



UNIONCOUNTY
north carolina

2024-CZ-010

4 Rivers Rezoning
August 11, 2025



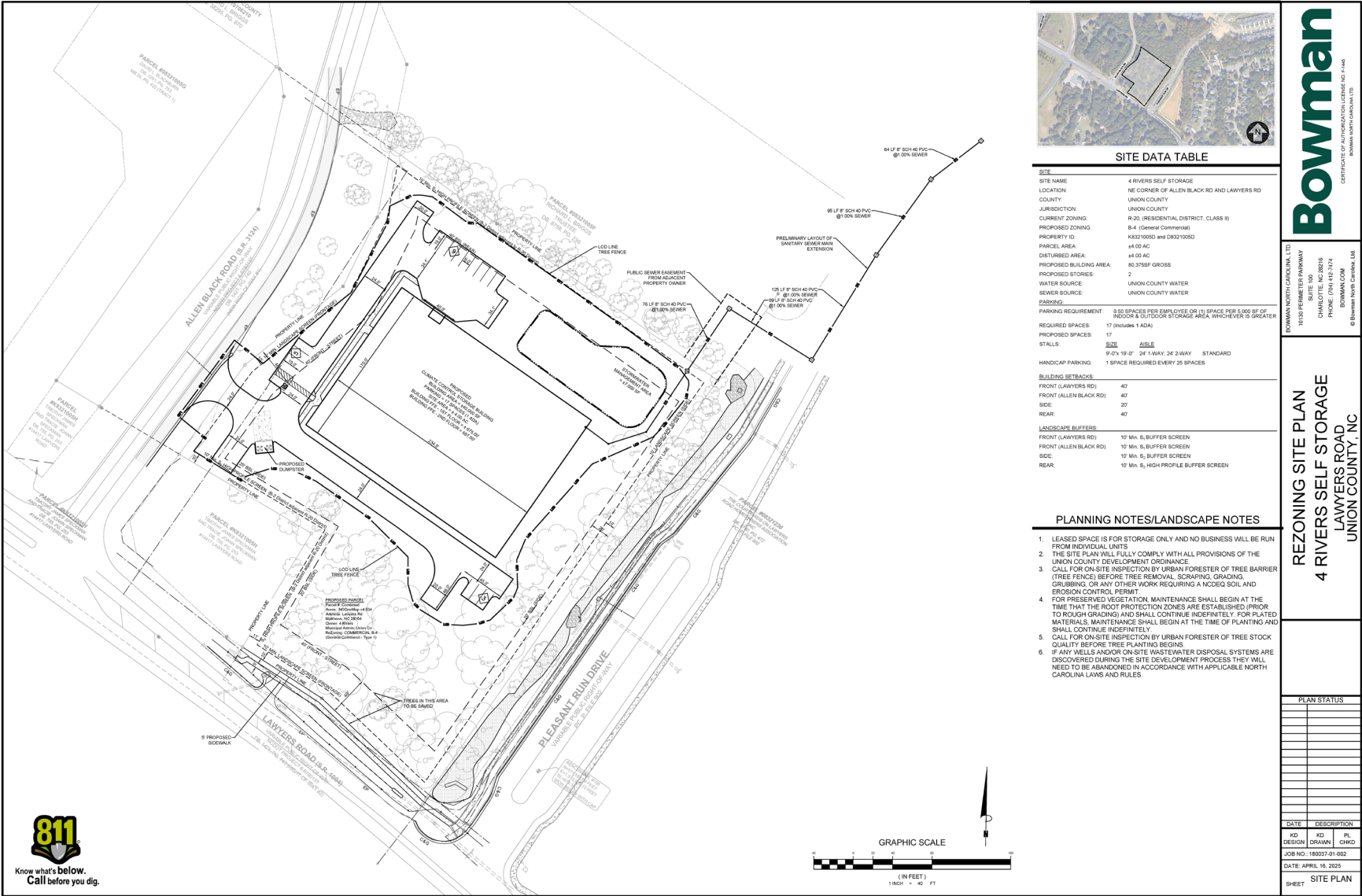
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Request and Conditions

This case is requesting to rezone two parcels totaling 4.55 acres appearing on the tax map as tax parcels D8321005D and K8321005D in the Vance Township from R-20 to B-4 with Conditions. The rezoning will include the following conditions:

1. Limited to site plan dated April 16, 2025
2. Uses limited to Type 1 storage of up to 80,375 square feet of gross space
3. Land on west side of Allen Black Road not part of rezoning
4. Parcels will be combined
5. Five-year vesting of development rights
6. Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval

Site Plan



Existing Conditions



Development Status

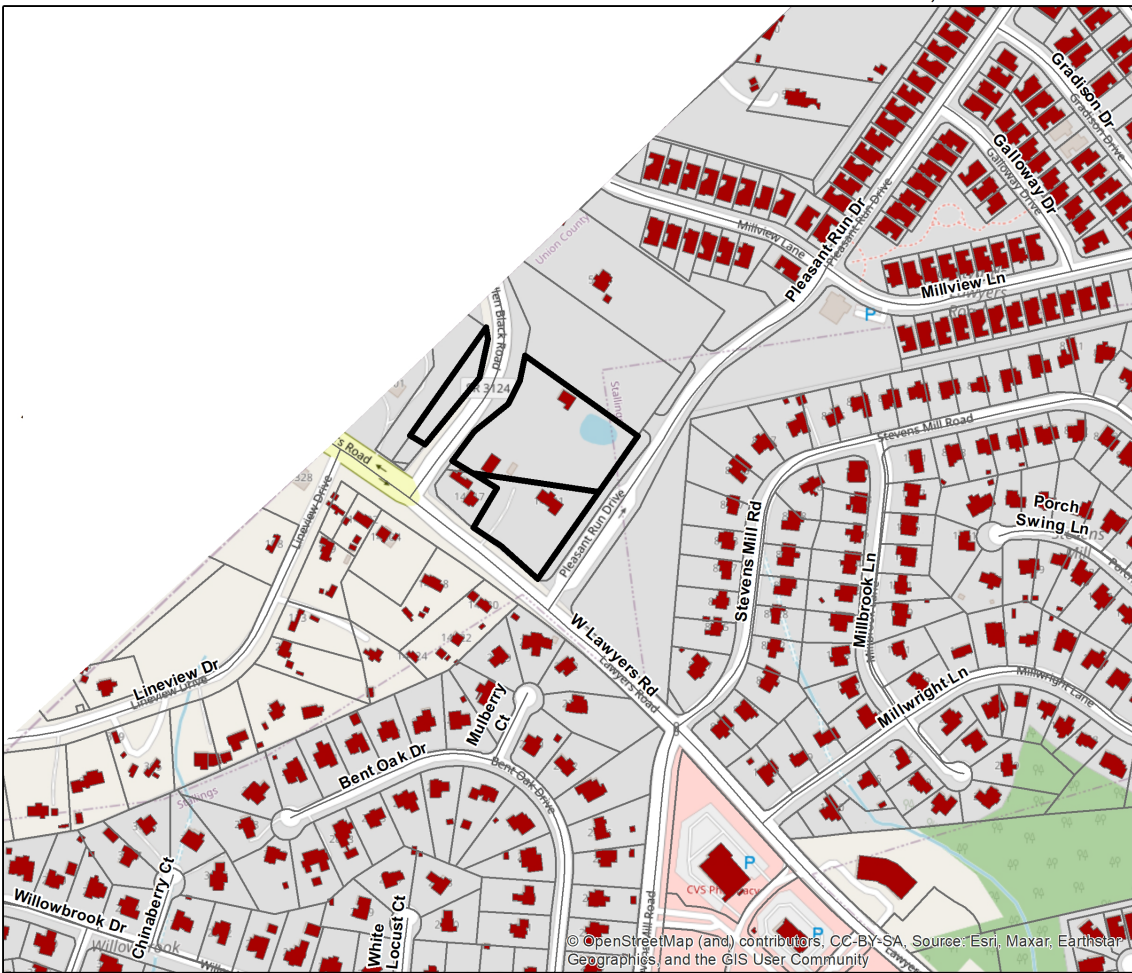
Development Status

Petition: 2024-CZ-010

Name: 4 Rivers

Size: 4.55 acres

Tax Parcel: D83-21-005D, K83-21-005D



Legend

- Rezoning Parcels
- Structures 2023

Data Disclaimer
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0 250 500 1,000 Feet

Created on December 10, 2024 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

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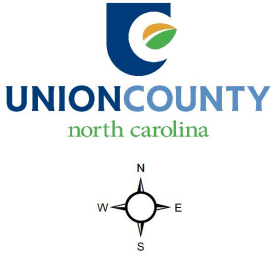


Legend

- Rezoning Parcels
- Streams

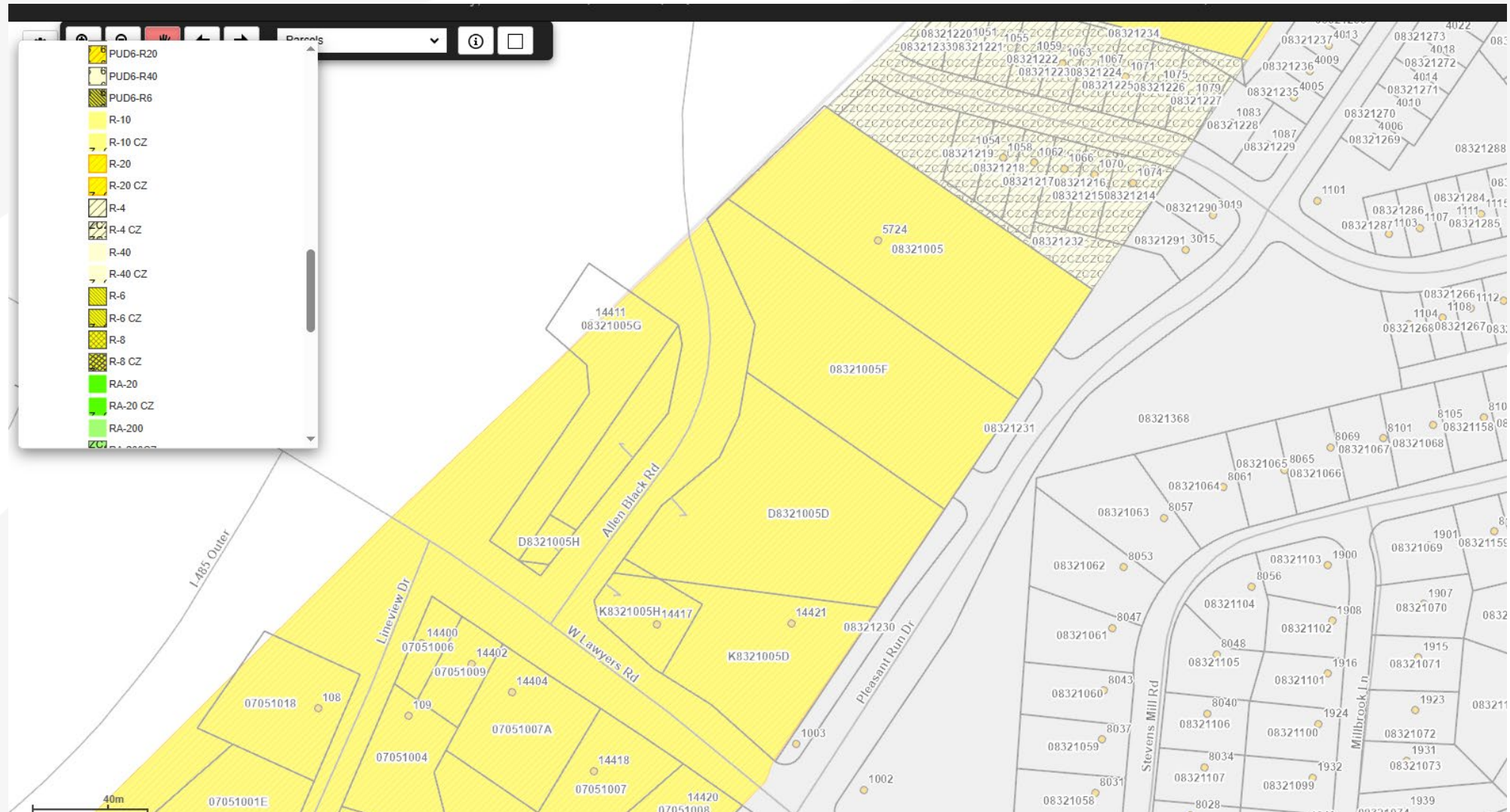
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
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Zoning

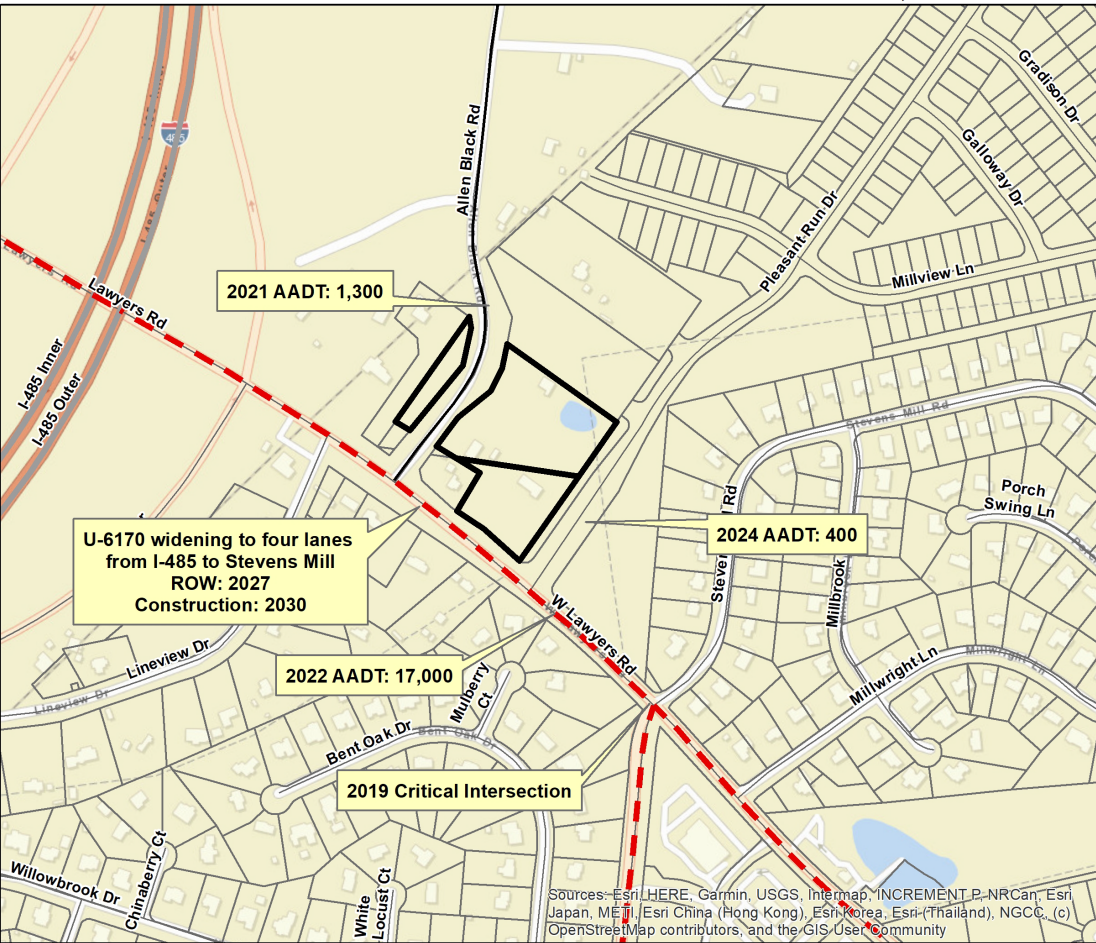


Transportation

Transportation

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Land Use Map

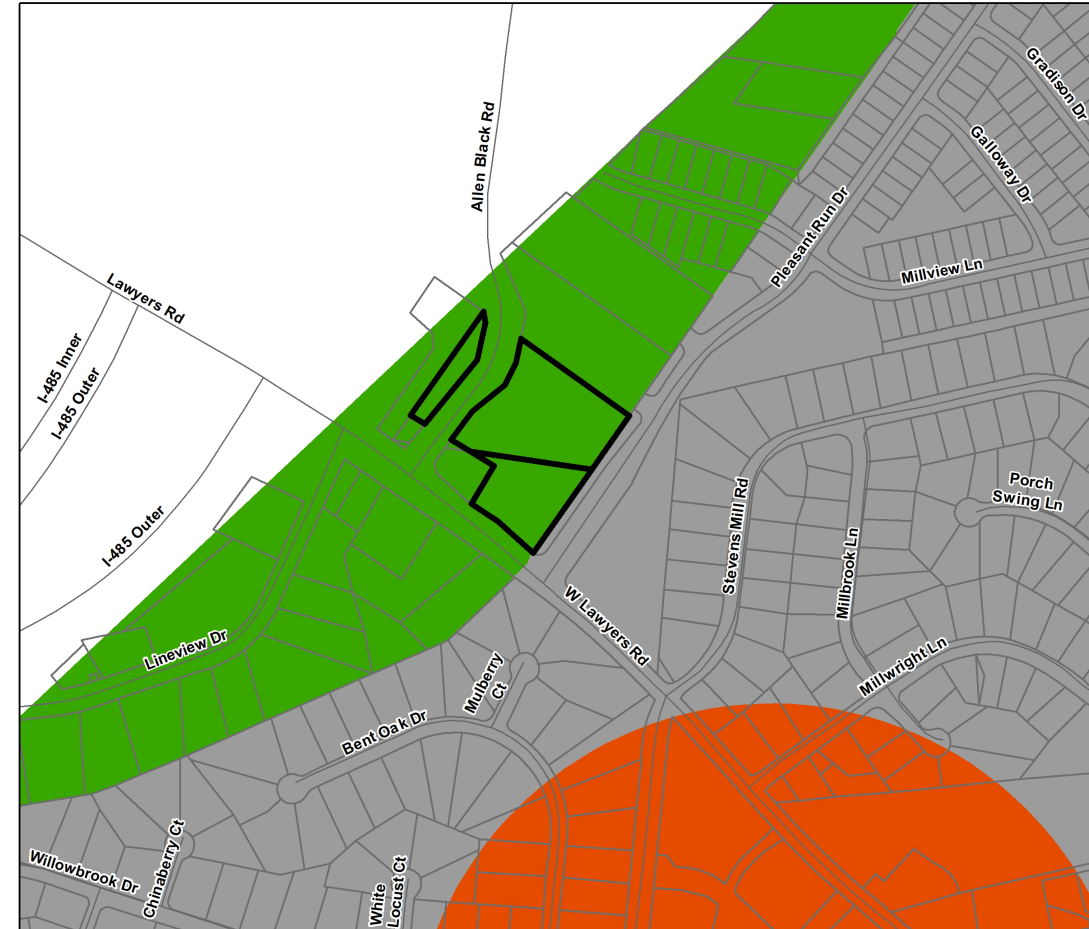
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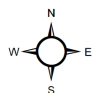


Legend

- Rezoning
- Neighborhood Center
- Municipality
- Rural Residential

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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 May 21, 2025. A total of seven members of the public attended the meeting, in addition to staff. Residents asked about incorporating an adjacent parcel to clean up the area, lighting, stormwater pond features, and signage. The parcel was not responsive to being included in the development, and that signage and lighting would meet Union County standards, but were not yet finalized. In addition, the pond would have pest control but would not have a fountain. No changes to the site plan were made as a result of the meeting.
- No one spoke at Land Use Board meeting
- No one spoke at public hearing

Municipal Feedback

- Stallings was contacted to provide comments. Their town council approved the following decision. "Storage Facility on Lawyers Road and Idlewild at I-485 - Council held consensus that it did not like the use for that parcel and wanted Town Manager Sewell to let the County know the Council opposed that use at that location because it did not meet the character of the area. Council also requested that the developers be directed to Stallings annexation and use."

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The Plan's Land Use Map identifies this area as Rural Residential, with a Neighborhood Center located less than 1,000 feet away at the intersection of Stevens Mill and Lawyers Road. The proposed business/commercial designation is not consistent with residential or agricultural uses for which rural residential areas are intended.
- Allen Black Road, adjacent to one of the subject parcels, transitions to residential uses immediately beyond Lawyers Road. The proposed rezoning will facilitate potential future business uses in close proximity to existing residential uses in manners inconsistent with the Plan.

POSITIVES OF PROPOSAL

- The Plan's Land Use Map (the "Land Use Map") identifies this area as Rural Residential with a Neighborhood Center located at the intersection of Stevens Mill and Lawyers Road. While not specifically identified in the Land Use Map, the subject parcels are less than 1,000 feet from the intersection with the Neighborhood Center, which is a reasonable distance to apply commercial uses close to that previously identified commercial node. The use set forth for this rezoning would be consistent with a use in a Neighborhood Center. Given the close proximity of the Neighborhood Center to the subject parcels, it is reasonable to approve this rezoning and amend the Land Use Map.
- The subject parcels are within approximately 1,000 feet of an interchange with I-485, meaning traffic volumes along Lawyers Road will reduce the appropriateness for lower-density residential uses as currently identified on the Land Use Map (compared to a commercial use)
- The parcels front three roads, meaning residential uses would be inappropriate long-term as the area continues to develop, particularly given its close proximity to I-485 and the Neighborhood Center currently identified on the Land Use Map.
- The use set forth under the conditions would meet Union County development standards.
- The proposed use is similar to other nearby uses in that it is of a commercial nature rather than residential in nature. There are numerous commercial uses less than 1,000 feet from the subject parcels, including a shopping center.
- The benefits to the community at large, the neighbors, and the property owners of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include increasing business opportunities in Union County, allowing a property with nearby properties with many uses of a similar class (commercial) to also be allowed to conduct similar non-residential uses on its property, and increasing access to a commercial use and service to nearby residents.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: APPROVAL on unanimous vote at its June 17 meeting

Questions



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