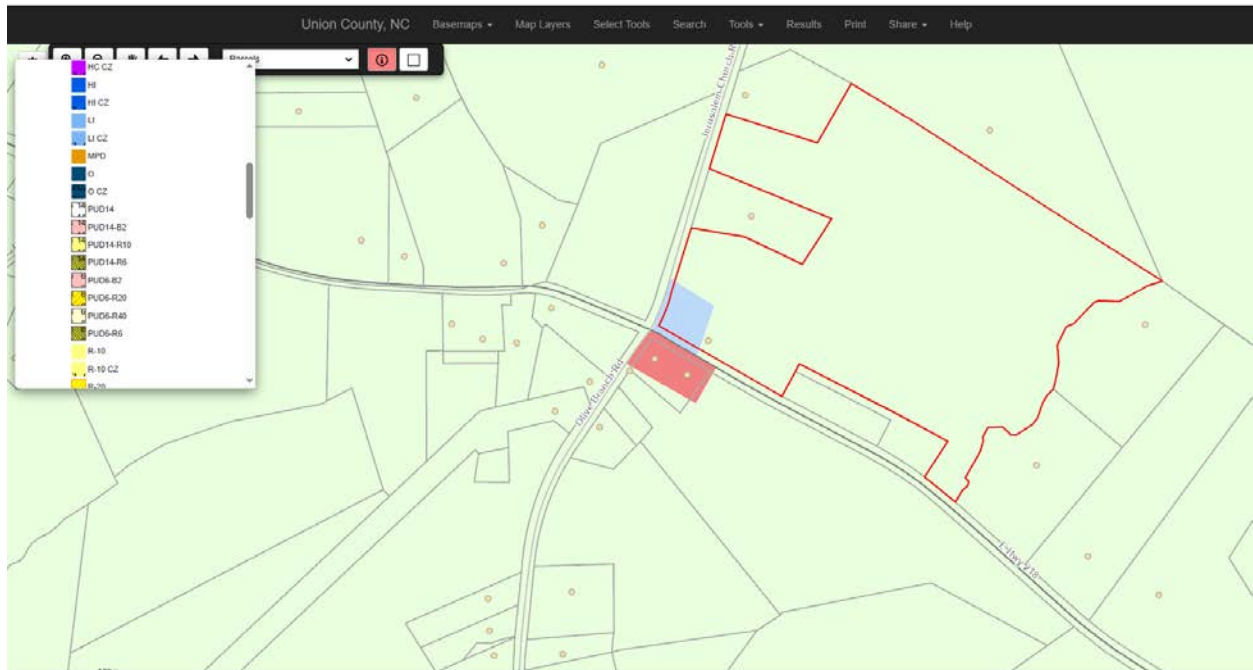
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Utilities: Public water and sewer are not available to the site.

Zoning and Land Use History: The parcel site has been zoned RA-40 and LI since zoning was initiated. There have been no rezonings or special use permits near this site.



Schools: Because this rezoning request involves rezoning an existing house to residential, UCPS was not consulted for comments.

Transportation: This site is on NC 218 and Jerusalem Church Road, which both are NCDOT-maintained facilities. NC 218 carries approximately 2,100 vehicles per day and Jerusalem Church Road carries approximately 150 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning. There is no expected change in traffic as a result of this rezoning as no new uses are proposed.

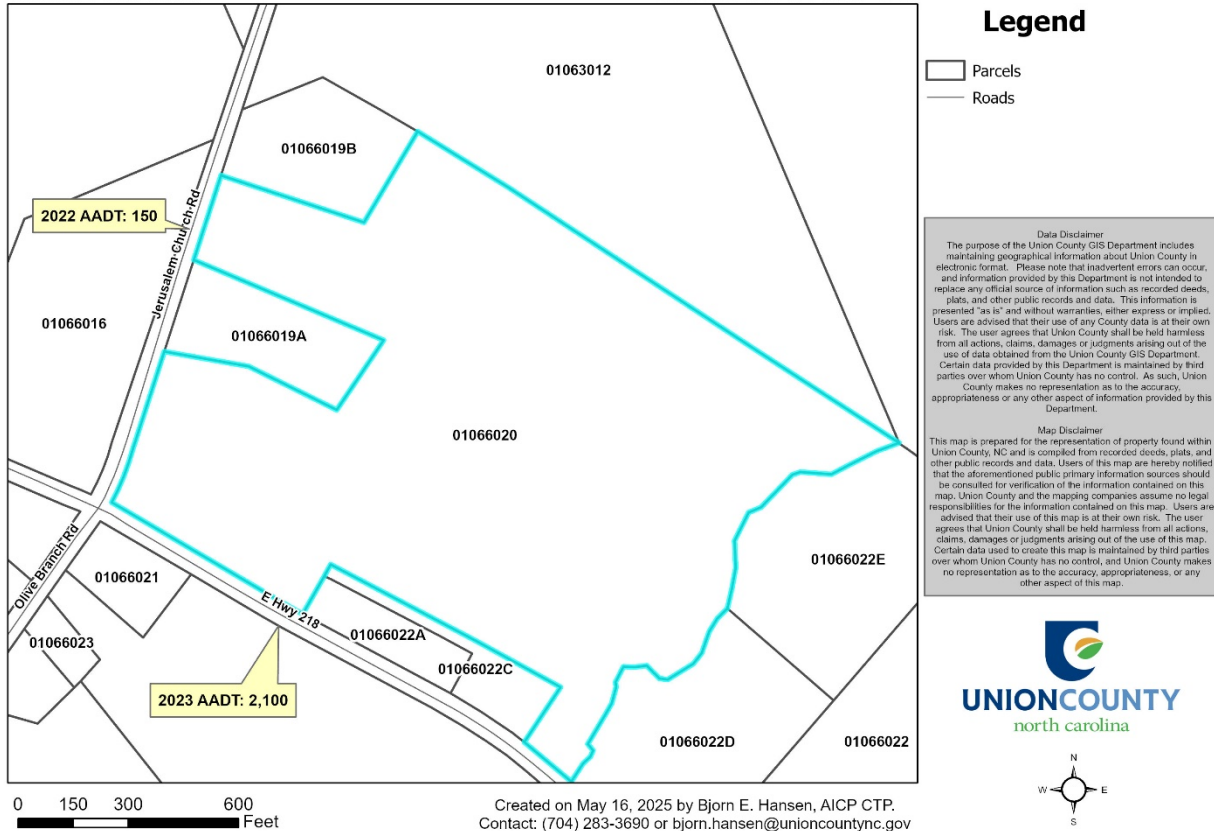
Transportation

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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 closest areas recommended for industrial are along US 74, approximately eight miles to the south. The proposed RA-40 zoning is therefore considered consistent with the current plan.

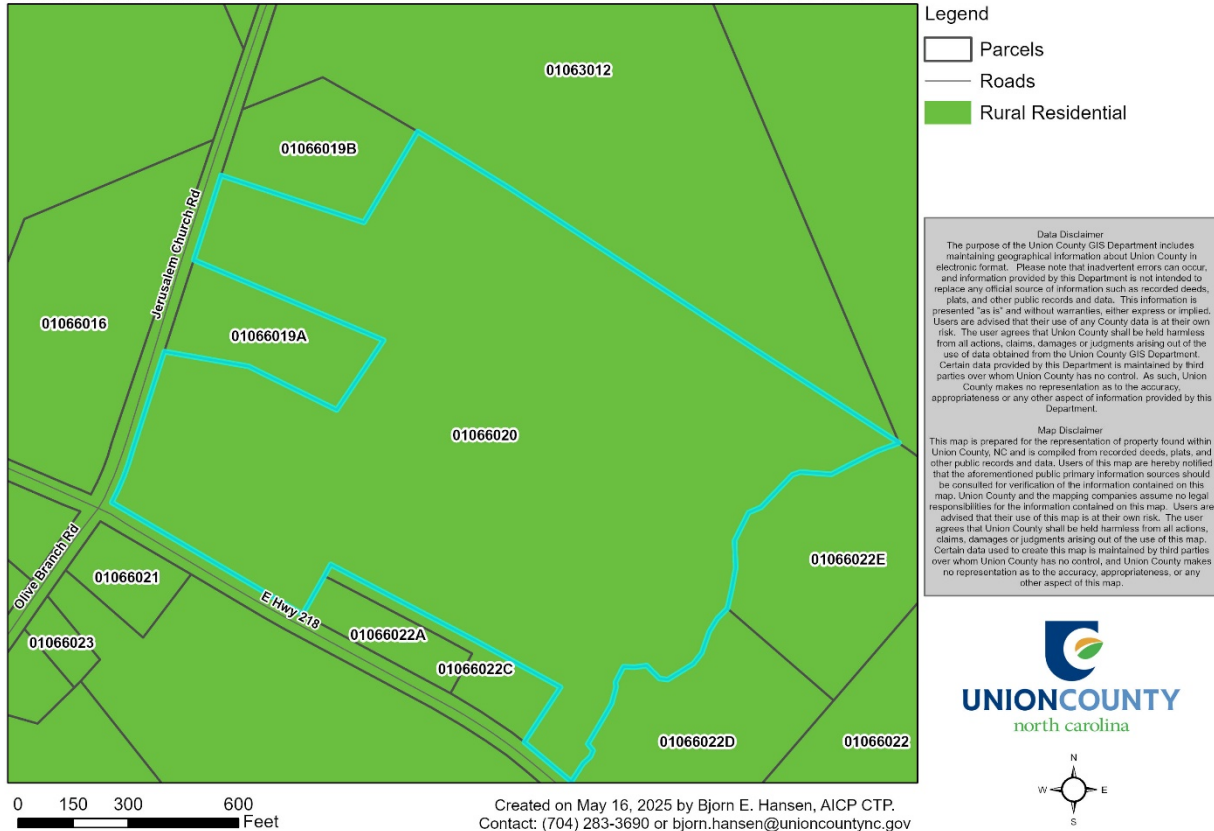
Land Use Map

Petition: 2025-RZ-006

Name: Needham

Size: 42.202 acres

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Public and Municipal Comments

Public Comments: A community meeting was not required and no public comments have been received.

Municipal Comments: Unionville and Marshville were not consulted for comments due to the distance to their municipal limits.

Land Use Board Recommendation

The Land Use Board review this proposed rezoning at its June 17, 2025, meeting. The Board unanimously recommended approval, citing consistency with the land use map and increased flexibility for property owners.

Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses. The rezoning does not propose new uses from what area already occurring on site, and the rezoning would eliminate split zoning on the parcel, which would allow the owners to subdivide the parcel. **Because of these aspects of the development, staff recommend approval of this rezoning application.**