

Special Use Permit Petition No. 2026-SUP-01

PROJECT SUMMARY

Location:	5907 Lancaster Highway
Parcel Numbers:	04-282-003B
Current Zoning	RA-40 (Residential / Agriculture)
Existing Use:	Utility
Proposed Use:	One acre for Fiber Utility
Owner (s)	Union Power
Applicant / Agent:	Nicholas Cooley
Applicant Address:	148 Farrier Ln. Waco, Tx 76712
Meeting Date:	March 17, 2026

SUMMARY OF REQUEST

The Applicant, RavenVolt in coordination with North Carolina Electric Membership Corporation (NCEMC) and Union Power, is requesting a Special Use Permit to construct and operate a Major Utility facility consisting of an unmanned electric substation and associated battery energy storage components on property zoned RA-40.

Pursuant to the Union County Development Ordinance, Major Utilities are permitted within the RA-40 zoning district upon approval of a Special Use Permit. The proposed facility is classified as a Major Utility use under the Ordinance and is therefore subject to quasi-judicial review by the Board of Adjustment.

The applicant has indicated that the proposed development will comply with all applicable regulations of the RA-40 zoning district and all specific standards governing Major Utility facilities. While electric substations are exempt from district height limitations, the applicant has

stated that all equipment, foundations, and associated improvements will remain less than fifteen (15) feet above grade.

In order to minimize visual impacts, the applicant proposes to utilize existing vegetation on the property in conjunction with S2 screening, as required by the Union County Development Ordinance. Screening is intended to limit visibility of the facility from adjacent roadways and neighboring properties.

The proposed facility is designed as an unmanned substation, which will generate minimal traffic limited primarily to periodic maintenance activities. The applicant proposes installing a seven (7) foot security fence surrounding the facility. No public utilities will be required to operate and maintain the site.

Regarding public health and safety, the applicant states that the facility will be designed to meet the requirements of NFPA 855. This will include the preparation of a Hazard Mitigation Analysis and Emergency Response Plan prepared by a third-party fire protection engineer. Additionally, RavenVolt has indicated that site-specific training will be provided to local emergency first responders and Union Power personnel.

An impact study prepared by Hunter Howell was submitted as part of the application. The study concludes that the proposed Major Utility use will not substantially injure the value of abutting properties.

The subject property was previously utilized for utility purposes, and existing electric lines are present on the site. The applicant states that the proposed facility footprint is smaller than the previous utility use and has been sighted in close proximity to existing Union Power infrastructure in order to minimize impacts to surrounding properties. A battery decommissioning plan will be provided, and upon decommissioning, the site will be returned to Union Power.

Major Utilities are permitted in the RA-40 zoning district upon issuance of a Special Use Permit and are considered consistent with the County's Comprehensive Plan when approved through the quasi-judicial process.

Based on the information submitted, the application appears to meet the general ordinance standards for consideration of a Special Use Permit, subject to any additional conditions imposed by the Board of Adjustment.

EXISTING ZONING OF ADJACENT PROPERTIES

North: RA-40 (Residential / Agriculture)
East: RA-40 (Residential / Agriculture)
South: RA-40 (Residential / Agriculture)
West: RA-40 (Residential / Agriculture)

EXISTING LAND USE OF ADJACENT PROPERTIES

North: Single Family Residential
East: Farmland
South: Farmland
West: Single Family Residential

ISSUES / CONCERNS

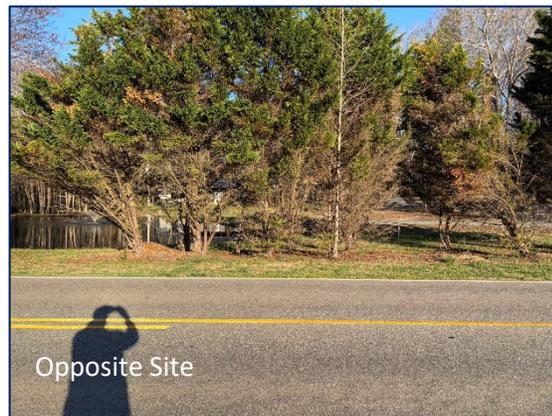
Staff has no issues or concerns with the proposed use.

STAFF RECOMMENDED CONDITIONS

1. Must comply with all local, state and federal regulations.
2. Must comply with the Union County Development Ordinance and North Carolina Building Code.
3. Must fully comply with the site-specific plan.

PROPERTY INFORMATION

Location: On the east side of Lancaster Highway south of Claud Austin Road. Location more specifically described as tax parcel 04-282-003B.



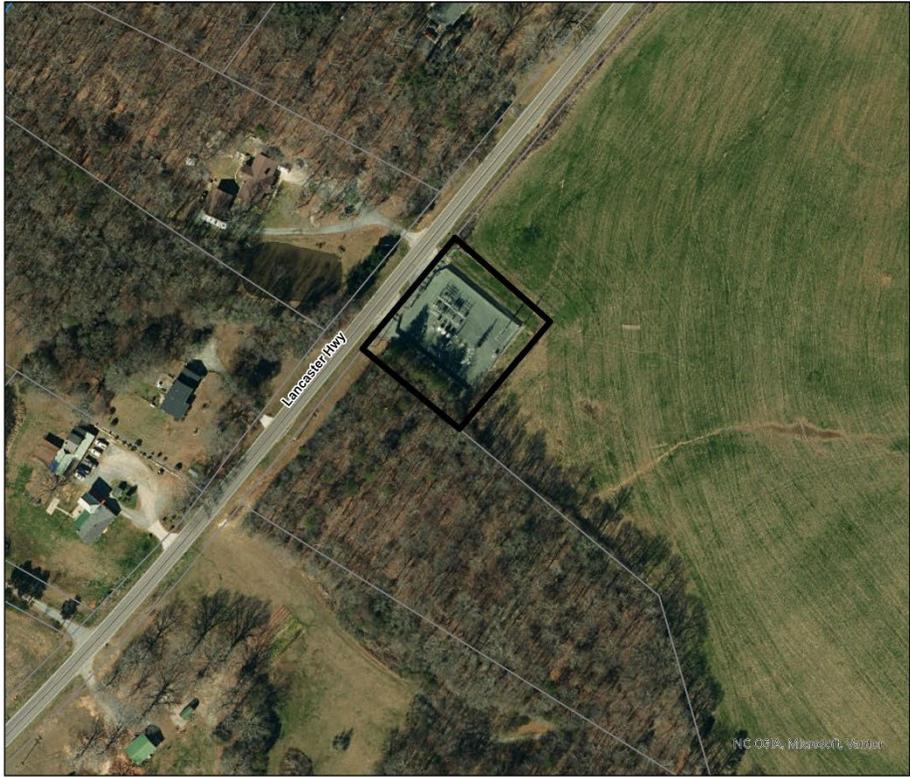
Municipal Proximity: The site is approximately five miles southwest of the City of Monroe and two miles southeast of the Town of Waxhaw.

Existing Land Use and Development Status: The parcel is currently zoned Residential Agricultural (RA-40) and has previously been used as a utility.

Environmental Features

Petition: 2026-SUP-01
Name: Parkwood BESS

Size: 1 acre
Tax Parcel: 04-282-003B



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Feet

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Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Legend

- SUP Parcel
- Parcels
- Roads
- Streams

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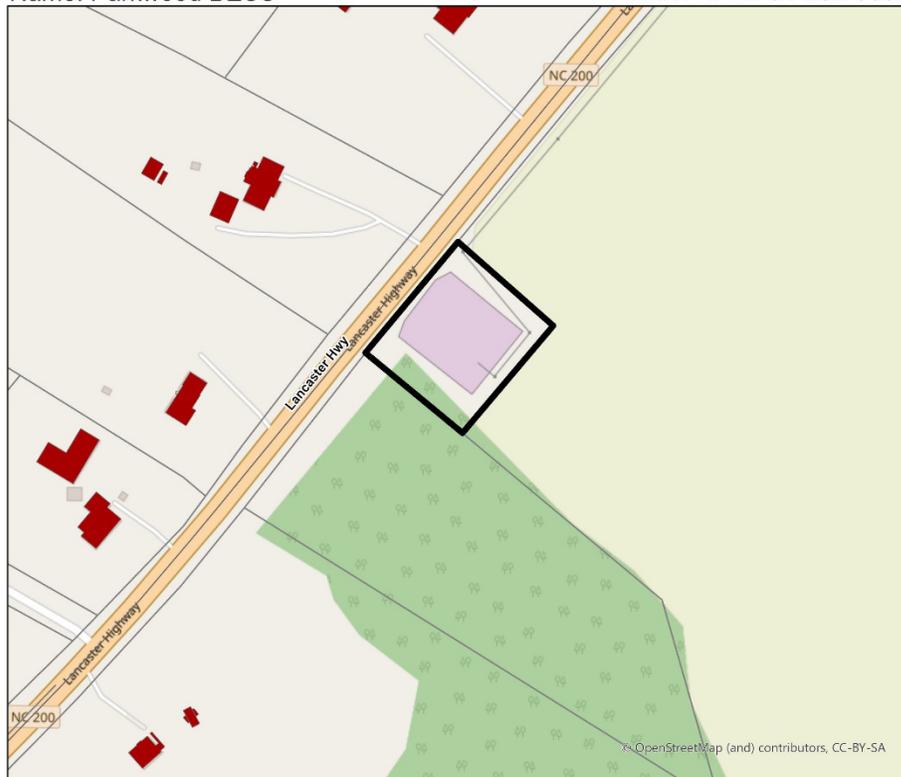


Environmental Features: There are no streams, wetlands or floodplain on site.

Development Status

Petition: 2026-SUP-01
Name: Parkwood BESS

Size: 1 acre
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Legend

- SUP Parcel
- Parcels
- Roads
- 2023 Structures

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Zoning and Land Use History: The subject property was previously utilized for utility purposes, and existing electric lines are present on the site. The applicant states that the proposed facility footprint is smaller than the previous utility use and has been sighted in close proximity to existing Union Power infrastructure in order to minimize impacts to surrounding properties. A battery decommissioning plan will be provided, and upon decommissioning, the site will be returned to Union Power.

Transportation

Petition: 2026-SUP-01

Name: Parkwood BESS

Size: 1 acre

Tax Parcel: 04-282-003B



Legend

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- Roads

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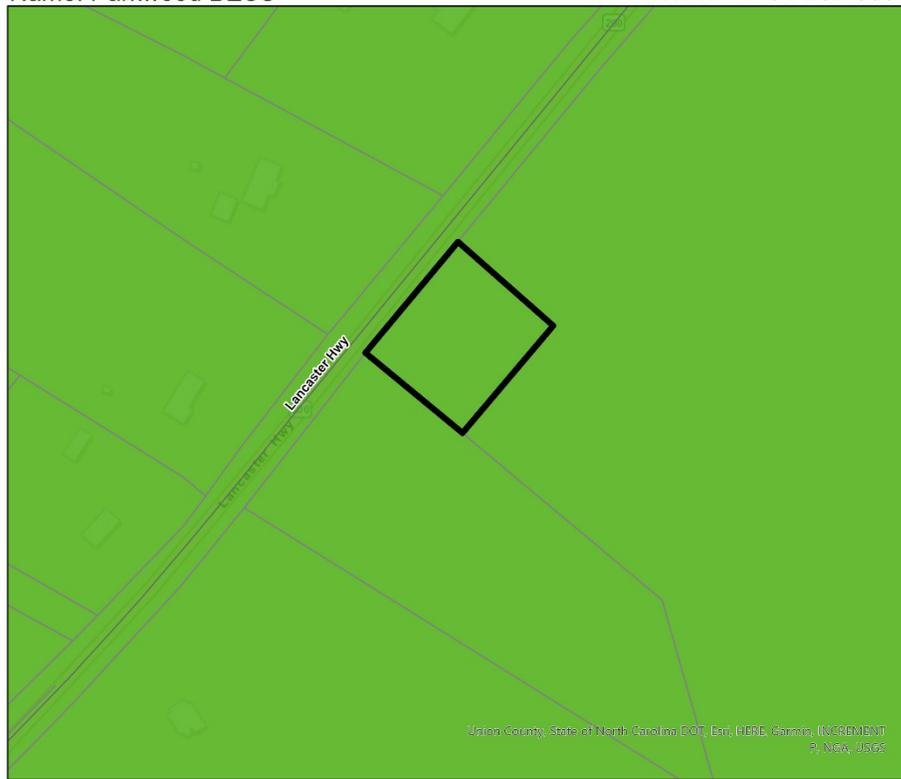
Schools: Because this rezoning request is a utility, UCPS was not consulted for comments.

Transportation: This site is on Lancaster Highway, which is a NCDOT-maintained facility. This section carries approximately 5,200 vehicles per day. There are no funded road improvement projects in the immediate vicinity. A traffic Impact Analysis (TIA) was not required for this Special Use Permit.

Land Use Map

Petition: 2026-SUP-01
Name: Parkwood BESS

Size: 1 acre
Tax Parcel: 04-282-003B



Legend

- SUP Parcel
- Parcels
- Roads
- Rural Residential

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Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as an Rural Residential. The proposed zoning district is considered appropriate.

Staff Comments and Recommendation

Major Utilities are permitted in the RA-40 zoning district upon issuance of a Special Use Permit and are considered consistent with the County's Comprehensive Plan when approved through the quasi-judicial process.

Based on the information submitted, the application appears to meet the general ordinance standards for consideration of a Special Use Permit, subject to any additional conditions imposed by the Board of Adjustment. Because of these aspects of the development, staff recommend **approval** of this rezoning application.