



**UNIONCOUNTY**

north carolina

# 2026-RZ-004

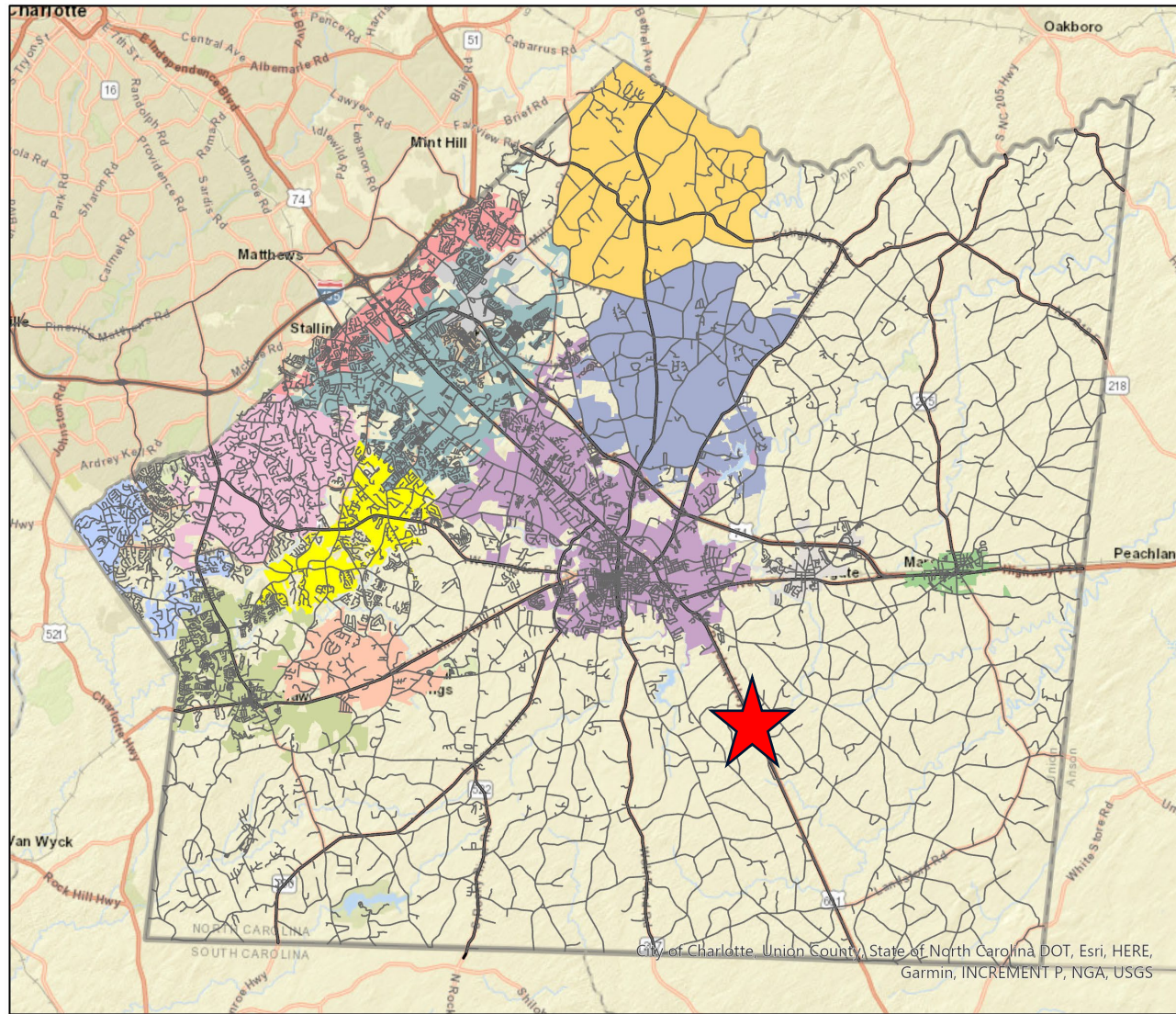
McAlister Rezoning

May 4, 2026



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# Vicinity Map

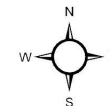


## Legend

- Roads
- Highways
- Municipalities**
- Fairview
- Hemby Bridge
- Indian Trail
- Lake Park
- Marshville
- Marvin
- Mineral Springs
- Mint Hill
- Monroe
- Stallings
- Unionville
- Waxhaw
- Weddington
- Wesley Chapel
- Wingate
- County

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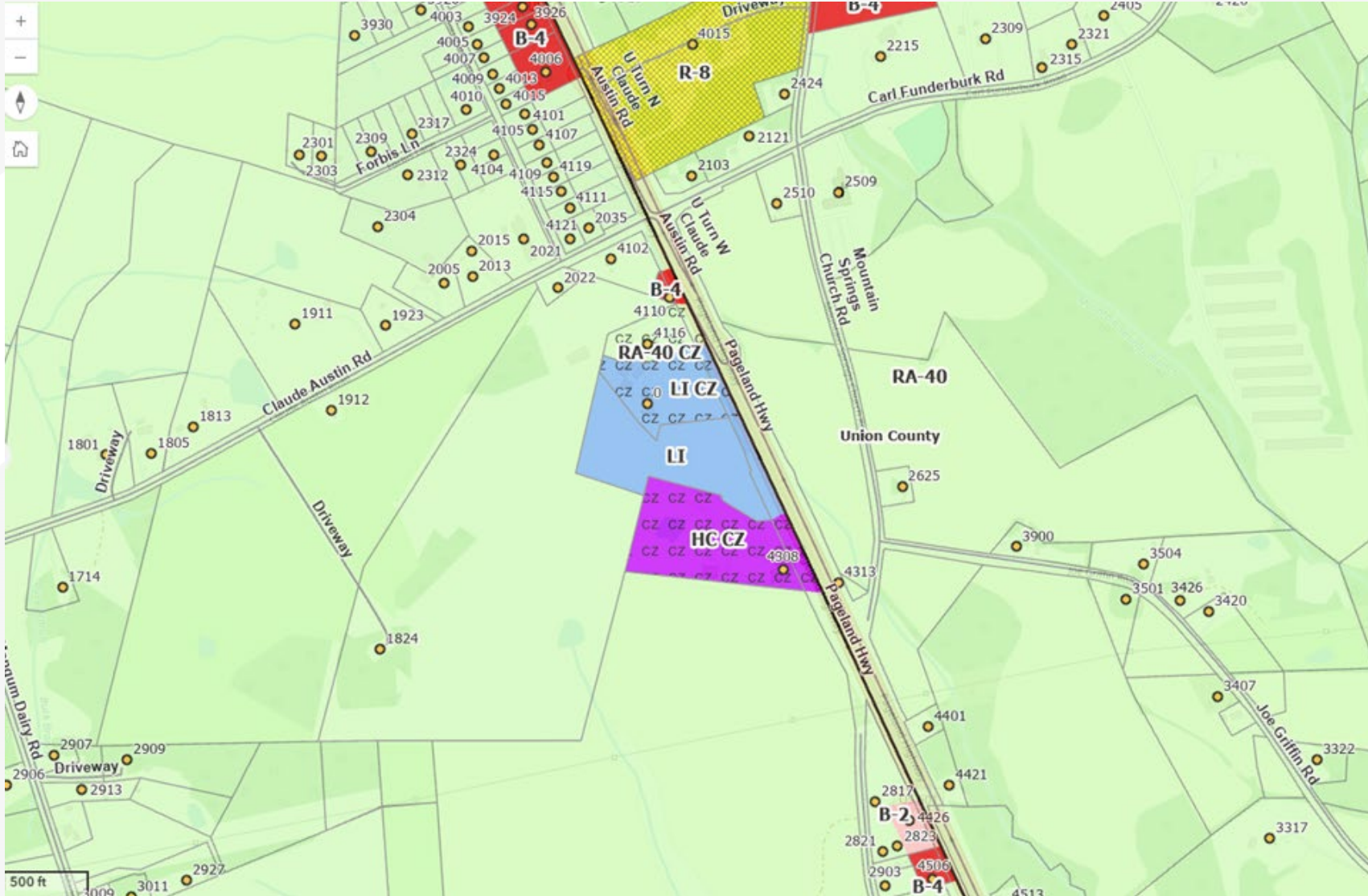


Created on November 3, 2025 by Bjorn E. Hansen, AICP CTP.  
 Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)

# Request and Conditions

- The request is to rezone from Highway Corridor (HC) with Conditions to Light Industrial (LI)
- The property was rezoned in 2016, with the following restrictions: off-premise signs, campground/RV park, flea market, or Type 3 mini-storage (involves any outdoor storage)
- Located on the west side of Pageland Highway south of Claude Austin Road
- Since this is a straight rezoning, there are no conditions

# Zoning



# Land Use Map

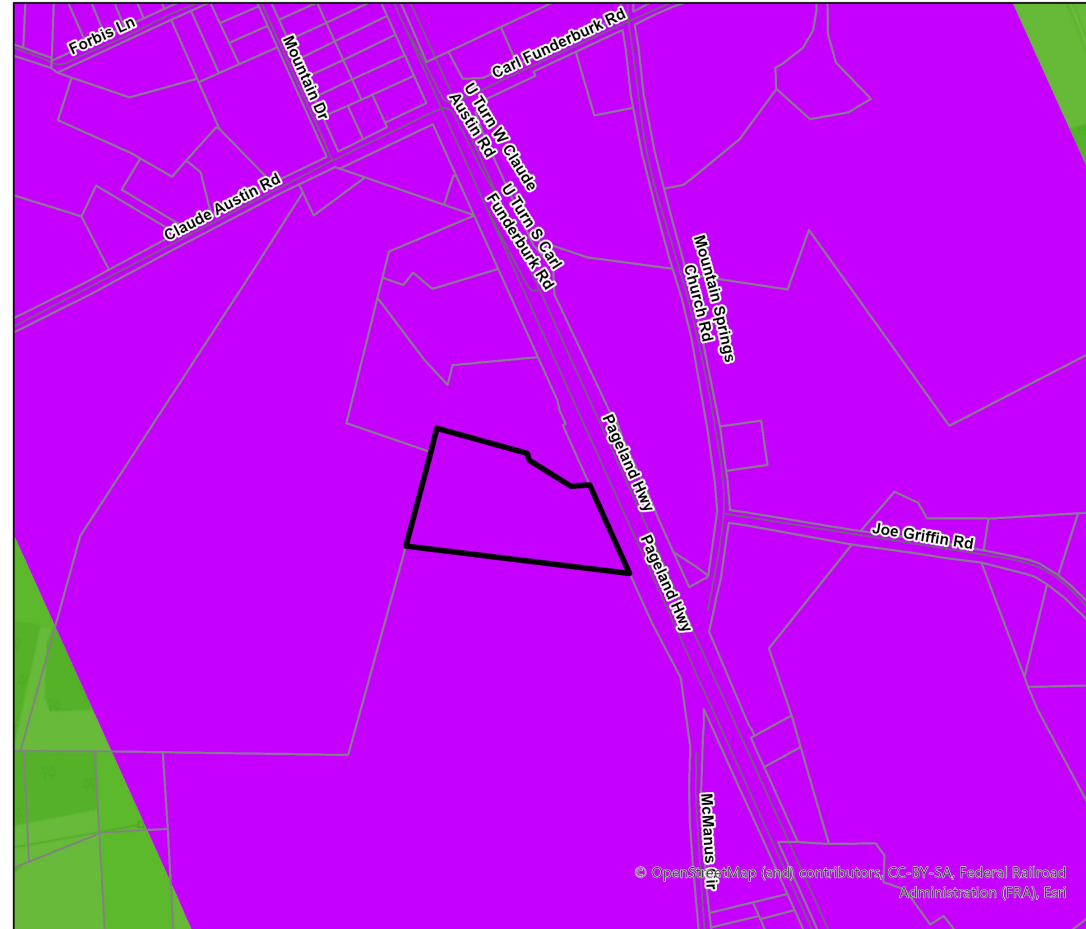
## Land Use Map

Petition: 2026-RZ-004

Name: McAlister

Size: 10.848 acres

Tax Parcel: 04-036-007

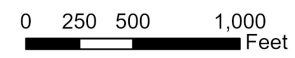


### Legend

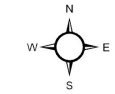
- Re zoning Parcel
- Parcels
- Roads
- Employment Corridor
- Rural Residential

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Created on February 23, 2026 by Bjorn E. Hansen, AICP CTP.  
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# Staff Report and Recommendation

## NEGATIVES OF PROPOSAL

- Future allowed uses on the property under certain uses allowed in Light Industrial districts could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Plan.
- Certain uses allowed in a Light Industrial zoning district are not employment uses that are contemplated uses in an Employment Corridor as identified in the Plan.
- The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified as Rural Residential.

## POSITIVES OF PROPOSAL

- The proposed use is consistent with the Plan. The Plan's Land Use Map identifies this area with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor.
- The parcel of land is a larger parcel (over ten acres) and is reasonable in size for the proposed zoning district.
- An immediately adjacent property is already zoned as Light Industrial, with the subject property also having direct access to US 601. The property is also located within approximately a three-quarter mile radius of an existing commercial use.
- 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 potentially allowing for increased employment or business uses for the surrounding community to utilize, as well as developing an area designated in the Plan for development along a significant transportation corridor in the County.

## STAFF RECOMMENDATION: APPROVAL

**PLANNING BOARD RECOMMENDATION:** The Land Use Board evaluated this rezoning request at its March 17, 2026, meeting. The Board recommended approval on a 7-0 vote, citing consistency with the land use map.

# Questions



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