

Union County, NC

Union County Government Center
500 North Main Street
Monroe, North Carolina



Meeting Agenda

Monday, March 16, 2026

6:00 PM

Board Room, First Floor

Board of Commissioners

Chair Brian Helms
Vice Chair Christina Helms
Commissioner Clancy Baucom
Commissioner Melissa Merrell
Commissioner Gary Sides

Closed Session - 5:15 PM

[26-171](#)

Closed Session

INFORMATION CONTACT:

Lynn G. West, Clerk to the Board of Commissioners, 704-283-3853

ACTION REQUESTED:

Enter into Closed Session pursuant to NCGS 143-318.11.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Enter into Closed Session for the following purpose(s):

- 1) pursuant to G.S. 143-318.11(a)(1), to prevent the disclosure of information that is privileged or confidential; and
- 2) pursuant to G.S. 143-318.11(a)(3), to consult with an attorney in order to preserve the attorney-client privilege.

FINANCIAL IMPACT:

None.

Opening of Meeting - 6:00 PM

Invocation - Vice Chair Christina Helms

Pledge of Allegiance

Informal Comments

Public Hearing(s)

[26-149](#)

Public Hearing - Consider Acquisition of Real Property

INFORMATION CONTACT:

Patrick Niland, County Manager’s Office, Deputy County Manager, 704-283-3630

ACTION REQUESTED:

Conduct public hearing to consider the acquisition of 38.35 acres located in Union County for an industrial park.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The County desires to acquire a fee simple interest in approximately 38.35 acres of property located north of Austin Chaney Road and south of McIntyre Road, near the Monroe Expressway in Union County (Union County Tax Parcels 09-012-003C, 09-012-010B, and 09-012-010D) currently owned by Luanne Barbee. The purpose of this acquisition is for the development of what is currently called the Wingate Industrial Park pursuant to N.C.G.S. § 158-7.1. This will be funded by proceeds from a

land sale within the Piedmont Industrial Park that are withheld in the County’s Economic Development Budgetary Fund.

FINANCIAL IMPACT:

The purchase price is \$2,000,000 plus associated closing fees.

26-152

Public Hearing - Rezoning Petition RZ-2026-002 Augustine Properties

INFORMATION CONTACT:

John E. Wear, Planning Department, Senior Planner - Current Planning, 704-283-3605

ACTION REQUESTED:

Conduct public hearing for proposed rezoning.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

This case is requesting one parcel totaling approximately 0.5 acres appearing on the tax map as tax parcel 04-198-014A at 3810 Richardson Rd from RA-40 to R-15. The rezoning request is a “straight” rezoning, so there are no conditions associated with this request.

The Land Use Board evaluated this proposal at its February 24 meeting and recommended approval on a 6-1 vote, citing consistency with the land use map.

If the Board of Commissioners wishes to make a decision on the rezoning petition, it can consider the following motions.

TO APPROVE THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN)

Motion

- (i) Adopt the Ordinance Approving Revision to the Official Zoning Map of Union County, North Carolina, and (ii) adopt the consistency and reasonableness statement for approval.

TO DENY THE PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN)

Motion

- (i) Deny rezoning petition RZ-2026-002 from Augustine Properties; and (ii) adopt the consistency and reasonableness statement for denial.

FINANCIAL IMPACT:

None.

Staff Recognition

26-137

Sustained Professional Purchasing Award

INFORMATION CONTACT:

Corey Brooks, Procurement & Contract Management Department, Director, 704-283-3683

ACTION REQUESTED:

Recognize Procurement & Contract Management Department for receiving the North Carolina Association of Governmental Purchasing 2025 Sustained Professional Purchasing Award.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The Union County Procurement and Contract Management Department met the requirements to receive the North Carolina Association of Governmental Purchasing (NCAGP) 2025 Sustained Professional Purchasing Award (SPPA). The SPPA Award was presented during the March 4, 2026 NCAGP Association Banquet & Awards presentation in Wilmington, NC. The Procurement team responded to critical application questions and requirements that required substantial documentation. The SPPA award is presented annually by the NCAGP to member agencies that have demonstrated excellence in purchasing standards during the calendar year.

FINANCIAL IMPACT:

None.

26-138**Proclamation - Child Abuse Prevention Month****INFORMATION CONTACT:**

Brian Matthews, County Manager, 704-292-2597

ACTION REQUESTED:

Adopt Proclamation proclaiming April 2026 to be Child Abuse Prevention Month in Union County.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Recognizing April 2026 as Child Abuse Prevention Month provides an opportunity to reaffirm our commitment to protecting children, supporting families, and ensuring that every child in Union County has the opportunity to grow up in a safe, stable, and nurturing environment.

FINANCIAL IMPACT:

None.

26-153**Service Award Recognition****INFORMATION CONTACT:**

Jennifer Davis, Human Resources, Assistant Director, 704-283-3803

ACTION REQUESTED:

Short video will play to recognize employee service award recipients for Q1 including January, February and March.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The employee recognition program acknowledges employees for full-time

continuous service at the following intervals: 5 years, 10 years, 15 years, 20 years, 25 years and 30 years of service. We would like to recognize the following employees for full-time continuous service with Union County Local Government.

FINANCIAL IMPACT:

None.

Consent Agenda

[26-133](#)

Sole Source Standardization Approval - 2025 Land Cover & Tree Canopy Dataset

INFORMATION CONTACT:

Lee Jenson, Planning Department, Director, 704-283-3564

ACTION REQUESTED:

Authorize the purchase, in accordance with County policies and substantially consistent with this agenda item, of EarthDefine's proprietary 2025 land cover and tree canopy dataset through PlanIT Geo, Inc., under the sole source exception for purchases provided in N.C.G.S. § 143-129(e)(6), with product availability from only one source of supply and software compatibility and standardization as the overriding consideration in this purchase, as set forth in this agenda item.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Union County Planning relies on high-resolution land-cover and tree-canopy datasets to monitor development trends, assess environmental impacts, and support long-term planning initiatives. The County previously acquired standardized land-cover datasets in 2012 and 2020, both generated using EarthDefine's proprietary artificial intelligence-based classification methodology and delivered through PlanIT Geo.

In 2022, Union County issued RFP 2022-055 - GIS Data & Software as a full, competitive IT procurement to obtain high-resolution multispectral land-cover data, tree canopy analysis, change detection, and GIS-compatible data products. The scope of RFP 2022-055 required:

- High-resolution land-cover datasets
- Consistent classification categories
- ≥95% accuracy
- Raster and vector deliverables
- Web-based analytic tools

Following evaluation of proposals, PlanIT Geo was selected as the successful vendor, establishing the County's standard for high-resolution land-cover datasets and associated GIS products.

To maintain consistency with the 2012 and 2020 datasets-and to preserve compatibility with the data standards and methodology established through RFP 2022-055-the 2025 dataset must be generated using the same proprietary EarthDefine processes and delivered by

PlanIT Geo, the exclusive authorized reseller. Using a different vendor would produce incompatible data, disrupt continuity in long-term land-use and tree canopy analysis, and require significant reprocessing costs or redevelopment of prior datasets. Because the EarthDefine dataset is proprietary and only available through PlanIT Geo, and because this product is essential for compatibility with existing County datasets, the purchase qualifies as a sole source standardization in accordance with N.C.G.S. 143-129(e)(6) and Section 3.8 of the Union County Procurement Policy.

FINANCIAL IMPACT:

The cost of the 2025 Land Cover and Tree Canopy Dataset is \$36,216. This is included in the Planning Department's FY2026 budget.

26-140

Interlocal and Mutual Aid Agreement - Anson County Inspection Services

INFORMATION CONTACT:

Mark Griffin, Building Code Enforcement, Director, 704-283-3643

ACTION REQUESTED:

Authorize the County Manager to execute an Inspection Services Interlocal and Mutual Aid Agreement with Anson County, substantially consistent with this agenda item.

PRIOR BOARD ACTIONS:

June 2, 2025, Regular Meeting, Agenda Item #25-335-Approved initial agreement.

BACKGROUND:

Due to staffing shortages with inadequate inspection certifications, Anson County Building Inspections is in need of assistance. Currently Union County has qualified inspectors that can meet their needs and handle the additional low volume of work by assisting our neighbor. Based on this information, interest now exists in entering a short-term agreement so that Union County can provide inspection services inside Anson County's jurisdiction. We are requesting a one-year extension.

FINANCIAL IMPACT:

Reimbursement for actual costs of performing services from Anson County.

26-147

Contract - JAARS Pump Station Replacement

INFORMATION CONTACT:

John Shutak, Union County Water, Engineering Director, 704-283-3651

ACTION REQUESTED:

Authorize the County Manager to 1) negotiate and execute an agreement with Highfill Infrastructure Engineering, P.C. substantially consistent with this agenda item, 2) exercise any renewal or extension term options set forth in the Agreement, and 3) terminate the Agreement if deemed in the best interest of the County, each in the County Manager's discretion.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The Capital Improvement Program for Union County Water (UCW), as adopted by the Board of County Commissioners, includes an annual allocation for the reconstruction and rehabilitation of wastewater pump stations within the sanitary sewer collection system. The Jungle Aviation and Radio Service (JAARS) Pump Station was identified for replacement in the UCPW Pump Station Assessment report dated March 15, 2018.

Highfill Infrastructure Engineering, P.C. has been selected to provide engineering design and bid services for Task Order 8679-02: JAARS Pump Station Replacement. Highfill Infrastructure Engineering, P.C. was chosen from a list of vendors previously selected from RFQ 2024-021 - Engineering Services for Water and Wastewater System Improvements to provide these services for Union County Projects.

FINANCIAL IMPACT:

The total cost of Task Order 8679-02 with Highfill Infrastructure Engineering, P.C. is \$291,700.00. Sufficient funds are available within the adopted capital account 60185099 - JAARS Pump Station Replacement.

26-148

Bid Award - Moores Park Water Main Extension

INFORMATION CONTACT:

John Shutak, Union County Water, Engineering Director, 704-283-3651

ACTION REQUESTED:

1) Award contract to Dallas 1 Construction, LLC in the amount of \$729,966.00; 2) authorize the County Manager to i) negotiate and execute an agreement substantially consistent with this agenda item, ii) exercise any renewal or extension term options set forth in the agreement, and iii) terminate the agreement if deemed in the best interest of the County, each in the County Manager's discretion; and 3) adopt Resolution Providing Notice of Construction of the Moores Park Water Main Extension Project construction.

PRIOR BOARD ACTIONS:

December 8, 2025, Regular Meeting, Agenda Item # 25-738 - Approved the Interlocal Agreement with the Town of Indian Trail for the Moores Park Water Main Extension project cost share.

BACKGROUND:

The Capital Improvement Program, as adopted by the Board of County Commissioners, includes system improvements and extensions of the existing water system. The project consists of approximately 4,580 linear feet of 8-inch, 6-inch and 2-inch water mains to provide water to the Moores Park subdivision.

On January 23, 2026, the Procurement Department partnered with Union County Water to issue an Invitation for Bid - IFB 2026-046. On February 24, 2026, nine (9) bids for the project were received and processed. All

bids were tabulated, reviewed, and certified by Union County Water engineering staff. The bids ranged from \$729,966.00 to \$1,833,998.00; staff recommends that the project be awarded to the lowest responsive, responsible bidder, Dallas 1 Construction, LLC, in the amount of \$729,966.00.

FINANCIAL IMPACT:

Funding is available within the adopted account 60184136 - Moores Park Water Main Extension to support the construction contract amount of \$729,966.00. The Town of Indian Trail will reimburse the County for fifty percent of this contract amount in accordance with the interlocal agreement executed December 19, 2025.

26-139

Resolution Authorizing Conveyance of Surplus Property

INFORMATION CONTACT:

Dorothy Thomas, Union County Sheriff's Office, Public Safety Finance Administrator, 704-283-3578; Patrick Niland, County Manager's Office, Deputy County Manager, 704-283-3630

ACTION REQUESTED:

Adopt Resolution authorizing the County Manager to donate a surplus 2014 Dodge Charger patrol vehicle and 2013 Ford 250 4x4 to South Piedmont Community College.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

In accordance with G.S. 160A-274, the County is authorized to convey to any other governmental unit any interest in real or personal property. The Sheriff's Office has determined that a certain 2014 Dodge Charger, further identified as County Vehicle 58-14, is surplus, and the Sheriff's Office now desires that the County convey this vehicle to South Piedmont Community College. Additionally, the County Manager's Office desires to convey a surplus 2013 Ford F250 4x4, County Vehicle 36-13, to South Piedmont Community College.

FINANCIAL IMPACT:

None.

26-136

Grant Application - NC Office of State Fire Marshal Smoke Alarm Grant 2026

INFORMATION CONTACT:

Jon Williams, Fire Marshal's Office, Fire Marshal, 704-296-4296

ACTION REQUESTED:

Authorize the County Manager to submit the associated grant application and make necessary assurances and certifications associated with the grant application as substantially consistent with this agenda item, which includes the authorization to execute documents related to award of the grant and budget funds as appropriate.

PRIOR BOARD ACTIONS:

March 3, 2025, Regular Meeting, Agenda Item # 25-093 - Authorized

application for 2025 Smoke Alarm Grant.

BACKGROUND:

This is a grant through the North Carolina Office of State Fire Marshal for smoke alarms. We did receive the grant last year and did several smoke alarm canvas initiatives in the following areas: Fairview, Hemby Bridge, Bakers, and Sandy Ridge. We partnered with these fire departments and the American Red Cross in these canvases. Last year, we had 5 civilian fire fatalities in Union County. Statewide, there were 158 civilian fire fatalities. Many homes do not have working smoke alarms. Programs like this continue to make a measurable difference by supporting prevention and early detection at the community level.

FINANCIAL IMPACT:

None. There is no financial impact on this grant.

26-143

Budget Amendment - Additional Funding for Breast and Cervical Cancer Screening and/or Diagnostic Services

INFORMATION CONTACT:

Traci Colley, Human Services Agency, Public Health Department, Director, 704-296-4801

ACTION REQUESTED:

1) Recognize, receive and appropriate \$8,125 in additional funding from the North Carolina Division of Public Health, FY25-26 Agreement Addendum 452 Breast and Cervical Cancer; and 2) approve Budget Amendment #17.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

In the United States, breast cancer is the most commonly diagnosed cancer in women. It is the leading cause of cancer death in Hispanic women and the second most common cause of cancer death among white, black, Asian/Pacific Island, and American Indian/Alaska Native women. In 2021, the U.S. incidence of breast cancer was 129.4 per 100,000 women and the mortality was 19.3 per 100,000 women. In 2024, an estimated 310,720 new cases of invasive breast cancer are expected to be diagnosed among U.S. women, as well as an estimated 56,500 additional cases of in situ breast cancer. In 2024, approximately 42,250 U.S. women are expected to die from breast cancer. Only lung cancer accounts for more cancer deaths. In North Carolina, an estimated 12,724 new female breast cancer cases (in-situ cases included) will be diagnosed in 2024, resulting in 1,544 deaths.

Cervical cancer, once the leading cause of death for women in the U.S., has significantly decreased in incidence and mortality since the mid-1970s due to an increase in Pap tests being conducted. Between 2016 and 2020, the incidence of cervical cancer was 7.7 per 100,000 women. While cervical cancer incidence and mortality continue to decrease, both are considerably higher among Hispanic and

non-Hispanic Black women. In 2024, an estimated 13,820 new cases are expected to be diagnosed, with an estimated 4,360 women expected to die from cervical cancer. In North Carolina, an estimated 418 cervical cancer cases will be diagnosed in 2024 resulting in 137 deaths.

The most recent available data shows 130,352 uninsured women are eligible for breast cancer screening and diagnostic follow-up and 261,417 uninsured women are eligible for cervical cancer screening and diagnostic follow-up in North Carolina.

The North Carolina Breast and Cervical Cancer Control Program (NC BCCCP) began in North Carolina in 1992 and continues to provide services to underserved North Carolina women. Funding is received through a competitive grant from the Centers for Disease Control and Prevention (CDC). This program was the first chronic disease screening program funded in the United States.

The NC BCCCP is a screening program and does not provide funds for treatment. However, patients enrolled in NC BCCCP and provided with at least one screening and/or diagnostic service prior to diagnosis may be eligible to receive Breast and Cervical Cancer Medicaid (BCCM) to cover acute treatment services for breast and cervical cancers and eligible precancerous breast and cervical findings and for reconstruction surgeries. Additionally, patients who are diagnosed outside of NC BCCCP with breast and/or cervical cancer and/or precancerous lesions and who meet NC BCCCP and NCDHHS Department of Health Benefits eligibility may receive assistance to apply for BCCM by a local NC BCCCP provider.

The goal of NC BCCCP is to reduce the morbidity and mortality due to breast and cervical cancers in individuals by providing breast and cervical cancer screening services, diagnostic services, and patient navigation services for eligible underserved individuals of North Carolina.

FINANCIAL IMPACT:

The County is awarded \$8,125 from the North Carolina Division of Public Health through the Chronic Disease and Injury Section / Cancer Prevention and Control Branch for use by May 31, 2026. No County match is required.

26-155

Budget Amendment - State Aid to Public Libraries

INFORMATION CONTACT:

Nina Chaffin, Library, Director, 704-283-3561

ACTION REQUESTED:

1) Recognize, receive, and appropriate an additional \$7,757 in State Aid to Public Libraries funding to the Library's General Fund operating budget; and 2) approve Budget Amendment #13.

PRIOR BOARD ACTIONS:

September 2, 2025, Regular Meeting, Agenda Item # 25-534 - Approved the 2025-26 Application for State Aid to Public Libraries.

BACKGROUND:

The State Library of North Carolina oversees the funding for Aid to Public Libraries. In order to receive this aid, public library systems must submit an annual application for State Aid. Once all libraries in North Carolina submit their applications, disbursement calculations are made based on the number of qualifying library applicants. Now that all library applications have been submitted and approved, Union County will now be receiving \$261,866 which is an additional \$7,757 of funding.

FINANCIAL IMPACT:

The library’s operating budget will be increased by \$7,757.

[26-156](#)

FY2026 Economic Development Incentive Grant Factors

INFORMATION CONTACT:

Ron Mahle, Economic Development, Director, 980-476-5279

ACTION REQUESTED:

Approve adjustment to Economic Development Grant Factors for FY 2025-2026. Factors are retroactive to July 1, 2025, and effective through June 30, 2026.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Effective July 1, 2025, the Union County Board of Commissioners adopted a tax rate of \$.4342/\$100 value. This new tax rate requires an update to Union County’s Economic Development Grant Factors. The new factors are:

- Step 1 Existing: 1.09%
- Step 1 New: 1.09%
- Step 2: 1.41%
- Step 3: 1.63%
- Step 4: 1.74%

The formula used to determine grant factors is: % relief of taxes multiplied by current tax rate multiplied by term of grant award.

For example: Step 4 grant factor is calculated as 80% tax relief X .004342 X 5 = 1.74%

FINANCIAL IMPACT:

Grant factors are used to calculate economic development incentive awards on a case-by-case basis as determined by project investment level, current tax rate, and term of grant award.

[26-150](#)

Consider Acquisition of Real Property

INFORMATION CONTACT:

Patrick Niland, County Manager’s Office, Deputy County Manager,

704-283-3630

ACTION REQUESTED:

1) Authorize the acquisition of a fee simple interest in approximately 38.35 acres of certain property (Union County Tax Parcels 09-012-003C, 09-012-010B, and 09-012-010D), subject to all easements, right of ways, and other restrictions of record from Luanne Barbee for use as an industrial park; 2) Authorize the County Manager to a) negotiate and execute any documentation and agreement substantially consistent with this agenda item and necessary to effectuate such acquisition, b) exercise any extension term options set forth in the Agreement, and c) terminate the Agreement if deemed in the best interest of the County, each in the County Manager's discretion; 3) Approve Budget Amendment # 18; and 4) Approve a temporary Interfund Loan from the General Fund to the Economic Development Budgetary Fund for cashflow purposes.

PRIOR BOARD ACTIONS:

March 16, 2026, Regular Meeting, Agenda Item # 26-149 - Public Hearing Conducted on acquisition of real property.

BACKGROUND:

The County desires to acquire a fee simple interest in approximately 38.35 acres of property located north of Austin Chaney Road and south of McIntyre Road, near the Monroe Expressway in Union County (Union County Tax Parcels 09-012-003C, 09-012-010B, and 09-012-010D) currently owned by Luanne Barbee. The purpose of this acquisition is for the development of the Wingate industrial park pursuant to N.C.G.S. § 158-7.1. This acquisition will be funded by proceeds from a land sale within the Piedmont Industrial Park that are withheld in the County's Economic Development Budgetary Fund.

FINANCIAL IMPACT:

The purchase price is \$2,000,000 plus associated closing costs.

26-163

Grant Application - North Carolina Agriculture Manufacturing and Processing Initiative

INFORMATION CONTACT:

Andrew Baucom, Cooperative Extension, Director, 704-283-3738

ACTION REQUESTED:

Authorize the County Manager to submit the associated grant application and make necessary assurances and certifications associated with the grant application as substantially consistent with this agenda item, which includes the authorization to execute documents related to award of the grant and budget funds as appropriate.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The North Carolina Manufacturing and Processing Initiative (NCAMPI)'s central goal is to support the development and expansion of agricultural manufacturing and processing facilities that turn raw North Carolina farm

products into higher-value goods. The initiative is designed to make the state's agricultural sector more competitive, diverse, and economically resilient.

Agricultural Services seeks to use this grant funding to purchase an automated bottling system for the Food Innovation Center. This system will expand value-added agricultural processing capacity and enable Union County-grown products to be turned into higher-value, market-ready goods.

FINANCIAL IMPACT:

A local match is required, defined as the lesser of 5% of the grant award or \$50,000. The grant request is anticipated to be \$350,000.

26-135

Minutes for Approval

INFORMATION CONTACT:

Lynn G. West, Clerk to the Board of Commissioners, 704-283-3853

ACTION REQUESTED:

Approve minutes of the regular meeting of February 17, 2026.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Draft minutes have been emailed to the Commissioners for review and approval on the Consent Agenda.

FINANCIAL IMPACT:

None.

Information Only

26-144

2025 Annual Report for Local Child Fatality Team

INFORMATION CONTACT:

Traci Colley, Human Services Agency - Public Health Department, Director, 704-296-4801; Ashley Lantz, Human Services Agency - Department of Social Services, Director, 704-296-4380

ACTION REQUESTED:

Receive as information the Union County Local Child Fatality Team 2025 Annual Report.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The NC Child Fatality Prevention System is a statewide multi-disciplinary, multiagency system that was developed in the 1990's consisting of the North Carolina Child Fatality Prevention Team, North Carolina Child Fatality Task Force, and the Local Child Fatality Prevention Team (CFPT) and Community Child Protection Team (CCPT). N.C. G.S. 7B Article 14 defines the duties and membership composition of CCPTs and CFPTs which are statutorily required to represent various human services and public service disciplines in the community such as law enforcement,

mental health, school system, health care, etc.

North Carolina Session Law (NCSL) 2023-134 enacted changes to strengthen the state's child fatality prevention system which included the establishment of a State Office of Child Fatality Prevention (CFP State Office) within the Division of Public Health (DPH), Department of Health and Human Services (the Department), made changes to the Child Fatality Prevention System, and made it mandatory to report child fatalities into the National Fatality Review Case Reporting System (NFRCRS).

The NFR-CRS is a web-based system hosted by the National Center for Fatality Review and Prevention within the Center for National Prevention Initiatives of the Michigan Public Health Institute (MPHI) and is used by many states to provide child death review teams with a data system for capturing, analyzing, and reporting of information shared at a child death or serious injury review. MPHI has a Cooperative Agreement with the Maternal and Child Health Bureau, Health Resources and Services Administration, U.S. Department of Health and Human Services, to manage the National Center for Fatality Review and Prevention.

Per NCSL 2023-134, Local Teams are defined as a multidisciplinary child death review team that is either a single or multicounty team responsible for performing any type of child fatality review pursuant to Article 14 of Chapter 7B of the General Statutes.

In Union County, the local CFPT and the local CCPT are a combined team which meets quarterly and is co-chaired by the Social Services Director and Public Health Director.

This program receives an Agreement Addendum which provides funding for the Local Team to conduct child fatality reviews pursuant to Article 14 of Chapter 7B of the General Statutes as well as continue use of the NFR-CRS.

The Local Teams are expected to (1) conduct child fatality review pursuant to Article 14 of Chapter 7B of the General Statutes; (2) identify gaps or deficiencies that may exist in order to improve the delivery of services to children and families; (3) make recommendations for changes and carry out changes that could prevent future child fatalities; and (4) educate their communities on how to prevent children dying in their counties.

The CFPT/CCPT team submits reports annually to the State. These reports must also be reviewed by the Consolidated Human Services Agency Board and the Board of County Commissioners. The CHSB reviewed the report at its March 9, 2026 meeting.

FINANCIAL IMPACT:

None.

26-154

Communications Monthly Report - February 2026

INFORMATION CONTACT:

Liz Cooper, Public Communications, Director, 704-283-3587

ACTION REQUESTED:

None - Information Only.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

This report provides valuable metrics and insights into communication platforms and our efforts to collaborate with all County departments to inform and engage residents, promote programs and services, and strengthen internal and external communications.

FINANCIAL IMPACT:

None.

26-161

Union County Popular Annual Financial Report Fiscal Year 2025

INFORMATION CONTACT:

Beverly Liles, Finance, Director, 704-283-3675

ACTION REQUESTED:

None - Information Only.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The Popular Annual Financial Reports provides a condensed version of the County's financial statements and represents the highlights of the financial status of the County.

The FY 2025 Popular Annual Financial Report is available on the County's website on the Finance Department's webpage at the following link:

<https://www.unioncountync.gov/government/departments-f-p/finance/popular-annual-financial-reports>

FINANCIAL IMPACT:

None.

Business

25-694

Union County Rural Land Use Plan Adoption and Land Use Map Amendments

INFORMATION CONTACT:

Bjorn E. Hansen, Planning Department, Senior Planner - Long Range Planning, 704-283-3690

ACTION REQUESTED:

Consider adopting Rural Land Use Plan and amendments to Land Use Map. The Board may consider the following language.

TO APPROVE THE PROPOSED PLAN AND AMENDMENTS

Motion

(i) Adopt the Resolution Adopting the Rural Land Use Plan and Amending

the Union County Land Use Map.

TO DENY THE PROPOSED PLAN AND AMENDMENTS

Motion

(i) Deny Rural Land Use Plan as presented; and (ii) deny amendment to the Union County Land Use Map.

PRIOR BOARD ACTIONS:

- 1) May 6, 2024, Regular Meeting, Agenda Item # 24-289 - Authorize staff to apply for Green Growth Toolkit grant.
- 2) March 17, 2025, Regular Meeting, Agenda Item # 25-071 - Receive update on vision statement.
- 3) August 11, 2025, Regular Meeting, Agenda Item #25-483 - Receive update on draft strategies
- 4) November 17, 2025, Regular Meeting, Agenda Item 25-692 - Conduct public hearing on rural land use plan and land use map amendments

BACKGROUND:

The steering committee has completed its work in developing a land use plan for the rural parts of Union County. The draft report summarizes the work of the committee, including its strategy recommendations, which are below:

- Require contiguous areas for open space in major subdivisions
- Express concern over impacts from bypasses
- Expand rural area in Land Use Map
- Add six rural centers to the Land Use Map
- Flexibility for commercial uses in rural areas

The project also included a conservation development brochure, which will be developed based on what strategies are approved in the Plan. The Soil and Water Conservation District and Land Use Board both reviewed and recommend the plan as submitted.

A total of two comments have been received from the public, as well as 19 attached comments from students at a Piedmont High School honors science course. Both public comments noted concern over impacts of growth and transportation projects on rural character and agriculture.

FINANCIAL IMPACT:

None.

[26-160](#)

Appointments to the Board of Equalization and Review

INFORMATION CONTACT:

Lynn G. West, Clerk to the Board of Commissioners, 704-283-3853

ACTION REQUESTED:

Appoint two members to the Board of Equalization and Review.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The terms of Mark Ashcraft and Dutch Hardison are expiring on the

Board of Equalization and Review. The vacancies were advertised in accordance with the Board of Commissioners' Rules of Procedure.

Three applications have been received for the two vacancies as follows:

1. Mark Ashcraft (applying for reappointment)
2. Dutch Hardison (applying for reappointment)
3. Nobie Thrasher

FINANCIAL IMPACT:

None.

26-159

Board of Equalization and Review - Appointment of Chair

INFORMATION CONTACT:

Vann Harrell, Tax Administration, Tax Administrator, 704-283-3748

ACTION REQUESTED:

Appoint Mr. Dutch Hardison as Chair for the 2026 Board of Equalization and Review.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

In accordance with NCGS §105-322(a), the Board of Equalization and Review shall be composed of members of the Board of County Commissioners or their designees. By resolution, and in accordance with Session Law 1998-174, Union County operates with a separately appointed Board of Equalization and Review requiring a chairman to be appointed for each annual appeal period.

FINANCIAL IMPACT:

None.

County Manager's Comments

Commissioners' Comments

Adjournment



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-171

Agenda Date: 3/16/2026

TITLE:

Closed Session

INFORMATION CONTACT:

Lynn G. West, Clerk to the Board of Commissioners, 704-283-3853

ACTION REQUESTED:

Enter into Closed Session pursuant to NCGS 143-318.11.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Enter into Closed Session for the following purpose(s):

- 1) pursuant to G.S. 143-318.11(a)(1), to prevent the disclosure of information that is privileged or confidential; and
- 2) pursuant to G.S. 143-318.11(a)(3), to consult with an attorney in order to preserve the attorney-client privilege.

FINANCIAL IMPACT:

None.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-149

Agenda Date: 3/16/2026

TITLE:

Public Hearing - Consider Acquisition of Real Property

INFORMATION CONTACT:

Patrick Niland, County Manager's Office, Deputy County Manager, 704-283-3630

ACTION REQUESTED:

Conduct public hearing to consider the acquisition of 38.35 acres located in Union County for an industrial park.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The County desires to acquire a fee simple interest in approximately 38.35 acres of property located north of Austin Chaney Road and south of McIntyre Road, near the Monroe Expressway in Union County (Union County Tax Parcels 09-012-003C, 09-012-010B, and 09-012-010D) currently owned by Luanne Barbee. The purpose of this acquisition is for the development of what is currently called the Wingate Industrial Park pursuant to N.C.G.S. § 158-7.1. This will be funded by proceeds from a land sale within the Piedmont Industrial Park that are withheld in the County's Economic Development Budgetary Fund.

FINANCIAL IMPACT:

The purchase price is \$2,000,000 plus associated closing fees.

AFFP

NOTICE IS HEREBY GIVEN that th

Affidavit of Publication

STATE OF NC }
COUNTY OF } *Union* SS

Kimberly Cook, being duly sworn, says:

That she is Billing Clerk of the The Enquirer Journal, a daily newspaper of general circulation, printed and published in Monroe, County, NC; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 28, 2026

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Kimberly Cook
Billing Clerk

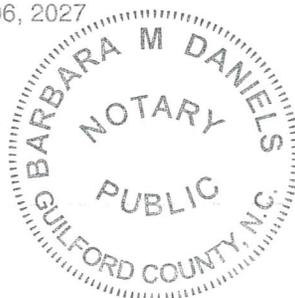
Subscribed to and sworn to me this 28th day of February 2026.

Barbara M Daniels
Barbara M Daniels, Notary, Guilford, County, NC

My commission expires: March 06, 2027

00003753 71426629

LYNN WEST
UC BOCC LEGAL ACCOUNT
500 N MAIN STREET
ROOM 921
MONROE, NC 28112



NOTICE IS HEREBY GIVEN that the Union County Board of Commissioners will hold a public hearing on Monday, March 16, 2026, beginning at 6:00 p.m. in the Commissioners Board Room located on the first floor of the Union County Government Center, 500 North Main Street, Monroe, North Carolina, to consider the expenditure of \$2,000,000 for the acquisition of a fee simple interest in approximately 38.35 acres of property located north of Austin Chaney Road and south of McIntyre Road, near the Monroe Expressway in Union County (Union County Tax Parcels 09-012-003C, 09-012-010B, and 09-012-010D) currently owned by Luanne Barbee. The purpose of this acquisition is for the development of an industrial park pursuant to N.C.G.S. §158-7.1. The Union County Board of Commissioners intends to approve the acquisition of the above-described properties. This acquisition will be funded by proceeds from a land sale within the Piedmont Industrial Park that are withheld in the County's Economic Development Budgetary Fund.

Any person requesting a sign language interpreter or any person requesting any other special assistance needed due to a disability under the Americans with Disabilities Act should call (704) 283-3810 and make a request at least 96 hours in advance.

Lynn G. West
County Clerk
Union County
Board of Commissioners

Feb. 28, 2026



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-152

Agenda Date: 3/16/2026

TITLE:

Public Hearing - Rezoning Petition RZ-2026-002 Augustine Properties

INFORMATION CONTACT:

John E. Wear, Planning Department, Senior Planner - Current Planning, 704-283-3605

ACTION REQUESTED:

Conduct public hearing for proposed rezoning.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

This case is requesting one parcel totaling approximately 0.5 acres appearing on the tax map as tax parcel 04-198-014A at 3810 Richardson Rd from RA-40 to R-15. The rezoning request is a "straight" rezoning, so there are no conditions associated with this request.

The Land Use Board evaluated this proposal at its February 24 meeting and recommended approval on a 6-1 vote, citing consistency with the land use map.

If the Board of Commissioners wishes to make a decision on the rezoning petition, it can consider the following motions.

TO APPROVE THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN)

Motion

- (i) Adopt the Ordinance Approving Revision to the Official Zoning Map of Union County, North Carolina, and (ii) adopt the consistency and reasonableness statement for approval.

TO DENY THE PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN)

Motion

- (i) Deny rezoning petition RZ-2026-002 from Augustine Properties; and (ii) adopt the consistency and reasonableness statement for denial.

FINANCIAL IMPACT:

None.

Application for Straight Rezoning

**Union County
Planning Department**
500 N Main Street - Suite 70
Monroe, NC 28112
T 704.283.3565
E UCPlanning@unioncountync.gov

General Information

Project Address 3810 Richardson Rd City Monroe State NC Zip 28110
Tax Parcel ID 04198014A Current Zoning Designation RA-40 Total Acres 0.5
Proposed Zoning Designation R-15 Date Submitted 1/12/26

Project Description or Intent of Rezoning

Parcel wasn't originally created through the subdivision process. We need to go through the straight rezoning process to rezone to R-15 to allow the parcel to become buildable. We understand that a condition would be that it goes through the subdivision

Contact Information

Applicant Name Amy Augustine, Managing Member *process once it is rezoned. See attached email correspondence with Bjorn Hansen.*
Address 4311 Fox Brook Lane City Charlotte State NC Zip 28211
Phone [REDACTED] Fax [REDACTED] Email [REDACTED]

Property Owner Name

Augustine Properties LLC
Address (same as above) City _____ State _____ Zip _____
Phone _____ Fax _____ Email _____

Applicant's Certification

Signature [Signature] Date 1/12/26 Printed Name/Title Amy Augustine, Managing Member

Owner's Certification (include names and signatures of all owners)

Signature [Signature] Date 1/12/26 Printed Name/Title Amy Augustine, Managing Member

Union County Office Use Only:

Case Number: 2026-02-002 Date Received: 1-13-2026

Amount of Fee (\$600): BEA Fee Ok: BEA Received by: BEA

Contact: Bjorn Hansen T. 704.283.3690 E. Bjorn.Hansen@unioncountync.gov





AUGUSTINE PROPERTIES

January 12, 2026

Union County Government
Planning Division
500 North Main Street
Suite #70
Monroe, NC 28112

RE: 3810 Richardson Rd, Monroe NC 28110 *Tax Parcel ID 04198014A*
Rezoning Application – Letter of Intent

To Whom It May Concern:

The owner of the property at 3810 Richardson Road, Monroe North Carolina 28110 desires to rezone the property from RA-40 to RA-15.

The land is currently zoned as RA-40. This parcel was originally created without going through the subdivision process. The owner would like to go through the Straight Rezoning process to rezone to R-15 to allow this 0.5-acre parcel to become buildable. It is understood that a condition of the rezoning would be that the parcel goes through the subdivision process once it is rezoned. See enclosed email correspondence with Bjorn Hansen, Long Range Planning / Planning Department.

Signed,

Amy S Augustine

Managing Member

Augustine Properties LLC
4311 Fox Brook Lane
Charlotte NC 28211
919.349.0768
amy.teamproperties@gmail.com

encl



Well Permit

Permit #: W251251

Parcel #: 04198014A

Well Location: 3810 Richardson Rd

Permit Expiration Date: 09/22/2030

Owner Information: Name: Amy Augustine Mailing Address: 4311 Fox Brook Ln Charlotte, NC 28211 Phone: (704) 882-0392 Email: amy.teamproperties@gmail.com	Well Site Information: On-Site Sewage Disposal CA #: _____ Property Address: 3810 Richardson Rd Monroe, NC 28112 Subdivision: _____ Phase: _____ Lot #: _____
---	---

Directions to Property: 3810 Richardson Rd

Type of Facility:

Residential Shared Residential Farm Commercial Type:

Well Type: *

Drinking Well Irrigation Well Shared Well (minimum 100' setback)

Well Repair: Previous Permit#: Type of Repair:

Well Abandonment:

Transient Non-Community:

Comments/Conditions/Variance:

[Empty box for comments]

*Issuance of this well permit does not guarantee water quality or adequate water production from the well once it is installed or repaired

Owner/Agent: Date:

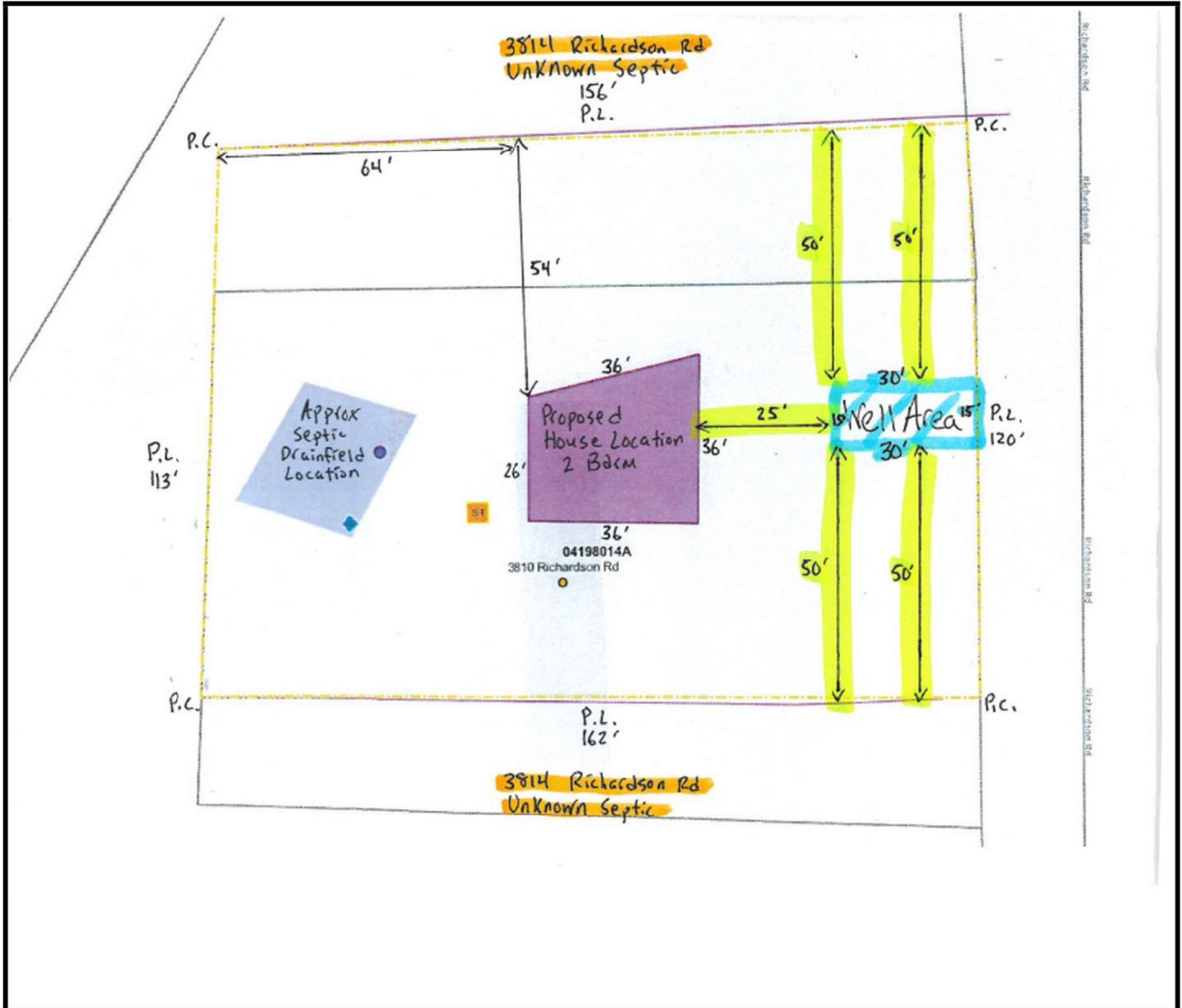
Permit may be revoked if any material changes in any fact or circumstance upon which the permit is issued occurs (moving structures, septic area, etc.)

- 1. All well drillers shall be certified by the North Carolina Well Contractors Certification Commission...
2. All well drillers shall be registered with the Union County Health Department...
3. The well contractor shall have a copy of the well permit on site during the construction of the well
4. The well shall be constructed, repaired, abandoned, and inspected according to the North Carolina Well Construction Standards...
5. A copy of the well construction record shall be provided to the Division of Water Resources and to the Union County Health Department...
6. If a problem is encountered, contact the Environmental Health Division prior to ANY drilling!

Issued by: Frank Mitlin

Date: 09/22/2025

Scale: NTS North: _____ Well Location: 3810 Richardson Rd



***Permit may be revoked if any material changes in any fact or circumstance upon which the permit is issued occurs**

Permit Conditions:

Well must be installed inside of the shaded area

- Well Setbacks: 50 feet from any part of septic system
 100' from sewer line
 50' from pond
 25' from creek
 25' from building perimeters



SAPPROLITE: YES NO

CA#: CA251618
IP#: _____
SYSTEM TYPE: _____

CONSTRUCTION AUTHORIZATION (CA)

New Expansion Repair System Relocation Change of Use

Parcel ID#: 04198014A Subdivision: _____ Section: _____ Lot#: _____

Owner: Amy Augustine Applicant: Brianna Lowder

Phone/Email: (704) 882-0392 / amy.teamproperties@gmail.com Phone/Email: (704) 882-0392 / brianna.lowder@eagleonline.net

Property Location: 3810 Richardson Rd Monroe, NC 28112

Facility Type: Single Family Residence/2 Bedrooms

Number of bedrooms: 2 Number of Occupants: 4 Other: _____

Basement? Yes No Basement Fixtures? Yes No
Crawl Space? Yes No Slab Foundation? Yes No

Type of Water Supply: Private well Public well Shared well Municipal Supply Spring Other: _____

Type of Wastewater System (initial)* Existing / _____

Type of Wastewater System (repair)* Tank replacement ONLY / _____ Proposed LTAR: _____

*Please include system classification for proposed wastewater system types in accordance with Rule .1301 Table XXXII

Design Daily Flow: Existing _____ GPD Wastewater Strength: Domestic High Strength Industrial Process Wastewater

Rule .0403(e) Engineering Design Utilizing Low-flow Fixtures and Low-flow Technologies (S.L. 2013-413 and 2014-120)? Yes No
(if yes, please provide engineering documentation)

Effluent Standard: DSE HSE NSF/ANSI 40 TS-I TS-II RCW

Saprolite System (Initial): Yes No Saprolite System (Repair): Yes No

Installation Requirements/Conditions

Septic Tank Size: 1000 gallons Total Trench/Bed Length: _____ feet Trench/Bed Spacing: _____ feet on center

Trench/Bed Width: _____ inches LTAR: _____ gpd/ft² Usable Depth to LC (Initial)*: _____ ^xLimiting condition

Soil Cover: _____ inches Slope Corrected Maximum Trench/Bed Depth[†]: _____ inches ^{*} Measured on the downhill side of the trench.

Pump Tank Size (if applicable): _____ gallons Requires more than one pump? Yes No

Pump Requirements: _____ ft. TDH vs. _____ GPM Grease Trap Size (if applicable): _____ gallons

Distribution Method: Serial D-Box or Parallel Pressure Manifold(s) LPP Other: _____

Artificial Drainage Required: Yes No If yes, please specify details: _____

Legal Agreements (If the answer is "Yes" to any type of legal agreements, please attach a copy of the agreement.)

Multi-party Agreement Required [Rule .0204(g)]: Yes No Declaration of Restrictive Covenants: Yes No

Easement, Right-of-Way, or Encroachment Agreement Required [Rule .0204(d)]: Yes No

Management Entity Required: Yes No Minimum O&M Requirements: _____

Conditions: Existing septic tank to be properly abandoned by licensed septic contractor

Authorized Agent's Printed Name: Julia Cifone Expiration Date: 08/26/2030

Authorized Agent's Signature: _____ Date: 08/26/2025

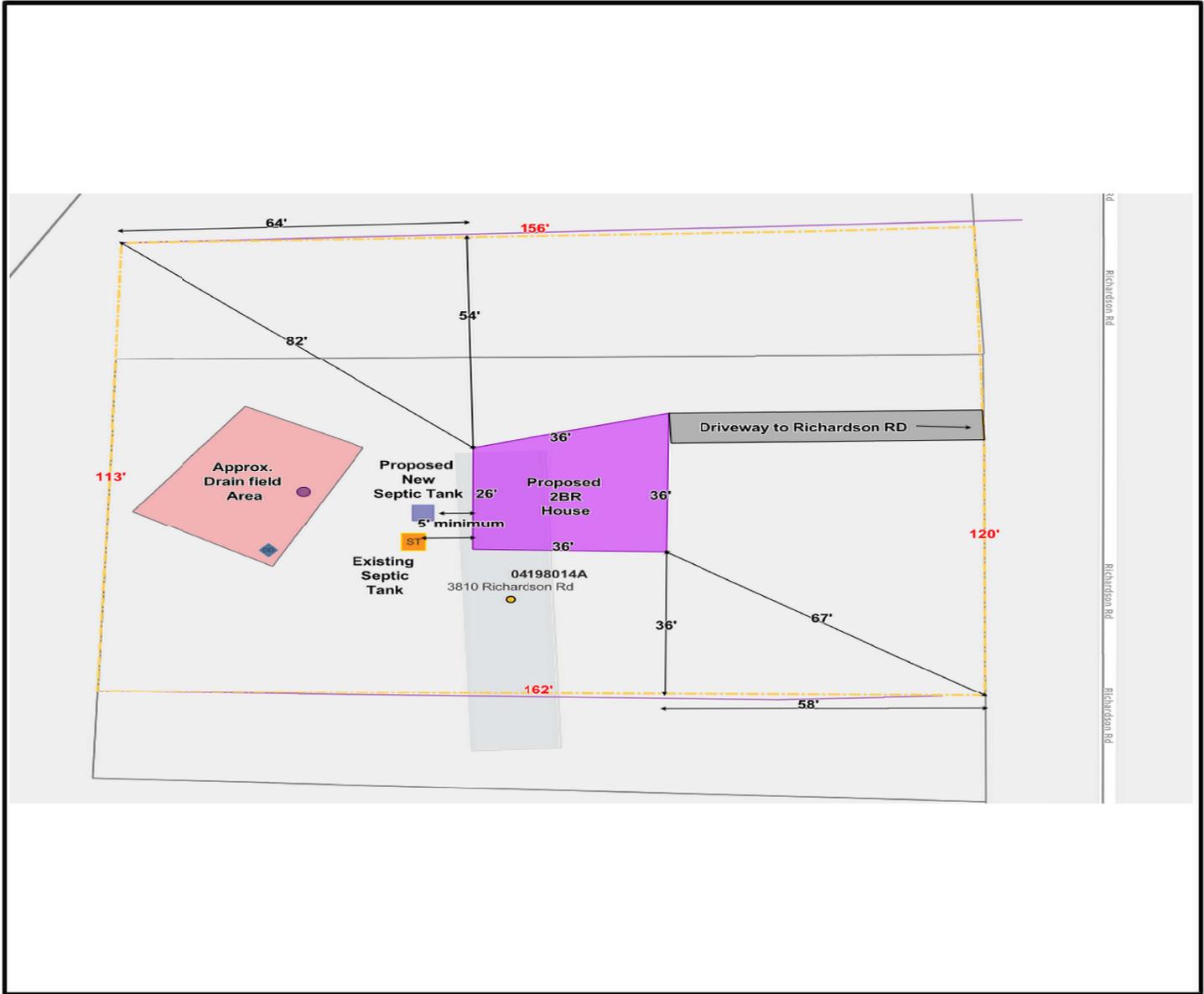
Authorized Agent's Phone: (704) 698-6695 Email: julia.cifone@unioncountync.gov

*See attached site sketch (page 1 of 2) *

Construction Authorization Site Sketch

Parcel ID#: 04198014A

System components represent approximate contours only. The contractor must measure grade and flag the system location prior to beginning the installation to ensure that the proper grade is maintained.



No Construction shall occur while soil is in a wet condition. Keep vehicular traffic off designated initial and repair septic area. A **preconstruction meeting is required prior to installation.**

For scheduling, contact the EH office by 4pm on the business day prior to the date of preconstruction/installation at unioncountyeoh@unioncountync.gov.

The requirements of 15A NCAC 18E are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached site sketch. *This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes.* The Construction Authorization shall not be affected by a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of 15A NCAC 18E, or 15A NCAC 18A .1900, as applicable, and to the conditions of this permit.

HVAC unit or ice machine condensate, gutter or sump pump discharge, water treatment system back flush lines, or similar incidental flows shall not discharge to the wastewater system, unless a PE designs the wastewater system for these flows.

Planning Staff Report - Rezoning Case # RZ-2026-002

Staff Contact: John Wear, Senior Planner

Summary of Request

This case is requesting to rezone one parcel totaling 0.5 acres appearing on the tax map as tax parcel 04-198-014A located on Richardson Rd from RA-40 to R-15. The rezoning request is a straight rezoning, so there are no conditions associated with this request.

Owner/Applicant

Owner: Augustine Properties, LLC
4311 Fox Brook Lane
Charlotte, NC 28211

Applicant: Augustine Properties, LLC
4311 Fox Brook Lane
Charlotte, NC 28211

Property Information

Location: On the west side of Richardson Road south of Griffith Road. Location more specifically described as tax parcel 04-198-014A.



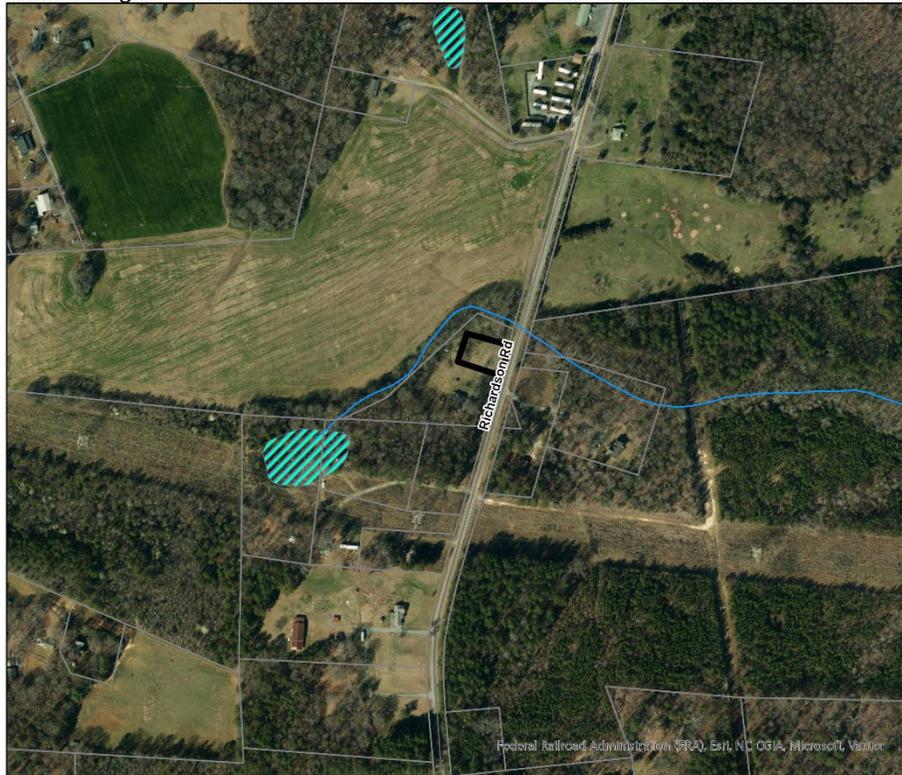
Municipal Proximity: The site is 3.5 miles south of the City of Monroe.

Existing Land Use and Development Status: The parcel is currently zoned RA-40 and is undeveloped.

Environmental Features

Petition: 2026-RZ-002
Name: Augustine

Size: 0.5 acres
Tax Parcel: 04-198-014A



Legend

-  Rezoning Parcel
-  Parcels
-  Roads
-  Streams
-  Wetlands Areas

Data Disclaimer
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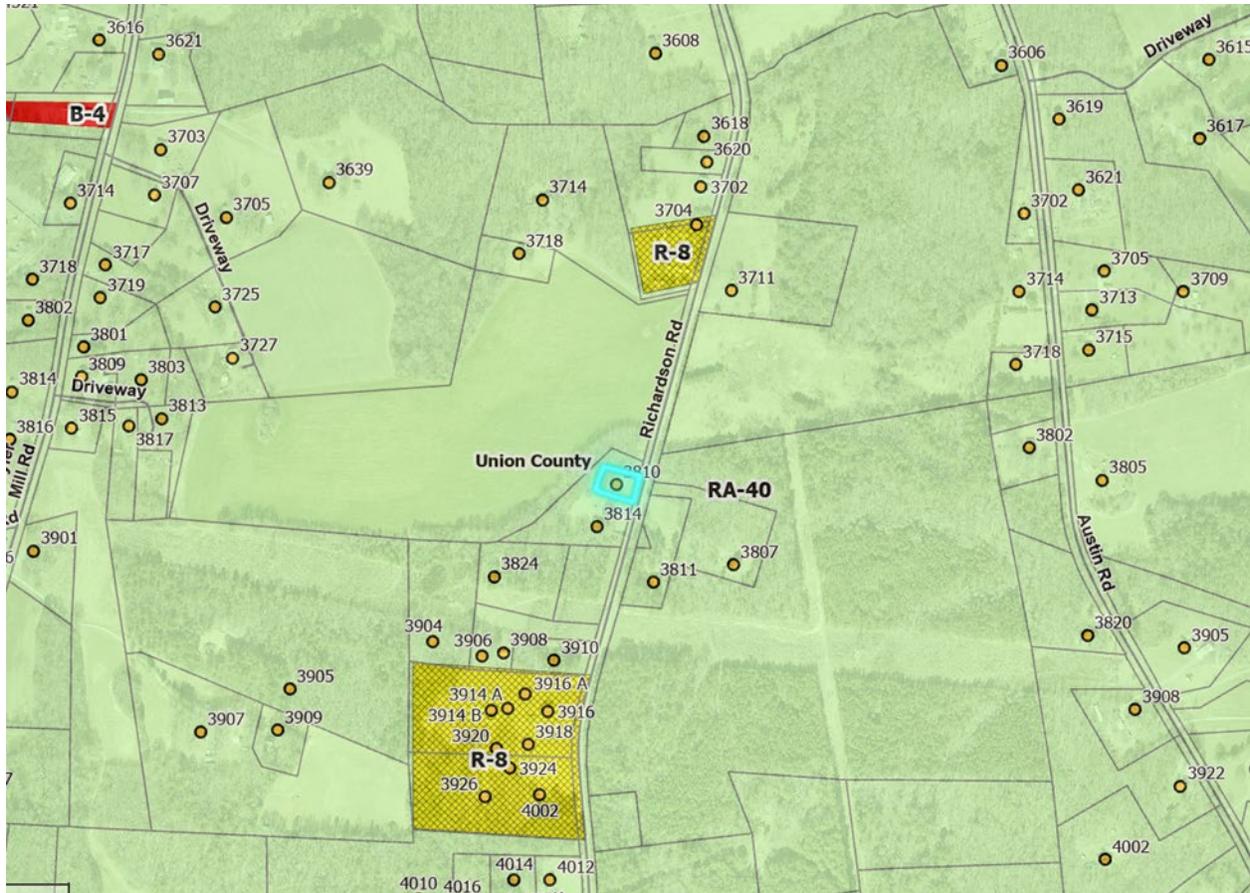
Map Disclaimer
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0 250 500 1,000
Feet

Created on January 13, 2026 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features: There are no streams, wetlands or floodplain on the site. There is a stream that runs to the north of the property.



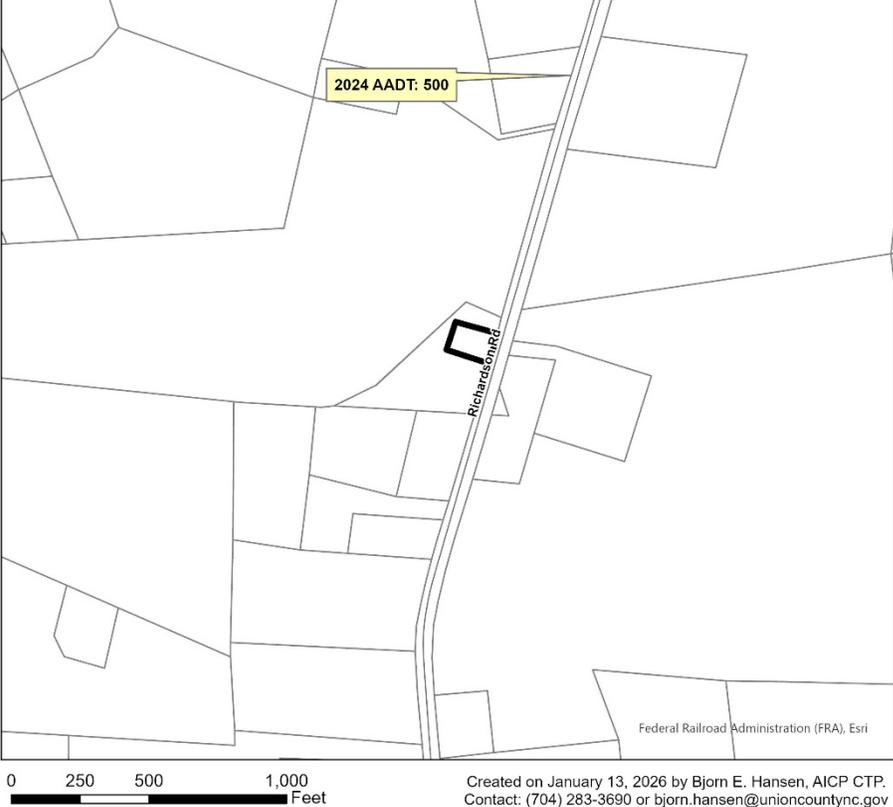
Utilities: Public water and sewer are not available at the site.

Zoning and Land Use History: The parcel site has been zoned RA-40 since zoning was initiated. The overall density within the R-40 zoning district is one dwelling per 40,000 square feet, compared to 15,000 square feet in R-15. The parcel was created by deed and does not meet the lot size requirements of the RA-40 district and would not be able to be utilized for single-family residential without rezoning. There was previously a manufactured home on the site that was torn down that had been hooked up to septic. Currently, there are two parcels with R-8 zoning approximately 750 feet south of the site on Richardson Road and they are used as manufactured housing developments. The R-8 zoning was originally intended to be a floating district for the purpose of allowing manufactured home parks. A third parcel, approximately 800 feet north of the site on Richardson Road is also a manufactured housing development, with eight units on approximately 1.5 acres.

Transportation

Petition: 2026-RZ-002
Name: Augustine

Size: 0.5 acres
Tax Parcel: 04-198-014A



Legend

-  Rezoning Parcel
-  Parcels
-  Roads

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Schools: Because this rezoning request is for one lot that will create a maximum of one house, UCPS was not consulted for comments.

Transportation: This site is on Richardson Road, which is a NCDOT-maintained facility. This section of Richardson Road carries approximately 500 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis (TIA) was not required for this rezoning.

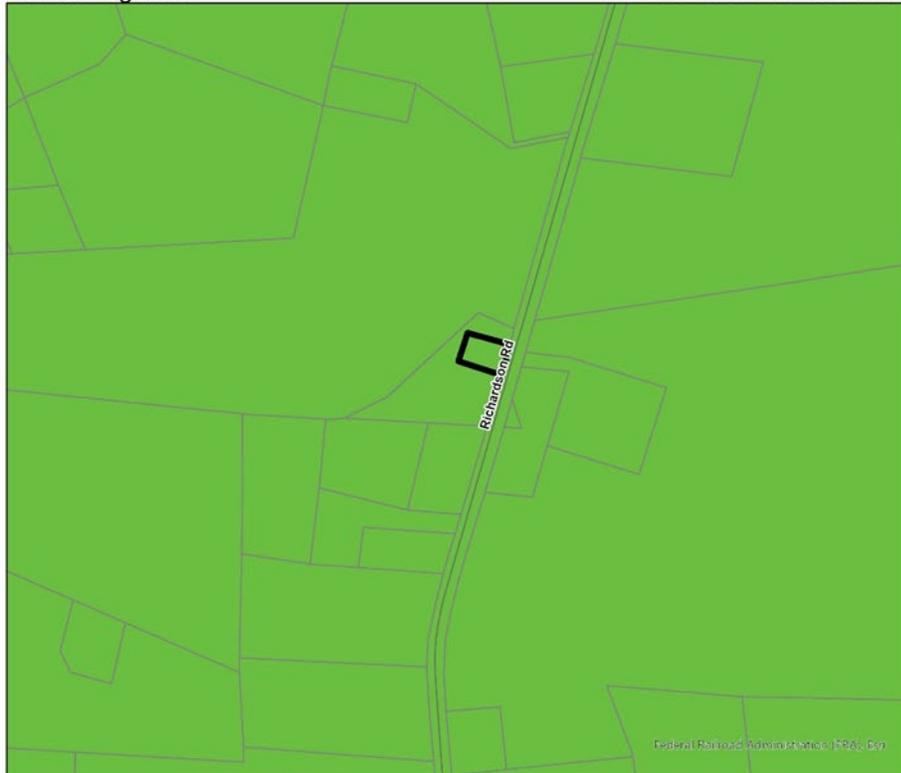
Land Use Map

Petition: 2026-RZ-002

Name: Augustine

Size: 0.5 acres

Tax Parcel: 04-198-014A



Legend

-  Rezoning Parcel
-  Parcels
-  Roads
-  Rural Residential

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0 250 500 1,000
Feet

Created on January 13, 2026 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as Rural Residential which includes agricultural and residential uses on minimum 40,000 SF lots. The proposed zoning district is not consistent with that, but there are existing R-8 zoned parcels within the vicinity. The lot does have existing septic and well permits approved by Union County Environmental Health, so it will accommodate a home if it can meet setbacks.

Public and Municipal Comments

Public Comments: A community meeting was not required since this is not a conditional rezoning request.

Municipal Comments: Monroe was not consulted due to the distance to their municipal limits.

Land Use Board Recommendation

The Land Use Board evaluated this rezoning request at its February 24, 2026, meeting. The Board recommended approval on a 6-1 vote, citing consistency with the land use map.

Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses. Because this is a straight rezoning request, all potential uses must be considered when making a recommendation. The lack of utilities requires that septic and well be located on the lot. The lot does have existing septic and well permits approved by Union County Environmental Health, so it will accommodate a home if it can meet setbacks. Larger lot zoning requirements in rural areas partially exist to ensure lots will provide adequate spacing. Additionally, the property wasn't originally approved through the subdivision process and will require a subsequent subdivision to make it a buildable lot, which will be possible with an R-15 zoning. The rezoning does not propose new uses from what area already occurring in the immediate vicinity. The proposed use is a single-family residence on a single tract of land, which is consistent with current use of many of the adjacent properties. There are currently occasional parcels with R-8 zoning along Richardson Road, which have not caused hardship or concern with nearby residents. Rural Residential districts generally contemplate residential uses with a development density of no more than one unit per acre. Rezoning to smaller lot sizes can set a precedent for future rezoning requests. **Because of these aspects of the development, staff recommend denial of this rezoning application.**

ORDINANCE APPROVING REVISION TO THE OFFICIAL ZONING MAP OF UNION COUNTY, NORTH CAROLINA

WHEREAS, the Union County Board of County Commissioners (the “Board”) heretofore enacted the “Unified Development Ordinance of Union County, North Carolina,” including any amendments thereto (the “UDO”) and the official Union County Zoning Map (“Zoning Map”); and

WHEREAS, Union County has received rezoning petition (RZ-2026-002) submitted by Augustine Properties LLC, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 0.5 acres appearing on the tax map as tax parcel 04-198-014A at 3810 Richardson Rd from RA-40 to R-15; and

WHEREAS, the Union County Land Use Board considered and made a recommendation concerning approval or denial of the Rezoning Petition; and

WHEREAS, the Board has determined that approval of the Rezoning Petition and rezoning the subject parcels from RA-40 to R-15 is reasonable and in the public interest, including for those reasons set forth in the contemporaneously adopted consistency and reasonableness statement.

NOW, THEREFORE, BE IT ORDAINED by the Union County Board of Commissioners as follows:

1. The Zoning Map is hereby amended by rezoning the parcel appearing on the tax map as tax parcel 04-198-014A at 3810 Richardson Rd from RA-40 to R-15.
2. This ordinance is effective upon adoption.

Adopted this ____ day of _____, 2026.

Chair, Union County Board of Commissioners

Statements of Consistency and Reasonableness for Proposed Amendment to the Union County Zoning Map

The Union County Land Use Board recommended that the Union County Board of Commissioners approve the rezoning petition (RZ-2026-002) submitted by Augustine Properties LLC, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 0.5 acres appearing on the tax map as tax parcel 04-198-014A at 3810 Richardson Rd from RA-40 to R-15.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN) (RZ-2026-002)

Pursuant to N.C.G.S. § 160D-605, the Union County Board of Commissioners (the “Board”) does hereby find and determine that adoption of the proposed map amendment is consistent with the currently adopted Union County Comprehensive Plan (the “Plan”). The adoption of the proposed map amendment (i) takes into account the need to amend the zoning map to meet the needs of the community, and (ii) is reasonable and in the public interest because:

1. The subject property is located in an area identified as Rural Residential in the Plan. Rural Residential is noted in the Plan as recommended for low density residential and agricultural uses. Low density means, for purposes of the Plan, lot size or development density of no more than one unit per acre. While R-15 can result in greater than one unit per acre development density, due to the size of the property being rezoned, the subject property would be unlikely to be able to develop at a greater density and therefore would be consistent with the Plan.
2. The proposed rezoning is for residential use, which is consistent with the current use of many of the adjacent properties. Additionally, there are two parcels zoned with a higher density, R-8, within less than approximately two-tenths of a mile from the subject property, which is similar to the rezoning district density for this property.
3. 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 allowing for the development of a property in a manner that is consistent with uses of a similar nature (residential) on nearby properties, allowing for development that is unlikely to increase traffic congestion or infrastructure concerns significantly. The potential detriments of the rezoning include allowing a rezoning in a zoned-density greater than many of the adjacent properties and setting a precedent for similar future rezonings. The property was not originally approved through the subdivision process; however, that issue will be rectified, creating a conforming parcel eligible for subdivision upon rezoning approval.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (RZ-2026-002)**

Pursuant to N.C.G.S. § 160D-605, the Union County Board of Commissioners (the “Board”) does hereby find and determine that this rezoning petition is inconsistent with the currently adopted Union County Comprehensive Plan (the “Plan”). Denial of the proposed map amendment is reasonable and in the public interest because:

1. The density and land use proposed is inconsistent with the Plan, as the subject property is within a Rural Residential district within the Plan. Rural Residential districts generally contemplate residential uses with a development density of one unit per acre or lot size of at least one acre. Rezoning to smaller lot sizes can set a precedent for future rezoning requests that are inconsistent with the Plan.
2. The small size of the lot and lack of utilities can create hardships for sitting wells and septic fields. Larger lot zoning requirements in rural areas partially exist to ensure lots will provide adequate spacing between water and septic areas. The property was not originally approved through the subdivision process and will require a subsequent subdivision to make it a buildable lot.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-137

Agenda Date: 3/16/2026

TITLE:

Sustained Professional Purchasing Award

INFORMATION CONTACT:

Corey Brooks, Procurement & Contract Management Department, Director, 704-283-3683

ACTION REQUESTED:

Recognize Procurement & Contract Management Department for receiving the North Carolina Association of Governmental Purchasing 2025 Sustained Professional Purchasing Award.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The Union County Procurement and Contract Management Department met the requirements to receive the North Carolina Association of Governmental Purchasing (NCAGP) 2025 Sustained Professional Purchasing Award (SPPA). The SPPA Award was presented during the March 4, 2026 NCAGP Association Banquet & Awards presentation in Wilmington, NC. The Procurement team responded to critical application questions and requirements that required substantial documentation. The SPPA award is presented annually by the NCAGP to member agencies that have demonstrated excellence in purchasing standards during the calendar year.

FINANCIAL IMPACT:

None.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-138

Agenda Date: 3/16/2026

TITLE:

Proclamation - Child Abuse Prevention Month

INFORMATION CONTACT:

Brian Matthews, County Manager, 704-292-2597

ACTION REQUESTED:

Adopt Proclamation proclaiming April 2026 to be Child Abuse Prevention Month in Union County.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Recognizing April 2026 as Child Abuse Prevention Month provides an opportunity to reaffirm our commitment to protecting children, supporting families, and ensuring that every child in Union County has the opportunity to grow up in a safe, stable, and nurturing environment.

FINANCIAL IMPACT:

None.

**PROCLAMATION BY THE UNION COUNTY BOARD OF COMMISSIONERS
CHILD ABUSE PREVENTION MONTH 2026**

WHEREAS, children are among Union County’s most valuable and vulnerable citizens, and their safety, well-being, and healthy development are vital to the future of our community; and

WHEREAS, child abuse and neglect can have long-lasting emotional, psychological, and physical effects on children and families, impacting the overall health and prosperity of our community; and

WHEREAS, the prevention of child abuse and neglect is a shared responsibility that requires the collective commitment of families, educators, faith communities, service organizations, law enforcement, healthcare providers, businesses, and concerned citizens; and

WHEREAS, communities that provide supportive relationships, access to resources, and prevention education help strengthen families and reduce the risk of abuse and neglect; and

WHEREAS, Alliance for Children serves children and families impacted by abuse by providing coordinated services, advocacy, and community education, and will host activities throughout April 2026 to raise awareness and promote prevention efforts across Union County; and

WHEREAS, recognizing Child Abuse Prevention Month provides an opportunity to reaffirm our commitment to protecting children, supporting families, and ensuring that every child in Union County has the opportunity to grow up in a safe, stable, and nurturing environment;

NOW, THEREFORE, the Union County Board of Commissioners does hereby proclaims April 2026 as CHILD ABUSE PREVENTION MONTH in Union County, North Carolina, and urges all residents to work together to strengthen families, support prevention initiatives, and help ensure the safety and well-being of every child.

Adopted on this 16th day of March 2026.

ATTEST:

Lynn G. West, Clerk to the
Union County Board of Commissioners

Brian W. Helms, Chair



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-153

Agenda Date: 3/16/2026

TITLE:

Service Award Recognition

INFORMATION CONTACT:

Jennifer Davis, Human Resources, Assistant Director, 704-283-3803

ACTION REQUESTED:

Short video will play to recognize employee service award recipients for Q1 including January, February and March.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The employee recognition program acknowledges employees for full-time continuous service at the following intervals: 5 years, 10 years, 15 years, 20 years, 25 years and 30 years of service. We would like to recognize the following employees for full-time continuous service with Union County Local Government.

FINANCIAL IMPACT:

None.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-133

Agenda Date: 3/16/2026

TITLE:

Sole Source Standardization Approval - 2025 Land Cover & Tree Canopy Dataset

INFORMATION CONTACT:

Lee Jenson, Planning Department, Director, 704-283-3564

ACTION REQUESTED:

Authorize the purchase, in accordance with County policies and substantially consistent with this agenda item, of EarthDefine's proprietary 2025 land cover and tree canopy dataset through PlanIT Geo, Inc., under the sole source exception for purchases provided in N.C.G.S. § 143-129(e)(6), with product availability from only one source of supply and software compatibility and standardization as the overriding consideration in this purchase, as set forth in this agenda item.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Union County Planning relies on high-resolution land-cover and tree-canopy datasets to monitor development trends, assess environmental impacts, and support long-term planning initiatives. The County previously acquired standardized land-cover datasets in 2012 and 2020, both generated using EarthDefine's proprietary artificial intelligence-based classification methodology and delivered through PlanIT Geo.

In 2022, Union County issued RFP 2022-055 - GIS Data & Software as a full, competitive IT procurement to obtain high-resolution multispectral land-cover data, tree canopy analysis, change detection, and GIS-compatible data products. The scope of RFP 2022-055 required:

- High-resolution land-cover datasets
- Consistent classification categories
- ≥95% accuracy
- Raster and vector deliverables
- Web-based analytic tools

Following evaluation of proposals, PlanIT Geo was selected as the successful vendor, establishing the County's standard for high-resolution land-cover datasets and associated GIS products.

To maintain consistency with the 2012 and 2020 datasets-and to preserve compatibility with the data standards and methodology established through RFP 2022-055-the 2025 dataset must be generated using the same proprietary EarthDefine processes and delivered by PlanIT Geo, the exclusive authorized reseller.

Using a different vendor would produce incompatible data, disrupt continuity in long-term land-use and tree canopy analysis, and require significant reprocessing costs or redevelopment of prior datasets. Because the EarthDefine dataset is proprietary and only available through PlanIT Geo, and because this product is essential for compatibility with existing County datasets, the purchase qualifies as a sole source standardization in accordance with N.C.G.S. 143-129(e)(6) and Section 3.8 of the Union County Procurement Policy.

FINANCIAL IMPACT:

The cost of the 2025 Land Cover and Tree Canopy Dataset is \$36,216. This is included in the Planning Department's FY2026 budget.

To: Brian Matthews, County Manager

From: Lee Jenson, Planning Director

CC: Corey Brooks, Director of Procurement & Contract Management

Date: 2/25/2026

Re: Sole Source / Standardization Exception for 2025 Land Cover and Tree Canopy Dataset

Union County Planning relies on high-resolution land-cover and tree-canopy datasets to analyze development patterns, measure environmental change, and support long-term planning initiatives. The County previously acquired standardized datasets in 2012 and 2020, both produced using EarthDefine's proprietary artificial intelligence-based classification methodology and delivered through PlanIT Geo.

In 2022, the County issued RFP 2022-055 – GIS Data & Software, a full and competitive IT procurement, to obtain high-resolution multispectral land-cover data and associated mapping products. Following evaluation, PlanIT Geo was selected as the successful vendor, establishing the County's standard for land-cover datasets consistent with the methodology and accuracy requirements defined in the RFP.

To maintain comparability with the 2012 and 2020 datasets—and to preserve continuity with the data standards and analytical methods established through RFP 2022-055—the 2025 dataset must be generated using the same EarthDefine proprietary classification process. EarthDefine is the sole producer of this product, and PlanIT Geo is the exclusive authorized reseller. No other vendor can provide data that is methodologically compatible with the County's prior datasets or capable of supporting accurate decade-over-decade trend analysis.

Using a different vendor would result in incompatible data outputs, disrupt the County's ability to perform multi-year canopy change analysis, and require costly reprocessing or redevelopment of historic datasets.

We are requesting approval to process this purchase as a Sole Source / Standardization in accordance with Section 3.8 of the Union County Procurement Policy, item (ii): *a needed product is available from only one source of supply*. This standardization is necessary to maintain continuity, accuracy, and compatibility across the County's long-term land-cover datasets.

We are requesting approval to submit a request to the BOCC seeking authorization to purchase the 2025 Land Cover and Tree Canopy Dataset from PlanIT Geo in the amount of \$36,216 under the sole source exemption for the reasons listed above. If additional information is needed to assist with processing this request, please let us know.

Brian Matthews, County Manager:

 Date: 2/25/26

February 20, 2026

To: Bryan McFadden

For: Land Cover and Tree Canopy

Prepared by: Russell Clark, Urban Forestry Account Executive

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PlanIT Geo and EarthDefine Partnership	2
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Background

PlanIT Geo

Founded in 2012, PlanIT Geo is a services and software company specializing in urban forestry, risk tree management, software development, planning, and GIS. Our staff include ISA Certified Arborists and Board Certified Master Arborists, ISA Municipal Specialists, ISA Tree Risk Assessment Qualified (TRAQ) personnel, urban foresters, GIS professionals, software developers, project managers, and technical support.

PlanIT Geo provides contractual services including tree inventories and risk assessments using TreePlotterTM software, urban forest and risk tree planning, tree inventory and management software, land cover mapping (LiDAR/multispectral imagery), tree canopy assessments, GIS analysis, and i-Tree studies. Over 500 communities, nonprofits, and state/local governments throughout the United States, Canada, and Australia have employed our team to perform tree inventories, write tailored management plans, and conduct tree canopy assessments. The company is organized into four unique departments to provide specialized services: Consulting, GIS, Inventory, and Software.

EarthDefine

EarthDefine is an organization that specializes in geospatial data analytics and mapping solutions. Their primary focus is on utilizing advanced technologies such as machine

learning and satellite imagery to extract valuable insights about the Earth's surface and its features. EarthDefine offers a range of services, including land cover mapping, urban development analysis, and environmental monitoring.

One of EarthDefine's core offerings is land cover mapping, where they utilize high-resolution satellite imagery and advanced algorithms to classify and map various land cover types. This information is vital for understanding and managing ecosystems, assessing changes in vegetation, and monitoring land use patterns. By providing accurate and up-to-date land cover data, EarthDefine enables organizations and policymakers to make informed decisions related to conservation, urban planning, and natural resource management.

PlanIT Geo and EarthDefine Partnership

In 2021, **PlanIT Geo** and **EarthDefine (ED)** signed an executive agreement whereas PlanIT Geo would become the exclusive reseller of ED data, including NAIP imagery and raw raster data.

Pricing options

2024 or 2025 Union County, North Carolina - Land Cover Data, county wide

- Total of 640 square miles
- 60cm final classified single band raster pixel resolution
- Delivered in ESRI Geodatabase(s)
- 7 Land Cover Classes: Tree Canopy, Tree Canopy over Impervious, Impervious, Water, Bare Soil, Herbaceous, Shrub

Option 1 - Most restrictive

This pricing option is for data delivery for analysis and derivatives of that analysis, but does not allow for the customer to provide a copy to another individual, external company, organization or entity.

Full Land Cover Data
\$36,216

Option 2 - Shareable with one other party

This pricing option allows for data delivery and customers can share the data with another organization, e.g. a city can share it with a college or a nonprofit, or 2 nonprofits share with each other. Does not allow for making the data publicly downloadable.

Full Land Cover Data
\$54,324

Option 3 - Unrestricted license

Public domain, unrestricted license and access to the data for download and distribution with any other entity or entities. The customer and its partners cannot resell the data and it cannot be used to reverse engineer the machine learning algorithms.

Full Land Cover Data
\$72,432



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-140

Agenda Date: 3/16/2026

TITLE:

Interlocal and Mutual Aid Agreement - Anson County Inspection Services

INFORMATION CONTACT:

Mark Griffin, Building Code Enforcement, Director, 704-283-3643

ACTION REQUESTED:

Authorize the County Manager to execute an Inspection Services Interlocal and Mutual Aid Agreement with Anson County, substantially consistent with this agenda item.

PRIOR BOARD ACTIONS:

June 2, 2025, Regular Meeting, Agenda Item #25-335-Approved initial agreement.

BACKGROUND:

Due to staffing shortages with inadequate inspection certifications, Anson County Building Inspections is in need of assistance. Currently Union County has qualified inspectors that can meet their needs and handle the additional low volume of work by assisting our neighbor. Based on this information, interest now exists in entering a short-term agreement so that Union County can provide inspection services inside Anson County's jurisdiction. We are requesting a one-year extension.

FINANCIAL IMPACT:

Reimbursement for actual costs of performing services from Anson County.

NORTH CAROLINA

**INSPECTION SERVICES INTERLOCAL
AND MUTUAL AID AGREEMENT**

UNION COUNTY

THIS INSPECTION SERVICES INTERLOCAL AND MUTUAL AID AGREEMENT (“Agreement”) is entered into this _____, 2026, by and between **UNION COUNTY**, a political subdivision of the State of North Carolina (hereafter “Union”), and **ANSON COUNTY**, a political subdivision of the State of North Carolina (hereafter “Anson”), individually each a (“Party”), and collectively (“Parties”).

WHEREAS, pursuant to N.C.G.S. § 160D-1102, Anson currently provides North Carolina State Building Code inspections within its jurisdiction in Anson County; and

WHEREAS, pursuant to N.C.G.S. § 160D-1102, Union provides North Carolina State Building Code inspections within its jurisdiction in Union County; and

WHEREAS, due to a temporary lack of available personnel in Anson’s Building Standards Division to perform North Carolina State Building Code inspections, Anson requests temporary assistance with certain inspection services; and

WHEREAS, N.C.G.S. § 160D-1102 provides that a local government may provide for inspections services in several ways, including, among others, contracting with another unit of local government for the provision of inspection services pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes; and

WHEREAS, Part 1 of Article 20 of Chapter 160A of the General Statutes authorizes any unit of local government of this State and any other unit of local government of this State to enter into agreements with each other in order to execute any undertakings; and

WHEREAS, N.C.G.S. § 160D-1105 authorizes a local government to contract with the employer of an individual who holds applicable certificates issued by the North Carolina Code Officials Qualification Board; and

WHEREAS, N.C.G.S. § 160D-1107 provides that any two or more counties may enter into contract with each other to provide mutual aid and assistance in the administration and enforcement of State and local laws pertaining to the North Carolina State Building Code; and

WHEREAS, Parties desire to authorize Union to direct one or more of Union’s inspectors to perform inspections within Anson’s jurisdiction as services and mutual aid as set forth and detailed herein and as authorized by N.C.G.S. §§ 160D-1102, 160D-1105, 160D-1107, as well as Part 1 of Article 20 of Chapter 160A of the General Statutes; and

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein and other good and valuable consideration, the parties agree as follows:

1. **PURPOSE.** This Agreement is for Union to provide inspectors under its employ to assist Anson with the performance of certain North Carolina State Building Code inspection work within Anson’s jurisdiction. Union shall provide inspectors who will provide residential and commercial North Carolina State Building Code field inspection work assistance services. Union will direct Union inspectors to provide Level I, II, and III North Carolina State Building Code inspection work for residential and commercial properties within Anson’s jurisdiction. Such inspection work provided by Union shall not include the performance of inspection work under the Fire Prevention Code portion of the North Carolina State Building Code. Additionally, Union’s assistance to Anson shall not include performing, or otherwise providing assistance with, residential plan reviews for all portions of the North Carolina State Building Code. Anson shall remain responsible for enforcement actions related to Union’s inspection services provided pursuant to this Agreement. The services described in this paragraph shall hereafter be referenced collectively as the “Services.”

2. **REQUESTS FOR SERVICES.** Union shall provide Services to Anson only upon the request of Anson. Anson’s County Manager, Chief Building Inspector, or Planning Director may make such a request for the provision of Services in writing (which may include electronic correspondence) to Union’s County Manager, Assistant County Manager, or Building Code Enforcement Director. Union and Anson officials shall mutually agree upon the properties for which Services shall be provided. Any Union employee or official providing the Services under this Agreement shall have the same jurisdiction, powers, rights, privileges, and immunities, including those relating to the defense of civil actions and payments of judgments, as the Code-enforcement officials of Anson.

The number of hours spent by Union staff performing the Services shall be at the sole discretion of Union. Nothing in this Agreement shall be construed to deprive Union of its discretion to provide, or decline to provide, the Services under any circumstances. In no instance shall Union, or any of its officials or employees, be held to answer in any civil or criminal action for declining to provide Services.

3. **PERSONNEL.** The personnel necessary for the provision of Services under this Agreement shall be credentialed North Carolina State Building Code inspectors. All employees of Union shall remain employees of Union and all employees of Anson shall remain employees of Anson. Anson and Union employees, while acting in conjunction with this Agreement, shall be covered by their respective employer’s Worker’s Compensation policy.

4. **COSTS AND FINANCING.** All of Union’s actual costs for the provision of the Services pursuant to this Agreement, including, without limitation, payment of overtime and related fringe benefits to employees, as well as all other costs, will be the responsibility of the Anson. Union will invoice Anson monthly for Services performed during the previous month. Anson’s payment of such invoice is due within thirty (30) days from the date of the invoice. All payments shall be conditioned upon appropriation by Anson County Board of Commissioners of sufficient funds for each request for services.

5. **TERM AND TERMINATION.** The initial term of this agreement shall be one (1) year from the date of execution. This Agreement may be terminated, without cause, by either Party upon thirty (30) days' written notice.

6. **INDEMNIFICATION AND REIMBURSEMENT.** To the maximum extent permitted by applicable law, Anson agrees to protect, defend, indemnify, and hold Union, its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind in connection with or arising out of this Agreement and/or the performance hereof that are due, in whole or in part, to the negligence of Anson, its officers, employees, subcontractors or agents. Anson further agrees to investigate, handle, respond to, provide defense for, and defend the same at its sole expense and agrees to bear all other costs and expenses related thereto.

Anson also agrees to reimburse Union for any and all costs incurred in defending an action brought against Union as a result of Union's performance of the Services under this Agreement to the extent that such action is not the result of Union's sole negligence.

7. **COMMUNICATIONS.** Parties will cooperate and work together to communicate regarding the performance of the Services.

8. **JOINT AGENCY.** No joint agency is established as a result of this Agreement.

9. **OWNERSHIP OF REAL PROPERTY.** All property of Union shall remain property of Union and all property of Anson shall remain property of Anson under this Agreement.

10. **ENTIRE AGREEMENT.** This Agreement contains the entire understanding between Parties. No other agreement, statement, or promise made by either party, orally or in writing, which is not contained in this Agreement shall be valid or binding.

11. **AMENDMENT.** This Agreement may be amended only by written instrument duly executed by Parties.

12. **JOINT EFFORTS.** This Agreement shall be considered for all purposes as prepared through the joint efforts of the Parties and shall not be construed against one Party or the other as a result of preparation, submission, or drafting hereof.

13. **SEVERABILITY.** The provisions hereof are severable, and should any provision be determined to be invalid, unlawful or otherwise null and void by any court of competent jurisdiction, the other provisions shall remain in full force and effect and shall not thereby be affected unless such ruling shall make further performance hereunder impossible or impose an unconscionable burden upon one of the Parties. Parties shall endeavor in good faith to replace the invalid, illegal or unenforceable provisions with valid provisions the

economic effect of which comes as close as practicable to that of the invalid, illegal or unenforceable provisions.

14. **COMPLIANCE WITH LAWS.** In the performance of their duties pursuant to this Agreement, Union and Anson shall comply with all laws, rules, regulations, ordinances, codes, standards, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.

IN WITNESS WHEREOF, the parties hereto acting under the authority of their respective governing bodies, have caused this Agreement to be duly executed.

WITNESS

UNION COUNTY

Lynn G. West
Clerk to the Board

Brian Matthews
County Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

WITNESS

ANSON COUNTY

Clerk to the Board

Leonard Sossamon
County Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-147

Agenda Date: 3/16/2026

TITLE:

Contract - JAARS Pump Station Replacement

INFORMATION CONTACT:

John Shutak, Union County Water, Engineering Director, 704-283-3651

ACTION REQUESTED:

Authorize the County Manager to 1) negotiate and execute an agreement with Highfill Infrastructure Engineering, P.C. substantially consistent with this agenda item, 2) exercise any renewal or extension term options set forth in the Agreement, and 3) terminate the Agreement if deemed in the best interest of the County, each in the County Manager's discretion.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The Capital Improvement Program for Union County Water (UCW), as adopted by the Board of County Commissioners, includes an annual allocation for the reconstruction and rehabilitation of wastewater pump stations within the sanitary sewer collection system. The Jungle Aviation and Radio Service (JAARS) Pump Station was identified for replacement in the UCPW Pump Station Assessment report dated March 15, 2018.

Highfill Infrastructure Engineering, P.C. has been selected to provide engineering design and bid services for Task Order 8679-02: JAARS Pump Station Replacement. Highfill Infrastructure Engineering, P.C. was chosen from a list of vendors previously selected from RFQ 2024-021 - Engineering Services for Water and Wastewater System Improvements to provide these services for Union County Projects.

FINANCIAL IMPACT:

The total cost of Task Order 8679-02 with Highfill Infrastructure Engineering, P.C. is \$291,700.00. Sufficient funds are available within the adopted capital account 60185099 - JAARS Pump Station Replacement.

TASK ORDER No. 8679-02

This Task Order pertains to an Agreement by and between UNION COUNTY, NC ("OWNER"), and HIGHFILL INFRASTRUCTURE ENGINEERING, P.C. ("ENGINEER"), dated JANUARY 19, 2024, ("the Agreement"). ENGINEER shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below. Unless otherwise defined herein, all capitalized terms shall have the meaning set forth in the Agreement.

Int _____

MPA: 8679

TASK ORDER NUMBER: 8679-02

RELATED RFQ NUMBER: 2024-021

PROJECT NAME: JAARS PUMP STATION REPLACEMENT

PART 1.0 PROJECT DESCRIPTION

As part of OWNER's 2017 pump station assessments, the Jungle Aviation and Radio Service (JAARS) Pump Station (PS) was identified as a problematic facility with recurring operational and maintenance challenges. Since the 2017 assessment, conditions at the facility have not improved. Based on operational experience, OWNER has determined that replacement of the existing pump station is required to ensure long-term reliability, minimize risk of failure, and provide adequate service to the surrounding area.

The JAARS Pump Station is an integral component of OWNER's wastewater collection system in the Waxhaw, North Carolina area. Replacement of this facility will address operational deficiencies, upgrade outdated infrastructure, and improve the overall efficiency and resilience of OWNER's system.

As a result of the conditions described above, OWNER has requested ENGINEER to provide professional engineering services associated with the replacement of the existing JAARS PS. The purpose of this Task Order is to identify and authorize professional engineering services to support the replacement of the JAARS PS located in Waxhaw, North Carolina. Services will include preliminary technical services, design, permitting, and bidding and award-phase services.

PART 2.0 SCOPE OF BASIC SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT

The Basic Services are as follows:

Task 30 – Preliminary Technical Services

- 1) Facilitate kick-off site meeting with key project personnel (ENGINEER, Subconsultants, OWNER) to review project scope, schedule field work, and reinforce lines of communication. Distribute a meeting summary to all attendees.
- 2) Receive JAARS PS record drawings and verify pump station firm capacity. Use OWNER drawdown test results and historical pump run times to determine average daily flows for the current customer base.
- 3) Prepare conceptual PS layout for purposes of determining the extent of the site required.
- 4) Identify one location adjacent to the existing JAARS PS which could support the proposed PS layout.
- 5) Engage surveying subconsultant to provide topographical and control survey required for construction of the new pump station.
 - a) Provide Quality Level B SUE locating services of the existing utilities within the project corridor.
- 6) Engage geotechnical engineering subconsultant to perform soils investigation including up to two (2) conventional soil test borings to identify soil types, presence of rock, and groundwater levels at key locations. The borings will be at various depths (up to 30 ft bgs or refusal) at the PS site.
 - a) Prepare a geotechnical report to summarize the findings.
- 7) Perform a site visit to review survey and key site components.
- 8) Facilitate meeting with ENGINEER and OWNER to review primary design components and determine OWNER preferences.
 - a) Based on this discussion, it is expected that a final decision will be made together with OWNER and ENGINEER about the PS configuration and capacity to incorporate into the final design.
 - b) Prepare a Meeting Summary documenting the basis of design decisions.

TASK ORDER: 8679-02 – JAARS Pump Station Replacement

Clarifications and assumptions:

- 1) Survey corridor extents for the pipeline alignments will be determined based on the decisions made by the OWNER in Task 30.
- 2) Geotechnical borings will be located based on the PS location decisions made by the OWNER in Task 30.

Task 40 – Design Phase

- 1) Prepare construction drawings and related details for the following pump station work:
 - a) Approximately 180 GPM (0.2592 MGD) duplex two-stage pump station.
 - b) Submersible pumps operated by variable frequency drives (VFDs).
 - c) Standby generator with manufacturer-built enclosure, and belly-style fuel tank.
 - d) Incorporate OWNER supplied Process Integration standard details into the construction drawing set.
- 2) Contract and coordinate with an electrical engineering firm to provide final design including the following:
 - a) Final electrical equipment sizing coordination and design of electrical modifications.
 - b) Prepare electrical drawings to be incorporated in the complete construction drawing set.
 - c) Prepare electrical specifications to be incorporated in the project manual.
- 3) Prepare the Project Manual using OWNER supplied contract and bidding documents. These front-end documents will be conformed to the project specifics by ENGINEER and will be assembled with ENGINEER's standard technical specifications.
- 4) Coordinate with OWNER to conform OWNER supplied Division 27 – Communications and Division 40 – Process Interconnections standard technical specifications and incorporate into the Project Manual.
- 5) Prepare Opinion of Probable Construction Cost (OPCC) at the 60% design stage and update it at 90% and final design stages.
- 6) Provide digital copies of the draft design documents to OWNER for review at the 60% and 90% design stages and virtually meet with OWNER to discuss design and receive agreed upon comments.
- 7) Address agreed upon comments received from OWNER, prepare final Construction

TASK ORDER: 8679-02 – JAARS Pump Station Replacement

Documents, and prepare Construction Documents for permit application submittals.

Clarifications and assumptions:

1. The project is assumed to be OWNER-funded, i.e., no funding agency coordination or other funding agency requirements have been included.
2. Survey services are included for the site selected by OWNER as part of Task 30. If, after the completion of Task 30, OWNER requests an alternative site, survey services for that location may be provided as Miscellaneous Technical Services (Task 90) or Additional Services (Part 3.0).
3. Easement plats are not included but may be provided as Miscellaneous Technical Services (Task 90) or Additional Services (Part 3.0), if requested.
4. The proposed scope does not include a transient hydraulic analysis of the existing force main. If this analysis is desired, it can be provided as an Additional Service upon request.
5. OWNER will provide a single consolidated electronic set of front-end documents in editable format (i.e., MS Word). ENGINEER will not be required to coordinate front-end documents from multiple file sources.

Task 50 – Permitting Phase

- 1) Prepare and submit the following permit applications on behalf of the OWNER:
 - a) NCDEQ Fast Track Sewer System Extension Application.
- 2) Respond to comments from regulatory reviewers and address comments as necessary.

Clarifications and assumptions:

- 1) OWNER will reimburse ENGINEER for permit application fees.
- 2) No environmental permitting or wetland impacts are anticipated or included. If wetlands are impacted by the project, additional permitting with ACOE and DEQ may be required and will be performed as Additional Services (Part 3.0) or Miscellaneous Technical Services (Task 90).
- 3) NCDEMLR Erosion and Sediment Control Plan and Permit Application is not included.
- 4) NCDOT Driveway Permit Application is not included.

Task 60 – Bidding and Award Phase

- 1) Distribute Bid Documents to prospective bidders in accordance with Advertisement for Bids

TASK ORDER: 8679-02 – JAARS Pump Station Replacement

(EJCDC Section C-111), as determined by ENGINEER.

- 2) Field questions from prospective bidders and issue up to two (2) addenda, if required.
 - a) Provide limited assistance to OWNER in evaluating “or equal” requests for equipment components, restricted to a single review for conformance with the specified requirements. Further analysis or additional review cycles are excluded.
- 3) Attend one pre-bid meeting.
- 4) Attend bid opening, tabulate bids, and issue letter of recommendation for award.
- 5) Upon Award by OWNER, issue Notice of Award and route construction contracts for signatures by Contractor and OWNER.

Clarifications and assumptions:

1. Involvement with one bid opening is included. If multiple bid openings are needed, professional services support may be provided as Miscellaneous Technical Services (Task 90) or Additional Services (Part 3.0).
2. Construction phase services are not included.

Task 90 – Miscellaneous Technical Services Allowance

- 1) Miscellaneous Technical Services task for services performed at the OWNERS’s request. ENGINEER will receive written authorization from OWNER prior to performing Miscellaneous Technical Services under this Task Order.

Miscellaneous Technical Services are those services not specifically included under the Basic Services of the Exhibit.

PART 3.0 ADDITIONAL SERVICES

ENGINEER will perform additional services as requested by OWNER. If the need for such services is identified, ENGINEER will prepare an amendment to this Task Order or prepare a new Task Order for OWNER’s approval. Additional Services will be performed upon execution of the amendment or new Task Order.

PART 4.0 OWNER’S RESPONSIBILITIES

OWNER will be responsible for the following activities:

- Delivery of available information in possession of OWNER that is reasonably requested in a timely manner.

TASK ORDER: 8679-02 – JAARS Pump Station Replacement

- Providing reasonable access and accompanying ENGINEER’s staff to all PS site visits. Only OWNER’s staff will be allowed to operate the PS.
- Providing timely review of the Draft TMs upon delivery and prior to each draft document Review Meeting.

PART 5.0 PERIODS OF SERVICE

ENGINEER will commence work upon execution of this Task Order. The schedule for completion of the services included in this Task Order will be agreed upon by OWNER and ENGINEER at the time that OWNER is ready to proceed with the work. The anticipated schedule is as follows:

Task 30: Preliminary Design Phase (30%)	4 Months
Task 40: Final Design Phase	6 Months
Task 50: Permitting Phase	2 Months
Task 60: Bidding and Award Phase	3 Months
Task 90: Miscellaneous Technical Services Allowance	To Be Determined

PART 6.0 PAYMENTS TO ENGINEER

ENGINEER will be compensated for the work on an ~~hourly not to exceed~~ ^{*} basis \$ 291,700. Int _____

Task 30: Preliminary Design Phase (30%)	HNTE	\$ 103,800
Task 40: Final Design Phase	HNTE	\$ 142,600
Task 50: Permitting Phase	HNTE	\$ 16,400
Task 60: Bidding and Award Phase	HNTE	\$ 18,900
Task 90: Miscellaneous Technical Services Allowance	HNTE	\$ 10,000
	TOTAL	\$ 291,700

* a Per Diem (time and materials) basis, in an amount not to exceed

All hourly fee work will be charged based upon the personnel classifications performing the work and corresponding hourly rate set forth in the attached hourly and fee breakdown incorporated herein as Attachment A. The Hourly Fee Summary is attached as Attachment B and incorporated herein by reference.

TASK ORDER: 8679-02 – JAARS Pump Station Replacement

This Task Order is executed on _____.

OWNER:

UNION COUNTY, NC

ENGINEER:

HIGHFILL INFRASTRUCTURE
ENGINEERING, P.C.

By: _____

Name: Brian W. Matthews

Title: County Manager

Address: 500 N Main St.,
Monroe, NC 28112

By: _____

Name: John W. McLaughlin, PE

Title: Vice President

Address: 9300 Harris Corners Pkwy, Ste 440
Charlotte, NC 28269

Approved as to Legal Form: BTI

This instrument has been preaudited in the manner
required by the Local Government Budget and
Fiscal Control Act.

Deputy Finance Officer

Attachment A

PROJECT HOURS BREAKDOWN

Print Date: 2/9/2026

Project: UCO2502 - JAARS Pump Station Replacement

Project Task	PROJECT ROLE							T. Hours	Labor	Subs	Exp	Sub+Exp	Total (rounded)	Fee Type
	Senior Engineer 14 (QC/QA)	Senior PM 10	Senior Engineer 14	Senior Engineer 9	Staff Professional 2	Senior Designer 11	Project Assistant 2							
Task 30 - Preliminary Technical Services	36	83	55	35	161	45	21	436	\$ 80,080	\$ 21,300	\$ 2,400	\$ 23,700	\$ 103,800	HNTE
Task 40 - Design Phase	39	102	81	0	243	167	63	695	\$ 121,140	\$ 17,500	\$ 4,000	\$ 21,500	\$ 142,600	HNTE
Task 50 - Permitting Phase	3	13	9	0	22	20	6	73	\$ 13,025	\$ 3,000	\$ 400	\$ 3,400	\$ 16,400	HNTE
Task 60 - Bidding and Award Phase	5	28	6	0	37	0	24	100	\$ 15,935	\$ 2,500	\$ 500	\$ 3,000	\$ 18,900	HNTE
Task 90 - Miscellaneous Technical Services Allowance									\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	HNTE
Totals	83	226	151	35	463	232	114	1304	\$ 240,180	\$ 44,300	\$ 7,300	\$ 51,600	\$ 291,700	



Attachment B 2026 SCHEDULE OF RATES

Int _____

HIGHFILL

Highfill Infrastructure Engineering, P.C.

Employee Classification	Hourly Rate
Senior Project Manager (11-15)	\$240-290
Senior Project Manager (8-10)	\$180-235
Senior Engineer (11-15)	\$240-285
Senior Engineer (6-10)	\$165-235
Project Manager	\$165-180
Engineer (PE)	\$145-165
Staff Professional	\$120-155
Sr. Designer	\$155-200
Sr. Const. Observer; Sr. Tech.; Sr. CAD Tech	\$115-145
Construction Observer; Technician; CAD Tech	\$85-100
Project Assistant	\$85-100

Expenses/Subcontractors	Cost Incurred
Subcontractor	Invoice
Reimbursable Project Costs	Invoice
Mileage	then-current IRS rate

Rates are valid through 2026.

Sales or Use Taxes: Rates do not include sales or use tax on professional services. If any governmental entity takes a legislative action that imposes sales or use taxes on Engineer's services, then such taxes will be invoiced for reimbursement by Client.

V26.0_0sub

Engineering is our profession. Service is our passion.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-148

Agenda Date: 3/16/2026

TITLE:

Bid Award - Moores Park Water Main Extension

INFORMATION CONTACT:

John Shutak, Union County Water, Engineering Director, 704-283-3651

ACTION REQUESTED:

1) Award contract to Dallas 1 Construction, LLC in the amount of \$729,966.00; 2) authorize the County Manager to i) negotiate and execute an agreement substantially consistent with this agenda item, ii) exercise any renewal or extension term options set forth in the agreement, and iii) terminate the agreement if deemed in the best interest of the County, each in the County Manager's discretion; and 3) adopt Resolution Providing Notice of Construction of the Moores Park Water Main Extension Project construction.

PRIOR BOARD ACTIONS:

December 8, 2025, Regular Meeting, Agenda Item # 25-738 - Approved the Interlocal Agreement with the Town of Indian Trail for the Moores Park Water Main Extension project cost share.

BACKGROUND:

The Capital Improvement Program, as adopted by the Board of County Commissioners, includes system improvements and extensions of the existing water system. The project consists of approximately 4,580 linear feet of 8-inch, 6-inch and 2-inch water mains to provide water to the Moores Park subdivision.

On January 23, 2026, the Procurement Department partnered with Union County Water to issue an Invitation for Bid - IFB 2026-046. On February 24, 2026, nine (9) bids for the project were received and processed. All bids were tabulated, reviewed, and certified by Union County Water engineering staff. The bids ranged from \$729,966.00 to \$1,833,998.00; staff recommends that the project be awarded to the lowest responsive, responsible bidder, Dallas 1 Construction, LLC, in the amount of \$729,966.00.

FINANCIAL IMPACT:

Funding is available within the adopted account 60184136 - Moores Park Water Main Extension to support the construction contract amount of \$729,966.00. The Town of Indian Trail will reimburse the County for fifty percent of this contract amount in accordance with the interlocal agreement executed December 19, 2025.

**ENGINEERING REPORT FOR BIDS
UNION COUNTY, NORTH CAROLINA
MOORES PARK WATER MAIN EXTENSION
IFB #2026-046**

- I. Date and Time of Bid Opening:** February 24, 2026 at 10:00 AM
- II. Location for Receipt of Bids:** Union County Procurement Department
610 Patton Avenue
Monroe, NC 28110

III. Description of Project:

The Moores Park Water Main Extension project consists of constructing approximately 4,576 linear feet of 2-inch, 6-inch, and 8-inch water mains, related appurtenances, and water service transfers.

IV. Advertisement for Bids:

The “Advertisement for Bids” for the project was placed in the following publications:

1. Duncan-Parnell – <https://bidroom.duncan-parnell.com/>
2. Union County – www.co.union.nc.us
3. State of North Carolina – www.ips.state.nc.us

Drawings and specifications were available for public review during the advertisement period at the following locations:

1. Duncan-Parnell – <https://bidroom.duncan-parnell.com/>
2. Union County Procurement Division

In response to the Advertisement for Bids, a total of eighteen (18) contractors requested and received drawings and specifications. Nine (9) bids were received at the above-specified date, time, and place.

V. Summary of Bids:

The Total Bid for each bidder for the Moores Park Water Main Extension project is listed below in the order from lowest bid to highest bid based on the Total Bid.



Bidder	Total Bid
Dallas 1 Construction	\$ 729,966.00
North State Water and Sewer	\$ 818,100.00
Litman Excavating	\$ 926,611.00
Dawn Development Company	\$ 927,047.70
Mountaineer Contractors	\$ 1,017,539.00
Fosselman Construction	\$ 1,017,637.50
G.S. Construction	\$ 1,093,659.00
State Utility Contractors	\$ 1,168,725.00
Grosvenor Land	\$ 1,833,998.00

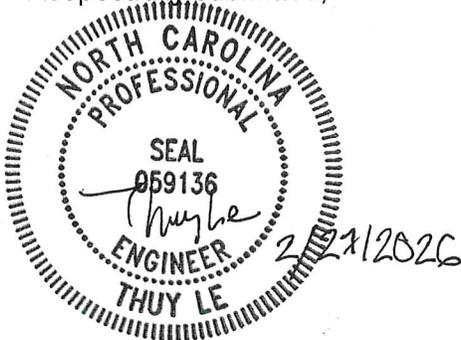
There were no Bid Irregularities.

VI. Recommendations:

Union County Water recommends that Union County award the project to Dallas 1 Construction, the lowest responsible and responsive bidder, in the amount of \$729,966.00.

Should you have any questions concerning the bids received or our recommendations, please do not hesitate to contact us. We look forward to continuing work on this important project for Union County.

Respectfully submitted,



Thuy Le, P.E.
CIP Engineer
Union County Water

Cc: File

Union County
BID TABULATION
Moore's Park Water Main Extension Project

Bid Opening Date / Time: 10:00 AM Tuesday, February 24th, 2026
 Union County Procurement Division
 610 Patton Avenue
 Monroe, NC 28110
 704-283-3519

Dallas 1 Construction LLC PO Box 480369 Charlotte, NC 28269 704-509-4547 NC License No. 48533 shoffman@dallas1.net BID AMOUNT	North State Water and Sewer, Inc. 2809 Hall Lane Winston-Salem, NC 27127 336-575-3052 NC License No. 76022 rlatham@northstatews.com BID AMOUNT	Litman Excavating Inc. 124 Unionville Indian Trail Road Indian Trail, NC 28079 704-677-3159 NC License No. 85276 joshb@litmanexcavating.com BID AMOUNT	Dawn Development Company, Inc. 1815 N. Rocky River Road Monroe, NC 28110 704-296-9620 NC License No. 50539 charlottepalmer1@carolina.rr.com BID AMOUNT	Mountaineer Contractors, Inc 15237 S Preston Hwy Kingwood, WV 26537 304-329-2129 NC License No. 76264 jason_workman@mcicwv.com BID AMOUNT
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Item No.	Description	Units	Qty	Unit Price	Total								
1	Mobilization (not to exceed 4% of Total Bid)	LS	1	\$28,000.00	\$28,000.00	\$24,000.00	\$24,000.00	\$29,025.00	\$29,025.00	\$25,000.00	\$25,000.00	\$9,440.00	\$9,440.00
2	Cash Allowance for Materials Testing	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
3	Subgrade Stabilization Stone	TN	100	\$74.00	\$7,400.00	\$40.00	\$4,000.00	\$88.00	\$8,800.00	\$0.01	\$1.00	\$100.00	\$10,000.00
4	Connect to Existing Water Main	LS	1	\$2,000.00	\$2,000.00	\$4,000.00	\$4,000.00	\$16,640.00	\$16,640.00	\$8,500.00	\$8,500.00	\$6,060.00	\$6,060.00
5	8 In Water Line (PVC)	LF	950	\$63.00	\$59,850.00	\$62.00	\$58,900.00	\$85.35	\$81,082.50	\$75.00	\$71,250.00	\$78.00	\$74,100.00
6	8 IN Water Line (RJ DIP)	LF	1100	\$110.00	\$121,000.00	\$108.00	\$118,800.00	\$106.70	\$117,370.00	\$105.00	\$115,500.00	\$115.00	\$126,500.00
7	6 IN Water Line (PVC)	LF	2100	\$44.00	\$92,400.00	\$42.00	\$88,200.00	\$68.25	\$143,325.00	\$35.00	\$73,500.00	\$65.00	\$136,500.00
8	6 IN Water Line (RJ DIP)	LF	1200	\$83.00	\$99,600.00	\$96.00	\$115,200.00	\$97.25	\$116,700.00	\$70.00	\$84,000.00	\$98.00	\$117,600.00
9	2 IN Water Line (PVC)	LF	200	\$31.00	\$6,200.00	\$38.00	\$7,600.00	\$31.60	\$6,320.00	\$25.00	\$5,000.00	\$44.00	\$8,800.00
10	8 IN Gate Valve	EA	1	\$4,980.00	\$4,980.00	\$5,000.00	\$5,000.00	\$4,740.35	\$4,740.35	\$7,000.00	\$7,000.00	\$4,212.00	\$4,212.00
11	6 IN Gate Valve	EA	3	\$2,530.00	\$7,590.00	\$4,000.00	\$12,000.00	\$3,848.75	\$11,546.25	\$6,000.00	\$18,000.00	\$3,275.00	\$9,825.00
12	2 IN Gate Valve	EA	1	\$1,588.00	\$1,588.00	\$2,800.00	\$2,800.00	\$3,015.80	\$3,015.80	\$5,000.00	\$5,000.00	\$2,313.00	\$2,313.00
13	Blow-off Assembly	EA	1	\$2,988.00	\$2,988.00	\$4,500.00	\$4,500.00	\$4,212.80	\$4,212.80	\$7,000.00	\$7,000.00	\$4,143.00	\$4,143.00
14	Fire Hydrant Assembly	EA	7	\$9,463.00	\$66,241.00	\$10,000.00	\$70,000.00	\$10,442.90	\$73,100.30	\$10,500.00	\$73,500.00	\$10,503.00	\$73,521.00
15	Locate SCP, Install Pipe, Spiders, & End Seals	LS	1	\$1,000.00	\$1,000.00	\$14,000.00	\$14,000.00	\$11,925.50	\$11,925.50	\$6,500.00	\$6,500.00	\$8,346.00	\$8,346.00
16	Free Bore for 6 IN and 8 IN Water Main	LF	420	\$90.00	\$37,800.00	\$90.00	\$37,800.00	\$121.00	\$50,820.00	\$275.00	\$115,500.00	\$207.00	\$86,940.00
17	Punch/Bore for 2 IN Water Main	LF	40	\$75.00	\$3,000.00	\$80.00	\$3,200.00	\$115.00	\$4,600.00	\$255.00	\$10,200.00	\$167.00	\$6,680.00
18	Water Meter Box with Meter Assembly	EA	25	\$897.00	\$22,425.00	\$1,800.00	\$45,000.00	\$1,180.00	\$29,500.00	\$750.00	\$18,750.00	\$2,148.00	\$53,700.00
19	Water Service Connection Assemblies	EA	25	\$517.00	\$12,925.00	\$600.00	\$15,000.00	\$1,217.60	\$30,440.00	\$550.00	\$13,750.00	\$2,032.00	\$50,800.00
20	¾ IN Copper Service Line - Long Side	LF	650	\$35.00	\$22,750.00	\$70.00	\$45,500.00	\$48.05	\$31,232.50	\$240.00	\$156,000.00	\$68.00	\$44,200.00
21	¾ IN Copper Service Line - Short Side	LF	200	\$31.00	\$6,200.00	\$45.00	\$9,000.00	\$72.40	\$14,480.00	\$200.00	\$40,000.00	\$80.00	\$16,000.00
22	Asphalt Roadway Pavement Replacement	LF	150	\$67.00	\$10,050.00	\$120.00	\$18,000.00	\$165.50	\$24,825.00	\$45.00	\$6,750.00	\$83.00	\$12,450.00
23	Driveway Replacement - Asphalt	LF	60	\$67.00	\$4,020.00	\$100.00	\$6,000.00	\$150.00	\$9,000.00	\$0.01	\$0.60	\$158.00	\$9,480.00
24	Driveway Replacement - Concrete	SY	75	\$50.00	\$3,750.00	\$100.00	\$7,500.00	\$150.00	\$11,250.00	\$0.01	\$0.75	\$502.00	\$37,650.00
25	Driveway Replacement - Gravel	LF	75	\$55.00	\$4,125.00	\$40.00	\$3,000.00	\$80.00	\$6,000.00	\$0.01	\$0.75	\$60.00	\$4,500.00
26	Sediment Log	EA	60	\$95.00	\$5,700.00	\$50.00	\$3,000.00	\$108.00	\$6,480.00	\$0.01	\$0.60	\$50.00	\$3,000.00
27	Silt Fence/Tree Protection Fence	LF	1200	\$12.00	\$14,400.00	\$5.00	\$6,000.00	\$2.70	\$3,240.00	\$0.01	\$12.00	\$2.50	\$3,000.00
28	Erosion Control Matting/Ditch Lining	LF	3200	\$6.00	\$19,200.00	\$5.00	\$16,000.00	\$3.70	\$11,840.00	\$0.01	\$32.00	\$15.00	\$48,000.00
29	Stone Check Dam	EA	3	\$374.00	\$1,122.00	\$500.00	\$1,500.00	\$300.00	\$900.00	\$900.00	\$2,700.00	\$239.00	\$717.00
30	Rock Pipe Inlet Protection	EA	4	\$270.00	\$1,080.00	\$500.00	\$2,000.00	\$960.00	\$3,840.00	\$650.00	\$2,600.00	\$438.00	\$1,752.00
31	Hardware Cloth & Gravel Inlet Protection	EA	1	\$582.00	\$582.00	\$600.00	\$600.00	\$360.00	\$360.00	\$3,500.00	\$3,500.00	\$370.00	\$370.00
32	Traffic Control	LS	1	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00	\$15,000.00	\$15,000.00	\$12,500.00	\$12,500.00	\$1,940.00	\$1,940.00
33	Contingency Allowance	LS	1	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
TOTAL BID					\$729,966.00		\$818,100.00		\$926,611.00		\$927,047.70		\$1,017,539.00

Union County

BID TABULATION

Moores Park Water Main Extension Project

Bid Opening Date / Time: 10:00 AM Tuesday, February 24th, 2026
 Union County Procurement Division
 610 Patton Avenue
 Monroe, NC 28110
 704-283-3519

Fosselman Construction LLC 10700 Sikes Place, Suite 140 Charlotte, NC 28277 703-615-6624 NC License No. 85918 michael.przybyla@fosselmanconstruction.com BID AMOUNT	G.S. Construction, Inc. 6404 Buford Highway Norcross, GA 30071 678-377-8028 NC License No. 105806 avsvalvo@gsconstruction.net BID AMOUNT	State Utility Contractors, Inc P.O. Box 5019 Monroe, NC 28111-5019 704-289-6400 NC License No. 17793 scott@sucontractors.com BID AMOUNT	Grosvenor Land LLC 540 SW Broad Street Southern Pines, NC 28387 910-688-7361 NC License No. 104886 colin@gscotgrp.com BID AMOUNT
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Item No.	Description	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization (not to exceed 4% of Total Bid)	LS	1	\$32,000.00	\$32,000.00	\$40,000.00	\$40,000.00	\$46,000.00	\$46,000.00	\$65,000.00	\$65,000.00
2	Cash Allowance for Materials Testing	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
3	Subgrade Stabilization Stone	TN	100	\$99.00	\$9,900.00	\$75.00	\$7,500.00	\$70.00	\$7,000.00	\$95.00	\$9,500.00
4	Connect to Existing Water Main	LS	1	\$4,950.00	\$4,950.00	\$5,767.00	\$5,767.00	\$11,000.00	\$11,000.00	\$8,298.00	\$8,298.00
5	8 In Water Line (PVC)	LF	950	\$97.00	\$92,150.00	\$82.00	\$77,900.00	\$120.00	\$114,000.00	\$210.00	\$199,500.00
6	8 IN Water Line (RJ DIP)	LF	1100	\$104.00	\$114,400.00	\$146.00	\$160,600.00	\$162.00	\$178,200.00	\$265.00	\$291,500.00
7	6 IN Water Line (PVC)	LF	2100	\$66.00	\$138,600.00	\$75.00	\$157,500.00	\$110.00	\$231,000.00	\$155.00	\$325,500.00
8	6 IN Water Line (RJ DIP)	LF	1200	\$90.00	\$108,000.00	\$118.00	\$141,600.00	\$150.00	\$180,000.00	\$235.00	\$282,000.00
9	2 IN Water Line (PVC)	LF	200	\$50.00	\$10,000.00	\$41.00	\$8,200.00	\$100.00	\$20,000.00	\$130.00	\$26,000.00
10	8 IN Gate Valve	EA	1	\$4,300.00	\$4,300.00	\$3,815.00	\$3,815.00	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00
11	6 IN Gate Valve	EA	3	\$3,575.00	\$10,725.00	\$2,721.00	\$8,163.00	\$3,000.00	\$9,000.00	\$4,000.00	\$12,000.00
12	2 IN Gate Valve	EA	1	\$2,750.00	\$2,750.00	\$2,002.00	\$2,002.00	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00
13	Blow-off Assembly	EA	1	\$4,950.00	\$4,950.00	\$3,472.00	\$3,472.00	\$3,500.00	\$3,500.00	\$3,000.00	\$3,000.00
14	Fire Hydrant Assembly	EA	7	\$10,780.00	\$75,460.00	\$10,800.00	\$75,600.00	\$10,500.00	\$73,500.00	\$17,000.00	\$119,000.00
15	Locate SCP, Install Pipe, Spiders, & End Seals	LS	1	\$6,600.00	\$6,600.00	\$25,000.00	\$25,000.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00
16	Free Bore for 6 IN and 8 IN Water Main	LF	420	\$121.00	\$50,820.00	\$200.00	\$84,000.00	\$150.00	\$63,000.00	\$125.00	\$52,500.00
17	Punch/Bore for 2 IN Water Main	LF	40	\$110.00	\$4,400.00	\$150.00	\$6,000.00	\$125.00	\$5,000.00	\$115.00	\$4,600.00
18	Water Meter Box with Meter Assembly	EA	25	\$770.00	\$19,250.00	\$1,120.00	\$28,000.00	\$900.00	\$22,500.00	\$1,800.00	\$45,000.00
19	Water Service Connection Assemblies	EA	25	\$1,210.00	\$30,250.00	\$773.00	\$19,325.00	\$650.00	\$16,250.00	\$1,800.00	\$45,000.00
20	¾ IN Copper Service Line - Long Side	LF	650	\$198.00	\$128,700.00	\$46.00	\$29,900.00	\$45.00	\$29,250.00	\$100.00	\$65,000.00
21	¾ IN Copper Service Line - Short Side	LF	200	\$49.50	\$9,900.00	\$43.00	\$8,600.00	\$32.00	\$6,400.00	\$95.00	\$19,000.00
22	Asphalt Roadway Pavement Replacement	LF	150	\$84.00	\$12,600.00	\$98.00	\$14,700.00	\$170.00	\$25,500.00	\$175.00	\$26,250.00
23	Driveway Replacement - Asphalt	LF	60	\$72.00	\$4,320.00	\$100.00	\$6,000.00	\$115.00	\$6,900.00	\$175.00	\$10,500.00
24	Driveway Replacement - Concrete	SY	75	\$72.00	\$5,400.00	\$130.00	\$9,750.00	\$265.00	\$19,875.00	\$85.00	\$6,375.00
25	Driveway Replacement - Gravel	LF	75	\$60.50	\$4,537.50	\$45.00	\$3,375.00	\$50.00	\$3,750.00	\$85.00	\$6,375.00
26	Sediment Log	EA	60	\$33.00	\$1,980.00	\$410.00	\$24,600.00	\$65.00	\$3,900.00	\$275.00	\$16,500.00
27	Silt Fence/Tree Protection Fence	LF	1200	\$8.00	\$9,600.00	\$4.00	\$4,800.00	\$5.00	\$6,000.00	\$15.00	\$18,000.00
28	Erosion Control Matting/Ditch Lining	LF	3200	\$12.00	\$38,400.00	\$11.00	\$35,200.00	\$3.50	\$11,200.00	\$13.00	\$41,600.00
29	Stone Check Dam	EA	3	\$275.00	\$825.00	\$480.00	\$1,440.00	\$500.00	\$1,500.00	\$500.00	\$1,500.00
30	Rock Pipe Inlet Protection	EA	4	\$385.00	\$1,540.00	\$2,200.00	\$8,800.00	\$1,000.00	\$4,000.00	\$3,000.00	\$12,000.00
31	Hardware Cloth & Gravel Inlet Protection	EA	1	\$330.00	\$330.00	\$1,050.00	\$1,050.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00
32	Traffic Control	LS	1	\$35,000.00	\$35,000.00	\$46,000.00	\$46,000.00	\$4,000.00	\$4,000.00	\$47,000.00	\$47,000.00
33	Contingency Allowance	LS	1	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
TOTAL BID					\$1,017,637.50	\$1,093,659.00		\$1,168,725.00		\$1,833,998.00	

**RESOLUTION OF THE UNION COUNTY BOARD OF COMMISSIONERS PROVIDING NOTICE OF
MOORES PARK WATER MAIN EXTENSION
PROJECT CONSTRUCTION**

WHEREAS, pursuant to G.S § 153A-457, a county shall notify property owners and adjacent property owners prior to commencement of any construction project by the county; and

WHEREAS, G.S. § 153A-457 provides that notice of a county construction project is deemed sufficient if notice of the construction project is given in any open meeting of the county prior to the commencement of the construction project; and

WHEREAS, the Union County Board of Commissioners desires to give notice of construction of the Moores Park Water Main Extension project prior to commencement of project construction as required by G.S. § 153A-457.

NOW, THEREFORE, BE IT RESOLVED BY THE Union County Board of Commissioners that:

1. Union County may commence construction of the Moores Park Water Main Extension project on property as shown on the attached map after the award date of the construction contract for the project.
2. This resolution and notice is adopted in accordance with the construction notice requirements of G.S. § 153A-457.

Adopted this the 16th day of March, 2026.

Attest:

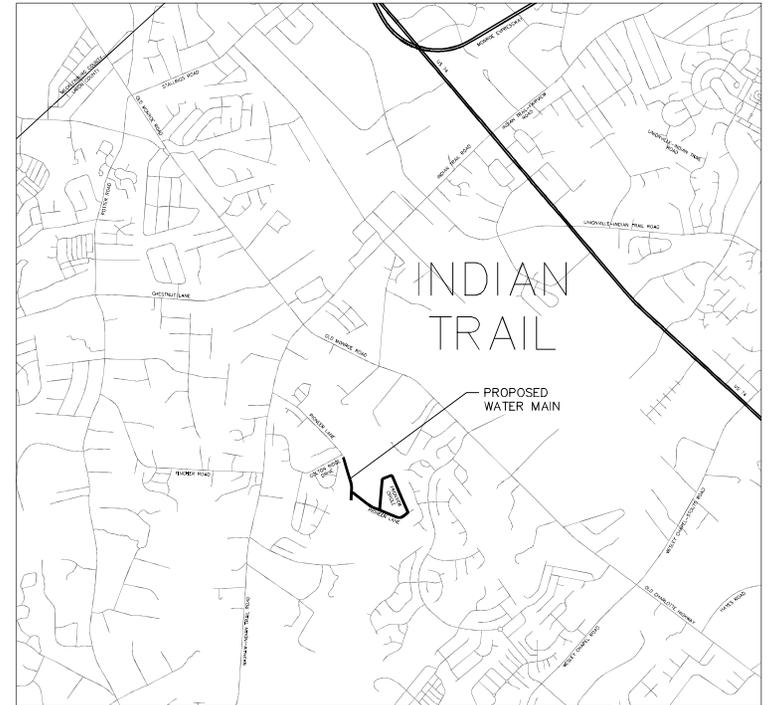
Lynn West
Clerk to the Board

Brian Helms
Chair, Union County Board of Commissioners

MOORES PARK WATER MAIN EXTENSION



VICINITY MAP



VICINITY MAP



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-139

Agenda Date: 3/16/2026

TITLE:

Resolution Authorizing Conveyance of Surplus Property

INFORMATION CONTACT:

Dorothy Thomas, Union County Sheriff's Office, Public Safety Finance Administrator, 704-283-3578;
Patrick Niland, County Manager's Office, Deputy County Manager, 704-283-3630

ACTION REQUESTED:

Adopt Resolution authorizing the County Manager to donate a surplus 2014 Dodge Charger patrol vehicle and 2013 Ford 250 4x4 to South Piedmont Community College.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

In accordance with G.S. 160A-274, the County is authorized to convey to any other governmental unit any interest in real or personal property. The Sheriff's Office has determined that a certain 2014 Dodge Charger, further identified as County Vehicle 58-14, is surplus, and the Sheriff's Office now desires that the County convey this vehicle to South Piedmont Community College. Additionally, the County Manager's Office desires to convey a surplus 2013 Ford F250 4x4, County Vehicle 36-13, to South Piedmont Community College.

FINANCIAL IMPACT:

None.

RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN UNION COUNTY
SURPLUS VEHICLES TO SOUTH PIEDMONT COMMUNITY COLLEGE

THAT WHEREAS, Union County is the owner of one 2014 Dodge Charger identified by County Number 58-14 and one 2013 Ford F250 4x4 identified by County Number 36-13, (the “Vehicles”); and

WHEREAS, Union County desires to declare surplus and convey the Vehicles to South Piedmont Community College; and

WHEREAS, pursuant to North Carolina General Statutes § 160A-274, Union County is authorized to convey to any other governmental unit any interest in real or personal property;

NOW, THEREFORE, BE IT RESOLVED by the Union County Board of Commissioners as follows:

1. These Vehicles are hereby declared surplus.
2. The County Manager or his designee is authorized to dispose of the Vehicles to South Piedmont Community College in accordance with G.S. § 160A-274, and to execute such documents of conveyance as may be necessary to transfer ownership of the Vehicles. There shall be no monetary consideration given for this sale of the Vehicles to South Piedmont Community College.

This the ____ day of _____, 2026.

ATTEST:

Lynn G. West, Clerk to the Board

Brian Helms, Chairman
Union County Board of Commissioners



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-136

Agenda Date: 3/16/2026

TITLE:

Grant Application - NC Office of State Fire Marshal Smoke Alarm Grant 2026

INFORMATION CONTACT:

Jon Williams, Fire Marshal's Office, Fire Marshal, 704-296-4296

ACTION REQUESTED:

Authorize the County Manager to submit the associated grant application and make necessary assurances and certifications associated with the grant application as substantially consistent with this agenda item, which includes the authorization to execute documents related to award of the grant and budget funds as appropriate.

PRIOR BOARD ACTIONS:

March 3, 2025, Regular Meeting, Agenda Item # 25-093 - Authorized application for 2025 Smoke Alarm Grant.

BACKGROUND:

This is a grant through the North Carolina Office of State Fire Marshal for smoke alarms. We did receive the grant last year and did several smoke alarm canvas initiatives in the following areas: Fairview, Hemby Bridge, Bakers, and Sandy Ridge. We partnered with these fire departments and the American Red Cross in these canvases. Last year, we had 5 civilian fire fatalities in Union County. Statewide, there were 158 civilian fire fatalities. Many homes do not have working smoke alarms. Programs like this continue to make a measurable difference by supporting prevention and early detection at the community level.

FINANCIAL IMPACT:

None. There is no financial impact on this grant.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-143

Agenda Date: 3/16/2026

TITLE:

Budget Amendment - Additional Funding for Breast and Cervical Cancer Screening and/or Diagnostic Services

INFORMATION CONTACT:

Traci Colley, Human Services Agency, Public Health Department, Director, 704-296-4801

ACTION REQUESTED:

1) Recognize, receive and appropriate \$8,125 in additional funding from the North Carolina Division of Public Health, FY25-26 Agreement Addendum 452 Breast and Cervical Cancer; and 2) approve Budget Amendment #17.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

In the United States, breast cancer is the most commonly diagnosed cancer in women. It is the leading cause of cancer death in Hispanic women and the second most common cause of cancer death among white, black, Asian/Pacific Island, and American Indian/Alaska Native women. In 2021, the U.S. incidence of breast cancer was 129.4 per 100,000 women and the mortality was 19.3 per 100,000 women. In 2024, an estimated 310,720 new cases of invasive breast cancer are expected to be diagnosed among U.S. women, as well as an estimated 56,500 additional cases of in situ breast cancer. In 2024, approximately 42,250 U.S. women are expected to die from breast cancer. Only lung cancer accounts for more cancer deaths. In North Carolina, an estimated 12,724 new female breast cancer cases (in-situ cases included) will be diagnosed in 2024, resulting in 1,544 deaths.

Cervical cancer, once the leading cause of death for women in the U.S., has significantly decreased in incidence and mortality since the mid-1970s due to an increase in Pap tests being conducted. Between 2016 and 2020, the incidence of cervical cancer was 7.7 per 100,000 women. While cervical cancer incidence and mortality continue to decrease, both are considerably higher among Hispanic and non-Hispanic Black women. In 2024, an estimated 13,820 new cases are expected to be diagnosed, with an estimated 4,360 women expected to die from cervical cancer. In North Carolina, an estimated 418 cervical cancer cases will be diagnosed in 2024 resulting in 137 deaths.

The most recent available data shows 130,352 uninsured women are eligible for breast cancer screening and diagnostic follow-up and 261,417 uninsured women are eligible for cervical cancer screening and diagnostic follow-up in North Carolina.

The North Carolina Breast and Cervical Cancer Control Program (NC BCCCP) began in North

Carolina in 1992 and continues to provide services to underserved North Carolina women. Funding is received through a competitive grant from the Centers for Disease Control and Prevention (CDC). This program was the first chronic disease screening program funded in the United States.

The NC BCCCP is a screening program and does not provide funds for treatment. However, patients enrolled in NC BCCCP and provided with at least one screening and/or diagnostic service prior to diagnosis may be eligible to receive Breast and Cervical Cancer Medicaid (BCCM) to cover acute treatment services for breast and cervical cancers and eligible precancerous breast and cervical findings and for reconstruction surgeries. Additionally, patients who are diagnosed outside of NC BCCCP with breast and/or cervical cancer and/or precancerous lesions and who meet NC BCCCP and NCDHHS Department of Health Benefits eligibility may receive assistance to apply for BCCM by a local NC BCCCP provider.

The goal of NC BCCCP is to reduce the morbidity and mortality due to breast and cervical cancers in individuals by providing breast and cervical cancer screening services, diagnostic services, and patient navigation services for eligible underserved individuals of North Carolina.

FINANCIAL IMPACT:

The County is awarded \$8,125 from the North Carolina Division of Public Health through the Chronic Disease and Injury Section / Cancer Prevention and Control Branch for use by May 31, 2026. No County match is required.

Division of Public Health

Agreement Addendum

FY 25-26

Union County Consolidated Human Services
Agency, Public Health Department
Local Health Department Legal Name

Chronic Disease and Injury Section /
Cancer Prevention and Control Branch
DPH Section / Branch Name

452 Breast and Cervical Cancer
Activity Number and Description

Lisa Brown, 919-707-5326
Lisa.m.brown@dhhs.nc.gov
DPH Program Contact
(name, phone number, and email)

06/01/2025 – 05/31/2026
Service Period

DPH Program Signature Date
(only required for a negotiable Agreement Addendum)

07/01/2025 – 06/30/2026
Payment Period

- Original Agreement Addendum
 Agreement Addendum Revision # 1

I. Background:

No change.

II. Purpose:

As requested by the Local Health Department, this Agreement Addendum Revision #1 provides additional funding to increase the screening targets as listed in Section III. Scope of Work and Deliverables below.

III. Scope of Work and Deliverables:

As of February 1, 2026 this Agreement Addendum Revision #1 replaces Paragraph 1. Provided Services with the following:

- 1. Provided Services.** The Local Health Department (LHD) shall provide breast and cervical cancer screening services and/or diagnostic services, and patient navigation-only (PN only) services to NC BCCCP-enrolled patients according to the following two tables:

Breast and Cervical Cancer Screening and/or Diagnostic Services Provided	Number of NC BCCCP-Enrolled Women		
	State-Funded	Federally Funded	Tax Donation-Funded
June 1, 2025 – May 31, 2026	30		
July 1, 2025 – May 31, 2026		55	
November 1, 2025 – May 31, 2026			0



Health Director Signature (use blue ink or verifiable digital signature)

Date 1-29-26

LHD to complete: LHD program contact name: Traci Colley
[For DPH to contact in case follow-up information is needed.] Phone and email address: Traci.Colley@unioncountync.gov 704.296.4801

Signature on this page signifies you have read and accepted all pages of this document.

Patient Navigation Only Services Medicaid Application Completion	Number of State-funded NC BCCCP-Enrolled Patients
Service Period: June 1, 2025–May 31, 2026	2

IV. Performance Measures / Reporting Requirements:

No change.

V. Performance Monitoring and Quality Assurance:

No change.

VI. Funding Guidelines or Restrictions:

No change.

Activity 452	AA	133300 2B03100 20G0167001	Total Allocated	133300 2B03355 2000400000	Total Allocated	133300 2B05599 2000000000	Total Allocated	133300 2B05599 2000000000	Total Allocated	Proposed Total	New Total
Service Period		07/01-05/31		11/01-05/31		06/01-05/31		06/02-05/31			
Payment Period		08/01-06/30		12/01-06/30		07/01-06/30		07/02-06/30			
01 Alamance		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
D1 Albemarle		0	\$48,750.00	0	\$0.00	0	\$29,250.00	0	\$100.00	0	78,100
02 Alexander		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
04 Anson		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
D2 Appalachian *	1	16,250	\$8,125.00	0	\$0.00	0	\$3,250.00	0	\$100.00	16,250	27,725
07 Beaufort		0	\$17,875.00	0	\$9,750.00	0	\$13,000.00	0	\$100.00	0	40,725
09 Bladen		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
10 Brunswick		0	\$26,000.00	0	\$0.00	0	\$26,000.00	0	\$100.00	0	52,100
11 Buncombe		0	\$130,000.00	0	\$32,500.00	0	\$102,375.00	0	\$100.00	0	264,975
12 Burke		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
13 Cabarrus		0	\$27,625.00	0	\$0.00	0	\$16,250.00	0	\$100.00	0	43,975
14 Caldwell		0	\$21,125.00	0	\$0.00	0	\$11,375.00	0	\$100.00	0	32,600
16 Carteret		0	\$8,125.00	0	\$3,250.00	0	\$8,125.00	0	\$100.00	0	19,600
17 Caswell		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
18 Catawba		0	\$21,125.00	0	\$11,375.00	0	\$16,250.00	0	\$100.00	0	48,850
19 Chatham		0	\$8,125.00	0	\$0.00	0	\$4,875.00	0	\$100.00	0	13,100
20 Cherokee		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
22 Clay		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
23 Cleveland		0	\$19,500.00	0	\$0.00	0	\$13,000.00	0	\$100.00	0	32,600
24 Columbus		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
25 Craven		0	\$11,375.00	0	\$3,250.00	0	\$11,375.00	0	\$100.00	0	26,100
26 Cumberland		0	\$10,400.00	0	\$0.00	0	\$7,150.00	0	\$100.00	0	17,650
28 Dare		0	\$14,625.00	0	\$0.00	0	\$11,375.00	0	\$100.00	0	26,100
29 Davidson *	1	3,250	\$26,000.00	0	\$0.00	0	\$17,875.00	0	\$100.00	3,250	47,225
30 Davie		0	\$11,375.00	0	\$0.00	0	\$8,125.00	0	\$100.00	0	19,600
31 Duplin *	1	32,500	\$13,000.00	0	\$0.00	0	\$13,000.00	0	\$100.00	32,500	58,600
32 Durham		0	\$8,125.00	0	\$0.00	0	\$9,750.00	0	\$100.00	0	17,975
33 Edgecombe		0	\$650.00	0	\$0.00	0	\$975.00	0	\$100.00	0	1,725
D7 Foothills		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
34 Forsyth *	1	9,750	\$21,125.00	0	\$0.00	0	\$14,625.00	0	\$100.00	9,750	45,600
35 Franklin		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
36 Gaston		0	\$22,750.00	0	\$0.00	0	\$14,625.00	0	\$100.00	0	37,475
38 Graham		0	\$4,875.00	0	\$0.00	0	\$3,250.00	0	\$100.00	0	8,225
D3 Gran-Vance		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
40 Greene		0	\$6,500.00	0	\$0.00	0	\$3,250.00	0	\$100.00	0	9,850
41 Guilford		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
42 Halifax		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
43 Harnett		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
44 Haywood		0	\$3,250.00	0	\$0.00	0	\$3,250.00	0	\$100.00	0	6,600
45 Henderson *	1	6,500	\$9,750.00	0	\$0.00	0	\$8,125.00	0	\$100.00	6,500	24,475
47 Hoke		0	\$6,500.00	0	\$8,125.00	0	\$4,875.00	0	\$100.00	0	19,600
48 Hyde		0	\$3,250.00	0	\$1,950.00	0	\$3,250.00	0	\$100.00	0	8,550
49 Iredell		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
50 Jackson		0	\$11,375.00	0	\$0.00	0	\$8,125.00	0	\$100.00	0	19,600
51 Johnston		0	\$30,875.00	0	\$0.00	0	\$17,875.00	0	\$100.00	0	48,850
52 Jones *	1	-975	\$3,250.00	0	\$0.00	0	\$1,625.00	0	\$100.00	-975	4,000
53 Lee		0	\$4,875.00	0	\$0.00	0	\$3,250.00	0	\$100.00	0	8,225
54 Lenoir		0	\$9,750.00	0	\$3,250.00	0	\$4,875.00	0	\$100.00	0	17,975
55 Lincoln		0	\$14,950.00	0	\$0.00	0	\$17,550.00	0	\$100.00	0	32,600
56 Macon		0	\$8,125.00	0	\$0.00	0	\$8,125.00	0	\$100.00	0	16,350
57 Madison		0	\$8,125.00	0	\$0.00	0	\$8,125.00	0	\$100.00	0	16,350
D4 M-T-W		0	\$3,250.00	0	\$0.00	0	\$6,500.00	0	\$100.00	0	9,850

60 Mecklenburg		0	\$97,500.00	0	\$0.00	0	\$65,000.00	0	\$100.00	0	162,600
62 Montgomery		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
63 Moore		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
64 Nash		0	\$26,650.00	0	\$0.00	0	\$18,850.00	0	\$100.00	0	45,600
65 New Hanover*	2	3,250	\$11,375.00	0	\$3,250.00	0	\$11,375.00	0	\$100.00	3,250	29,350
66 Northampton		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
67 Onslow		0	\$13,000.00	0	\$0.00	0	\$13,000.00	0	\$100.00	0	26,100
68 Orange		0	\$4,875.00	0	\$6,500.00	0	\$6,500.00	0	\$100.00	0	17,975
69 Pamlico		0	\$6,825.00	0	\$0.00	0	\$4,875.00	0	\$100.00	0	11,800
71 Pender		0	\$6,500.00	0	\$0.00	0	\$4,875.00	0	\$100.00	0	11,475
73 Person		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
74 Pitt		0	\$20,800.00	0	\$16,250.00	0	\$18,200.00	0	\$100.00	0	55,350
75 Polk		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
76 Randolph		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
77 Richmond		0	\$11,375.00	0	\$0.00	0	\$6,500.00	0	\$100.00	0	17,975
78 Robeson		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
79 Rockingham		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
80 Rowan		0	\$9,425.00	0	\$0.00	0	\$6,825.00	0	\$100.00	0	16,350
82 Sampson	* 1	4,875	\$7,475.00	0	\$0.00	0	\$8,775.00	0	\$100.00	4,875	21,225
83 Scotland		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
84 Stanly		0	\$3,250.00	0	\$0.00	0	\$3,250.00	0	\$100.00	0	6,600
85 Stokes		0	\$6,500.00	0	\$0.00	0	\$4,875.00	0	\$100.00	0	11,475
86 Surry		0	\$26,000.00	0	\$0.00	0	\$17,875.00	0	\$100.00	0	43,975
87 Swain		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
D6 Toe River		0	\$8,125.00	0	\$0.00	0	\$4,875.00	0	\$100.00	0	13,100
88 Transylvania		0	\$3,250.00	0	\$0.00	0	\$3,250.00	0	\$100.00	0	6,600
90 Union	* 1	8,125	\$9,750.00	0	\$0.00	0	\$9,750.00	0	\$100.00	8,125	27,725
92 Wake		0	\$71,500.00	0	\$0.00	0	\$58,500.00	0	\$100.00	0	130,100
93 Warren		0	\$3,250.00	0	\$0.00	0	\$3,250.00	0	\$100.00	0	6,600
96 Wayne	* 2	6,500	\$34,125.00	0	\$9,750.00	0	\$22,750.00	0	\$100.00	6,500	73,225
97 Wilkes		0	\$11,375.00	0	\$9,750.00	0	\$8,125.00	0	\$100.00	0	29,350
98 Wilson		0	\$16,250.00	0	\$8,125.00	0	\$6,500.00	0	\$100.00	0	30,975
99 Yadkin		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	0
00 Yancey		0	\$975.00	0	\$4,875.00	0	\$650.00	0	\$100.00	0	6,600
Totals		90,025	1,014,650	0	131,950	0	763,100	0	5,900	90,025	2,005,625

Sign and Date - DHHS Program Administrator <i>Ciara Rukse</i> 01/23/26	Sign and Date - DHHS Section Chief <i>Gayle R. Thompson</i> 01/23/2026
Sign and Date - DHHS Budget Office – ATC Coordinator <i>Sarah Higgins</i> 1/23/2026	Sign and Date - DHHS Budget Officer <i>S L</i> 1/26/26 <i>April Johnson</i> 1/26/2026

FY26 - FAS
federal award
supplement

Activity Nbr + Name: **452 Breast and Cervical Cancer**
FAS Number + Reason: **3** This FAS is accompanying an AA+BE or an AA Revision+BE Revision.

Assistance Listing Nbr + Name: **93.898** Cancer Prevention and Control Programs for State, Territorial and Tribal Organizations

Is award R&D?: NO FAIN: **NU58DP007121** IDC rate: 10.00% Fed awd total amt: \$ 4,696,801

NC Cancer Prevention and Control Program for State, Territorial and Tribal Organizations, NC B&C,NCCCCP, and NC

Fed award project description: NPCR.

Fed awd date + awarding agency: 06-27-25 HHS, Centers for Disease Control and Prevention

Subrecipient	Subrecipient's UEI	Federal funds from grant listed above	Total federal funds for entire Activity	Subrecipient	Subrecipient's UEI	Federal funds from grant listed above	Total federal funds for entire Activity
Alamance	F5VHYUU13NC5			Jackson	X7YWWY6ZP574	\$	11,375
Albemarle	WAAVS51PNMK3		\$ 48,750	Johnston	SYGAGEFDHYR7	\$	30,875
Alexander	XVEEJSNY7UX9			Jones	HE3NNUE27M7	\$ (975)	\$ 2,275
Anson	PK8UYTSNJCC3			Lee	F6A8UC99JWJ5	\$	4,875
Appalachian	CD7BFHB8W539	\$ 16,250	\$ 24,375	Lenoir	QKUFLL37VPGH6	\$	9,750
Beaufort	RN1SXFDD4LXN6		\$ 17,875	Lincoln	UGGQGSKKBGJ5	\$	14,950
Bladen	TLCTJWDJH1H9			Macon	LLPJBC6N2LL3	\$	8,125
Brunswick	MJBMXLN9NJT5		\$ 26,000	Madison	YQ96F8BJYTJ9	\$	8,125
Buncombe	W5TCDKMLHE69		\$ 130,000	MTW	ZKK5GNRNBBY6	\$	3,250
Burke	KVJHUFURQDM5			Mecklenburg	EZ15XL6BMM68	\$	97,500
Cabarrus	RDXNEJKJFU7		\$ 27,625	Montgomery	E78ZAJM3BFL3		
Caldwell	HL4FGNJNGE97		\$ 21,125	Moore	HFNSK95FS7Z8		
Carteret	UC6WJ2MQMJS8		\$ 8,125	Nash	NF58K566HQM7		\$ 26,650
Caswell	JDJ7Y7CGYC86			New Hanover	F7TLT2GMEJE1	\$ 3,250	\$ 14,625
Catawba	GYUNA9W1NFM1		\$ 21,125	Northampton	CRA2KCAL8BA4		
Chatham	KE57QE2GV5F1		\$ 8,125	Onslow	EGE7NBXW5JS6		\$ 13,000
Cherokee	DCEGK6HA11M5			Orange	GFFMCW9XDA53		\$ 4,875
Clay	HYKLQVNLXK7			Pamlico	FT59QFEAU344		\$ 6,825
Cleveland	UWMUYMPVL483		\$ 19,500	Pender	T11BE678U9P5		\$ 6,500
Columbus	V1UAJ4L87WQ7		\$ -	Person	FQ8LFJGMAJB4		
Craven	LTZ2U8LZQ214		\$ 11,375	Pitt	VZNPMLFT5R6		\$ 20,800
Cumberland	HALND8WJ3GW4		\$ 10,400	Polk	QZ6BZPGLX4Y9		
Dare	ELV6JGB11QK6		\$ 14,625	Randolph	T3BUM1CVS9N5		
Davidson	C9P5MDJC7KY7	\$ 3,250	\$ 29,250	Richmond	Q63FZNTJM3M4		\$ 11,375
Davie	L8WBGLHZV239		\$ 11,375	Robeson	LKBEJQFLAAK5		
Duplin	KZN4GK5262K3	\$ 32,500	\$ 45,500	Rockingham	KGCCCHJZZ43		
Durham	LJ5BA6U2HLM7		\$ 8,125	Rowan	GCB7UCV96NW6		\$ 9,425
Edgecombe	MAN4LX44AD17		\$ 650	Sampson	WRT9CSK1KJY5	\$ 4,875	\$ 12,350
Foothills	NGTEF2MQ8LL4		\$ -	Scotland	FNVTCUQGCHM5		
Forsyth	V6BGVQ67YPY5	\$ 9,750	\$ 30,875	Stanly	U86MZUYPL7C5		\$ 3,250
Franklin	FFKTRQCNN143			Stokes	W41TRA3NUNS1		\$ 6,500
Gaston	QKY9R8A8D5J6		\$ 22,750	Surry	FMWCTM24C9J8		\$ 26,000
Graham	L8MAVKQJTYN7		\$ 4,875	Swain	TAE3M92L4QR4		
Granv-Vance	MGQJJK22EJB3			Toe River	JUA6GAUQ9UM1		\$ 8,125
Greene	VCU5LD71N9U3		\$ 6,500	Transylvania	YLN4BFCJCP39		\$ 3,250
Guilford	YBEQWGFJPMJ3			Union	LHMKBD4AGRJ5	\$ 8,125	\$ 17,875
Halifax	MRL8MYNJ3Y5			Wake	FTJ2WJPLWMJ3		\$ 71,500
Harnett	JBDCD9V41BX7			Warren	TLNAU5CNHSU5		\$ 3,250
Haywood	DQHZEVAV95G5		\$ 3,250	Wayne	DACFHCLQKMS1	\$ 6,500	\$ 40,625
Henderson	TG5AR81JLFQ5	\$ 6,500	\$ 16,250	Wilkes	M14KKHY2NNR3		\$ 11,375
Hoke	C1GWSADARX51		\$ 6,500	Wilson	ME2DJHMYWG55		\$ 16,250
Hyde	T2RSYN36NN64		\$ 3,250	Yadkin	PLCDT7JFA8B1		
Iredell	XTNRLKJLA4S9			Yancey	L98MCUHKC2J8		\$ 975

UEI = Unique Entity Identifier

Federal Award Reporting Requirements for Pass-Through Agencies, 2 CFR § 200.331

DPH v1 05-30-24 [ag]

BUDGET AMENDMENT

BUDGET Public Health REQUESTED BY Traci Colley

FISCAL YEAR FY 2026 DATE February 24, 2026

INCREASE

Description

Medical Services 8,125
 Revenue- BCCCP 8,125

DECREASE

Description

Explanation: Funding Authorization Breast and Cervical -Federal. Recognize, receive, and appropriate additional funding for Cancer prevention and control programs for state, territorial and Tribal Organizations.

DATE _____

APPROVED BY _____
 Bd of Comm/County Manager
 Lynn West/Clerk to the Board

FOR POSTING PURPOSES ONLY

DEBIT

<u>Code</u>	<u>Account</u>	<u>Amount</u>
10130512-5383-11430	Medical Services	<u>8,125</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

CREDIT

<u>Code</u>	<u>Account</u>	
10130512-4320-11430	Revenue- BCCCP	<u>8,125</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total 8,125

Total 8,125

Prepared By MEG
 Posted By _____
 Date _____

Number 17



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-155

Agenda Date: 3/16/2026

TITLE:

Budget Amendment - State Aid to Public Libraries

INFORMATION CONTACT:

Nina Chaffin, Library, Director, 704-283-3561

ACTION REQUESTED:

1) Recognize, receive, and appropriate an additional \$7,757 in State Aid to Public Libraries funding to the Library's General Fund operating budget; and 2) approve Budget Amendment #13.

PRIOR BOARD ACTIONS:

September 2, 2025, Regular Meeting, Agenda Item # 25-534 - Approved the 2025-26 Application for State Aid to Public Libraries.

BACKGROUND:

The State Library of North Carolina oversees the funding for Aid to Public Libraries. In order to receive this aid, public library systems must submit an annual application for State Aid. Once all libraries in North Carolina submit their applications, disbursement calculations are made based on the number of qualifying library applicants. Now that all library applications have been submitted and approved, Union County will now be receiving \$261,866 which is an additional \$7,757 of funding.

FINANCIAL IMPACT:

The library's operating budget will be increased by \$7,757.

BUDGET AMENDMENT

BUDGET General Fund REQUESTED BY Nina Chaffin

FISCAL YEAR 2026 DATE December 08, 2025

INCREASE

Description

State Grant 7,757
 Printing and Office Supplies 7,757

DECREASE

Description

Explanation: To recognize, receive, and appropriate additional state aid funds from NC Dept. of Natural & Cultural Resources for the purchase of supplies

DATE _____

APPROVED BY _____
 Bd of Comm/County Manager
 Lynn West/Clerk to the Board

FOR POSTING PURPOSES ONLY

DEBIT

<u>Code</u>	<u>Account</u>	<u>Amount</u>
10115510-5260	Tools & Supplies	7,757
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

CREDIT

<u>Code</u>	<u>Account</u>	
10115510-4431	State Grant - Other NC Type	7,757
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total 7,757

Total 7,757

Prepared By MN
 Posted By _____
 Date _____

Number 13



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-156

Agenda Date: 3/16/2026

TITLE:

FY2026 Economic Development Incentive Grant Factors

INFORMATION CONTACT:

Ron Mahle, Economic Development, Director, 980-476-5279

ACTION REQUESTED:

Approve adjustment to Economic Development Grant Factors for FY 2025-2026. Factors are retroactive to July 1, 2025, and effective through June 30, 2026.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Effective July 1, 2025, the Union County Board of Commissioners adopted a tax rate of \$.4342/\$100 value. This new tax rate requires an update to Union County's Economic Development Grant Factors. The new factors are:

Step 1 Existing:	1.09%
Step 1 New:	1.09%
Step 2:	1.41%
Step 3:	1.63%
Step 4:	1.74%

The formula used to determine grant factors is: % relief of taxes multiplied by current tax rate multiplied by term of grant award.

For example: Step 4 grant factor is calculated as 80% tax relief X .004342 X 5 = 1.74%

FINANCIAL IMPACT:

Grant factors are used to calculate economic development incentive awards on a case-by-case basis as determined by project investment level, current tax rate, and term of grant award.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-150

Agenda Date: 3/16/2026

TITLE:

Consider Acquisition of Real Property

INFORMATION CONTACT:

Patrick Niland, County Manager's Office, Deputy County Manager, 704-283-3630

ACTION REQUESTED:

1) Authorize the acquisition of a fee simple interest in approximately 38.35 acres of certain property (Union County Tax Parcels 09-012-003C, 09-012-010B, and 09-012-010D), subject to all easements, right of ways, and other restrictions of record from Luanne Barbee for use as an industrial park; 2) Authorize the County Manager to a) negotiate and execute any documentation and agreement substantially consistent with this agenda item and necessary to effectuate such acquisition, b) exercise any extension term options set forth in the Agreement, and c) terminate the Agreement if deemed in the best interest of the County, each in the County Manager's discretion; 3) Approve Budget Amendment # 18; and 4) Approve a temporary Interfund Loan from the General Fund to the Economic Development Budgetary Fund for cashflow purposes.

PRIOR BOARD ACTIONS:

March 16, 2026, Regular Meeting, Agenda Item # 26-149 - Public Hearing Conducted on acquisition of real property.

BACKGROUND:

The County desires to acquire a fee simple interest in approximately 38.35 acres of property located north of Austin Chaney Road and south of McIntyre Road, near the Monroe Expressway in Union County (Union County Tax Parcels 09-012-003C, 09-012-010B, and 09-012-010D) currently owned by Luanne Barbee. The purpose of this acquisition is for the development of the Wingate industrial park pursuant to N.C.G.S. § 158-7.1. This acquisition will be funded by proceeds from a land sale within the Piedmont Industrial Park that are withheld in the County's Economic Development Budgetary Fund.

FINANCIAL IMPACT:

The purchase price is \$2,000,000 plus associated closing costs.

NORTH CAROLINA

UNION COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT ("Agreement") is by and between UNION COUNTY, a political subdivision of the State of North Carolina ("Buyer"), LUANNE BARBEE (hereinafter the "Seller" or "Sellers").

For and in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Terms and Definitions. The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

- (a) **"Property"**: All of those parcels or tracts of real property located in Union County, North Carolina consisting of approximately 38.35 acres in total, more or less being owned by Luanne Barbee, and described in Deed Book 1346, Page 399, and Deed Book 1050, Page 650, and further identified as tax parcel numbers 09-012-003C (34.772 acres), 09-012-010B (1.893 acres), and 09-012-010D (1.685 acres). The term "Property" shall include the aforementioned parcels as well as all buildings and improvements thereon and all fixtures and appurtenances thereto.
- (b) **Survey**. Buyer shall have the right, at Buyer's expense, to obtain a boundary and physical survey (the "Survey") of the Property during the Examination Period to be prepared by a registered land surveyor for the purpose of determining the exact legal description of the Property conveyed. In the event the Survey reveals anything which materially and adversely affects the Property, then Buyer may by written notice terminate this Agreement.
- (c) **"Purchase Price"** shall mean the sum of Two Million Dollars (\$2,000,000.00) to be paid to Seller in full at closing, in accordance with Sections 2 and 11 below.
- (d) **"Earnest Money Deposit"**: Ten percent (10%) of the total Purchase Price, equaling \$200,000.00.
- (e) **"Settlement"** shall mean the proper execution and delivery to the closing attorney of all documents necessary to complete the transaction contemplated by this Contract, including the deed, settlement statement, or other conveyance documents, and the closing attorney's receipt of all funds necessary to complete such transaction.
- (f) **"Closing"** shall mean the completion of the legal process which results in the transfer of title to the Property from Seller to Buyer, which includes the following steps: (1) the Settlement (as defined above); (2) completion of a satisfactory title update to the Property following Settlement; (3) the closing attorney's receipt of authorization to disburse all necessary funds; and (4) recordation in the appropriate county register of the deed(s) and deed(s) of trust, if any, which shall take place as soon as reasonably

possible for the closing attorney after Settlement. Upon closing, the proceeds of sale shall be disbursed by the closing attorney in accordance with the settlement statement and provisions of Chapter 45A of the North Carolina General Statutes. If the title update should reveal unexpected liens, encumbrances or other title defects, or if the closing attorney is not authorized to disburse all necessary funds, then the Closing shall be suspended and the Settlement deemed delayed.

- (g) **“Agreement Date”** means the date this Agreement has been fully executed by both Buyer and Seller.
- (h) **“Examination Period”** is the period which expires thirty (30) days from execution of this Agreement during which the Buyer may perform surveys, tests, and investigations to determine whether environmental conditions or conditions on the Property make it unsuitable for the Buyer’s intended use.
- (i) **Sellers’ Notice Address** shall be as follows:
 Luanne Barbee
 c/o Troy Simpson
 3510 New Salem Rd
 Monroe, NC 28110
- (j) **Buyer’s Notice Address** shall be as follows:
 Union County
 c/o Brian Matthews, Union County Manager
 500 N. Main Street, Suite 913
 Monroe, NC 28112

Section 2. Sale of Property and Payment of Purchase Price.

- (a) **Payment of Purchase Price.** Seller agrees to sell and Buyer agrees to buy the Property for the Purchase Price. Buyer shall pay the Purchase Price in full at Closing. Closing shall occur no later than April 15, 2026, unless agreed to by both parties.
- (b) **Earnest Money Deposit.** Buyer shall within ten (10) days of full execution and delivery of this Agreement, deposit with Maynard Nexsen, P.C. (the “Escrow Agent”) The Earnest Money Deposit. The Earnest Money Deposit shall be held in the trust account of Maynard Nexsen, P.C., and shall be applied to the Purchase Price at Closing. In the event of Buyer’s termination during the Examination Period or default by termination by Seller hereunder, the Escrow Agent shall return the Earnest Money Deposit to the Buyer, without any requirement for consent or approval from Seller.

Section 3. Termination of Agreement. This Agreement shall terminate upon the occurrence of the first of the following events:

- (a) Upon Buyer determining during the Examination Period that unsuitable environmental conditions, or other conditions limiting the suitability of the Property for the use intended by the Buyer, have been found to exist on the Property. Buyer’s right to terminate this Agreement for this reason shall expire thirty (30) days from the

Agreement Date. Upon termination of this Agreement pursuant to this Subsection 3(a), Seller shall forfeit the deposit held in escrow, if any.

- (b) Upon failure of the Buyer to obtain all governmental or administrative approvals including approval of its governing body or failure to obtain funding approval.

Section 4. Proration of Expenses and Payments of Costs. Seller and Buyer agree that all property taxes for the year within which the contract closes shall be prorated as of the Closing date. Buyer shall pay all closing costs including but not limited to document/deed preparation, revenue stamps, recording costs, costs of any title search, title insurance, survey, and the cost of any inspections or investigations undertaken by Buyer under this Agreement.

Section 5. Deliveries. Sellers agree to use best efforts to deliver to Buyer as soon as reasonably possible after the Agreement Date copies of all information relating to the Property in possession of or available to Seller, including, but not limited to: title insurance policies, surveys, and copies of all presently effective warranties or service contracts related to the Property. Sellers authorize (i) any attorney presently or previously representing Sellers to release and disclose all materials in the Property's title insurer's (or title insurer's agents) file to Buyer's attorney. If Buyer does not consummate the Closing for any reason other than Seller default, then Buyer shall return to Sellers all materials delivered by Seller to Buyer pursuant to this Section 5 and shall, upon Sellers' request, provide to Sellers copies of (subject to the ownership and copyright interests of the preparer thereof) any and all studies, reports, surveys, and any other information relating directly to the Property prepared by or at the request of Buyer, its employees and agents, and shall deliver to Sellers copies of all the foregoing without any warranty or representation by Buyer as to the contents, accuracy, or correctness thereof.

Section 6. Evidence of Title. Seller agrees to convey fee simple marketable and insurable title to the Property free and clear of all liens, encumbrances, and defects of title other than matters of record existing as of the Agreement Date that are not objected to by the Buyer prior to the Closing date; provided, however, that Seller shall be required to satisfy, at or prior to Closing, any encumbrances that may be satisfied by the payment of a fixed sum of money, such as deeds of trust, mortgages, or statutory liens. Seller shall not enter into or record any instrument that affects the Property after the Agreement Date without the prior written consent of the Buyer, which consent shall not be unreasonably withheld, conditioned, or delayed.

Section 7. Conditions. This Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon fulfillment (or waiver by Buyer, whether explicit or implied) of the following conditions:

- (a) **Title Examination.** After the Agreement Date, Buyer shall, at Buyer's expense, cause a title examination to be made of the Property prior to the Closing date. In the event such title examination shall show that Seller's title is not fee simple marketable and insurable, subject only to permitted exceptions in the Buyer's sole discretion, then Buyer shall promptly notify the Seller in writing of all such title defects and

exceptions, in no case later than ten (10) days prior to the Closing date. Seller shall have thirty (30) days to cure said noted defects. If Seller does not cure the defects or objects within thirty (30) days of the notice thereof, then Buyer may terminate this Agreement. If Buyer is to purchase title insurance the insuring company must be licensed to do business in North Carolina. Title to the Property must be insurable at regular rates, subject only to standard exceptions and permitted exceptions as are in the sole discretion of the Buyer.

- (b) **Same Condition.** If the Property is not in substantially the same condition at Closing as the date of the offer, then Buyer may (i) terminate this Agreement; or (ii) proceed to Closing whereupon Buyer shall be entitled to receive, in addition to the Property, any of Seller's insurance proceeds payable on account of the damage or destruction applicable to the Property.
- (c) **Inspections.** Buyer, its agents, or representatives, at Buyer's expense and at reasonable times during normal business hours, shall have the right to enter upon the Property for the purposes of inspecting, examining, performing soil borings and other testing, conducting a timber cruise, and surveying the Property. Buyer shall conduct all such on-site inspections, examinations, soil boring and other testing, timber cruises, and surveying of the Property in a good and workmanlike manner, shall repair at Buyer's expense any damage to the Property caused by Buyer's entry and on-site inspections, and shall conduct same in a manner that does not unreasonably interfere with Seller's or any tenant's use and enjoyment of the Property. Buyer assumes all responsibility for the acts of itself, its agents, or representatives in exercising its rights under this Section. Buyer shall have thirty (30) days from the Agreement Date to perform the above inspections, examinations, and testing.

Section 8. Leases. Sellers represent that there are no leases of the Property, and if any are determined to exist prior to Closing, Sellers agree to terminate such leases effective on or before the date of Closing.

Section 9. Environmental. Sellers represent and warrant that it has no actual knowledge of the presence or disposal, except as in accordance with applicable law, on the Property of hazardous or toxic waste or substances which are defined as those substances, materials, and wastes, including, but not limited to, those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR § 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR § 302.4) and amendments thereto, or such substances, materials, and waste which are or become regulated under any applicable local, state, or federal law, including, without limitation, any material, waste, or substance which is (i) petroleum; (ii) asbestos; (iii) polychlorinated biphenyls; (iv) designated as a hazardous substance pursuant to Section 311 of the Clean Water Act of 1977 (33 U.S.C. § 1321), or listed pursuant to Section 307 of the Clean Water Act of 1977 (33 U.S.C. § 1317); (v) defined as a hazardous waste pursuant to Section 1004 of the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6903); or (vi) defined as a hazardous substance pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of

1980 (42 U.S.C. § 9601). Seller has no actual knowledge of any contamination of the Property from such substances as may have been disposed of or stored on neighboring tracts.

Section 10. Risk of Loss/Damage/Repair Prior to Closing. Until Closing, the risk of loss or damage to the Property, except as otherwise provided herein, shall be borne by Seller. Nothing in this Section 10 should be construed so as to contradict any of the responsibility or liability obligations described in Section 9 herein.

Section 11. Closing. At Closing as defined above, Sellers shall deliver to Buyer a general warranty deed and other documents customarily executed or delivered by a seller in similar transactions, including, without limitation, a bill of sale for any personalty, an owner's affidavit, lien waiver forms, and a non-foreign status affidavit (pursuant to the Foreign Investment in Real Property Tax Act), and Buyer shall pay to Sellers the Purchase Price. Possession shall be delivered at Closing, unless otherwise agreed herein. Seller understands that any current spouse shall be required to sign the deed at Closing.

Section 12. Closing Contingency. Closing is contingent upon and subject to all necessary approvals by the Union County Board of commissioners and other duly required approvals.

Section 13. Delay in Settlement/Closing. Absent agreement to the contrary in the Contract or any subsequent modification thereto, if a party is unable to complete Settlement by the Closing date but intends to complete the transaction and is acting in good faith and with reasonable diligence to proceed to Settlement ("Delaying Party"), and if the other party is ready, willing and able to complete Settlement on the Closing date ("Non-Delaying Party") then the Delaying Party shall give a much notice as possible to the Non-Delaying Party and closing attorney and shall be entitled to a delay in Settlement. If the parties fail to complete Settlement and Closing within fourteen (14) days of the Closing date (including any amended Closing date agreed to in writing by the parties) or to otherwise extend the Closing Date by written agreement, then the Delaying Party shall be in breach and the Non-Delaying Party may terminate this Contract and shall be entitled to enforce any remedies available to such party under this Contract for the breach.

Section 14. Brokerage Commissions. Seller agrees to pay a commission to Troy Simpson Realty LLC at Closing, equal to eight (8%) percent of the total Purchase Price of the Property.

Section 15. Notices. Unless otherwise provided herein, all notices and other communications which may be or are required to be given or made by any party to the other in connection herewith shall be in writing and shall be deemed to have been properly given or received on the date delivered in person or deposited in the United States Mail, registered or certified, return receipt requested, to the address set out hereinabove as to Seller and as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith.

Section 16. Entire Agreement. This Agreement constitutes the sole and entire agreement among the parties and no modification of this Agreement shall be binding unless in writing or signed by all parties hereto.

Section 17. Enforceability. This Agreement shall become a contract when signed by both Buyer and Seller and such signing is communicated to all parties. It is expressly agreed that the notice described in Section 15 is not required for effective communication for the purposes of this Section. This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors, and assigns, and their personal representatives.

Section 18. Adverse Information and Compliance with Law.

- (a) **Seller Knowledge.** Sellers have no actual knowledge of any actions, suits, or proceedings, pending or threatened, against the Property.
- (b) **Compliance.** To Sellers' actual knowledge, (i) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules, and restrictions pertaining to or affecting the Property; (ii) performance of the Agreement will not result in a breach of, constitute any default under, or result in any imposition of any lien or encumbrance upon the Property under any agreement or other instrument to which Seller is a party or by which Seller or the Property is bound; and (iii) there are no legal actions, suits, or other legal or administrative proceedings pending or threatened against the Property and Seller is not aware of any facts which might result in any such action, suit, or other proceeding.

Section 19. Survival of Representations and Warranties. All representations, warranties, covenants, and agreements made by the parties hereto shall survive the Closing and delivery of the deed. Seller shall after Closing, without further consideration, execute, acknowledge, and deliver to Buyer such other documents and instruments and take such other actions as Buyer may reasonably request or may be necessary to more effectively transfer to Buyer the Property described herein in accordance with this Agreement.

Section 20. Applicable Law. This Agreement shall be construed under the laws of the State of North Carolina.

Section 21. Assignment. This Agreement shall not be assigned by any party without the express written consent of the other parties.

Section 22. Authority. Each signatory to this Agreement represents and warrants that he or she has full authority to sign this Agreement and such instruments as may be necessary to effectuate any transaction contemplated by this Agreement or on behalf of the party for whom he or she signs and that his or her signature binds such party.

[Remainder of page intentionally left blank. Signatures follow on the next page.]

ATTEST

BUYER:
UNION COUNTY

By: _____
Lynn West, Clerk to the Board

By: _____
Brian W. Matthews, County Manager

Date: _____

SELLER:


Luanne Barbee

Date: 2/12/2026

This instrument has been preaudited in the manner required
by The Local Government Budget and Fiscal Control Act.

Deputy Finance Officer

BUDGET AMENDMENT

BUDGET Economic Development REQUESTED BY Patrick Niland
 FISCAL YEAR FY 2026 DATE March 16, 2026

INCREASE

Description

Misc Revenue - Sale of Property (1,690,283)
 Land and Improvements 1,690,283

DECREASE

Description

Explanation: Provide funding for the purchase of land in the Economic Development Fund

DATE _____

APPROVED BY _____
 Bd of Comm/County Manager
 Lynn West/Clerk to the Board

FOR POSTING PURPOSES ONLY

DEBIT

<u>Code</u>	<u>Account</u>	<u>Amount</u>
10716112	5570	1,690,283
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total		<u>1,690,283</u>

CREDIT

<u>Code</u>	<u>Account</u>	
10716112	4820	(1,690,283)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total		<u>(1,690,283)</u>

Prepared By _____
 Posted By _____
 Date _____

Number _____



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-163

Agenda Date: 3/16/2026

TITLE:

Grant Application - North Carolina Agriculture Manufacturing and Processing Initiative

INFORMATION CONTACT:

Andrew Baucom, Cooperative Extension, Director, 704-283-3738

ACTION REQUESTED:

Authorize the County Manager to submit the associated grant application and make necessary assurances and certifications associated with the grant application as substantially consistent with this agenda item, which includes the authorization to execute documents related to award of the grant and budget funds as appropriate.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The North Carolina Manufacturing and Processing Initiative (NCAMPI)'s central goal is to support the development and expansion of agricultural manufacturing and processing facilities that turn raw North Carolina farm products into higher-value goods. The initiative is designed to make the state's agricultural sector more competitive, diverse, and economically resilient.

Agricultural Services seeks to use this grant funding to purchase an automated bottling system for the Food Innovation Center. This system will expand value-added agricultural processing capacity and enable Union County-grown products to be turned into higher-value, market-ready goods.

FINANCIAL IMPACT:

A local match is required, defined as the lesser of 5% of the grant award or \$50,000. The grant request is anticipated to be \$350,000.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-135

Agenda Date: 3/16/2026

TITLE:

Minutes for Approval

INFORMATION CONTACT:

Lynn G. West, Clerk to the Board of Commissioners, 704-283-3853

ACTION REQUESTED:

Approve minutes of the regular meeting of February 17, 2026.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

Draft minutes have been emailed to the Commissioners for review and approval on the Consent Agenda.

FINANCIAL IMPACT:

None.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-144

Agenda Date: 3/16/2026

TITLE:

2025 Annual Report for Local Child Fatality Team

INFORMATION CONTACT:

Traci Colley, Human Services Agency - Public Health Department, Director, 704-296-4801; Ashley Lantz, Human Services Agency - Department of Social Services, Director, 704-296-4380

ACTION REQUESTED:

Receive as information the Union County Local Child Fatality Team 2025 Annual Report.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The NC Child Fatality Prevention System is a statewide multi-disciplinary, multiagency system that was developed in the 1990's consisting of the North Carolina Child Fatality Prevention Team, North Carolina Child Fatality Task Force, and the Local Child Fatality Prevention Team (CFPT) and Community Child Protection Team (CCPT). N.C. G.S. 7B Article 14 defines the duties and membership composition of CCPTs and CFPTs which are statutorily required to represent various human services and public service disciplines in the community such as law enforcement, mental health, school system, health care, etc.

North Carolina Session Law (NCSL) 2023-134 enacted changes to strengthen the state's child fatality prevention system which included the establishment of a State Office of Child Fatality Prevention (CFP State Office) within the Division of Public Health (DPH), Department of Health and Human Services (the Department), made changes to the Child Fatality Prevention System, and made it mandatory to report child fatalities into the National Fatality Review Case Reporting System (NFRCRS).

The NFR-CRS is a web-based system hosted by the National Center for Fatality Review and Prevention within the Center for National Prevention Initiatives of the Michigan Public Health Institute (MPHI) and is used by many states to provide child death review teams with a data system for capturing, analyzing, and reporting of information shared at a child death or serious injury review. MPHI has a Cooperative Agreement with the Maternal and Child Health Bureau, Health Resources and Services Administration, U.S. Department of Health and Human Services, to manage the National Center for Fatality Review and Prevention.

Per NCSL 2023-134, Local Teams are defined as a multidisciplinary child death review team that is either a single or multicounty team responsible for performing any type of child fatality review pursuant to Article 14 of Chapter 7B of the General Statutes.

In Union County, the local CFPT and the local CCPT are a combined team which meets quarterly and

is co-chaired by the Social Services Director and Public Health Director.

This program receives an Agreement Addendum which provides funding for the Local Team to conduct child fatality reviews pursuant to Article 14 of Chapter 7B of the General Statutes as well as continue use of the NFR-CRS.

The Local Teams are expected to (1) conduct child fatality review pursuant to Article 14 of Chapter 7B of the General Statutes; (2) identify gaps or deficiencies that may exist in order to improve the delivery of services to children and families; (3) make recommendations for changes and carry out changes that could prevent future child fatalities; and (4) educate their communities on how to prevent children dying in their counties.

The CFPT/CCPT team submits reports annually to the State. These reports must also be reviewed by the Consolidated Human Services Agency Board and the Board of County Commissioners. The CHSB reviewed the report at its March 9, 2026 meeting.

FINANCIAL IMPACT:

None.

Local Child Fatality Prevention Team 2025 Annual Report to the Union County Board of County Commissioners

Local Child Fatality Prevention Team Background:

North Carolina Session Law (NCSL) 2023-134 enacted changes to strengthen the state's child fatality prevention system which included the establishment of a State Office of Child Fatality Prevention (CFP State Office) within the Division of Public Health (DPH), Department of Health and Human Services (the Department), made changes to the Child Fatality Prevention System, and made it mandatory to report child fatalities into the National Fatality Review Case Reporting System (NFRCRS).

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Human Services/Public Health Department

2330 Concord Avenue
Monroe, NC 28110
T 704.296.4800

unioncountync.gov



The Union County Local Team has identified the following recommendations for systemic improvements based on reviews during the 2025 calendar year:

- Legislative change for juveniles to receive escalated penalties for repeated gun offenses.
- Increasing funding to the Department of Juvenile Justice to drive more effective treatment options.
- Increasing resources in schools to focus on prevention services and linkage to additional support and resources.
- Developing targeted prevention programs for elementary and middle schools.
- Recommended that the NC Department of Transportation (NCDOT) conduct an evaluation of a certain section of road. The NCDOT and the Regional Traffic Engineer's Office conducted a formal investigation to identify potential safety enhancements.
- The Regional Child Welfare Consultant is trying to obtain approval from the State Office to change the current District Attorney Referral Form. This change would allow the DA's Office to track specific patterns, thus strengthening the community's approach to the safety of children by being more coordinated with complex cases.
- More gun safety training for homeowners who have children and at-risk children.
- Took steps to involve the Department of Juvenile Justice to strengthen the community's approach for adolescents involved with DJJ.
- The State should create some educational materials involving the dangers of placing children on farm equipment.

The Union County Local Team routinely reviews cases that are highly complex in nature. These situations often involve individuals with significant mental health challenges, psychiatric conditions, and substance use disorders, many of which have gone untreated. In most cases, the individuals and families involved have limited or no resources.

These cases frequently present in crisis, with multiple unstable and sometimes violent factors. They often involve several children, each with their own set of behavioral, developmental, or emotional concerns. On numerous occasions, recommended treatments have been unavailable or unattainable due to financial barriers or the lack of appropriate services.

Given these circumstances, the Union County Local Team has identified the following critical resource gaps within the current system:

- Lack of available or adequate services
- Limited services for youth with co-occurring mental health and developmental disabilities
- Limited access to healthcare and lack of health insurance
- Limited community awareness of existing services
- Insufficient financial resources



In 2025, the Union County Local Team reviewed 19 child fatality cases, 4 of which met the requirement for an escalated case review. The North Carolina Child Fatality Prevention Team (CFPT) requires escalated reviews for specific categories of child deaths. These reviews address complex cases involving child maltreatment or prior child protective services involvement. Local Teams conduct the reviews with support from the State Office of Child Fatality Prevention and state and local social services agencies, and they may draw on information from separate internal reviews by the State Division of Social Services. The goal of these escalated reviews is to ensure a comprehensive understanding of the factors contributing to child deaths and to guide evidence-driven prevention strategies.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-154

Agenda Date: 3/16/2026

TITLE:

Communications Monthly Report - February 2026

INFORMATION CONTACT:

Liz Cooper, Public Communications, Director, 704-283-3587

ACTION REQUESTED:

None - Information Only.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

This report provides valuable metrics and insights into communication platforms and our efforts to collaborate with all County departments to inform and engage residents, promote programs and services, and strengthen internal and external communications.

FINANCIAL IMPACT:

None.



UNIONCOUNTY
north carolina



Communications Monthly Report

February 2026



Top Projects

1 Government Center Lobby Reopening

Following a six-month renovation of the public entrance to the Government Center, Public Communications worked with Facilities and Security Risk Management to introduce new entrance processes for employees and visitors, as well as showcase the newly-renovated lobby with photos, videos, news stories, emails to employees, and more.



Measles Exposure Notice

2 First Measles Case in 35 Years

Public Communications worked closely with Public Health to deliver accurate and timely messaging across multiple channels for the County's first measles case in 35 years. This included press releases, FAQs, signage, social media, and webpage updates to inform residents and staff about exposure risks, quarantine measures, and prevention options.

3 Launch of New County Phone System

To support Information Technology's large project of switching the County's landline phone system to a cloud-based softphone service on the RingCentral platform, Communications prepared numerous internal pieces so County employees learn about the project and its impact.



176 Projects Completed



31 Departments Supported

Website



Top Search Terms

- 1 Passport
- 2 Property Tax
- 3 Jobs
- 4 Permit Portal
- 5 Taxes

Top Webpages

- 1 GIS & Mapping
- 2 Taxes & Property
- 3 Register of Deeds

Website Visits

unioncountync.gov

362,000



Sprout
Automated Webchat

704 Total Engagements

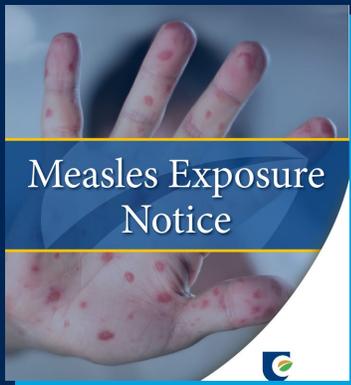
Social Media



45,968
Total Followers



Top Posts



Measles Exposure
Notice



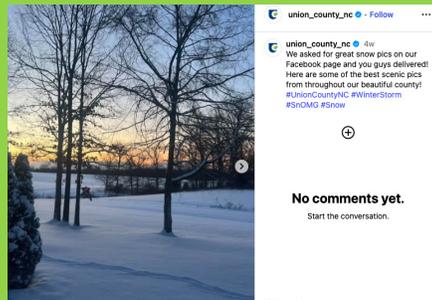
Facebook

6.7% Engagement Rate
121,644 Reach



LinkedIn

8.8% Engagement Rate
2,497 Impressions

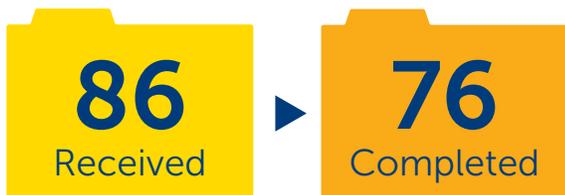


Instagram

5% Engagement Rate
2,519 Impressions

Engagement rate is calculated by dividing the total number of interactions on a post (likes, comments, shares, clicks) by the total number of impressions that post received, then multiplying by 100 to get a percentage. **Impressions** are the number of times a user sees a post. **Reach** refers to the total number of individuals who saw a specific post on social media.

Public Records Requests



Media Interactions



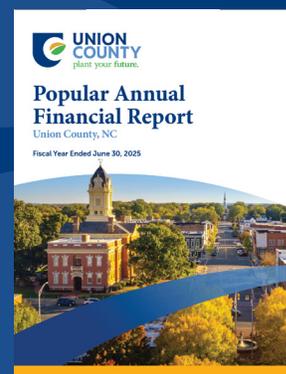
Creative Highlights



Virtual Public Meeting Postcards



Human Services Curbside Service Signs



2025 Popular Annual Fiscal Report

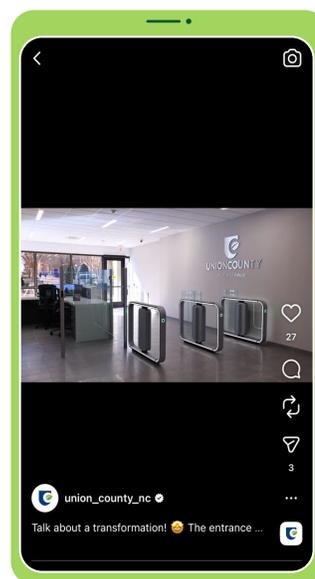
Video Engagement



YouTube 
Main Entrance Reopening
141 Views
1.6 Hours Watch Time



Facebook 
Main Entrance Reopening
1,991 Views
4,576 Impressions



Instagram 
Main Entrance Reopening
924 Views
924 Impressions



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-161

Agenda Date: 3/16/2026

TITLE:

Union County Popular Annual Financial Report Fiscal Year 2025

INFORMATION CONTACT:

Beverly Liles, Finance, Director, 704-283-3675

ACTION REQUESTED:

None - Information Only.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The Popular Annual Financial Reports provides a condensed version of the County's financial statements and represents the highlights of the financial status of the County.

The FY 2025 Popular Annual Financial Report is available on the County's website on the Finance Department's webpage at the following link:

<https://www.unioncountync.gov/government/departments-f-p/finance/popular-annual-financial-reports>

FINANCIAL IMPACT:

None.



Popular Annual Financial Report

Union County, NC

Fiscal Year Ended June 30, 2025





Letter from the County Management Team

On behalf of the Union County Board of Commissioners and the Union County Management Team, we are proud to present the County's Popular Annual Financial Report (PAFR). This report highlights Union County Government's financial performance and significant achievements for the fiscal year that ended on June 30, 2025.

For more detailed financial information, read the Annual Comprehensive Financial Report (ACFR) on our website: unioncountync.gov.

The County is committed to meeting the evolving needs of our community while managing funds wisely and prioritizing the health and safety of our residents. By doing so, we stay true to our mission of providing essential services through efficiency, innovation and high-quality customer experience for the benefit of our community.

This year, we successfully completed projects to enhance services for residents and provided more resources for our employees. We focused on expanding access to reliable internet services, as part of Union County's 2050 Comprehensive Plan, which offers an outlook on the County's future. Our dedicated staff provided critical aid and essential resources for Hurricane Helene response efforts. The Solid Waste department completed improvements to the Union County Landfill, with new facilities, new signage and a paved driveway with accessible parking. Additionally, we celebrated the opening of a farm-themed playground at Jesse Helms Park, a tribute to our agricultural heritage. We partnered with Atrium Health to open the Employee Health & Wellness Center, which provides high-quality and easy-to-access health care just for our staff.

Our organization continues to be recognized for our financial strength and stability. The County kept its AAA bond ratings, the highest credit rating, from all three major agencies: S&P Global Ratings (formerly Standard & Poor's), Moody's, and Fitch Ratings.

Thank you for your interest in the County's financial information.

Best regards,

Brian Matthews, County Manager
Patrick Niland, Deputy County Manager
Clayton Voignier, Assistant County Manager

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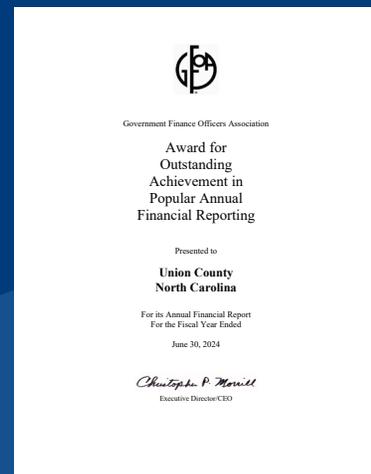
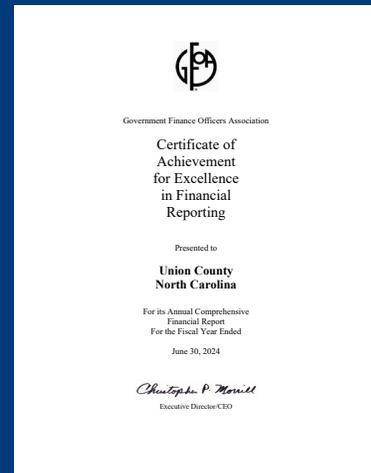
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The Popular Annual Financial Report (PAFR) is an easy-to-understand look at the County’s finances for the fiscal year that started on July 1, 2024, and ended on June 30, 2025. This report is based on our more detailed Annual Comprehensive Financial Report (ACFR).

Both reports follow Generally Accepted Accounting Principles (GAAP).

The Government Finance Officers Association (GFOA), which sets best practices for government accounting, recommends publishing the PAFR. The organization presented Union County with the Award for Outstanding Achievement in Popular Annual Financial Reporting (PAFR) for the fiscal year that ended on June 30, 2024. Union County has received this award for eleven years in a row for creative reports that are clear, creative, and useful.

For more details on our finances, read Annual Comprehensive Financial Reports on our Finance page at ucgov.info/ACFR.



Melissa Merrell
Chair



Brian Helms
Vice Chair



Clancy Baucom



Christina Helms



Gary Sides

About Union County

Union County was created in 1841 by joining parts of Anson County and Mecklenburg County. The name "Union" was a compromise between the Whigs, who wanted to honor politician Henry Clay, and the Democrats, who wanted to recognize President Andrew Jackson. The County is about 643 square miles, and is in the south-central Piedmont area of North Carolina, southeast of Charlotte.

The Board of County Commissioners makes the policies and sets the budget each year. The Board includes five members who serve on a staggered basis for four years.

The County offers many services, including public safety, human services, education funding, and cultural and recreational activities. The County also manages water, sewer, and waste systems. The financial report includes funding for all activities the County controls and relies on.

Our Mission

Provide essential services through efficiency, innovation and high-quality customer experience for the benefit of our community.

Our Vision

A safe, healthy and rural community for residents and businesses to learn, progress and thrive.

Our Values

Integrity

Doing the right thing always.

Transparency

Communicate openly; share honestly.

Service

People first.

Teamwork

Together, we achieve more.

North Carolina



Union County: A Closer Look

23

Largest County in NC By Area

8th

Largest County in NC By Population

266,672

Population

3%

Unemployment Rate

\$98,776

Median Household Income

\$403,000

Median Housing Value

39.1

Median Age

6.6%

Veterans

1,518

Number of County Employees

3

Number of County Parks

13.8%

Foreign Born

53

Number of Schools

4

Number of Libraries

81.9%

Homeownership

68,298

Meals Served by Senior Nutrition

82,936

Number of Trips by Transportation

4,228

Commercial Construction Permits

800

Miles of Sewer Lines

1,907

Number of Visitors to Veteran Services

6,969

Number of Patients for Public Health

Primary Employers

- Union County Public Schools
- Union County Government
- Tyson Farms Inc.
- ATI Specialty Materials LLC
- Harris Teeter

Largest Taxpayers

- Allegheny Technologies
- Duke Energy
- Charlotte Pipe & Foundry Co.
- Union Electric Membership Corp.
- Piedmont Natural Gas

Union County: Award-Winning Departments

Our departments were recognized for their innovative programs and outstanding service. Some of our awards include:

Academy of Interactive & Visual Arts – Public Communications:

- Two Communicator Awards

The Center for Digital Government (CDG) and the National Association of Counties (NACo) – Information Technology:

- Digital Government Survey for Technology Excellence Award for 2024 – Sixth Nationally

Government Finance Officers Association (GFOA) – Budget & Grants Management:

- Distinguished Budget Presentation Award for the Fiscal Year 2025 Budget

Government Finance Officers Association (GFOA) – Finance:

- Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR)

National Association of Counties (NACo) – Public Communications:

- Two Achievement Awards

North Carolina Association of County Directors of Social Services (NCACDSS) – Social Services:

- Innovation Award – Behavioral Health Collaborative

North Carolina Association of Governmental Purchasing – Procurement:

- 2024 Sustained Professional Purchasing Award

North Carolina City & County Communicators (NC3C) – Public Communications:

- Three Excellence in Communications Awards

North Carolina Department of Labor (NCDOL) – Multiple departments:

- Gold Award – Union County Water, Parks & Recreation

North Carolina Emergency Management (NCEM) – Emergency Management:

- Hurricane Helene Response Efforts – Coordinated across several County departments

NC One Water – Union County Water & Wastewater Operations :

- George W. Burke Jr. Safety Award
- Walter J. Courmon Safety Award
- Various Skilled Competitions – Eight first-place trophies, One second-place trophy



Fiscal Control

Local governments focus on delivering services and ensuring resources are available to support them, often funding these through taxes.

Union County Government provides services, including law enforcement, fire protection, water and sewer, public health, social services, transportation, waste disposal, and education funding, to 266,672 residents.

The following areas help keep our organization financially healthy.

Bond Rating

Like a personal credit score, a bond rating reflects a government's creditworthiness, or ability to repay a loan. Our bond rating affects how we attract investors and receive the lowest interest rate on loans.

Union County is proud to be one of the few counties in the nation to keep a AAA credit rating with all major rating agencies.

Debt

The County has \$421.2 million in debt for government activities, which would equal about \$1,554 per resident. In the 2025 fiscal year, the County did not take on new debt; the County only made payments to current debt. As a result, the debt per person was \$251 less than the previous fiscal year.

The County looks for ways to lessen the impact that our debt has on residents by:

- Managing debt carefully
- Finding ways to refinance
- Paying off debt early

Additionally, the County is always responsible when considering taking on new debt.

Budget

The budget is an official document explaining how the County funds community services. North Carolina law requires each county to create a balanced budget. A balanced budget is when expected income matches planned spending, as required by the Local Government Budget and Fiscal Control Act. The budget process is based on how the Board of County Commissioners votes and includes input from residents and County Management. The balanced budget must be approved before the new fiscal year starts.

The budget ensures the County stays on track with spending. Usually, the County has brought in more money than it has spent and cut costs during the year. The Union County budget is online at ucgov.info/FY25AdoptedBudget.

Financial Planning

Union County uses past budgets, expected income, and long-term growth plans to determine future funding needs. The County also uses outside experts to help calculate costs for employee benefits, healthcare, and pensions.

Annual Independent Financial Audit

North Carolina law requires an independent certified public accountant to do an audit each year to ensure the County is following Generally Accepted Accounting Principles (GAAP). The annual audit includes a review of the more detailed Annual Comprehensive Financial Report (ACFR). More information is available online on the Finance department's webpage.



Net Position

Net position may be found on the government-wide Statement of Net Position, and it represents what the County owns (assets plus deferred outflows) and owes (liabilities and deferred inflows). It is reported for governmental activities and business-type activities. This amount is broken down into three categories, including net investment in capital assets, restricted net position, and unrestricted net position. Net position may serve over time as a useful indicator of the government’s financial condition.

The net investment in capital assets category reflects the County’s net investment in capital assets (e.g., land, buildings, machinery, equipment, vehicles, and infrastructure) less any related outstanding debt that was issued to acquire those assets. Union County uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Restricted net position represents resources that are subject to external restrictions on how they may be used.

Unrestricted net position represents resources available to the County to provide services to residents if no additional revenues were available.

As with many counties in the State of North Carolina, the County’s Governmental Activities deficit in unrestricted net position in the amount of \$97,525,120 is due primarily to the portion of the County’s outstanding debt incurred for the Union County Board of Education (the “school”) and the South Piedmont Community College (the “community college”).

Under North Carolina General Statute, the County is responsible for providing capital funding for the school and community college systems. The County has chosen to meet its legal obligation to provide the systems’ capital funding by using a mixture of County funds, general obligation debt, and installment financings. The assets funded by the County, unless otherwise obligated, are titled to and utilized by the school and community college systems. Since the County, as the issuing government, acquires no capital assets, the County has incurred a liability without a corresponding increase in assets.

	Governmental	Business-type	Total
Net Investment in Capital Assets	104,755,339	308,362,821	413,118,160
Restricted	70,773,412	295,332	71,068,744
Unrestricted	(273,053,871)	202,383,224	(70,670,647)
Total Net Position	(97,525,120)	511,041,377	413,516,257

Fund Balance

Fund balance indicates the resources the County keeps for unexpected events, emergencies, and future needs. It shows how stable the County's finances are and is calculated at the end of the year. The available fund balance is money that can be used and is not set aside for a specific purpose.

As of June 30, 2025, the County had \$150,081,499 in its fund balance. This is \$1,916,236 less than the previous year's balance of \$151,997,735 because the County spent some one-time costs from the available fund balance.

The Board of County Commissioners passed strong policies outlining the appropriate reserve levels the County is expected to maintain. The Board determined the County should keep an available reserved (committed) fund balance of 20 percent of total expenditures for unforeseen needs.

The Fiscal Year 2025 Fund Balance by Category charts show how the County uses its funds and allow you to compare the available money to what the County spends.

The County's fund balance, including committed, assigned, and unassigned (see the Fund Balance Categories table), is 29.4 percent of total general fund spending.

Revenues

General Fund

Union County gets most of its revenue from ad valorem taxes, which are property taxes based on the value of homes and businesses. In 2025, these property taxes made up 61 percent of the County's general fund, totaling \$247,329,501.

This is mainly because the value of property in the County grew, while the tax rate stayed the same – and this growth should continue. The County can only change how much revenue it brings in by adjusting tax rates. Local sales tax and other income depend on the overall economy, the real estate market, and how people use County services.

The second-largest source of income was local sales tax, totaling \$73,187,411, or about 18 percent of all income.

The County collected \$353,660 more than planned because people steadily spent money, and the economy kept growing.

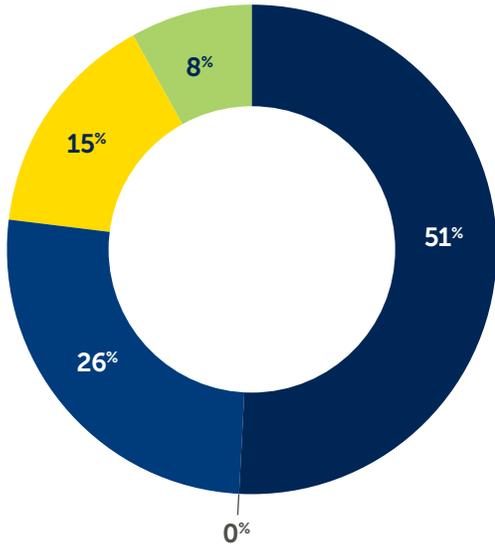
Proprietary Funds

The proprietary funds (business-type activities) operating revenues come from fees for services like water and sewer as well as solid waste disposal.

The operating budget for Union County Water is funded solely by customer rates and fees, not by revenue. As in past years, the rates and fees have been used only for proprietary funds, not for general county operations.

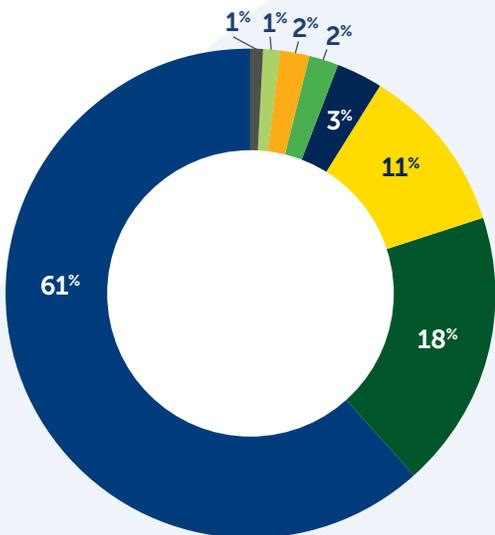
General Fund Activities	2025	2024	2023	2022	2021
Operating Revenues	405,485,094	391,816,122	371,195,204	354,778,911	326,128,886

Business-Type Activities	2025	2024	2023	2022	2021
Operating Revenues	98,784,218	88,302,146	91,057,943	84,503,623	74,536,352



Fund Balance Categories:

Nonspendable: 0%	Amounts that cannot be spent because they are either not in spendable form such as inventory, prepaid expenses, buildings; or the government is contractually bound to maintain the amount
Restricted: 26%	Amounts that are restricted to a specific purpose by external parties, or laws or regulations, constitutional provisions or legislation
Committed: 51%	Amounts that are committed for a specific purpose by formal action of the government's highest level of decision-making. (Board of County Commissioners)
Assigned: 8%	Amounts that are intended by the government to be used for specific purposes
Unassigned: 15%	Amounts available for any purpose



Percentage of Fiscal Year 2025 Revenues by Category

- Property Taxes | 61%
- Sales Tax | 18%
- Intergovernmental | 11%
- Investment Earnings | 3%
- Permits and Fees | 2%
- Sales and Service | 2%
- Miscellaneous | 1%
- Other Taxes and Licenses | 1%

Expenses

General Fund

In recent years, the County has successfully kept spending in line with its goals and carefully planned income to maintain adequate reserves. As a result, the County has been able to keep its spending steady and provide sufficient services for residents.

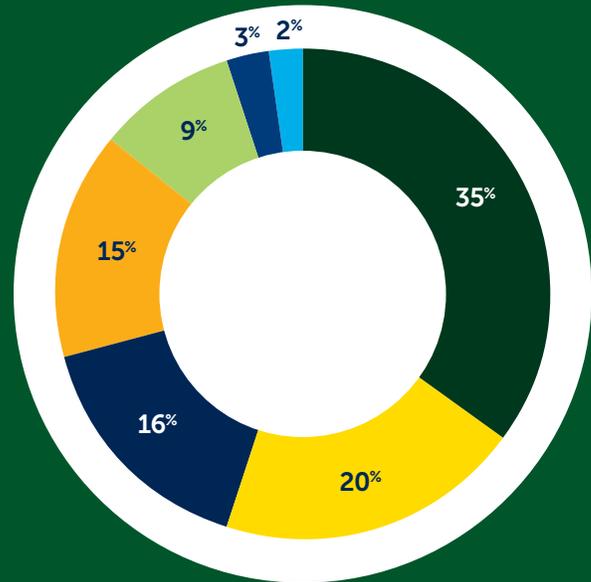
Education remains the highest cost, making up 35 percent of total expenditures. The fast-growing population and number of students have led to the need for additional funding, which the County borrows for education. About 40,459 students, or nearly one in every six County residents, attend primary school or South Piedmont Community College. Although the County is financially healthy and can handle tough economic times, it still has a high level of debt, about 15 percent of total expenses.

Besides debt payments, the main areas funded by taxes include:

General Government

- Public Safety (Sheriff's Office, Emergency Management, Emergency Communications, Fire Marshal's Office, Building Code Enforcement, Outside Agencies)
- Economic and Physical Development (Planning, Cooperative Extension Service, Soil and Water Conservation, Outside Agencies)
- Cultural and Recreational (Libraries, Parks & Recreation, Outside Agencies)
- Human Services (Public Health, Social Services, Transportation, Community Outreach, Veterans Services, Outside Agencies)

Public Safety and Human Services require significant funding due to the essential services they provide. The County is committed to ensuring these services are available to enhance the health, safety, and well-being of our residents. Public Safety is the County's second-largest cost, making up 20 percent of the County's spending. Human Services at 16 percent is the third-largest cost.



Percentage of General Fund Expenses



Proprietary Funds

Operating expenses for proprietary funds (business-type activities) include the cost of sales and services, administrative expenses, and depreciation of capital assets. (Capital asset depreciation is a way to spread the cost of a long-term asset, such as a machine or building, over its useful life, showing how its value decreases over time.) Any money made or spent that does not fit this definition is shown as non-operating revenues and expenses.

Business-Type Activities	2025	2024	2023	2022	2021
Operating Expenses	77,750,432	82,294,603	65,376,659	62,681,384	58,836,147

General Fund Activities	2025	2024	2023	2022	2021
Operating Expenditures	380,088,535	355,588,698	333,335,013	310,837,676	299,423,218

A Review of the County's Debt



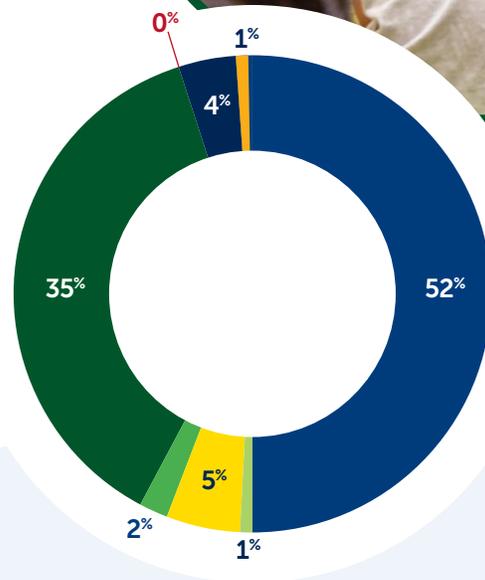
Debt is useful for local governments that often cannot pay for large projects with cash. Currently, the County carries a total of \$775,796,000 debt, which includes the following areas:

- \$304.9 million for education (public schools and the community college)
- \$35.9 million for public safety
- \$14.6 million for economic and physical development
- \$9.8 million for cultural and recreational needs
- \$10.4 million for general government
- \$400.1 million for water and sewer services

In the past, Union County has borrowed money for a variety of projects. These include schools, libraries, parks, water and sewer systems, jails, public safety, emergency communications equipment, and court buildings.

The County uses general obligation bonds, revenue bonds, and certificates of participation to pay for these projects. General obligation bonds help the government raise money for public projects, such as schools and infrastructure. Usually, the bonds are approved by voters and are backed by the government's ability to collect taxes.

Revenue bonds are used for specific projects and are repaid with revenue from fees. In Union County, these bonds help pay for water and sewer systems and are funded by the fees that customers pay for these services.



Percentage of County Debt by Area

- Water and Sewer | 52%
- Education - UCPS | 35%
- Public Safety | 5%
- Education - SPCC | 4%
- Economic/Physical Development | 2%
- Cultural and Recreational | 1%
- General Government | 1%
- Human Services | 0%

Outstanding Debt by Use

Function:	GO Bonds	Installment Financing	Revenue Bonds	Total Outstanding Principal
General Government	6,359,000	4,104,000	-	10,463,000
Public Safety	35,925,538	-	-	35,925,538
Economic/Physical Development	14,599,000	-	-	14,599,000
Human Services	-	-	-	-
Education - UCPS	253,505,462	20,280,000	-	273,785,462
Education - SPCC	31,117,000	-	-	31,117,000
Cultural and Recreational	9,851,000	-	-	9,851,000
Water and Sewer	-	-	400,055,000	400,055,000
Total	\$351,357,000	\$24,384,000	\$400,055,000	\$775,796,000

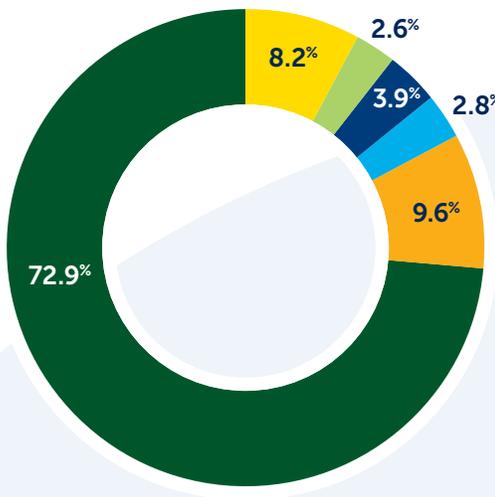
General Fund Debt

The total debt for the general fund is \$375.7 million. Of this, \$351.3 million is from general obligation bonds, and \$24.4 million is from certificates of participation and installment financing. About 72.9 percent of the County’s tax-supported debt is for Union County Public Schools.

Note: If a government has too much debt compared to its expenditures, it can affect its bond ratings. Union County works hard to manage its debt while saving money for residents and reducing the overall debt. For Fiscal Year 2025, the debt is 14.7 percent of the total expenditures.



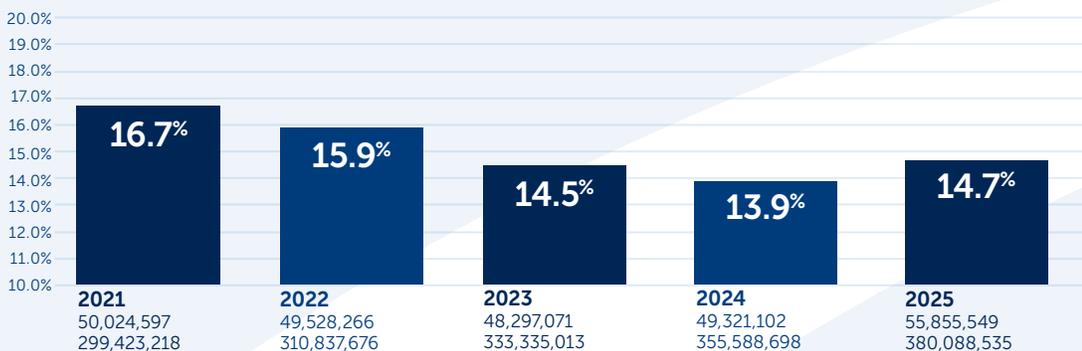
Debt by Category - Governmental Funds



Percentage of County Debt by Category

- Education - UCPS | 72.9%
- Public Safety | 9.6%
- Cultural and Recreational | 8.2%
- Economic Development | 3.9%
- General Government | 2.8%
- Cultural and Recreational | 2.6%

Debt Service as Percentage of Expenditures



* Bond ratings indicate the creditworthiness and financial health of the issuer. Usually, bonds with a higher rating mean the issuer is very likely to repay.

Enterprise Debt

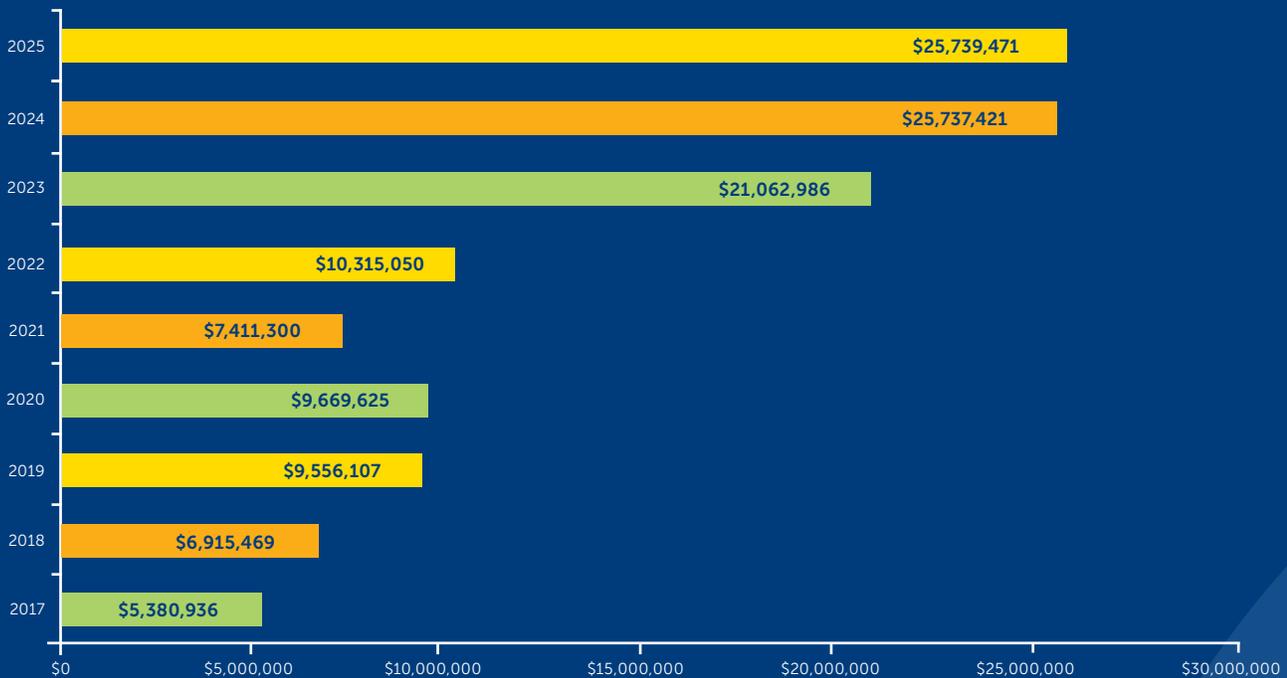
The County has issued enterprise system debt for water and sewer capital improvements throughout the prior fiscal years. The utility system has four revenue bond issues outstanding.

The debt issued benefited the system and rate payers by providing capital funding for projects such as:

- Catawba River Water Treatment Plant
- 12 Mile Wastewater Treatment Plant
- Transmission Mains
- Water pressure, distribution, and collection systems
- Crooked Creek Headworks Improvements
- Yadkin Regional Water Supply Project



Enterprise Fund Debt Service



Capital Improvement Program (CIP)

A Capital Improvement Program (CIP) is a multiyear plan that focuses on major projects, such as buildings, roads, and utility systems, in order of priority, with details on how they will be funded.

The Fiscal Year 2025-2030 Union County Capital Improvement Program (CIP) includes three parts with the following future major projects:



Union County Water Capital Program

The Union County Water Capital Program offers a six-year plan for water and wastewater utility services. The plan is based on the Comprehensive Water and Wastewater Master Plan. This long-term study explores future needs driven by population growth and trends, data on previous demand, and other factors. This program includes the following projects:

- Catawba River Water Treatment Plant improvements
- Crooked Creek Basin improvements
- Twelve Mile Creek Sewer System Expansion
- Various rehabilitation and replacements
- West Zone improvements
- 821 Zone improvements
- Water administration building construction



General Capital Program

The General Capital Program outlines a six-year plan for County projects that do not involve utilities. These projects aim to fix important issues and enhance the services the government provides:

- Government and judicial center renovations
- Facilities maintenance and renewal
- Parks and Recreation renewal and expansion
- Jail replacement and expansion
- South Piedmont Community College expansion
- Union County Public Schools facility maintenance, renewal and expansion



Solid Waste Capital Program

Union County's Solid Waste Capital Program includes a six-year plan for buying equipment, expanding and renovating current facilities, and building new ones at the Union County Landfill and other solid waste sites.

- Site construction and expansion

Our Year in Review

The County continued to experience growth in population, which resulted in increased demand for essential public services.

Here are the major projects that Union County accomplished in the past fiscal year:

Jesse Helms Park Playground

On May 9, 2025, a ribbon-cutting was held to celebrate the opening of Jesse Helms Park Playground in Wingate. The farm-themed playground features equipment such as barns, a tractor playset, and more to inspire children of all ages and abilities to use their imaginations while playing outdoors. Future enhancements are being considered, including the addition of pickleball courts and an expanded trail network.



Union County Landfill

Improvements were completed to the residential service side of the County landfill in Wingate. The landfill now has a paved driveway, accessible parking, expanded disposal facilities, and new signage.

What's to Come

Union County continues to invest in projects that support our growing community.

Here are the major projects that are in progress:



Union County Government Center Entrance Renovation

The Facilities team managed renovations to the entrance and first floor of the Union County Government Center in Monroe to improve safety and accessibility. The project began in July 2025 and was completed in February 2026.



Union County Landfill on Austin Chaney Road

The Union County Solid Waste Department is completing an expansion of the construction & demolition (C&D) landfill on Austin Chaney Road in Wingate in FY26. This project will ensure adequate waste disposal capacity for C&D material generated in Union County and enhance safety, accessibility and ensure disposal capacity for years to come.



Food and Innovation Center

The Food Innovation Center, formerly the Building Agricultural Resources and Nutrition (BARN) Project, in Wingate will prepare, process, package, and distribute local farm produce, serving farmers, food trucks, restaurants, food service owners, and entrepreneurs. The facility is supported by a state grant and is a partnership of state, local, and educational institutions. The groundbreaking for the center is scheduled for Spring 2026, and the center is expected to open in 2027.



Camp Store at Cane Creek Park

The Camp Store at Cane Creek Park in Waxhaw will be a new on-site retail shop and general store offering supplies, groceries, equipment, and other products. The groundbreaking for the Camp Store began in spring of 2025 and is expected to open in spring of 2026.



South Piedmont Regional Autopsy Center

The South Piedmont Regional Autopsy Center will be constructed next to the Sheriff's Office Administration Building starting in the fall of 2026. Union County Government will own and operate the facility, which will provide morgue and forensic services for law enforcement in Union County and for nine surrounding counties. Center services are already operational, using a temporary facility with Atrium Health Union.





Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 25-694

Agenda Date: 3/16/2026

TITLE:

Union County Rural Land Use Plan Adoption and Land Use Map Amendments

INFORMATION CONTACT:

Bjorn E. Hansen, Planning Department, Senior Planner - Long Range Planning, 704-283-3690

ACTION REQUESTED:

Consider adopting Rural Land Use Plan and amendments to Land Use Map. The Board may consider the following language.

TO APPROVE THE PROPOSED PLAN AND AMENDMENTS

Motion

(i) Adopt the Resolution Adopting the Rural Land Use Plan and Amending the Union County Land Use Map.

TO DENY THE PROPOSED PLAN AND AMENDMENTS

Motion

(i) Deny Rural Land Use Plan as presented; and (ii) deny amendment to the Union County Land Use Map.

PRIOR BOARD ACTIONS:

- 1) May 6, 2024, Regular Meeting, Agenda Item # 24-289 - Authorize staff to apply for Green Growth Toolkit grant.
- 2) March 17, 2025, Regular Meeting, Agenda Item # 25-071 - Receive update on vision statement.
- 3) August 11, 2025, Regular Meeting, Agenda Item #25-483 - Receive update on draft strategies
- 4) November 17, 2025, Regular Meeting, Agenda Item 25-692 - Conduct public hearing on rural land use plan and land use map amendments

BACKGROUND:

The steering committee has completed its work in developing a land use plan for the rural parts of Union County. The draft report summarizes the work of the committee, including its strategy recommendations, which are below:

- Require contiguous areas for open space in major subdivisions
- Express concern over impacts from bypasses

- Expand rural area in Land Use Map
- Add six rural centers to the Land Use Map
- Flexibility for commercial uses in rural areas

The project also included a conservation development brochure, which will be developed based on what strategies are approved in the Plan.

The Soil and Water Conservation District and Land Use Board both reviewed and recommend the plan as submitted.

A total of two comments have been received from the public, as well as 19 attached comments from students at a Piedmont High School honors science course. Both public comments noted concern over impacts of growth and transportation projects on rural character and agriculture.

FINANCIAL IMPACT:

None.



Rural Land Use Plan



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Thanks and Acknowledgements

The Union County Rural Land Use Plan is the result of many years of effort in helping preserve the essential aspects of Union County while guiding growth into the future. The process started in 2019 with the initiation of the Union County 2050 Comprehensive Plan. One of the recommendations was to create a rural land use plan for the half of Union County designated as rural. This plan is a result of that process.

The Union County Board of Commissioners directed staff to initiate the process in early 2024, and Union County was awarded a \$10,000 grant through the North Carolina Wildlife Resources Commission's Green Growth Toolbox Program. This program provides support for local government planning projects that consider wildlife and natural resource conservation in land use and development planning, incentives and ordinances. Union County matched this grant with \$10,000 to contract with the Catawba Lands Conservancy to provide technical assistance in analyzing Union County's agricultural and environmental resources to help focus conservation efforts. Staff from the Commission and Conservancy were instrumental in helping ensure the Plan's recommendations incorporated best practices for protecting agricultural lands and natural resources.

Finally, Union County benefited from the insight and experience of County residents who served on the steering committee or provided comments during the Plan's development.

Board of County Commissioners

Melissa Merrell, Chair
Brian Helms, Vice-Chair
Clancy Baucom
Christina Helms
Gary Sides

Land Use Board

Darren Green, Chair
Rick Davis, Vice-Chair
Lawrence Britt
Charles Walkup, Jr.
Douglas McClew
Mark Tilley
Derrick Austin
David Brooks

Steering Committee

Allan Baucom, Chair
James Austin, Vice-chair
Danyelle Crum
Mick Noel
Nick Long
Jared Steele
Laura Varela

Staff

Lee Jenson, Planning Director
Bjorn Hansen, Long Range Planner
Jim King, Zoning Administrator
Dr. Keith O'Herrin, PhD, Urban Forester
Alan Aldridge, Soil and Water
Conservation District Director
Andrew Baucom, County Extension
Director



Executive Summary

Union County has added an average of more than 5,000 people per year for the past quarter-century. This development pressure is projected to continue into the future as well as continue to expand from the Charlotte urbanized area into the more rural areas, placing pressure on environmental resources, rural character, and agricultural operations. Previously adopted plans identified many goals and aspirations for protecting agriculture and controlling growth, but few substantial actions had been taken. In the past two years Union County has initiated an agricultural development easement purchase program, requiring 30% open space for major subdivisions in rural areas, and expressing concern over development pressure in the rural area due to proposed roads south of Waxhaw, Marshville, and Monroe. The Union County Rural Land Use Plan was proposed in early 2024 to identify ways to provide flexibility to property owners while protecting the environment, rural character, and agricultural operations into the future.

In partnership with the Catawba Lands Conservancy, Union County Soil and Water Conservation District, NC State Agricultural Extension Office, and NC Wildlife Resources Commission, the Union County Planning Department led the development of this plan, starting in October 2024 with the first meeting of the seven-member steering committee. Public engagement was a key part of the process. All committee meetings were open to the public, and two rounds of public engagement ensured that what the committee adopted included significant public review. This committee developed a vision statement that was reviewed by over 200 Union County residents and followed up with a series of strategies that was reviewed by over 160 residents.

The Union County Rural Land Use Plan includes a series of strategies that would permanently protect 10% of all agricultural land in Union County by 2050, limit impacts of large-scale residential development, reduce development pressures, and provide additional flexibility for property owners. The most impactful strategy – significantly increasing the agricultural easement purchase program – would require adding several million tax dollars per year. The recommended funding source would require a successful public referendum be implemented, meaning voters would decide whether this strategy is worth the cost.

This Plan represents a year's worth of work between Union County and outside agency staff, the steering committee, and the hundreds of Union County residents who asked to be kept apprised of progress as this plan was developed. The recommendations propose concrete steps to influence the drivers of development pressure, be good stewards of the land, protect rural character, and respect property rights.

Union County 2050

A comprehensive plan is the official adopted statement for future development of a community. Union County 2050 analyzed existing conditions and emerging trends in the County, describes the process for gathering public input on future goals, establishes a vision for future development, and outlines steps for achieving that vision. The adopted vision is below

Union County in 2050 is a place defined by connections, where local governments work together on targeted issues. There are clearly communicated plans for growth and infrastructure improvements, and resources are committed to their implementation. Union County is a growing community where there is:

- Increased capacity to address education, transportation, water, public safety, and other multi-jurisdictional issues
- High-density residential, retail and employment options in designated areas
- Convenient accessibility between retail, residential, and employment land uses
- Complementary development patterns along corridors
- Preserved rural character outside of water and sewer coverage areas
- Recognition and support of agriculture as a key industry
- Enhanced community connections for arts, agri-tourism, and parks and recreation

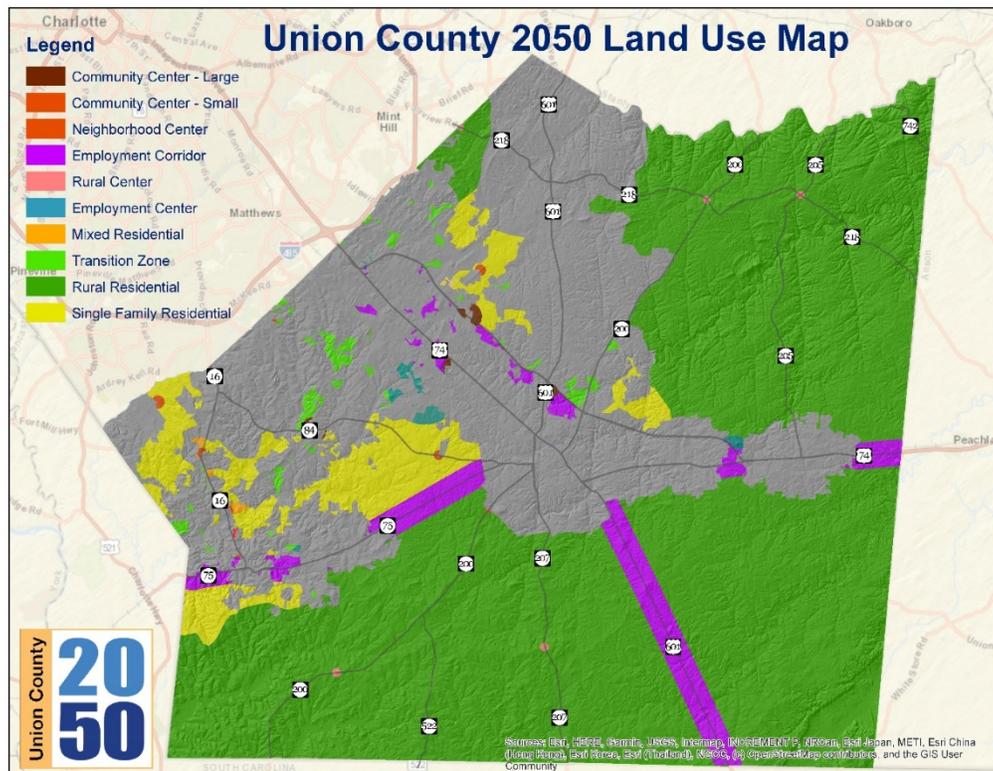


FIGURE 1

The Plan serves as foundation for making land use and public investment decisions for the next nearly 30 years. The Union County Rural Land Use Plan refines the 2050 plan by making recommendations for the rural part of Union County. For purposes of the Rural Land Use Plan study area, rural Union County is considered those areas in dark green in the [land use map](#) of the [Union County 2050 Comprehensive Plan](#), shown in Figure 1. For purposes of the plan, rural residential means development of no more than one home per acre, as well as agricultural uses. There are employment corridor and rural commercial node recommendations as well, but these areas are limited to specific parts of the rural area.

The 2050 planning process in 2019 through 2021 included a subcommittee specifically focused on agriculture. This committee supported many strategies for environmental and public safety initiatives but did not want to facilitate development by allowing additional clustering incentives for new developments or funding water and sewer expansions to support municipal planning efforts.

Agriculture is the dominant land use in the rural parts of Union County, and the following strategies are included in the 2050 Comprehensive Plan to support agriculture:

- Advocating for, or even financially supporting, expansion of high-speed internet into rural areas with high levels of agricultural activity
- Advocating for interstate status for US 74 and the Monroe Expressway to support agribusiness development
- Continuing the short line water extension program to take homes with unsafe well water off of wells
- Lowering density for major subdivisions in rural areas to preserve rural character

The Board of Commissioners authorized implementation committees to further research cluster standards and open space in rural areas. These committees met in 2021 and 2022 to make recommendations on how to balance accommodating residential development with minimizing impacts. The Board of Commissioners supported the recommendations of the open space committee, although they did not support many of the incentives for clustering development proposed by the cluster committee.

The overall vision for Union County from the 2050 process remains a guide to be referenced throughout implementation processes such as the Union County Rural Land Use Plan.



Rural Union County

Development Pressure

The rural area identified in the Union County 2050 plan represents approximately three quarters of all land in unincorporated Union County and more than half of all land in Union County. These areas are home to significant agricultural and environmental resources and have been facing continuing development pressures as development continues to expand outward from Charlotte and Mecklenburg County. The [map below](#) (Figure 2) shows recent, current, or proposed development in unincorporated Union County as of June 2025. The residential developments, shown in yellow, represent developments of eight or more lots.

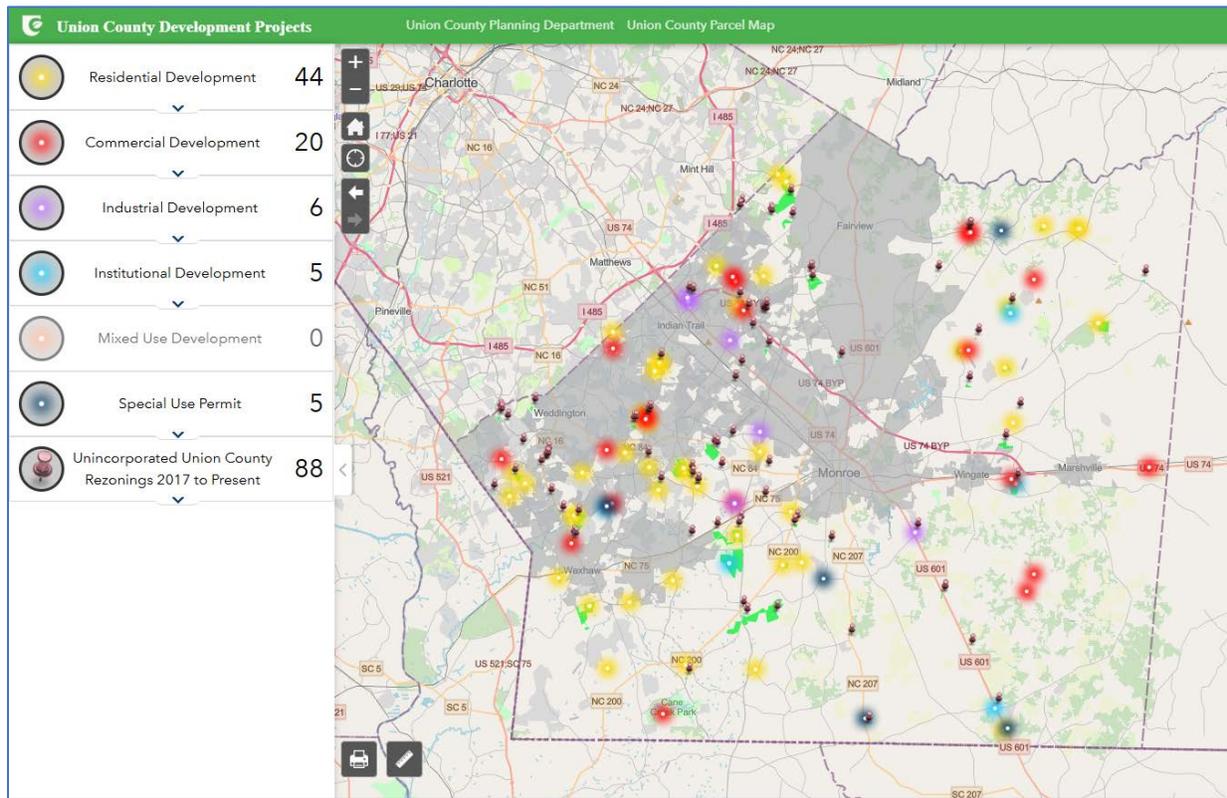


FIGURE 2



Minor residential developments, involving subdivisions of fewer than eight lots, are common in the rural parts of Union County. The [dashboard below](#) (Figure 3) shows minor subdivisions since 2020 in the rural parts of Union County, excluding Monroe, Sandy Ridge and Vance townships. Approximately 1,000 residential lots were created over this time. The rural parts of Union County are projected to add approximately

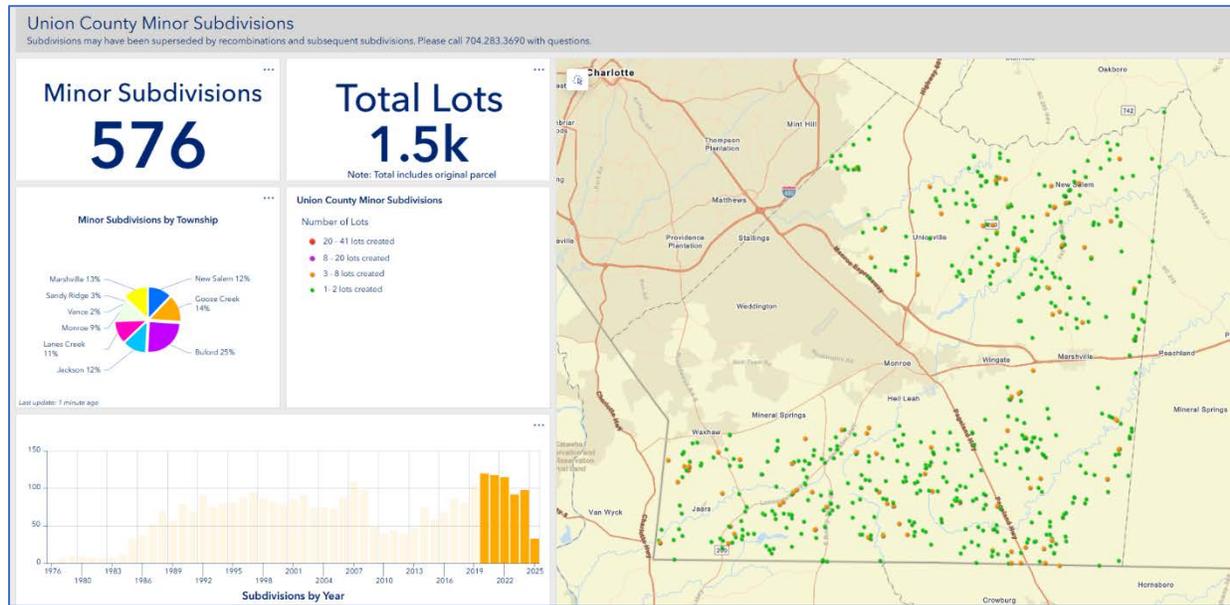


FIGURE 3

6,500 dwelling units between 2023 and 2055, or approximately 200 per year. At approximately three people per household this means an additional 20,000 residents over this timeframe. The major and minor subdivision totals since 2020 are consistent with this trend. Over the same period only approximately 1,200 jobs are projected to be added in the rural parts of Union County, further adding to Union County's imbalanced tax base.



FIGURE 4

While Union County residents and community leaders are strong supporters of property rights, there is a growing recognition that continued development and transition of agricultural and undisturbed lands impacts agricultural and environmental systems.

Agriculture



FIGURE 5

Union County is one of North Carolina's most important agricultural centers, which includes forestry activities. Despite being home to nearly a quarter-million people, Union County is still the third-most agriculturally productive county in the state, with a half-billion dollars in annual sales (Source: Monroe – Union County Economic Development).

Approximately half of all land (over 186,000 acres) in Union County was used for agricultural activities in 2017.

This is down seven percent in just five years. Despite this loss of land, Union

County ranks fourth in North Carolina for value of agricultural products sold. This productivity ranges from crop production (#1 in both soybeans and wheat) to cattle (#10) and poultry (#1 in egg layers, #2 in broilers, and #4 in turkeys). In addition to growing and raising crops and livestock, Union County is home to several animal processing plants, grain silos, and related industries.



FIGURE 6

The [2022 North Carolina Census of Agriculture](#) determined Union County has nearly 190,000 acres of farmland and loses approximately 3,000 acres of farmland per year. The County also ranks 13th highest nationally for open space loss according to a [2022 study by the American Farmland Trust](#). In response to these reports, the Union County Board of Commissioners approved an agricultural easement program in 2024, funded with the tax revenues from properties coming out of the agricultural tax program. [Union County's Land Preservation and](#)

[Easement Program](#) helps protect working farms and rural landscapes for future generations. As the County continues to grow, this program ensures Union County can balance development with conservation by keeping agricultural land in agricultural use.

A conservation easement is a voluntary legal agreement between a landowner and Union County Soil and Water Conservation District. It permanently limits certain uses

of the land to protect its conservation value, while allowing the landowner to continue owning, using and even selling the land. These easements are tailored to each property and designed to preserve its agricultural, natural or scenic qualities.

Easements are recorded with the property deed and remain in place if the land is sold or inherited. Union County staff monitor each easement to ensure compliance and continued protection from residential development.



Field Research

Union County partnered with Catawba Lands Conservancy (CLC) and the North Carolina Wildlife Resources Commission (NCWRC) to develop objective assessments of resources and priority areas to conserve to protect the county's rural nature and environment. Specifically, CLC and NCWRC identified rural areas important for sustaining the county's agricultural economy and natural resources (Figure 7) and advised Union County on open space preservation strategies.

Catawba Lands Conservancy (CLC)

Catawba Lands Conservancy protects land in Union County through conservation easements or ownership. CLC considers projects that provide quality habitat for wildlife, protect our region's water quality, support the local farming heritage, and provide outdoor recreational opportunities. Specifically, CLC prioritizes projects that expands protected parks and natural areas, supports habitat for rare and imperiled species, adequately protect lands around streams and wetlands, protects family farms and farmland with prime soils, or supports expansion of the Carolina Thread Trail network.

Union County partnered with Catawba Lands Conservancy (CLC) to identify important areas to conserve to protect the county's rural nature. Specifically, CLC identified rural areas important for sustaining the county's agricultural economy and natural resources (Figure 7). To identify the key areas for conservation, CLC evaluated five conditions for agricultural lands and eight conditions for natural resources, described further below. In CLC's analysis they evaluated 640 square miles of land across Union County which includes 395 square miles of rural lands. Within the rural areas there are thousands of acres of quality farmland and important natural resources, but the analysis focused on those that need protection now to protect the region's rural character. Further detail is provided below.

Methodology: Utilizing a Geographic Information System (GIS), the rural areas of Union County were broken into a grid of 30x30 meter cells. Within each cell a score is assigned for each variable and then totaled for the conservation score. The higher a score, the more important the cell is to protect the natural rural character for the county. Scores for Priority Natural Areas were out of 100. These areas are shown on Figure 7 on the next page and highlight the areas south of Waxhaw and Mineral Springs as priority areas from an environmental and agricultural basis. This analysis covers all of Union County and could be used by municipalities looking to protect environmental and agricultural



resources in their jurisdictions.

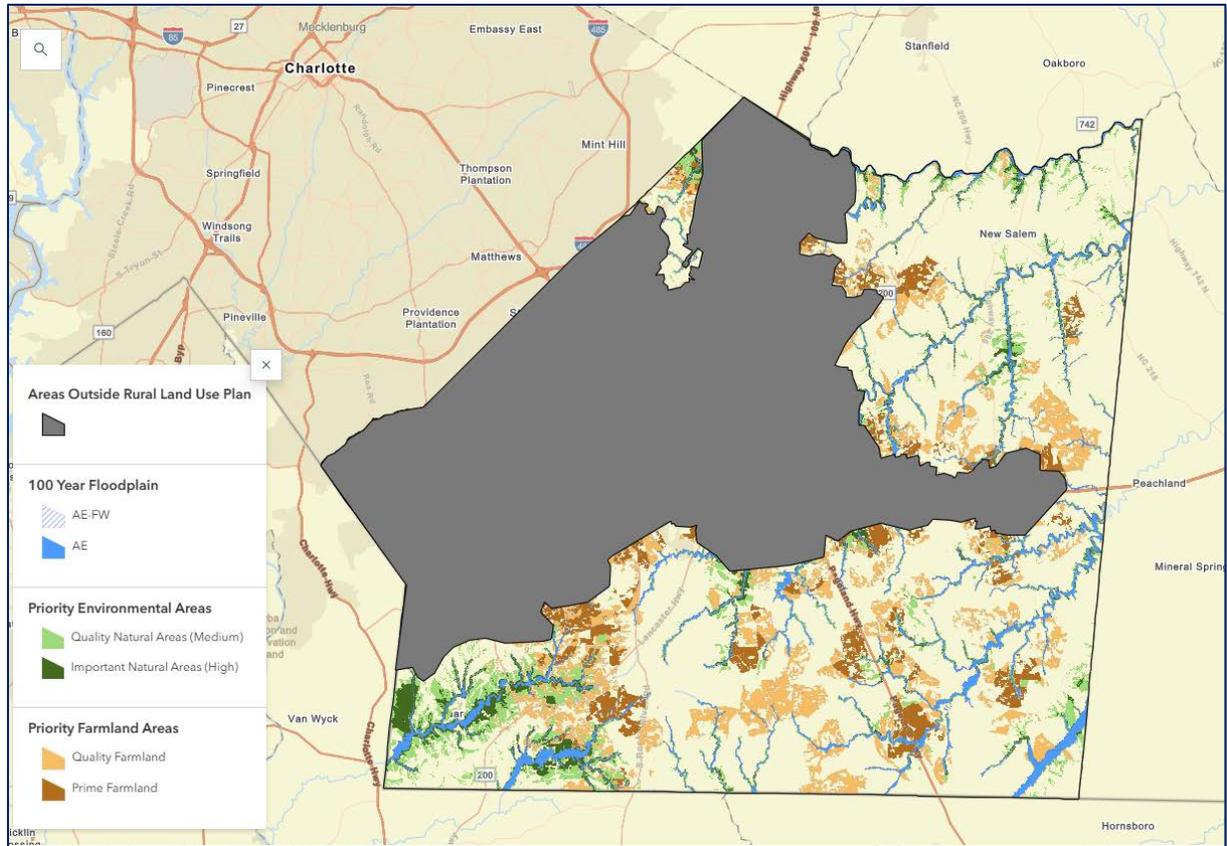


FIGURE 7

Natural Areas

The natural areas in Union County provide multiple benefits including aesthetics, protecting water quality, mitigating floods, filtering air, and providing habitat for plants and animals. The conservation plan identifies concentrated areas at threat of development that provide multiple benefits for the county's natural resources. To identify these areas, the CLC evaluated eight metrics which are described below (Table 1).

Close to Other Protected Lands: Adding additional conserved land to existing parks and natural areas helps to enhance the protection of those existing areas.

Additionally, growing existing parks and natural areas protects the aesthetics over a larger area.

Large Intact Forests: Larger natural areas provide greater benefits for wildlife and the public. Larger natural areas provide more room for wildlife to move, feed, and nest. Some priority conservation species require larger habitats for foraging, sheltering, finding mates, and smaller-scale migration, especially for young adult and fledgling animals finding new territories. Larger natural areas also help wildlife survive through major catastrophic events, such as floods, fires, and storms since larger natural areas provide greater refuge and areas with quality food.

Significant Natural Areas: Significant Natural Areas are identified by the North Carolina Natural Heritage Program as containing a concentration of high-quality habitat and rare or imperiled species. This designation does not provide any legal protection but does highlight land that is critical to protecting our state's biodiversity and natural areas. Natural Heritage Natural Areas (NHNAs) within the study area are listed in Table 2. The NC Wildlife Resources Commission recommends that development be avoided on and around NHNAs. In cases where development is proposed on or near an NHNA, cluster subdivisions may be an option to buffer these natural areas as open space set-asides.

Natural Resources Score Matrix	
Close to Other Protected Lands	20%
Large Intact Forests	20%
Significant Natural Areas	13%
Unique Natural Areas	10%
Interior Forests	10%
Steep Slopes over Streams	10%
500-Year Floodplain	10%
Rare or Imperiled Species	7%

TABLE 1: THE WEIGHT EACH METRIC PROVIDED OR THE NATURAL RESOURCES SCORE

Natural Area	Biodiversity Significance
Waxhaw Creek Aquatic Habitat	Exceptional
Richardson Creek Ledges	Exceptional
Goose Creek Aquatic Habitat	Exceptional
Polk Mountain	Very High
Jackson Blackjacks	Very High
Andrew Jackson Ridges	Very High



Crooked Creek Aquatic Habitat	Very High
Crooked Creek Ledges	Very High
Waxhaw Creek Floodplain	High
Jackson Sunflower Site	High
North Fork Crooked Creek Rare Plant Site	High
Fish Road Basic Forest	High
Lanes Creek Aquatic Habitat	Moderate
New Salem Branch	General
Lanes Creek Floodplain	General
Cane Creek Park	General

TABLE 2: LIST OF SIGNIFICANT NATURAL AREAS IDENTIFIED BY THE NORTH CAROLINA NATURAL HERITAGE PROGRAM.

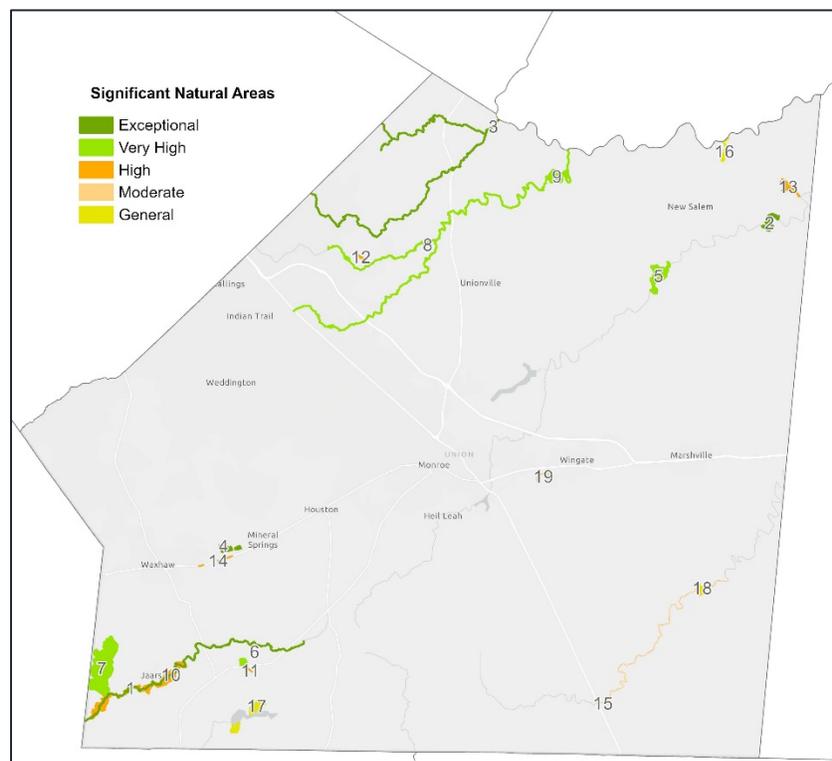


FIGURE 8

Unique Natural Areas: Within the broad categories of pasture, grasslands, hardwood forests, and floodplains are unique habitat types. Some are rare and unique to the piedmont of North Carolina and to Union County. For example, xeric hardpan forests are only found in North and South Carolina in the Charlotte area. They result from a special soil type that is very tight, leading to very dry conditions and a grassy forest floor with stunted trees.

Interior Forests: Some animal species are more sensitive to human disturbances than others. Additionally, they prefer the cover a forest canopy provides from predators.



Therefore, they are often found deeper in woods, away from forested edges. Protecting forests more than 300-feet from a forest edge provides the appropriate habitat for interior forest species.

Steep Slopes over Streams: Riparian areas along our rivers, creeks, and streams help to filter out pollutants and sediment, and keep water cool. However, as steepness increases the velocity of stormwater flowing into our water also increases. Protecting steep sloped areas along water bodies is important to limiting sedimentation. Additionally, the cool and moist conditions created by this setup provide habitat for plant and animal species more often found in the mountains of the Carolinas. These areas are important for protecting the county’s biodiversity.

500-Year Floodplain: Our region has seen increasingly larger storms with flooding at or exceeding the 100-year floodplain. Protecting areas outside of the 100-year floodplain promotes flood resiliency in the future.

Rare and Imperiled Species: This includes species listed by the Endangered Species Act as Threatened or Endangered and species listed by the NC Wildlife Resources Commission and the NC Plant Conservation Program as Threatened, Endangered, Species of Concern, or Significantly Rare. These are only known locations where these species are currently found. This does not include species identified by the NC State Wildlife Action Plan as Species of Greatest Conservation Need.

Farming Community and Economy

Farmland in Union County supports the local economy and provides food for our region. The CLC’s land analysis identifies clusters of farmland located on Prime or Statewide Importance land that can support the local farming community. To identify these areas, CLC evaluated five metrics which are described below (Table 3).

Contiguous Areas of Farmland: Protecting larger areas of farmland supports more viable and resilient agricultural operations, strengthens local food systems, and creates greater economic benefits. This also reduces potential interactions with residential development and farming operations.

Prime or Statewide Important Farmland Soils: These are soils that the Natural Resources Conservation Service identified as particularly productive because they can produce higher yields with minimal inputs or modifications. Statewide important soils are found by the NC Department of Agriculture and Consumer Services to produce higher yields with property soil management.

Farmland Score Matrix	
Contiguous Acres of Farmland	30%
Prime or Statewide Important Farmland Soils	30%
Close to Other Protected Lands	15%
Close to Markets (Urban Areas)	10%
Density of Farm Related Businesses	15%

TABLE 3: WEIGHT EACH METRIC PROVIDED FOR THE FARMLAND SCORE



Close to Other Protected Lands: Proximity to parks and other natural lands provide a buffer for farms to reduce interactions with development.

Close to Markets: Reducing the distance between farms and markets helps to improve the profitability of local farms by reducing transportation costs. Additionally, it improves the likelihood of supporting farm-to-table partnerships and Community-Supported Agriculture systems.

Density of Farm Related Businesses: Farms require specialized services and stores to continue operations such as large equipment repair shops, large animal veterinarians, grain and animal processing facilities, and farm supplies. These businesses require a certain mass of farms to remain profitable and in business. Protecting farmland around these businesses ensures the resiliency of the local farming economy.



North Carolina Wildlife Resources Commission

The NC Wildlife Resources Commission (NCWRC) developed the Green Growth Toolbox program to provide conservation guidance for local government planning projects that consider wildlife and natural resource conservation in land use and development planning, incentives and ordinances. The Green Growth Toolbox is designed to help communities conserve high quality habitats as communities and developers build new homes, workplaces, and shopping centers. The toolbox helps communities plan for growth in a way that will conserve natural assets such as fish, wildlife, plants, streams, forests, fields, and wetlands. Included in the guidance are recommended conservation data to identify conservation priorities, science-based conservation strategies to protect wildlife habitat and ecosystem services and planning best practices. The program also offers the Partners for Green Growth cost-share grant for local governments to implement conservation in their planning activities and Union County was awarded funding in June 2024. As part of the Partners for Green Growth award, NCWRC staff assisted in identifying conservation priorities and associated planning strategies for Union County.



FIGURE 9, PHOTO CREDIT NCWRC



FIGURE 10, PHOTO CREDIT: USFWS

Open Space Prioritization

Open space site selection for natural landscapes should prioritize NC Natural Heritage Program Natural Areas, wide riparian buffers along rivers and streams, floodplains and wetlands, connected forests and grasslands, and buffers adjacent to properties

managing for agriculture and conservation. North Carolina Natural Heritage Program Natural Areas are areas of high special biodiversity significance identified by the NC Natural Heritage Program. These areas may not be protected but have rare species or significant high-quality natural communities. The NC Natural Heritage Program provides free mapping services that identify the locations of these natural areas. Property owners and engineers can access these GIS layers at <http://www.ncnhp.org> to identify any potential natural areas to prioritize in their open space set-asides. The NC Natural Heritage Program also provides a free managed land GIS layer that identifies properties managed for conservation. Open space can be prioritized to buffer these managed areas from development to allow for continued functional management of those protected lands.

The same buffers can be used for lands in current agricultural uses to ensure continued agricultural management. For most streams and rivers in Union County, the NC Wildlife Resources Commission recommends a minimum riparian buffer of 100 feet for perennial streams and 50 feet for intermittent streams. For streams in watersheds with federally-listed aquatic species, such as Waxhaw Creek and its tributaries, the NCWRC recommends a minimum riparian buffer of 200 feet for perennial streams and 100 feet for intermittent streams. Larger upland set-asides adjacent to riparian areas are recommended to be between 300-600 feet from the water's edges they protect water quality, floodplain function and water storage capacity to reduce the impact of flooding, and protect wildlife habitat. Large tracts of native forests and grasslands not adjacent to riparian areas also provide water quality protection and facilitate water infiltration and groundwater recharge. Prioritize forest and grassland open space to be adjacent to other intact natural areas on adjacent properties and avoid fragmentation or the creation of natural habitat "islands" on properties.

Open Space Uses

For the purposes of conserving natural and working lands in the rural areas of Union County, open space set-asides should primarily be utilized and managed for low impact uses or agriculture. Working lands can be leased to local farmers for agricultural uses, and forests can be managed for timber production. There are several options for the use and management of open spaces for natural resource uses. The North Carolina Wildlife Resources Commission recommends management of the open space for the health of the landscape. If not being managed for agricultural purposes, there are several options for the management and development of open space if not entering into an easement or other program. These can include planning and managing for outdoor recreation opportunities like nature trails for local residents or managing for pollinator habitat. These management strategies are generally maintained through a Homeowners Association (HOA) or deed restrictions. A final method of management would be to not manage the open space for any specific use.



Visioning Process

The Steering Committee's first task in November 2024 was to develop a vision statement for the rural parts of Union County. A vision statement is a written document that describes Union County's long-term goals and aspirations for the future. It serves as a roadmap for the County and inspires the community. Specifically, a vision statement:

- Communicates value: A vision statement communicates the organization's value and commitment to achieving its goals.
- Guides direction: A vision statement directly motivates the organization's direction and purpose.
- Inspires growth: A vision statement inspires the organization's growth.
- Uses abstract language: Vision statements often use abstract language instead of vivid imagery.
- Can be daring: A vision statement can be daring, distinct, or even disagreeable.

The committee developed a draft vision statement in December 2024 that was released to the public for a comment period of January 1-31, 2025. The draft vision statement distributed for public feedback is below.

In the rural areas of Union County, we cherish a way of life where farms and protected open spaces define our community. As stewards of the land, we treasure the balance between living close to nature and preserving our agricultural heritage. Expanses of productive farmland remind us daily of where our food comes from, and by supporting flexible and managed land uses, we protect our environment and encourage public appreciation while ensuring agriculture thrives. This approach will sustain our rural character and provide a vibrant future for generations to come.

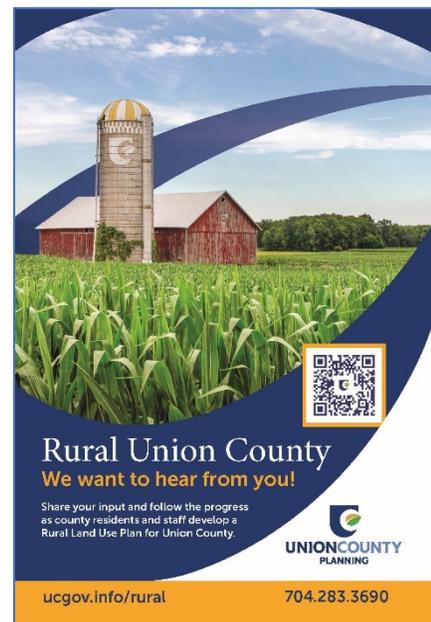


FIGURE 11

The County and committee members distributed informational handouts to local businesses, community contacts, and at County facilities, such as Cane Creek Park. In addition, Union County posted the survey link through the weekly County newsletter, plan web page, and social media. [A total of 210 residents provided comments on the vision statement.](#) Respondents overwhelmingly supported the draft vision statement, but did have concern about overly vague statements and flexible land uses.

In response to this public feedback, the steering committee revised the vision statement to clarify uses and protections for the environment. The vision statement on the

following page was approved by the steering committee at its February 25, 2025, meeting.

In the rural areas of Union County, we cherish a way of life where farms and protected open spaces define our community. As stewards of the land, we treasure the balance between living close to nature and preserving our agricultural heritage. Expanses of productive farmland remind us daily of where our food comes from, and by adding options for property owners, lowering density, and enhancing environmental protection requirements we preserve our natural resources and encourage public appreciation while ensuring agriculture thrives. This approach will sustain our rural character and provide a vibrant future for generations to come.



Strategy Development

The steering committee and staff took four months to review potential strategies to implement the approved vision for rural Union County. The committee operated under the following understandings of effective strategies:

- Are a policy or action designed to achieve a goal.
- Are the teeth of the plan.
- Need to be thought through to avoid unintended consequences.
- Ideally are effective on their own and not require other strategies to achieve effects.

The committee members discussed existing issues in the rural parts of Union County, and reviewed revisions to development standards, new or expanded programs, and changes to existing plans in order to implement the vision.

The committee reviewed the following issues but decided to not present to the public for feedback or recommend to the Board of Commissioners:

- Privately permitted septic systems
- Recommendations for modifying minimum lot sizes

The committee did not recommend taking these strategies to the public because the privately permitted system option is legal to use in North Carolina, so they did not feel Union County would have the ability to influence this status. The committee was split on the benefits of requiring larger lot sizes as well as allowing smaller lot sizes as ways of protecting open space.



FIGURE 12

The committee took the following strategies to the public for feedback, which was held from June 20 through July 20, 2025.

- Expansion of areas considered rural - The area immediately west of Monroe, totaling approximately six square miles is outside Union County's established sewer service basin, so higher

density development recommendations could be replaced with a rural residential designation. This would impact open space requirements and rezoning recommendations.

- Increasing/reducing the number of commercial nodes - Rural Centers function as small scale civic and commercial centers for rural areas of the County.

These Centers are clusters of low-density, non-residential uses located at a crossroads of two or more major or minor thoroughfares. Appropriate uses include convenience stores, civic buildings, gas stations and others. Rural Centers provide limited commercial and community services while still maintaining the rural nature of the community.

- Enhanced buffering along streams and water bodies – Local governments are prohibited by state law from enacting buffers beyond those established by the state, but could prioritize stream buffering in 30% open space requirements or as part of rezonings.
- Prioritization of land set aside in major subdivisions - This requirement applies to major subdivisions, which typically are eight or more lots or involve installing infrastructure such as roads or utilities. Union County does not currently specify which land to set aside in major subdivisions.
- Conditions for allowing commercial uses on residential land without rezoning - Commercial or industrial uses such as landscaping, plumbing, and storage facilities would be allowed on parcels of at least five acres without rezoning in exchange for four acres of protected open space for every one acre of development.
- Expanding conservation efforts to purchase easements - Union County has recently implemented an agricultural easement program with an allocation of approximately \$1 million per year from the General Fund. This strategy would recommend increasing the funding per year.
- Remove bypasses from [transportation plan](#) - There are four proposed bypasses south of Waxhaw, Monroe, and Marshville that impact the rural part of the County. These bypasses will likely increase development potential for new areas, like what was experienced with the Monroe Expressway. The removal process would involve the municipalities and NCDOT but would start with a Union County



position.

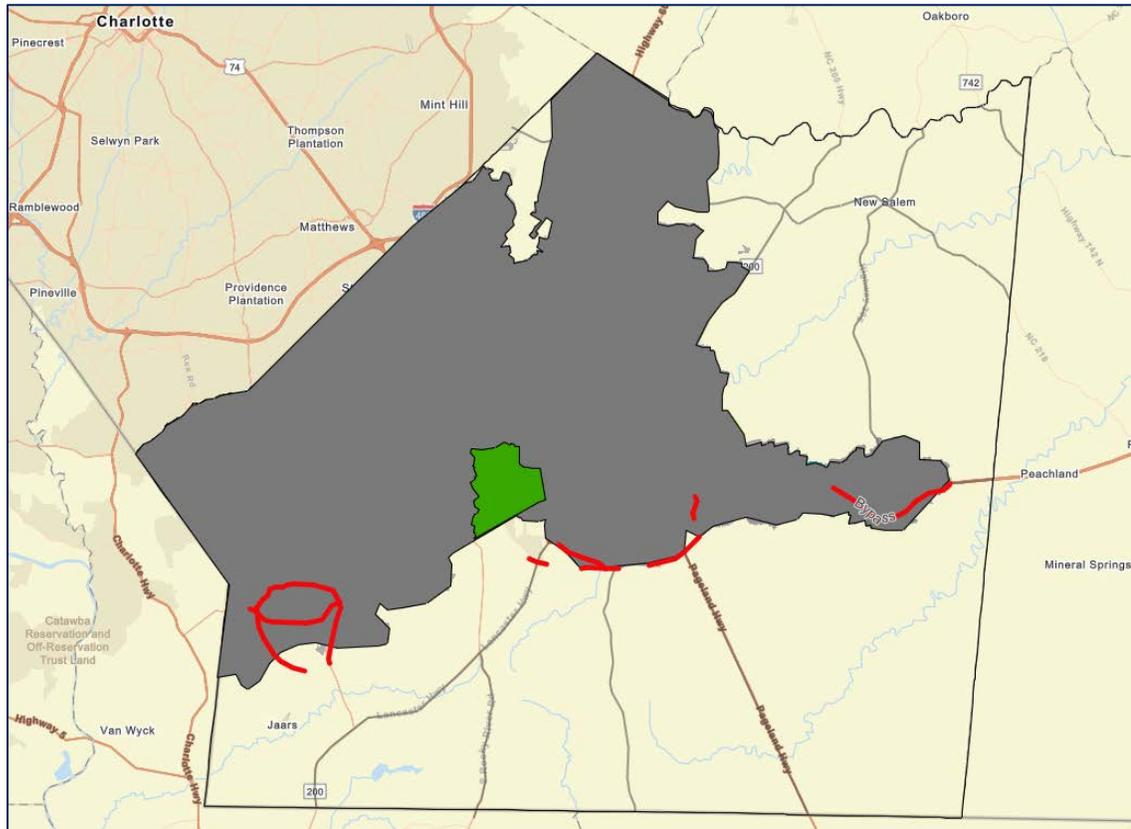


FIGURE 13

- Limit subdivisions in certain zoning districts - The Unified Development Ordinance includes a table with a list of uses allowed in each zoning district. Subdivision of land would be removed as an allowed by right use in certain zoning districts, requiring additional conditions or approvals to allow additional residential development in identified areas.
- Allowing property owners to pay into an open space fund in lieu of setting aside 30 percent open space within their development when no priority agricultural or environmental features are on their property.

The comment period was conducted through an [online StoryMap](#) and [embedded survey](#). The story map included maps such as the one above, which depicts the proposed addition to the rural area (shown in green) and the proposed bypasses near Waxhaw, Monroe, and Marshville.

Union County shared this information with the public through social media posts, announcements in the weekly Union County Horizons newsletter, email to the more than 500 people who have provided their email address to be kept apprised of the plan process, post cards distributed to businesses in the rural parts of Union County, and an interview on the local WIXE radio station. A total of 166 people submitted [feedback and comments](#) on the strategies. The demographics of the respondents

did skew older and more established than the County as a whole, with nearly 2/3 of respondents having lived in the county more than 20 years, and over 40 percent 60 years or older. Only five respondents were under 30, for example. Nearly all respondents (88 percent) lived and/or worked in the rural parts of Union County.

The public generally supported more restrictions on development and strongly supported protection of the environment and agricultural lands. They were somewhat supportive of adding additional rural centers and expanding the rural area to areas immediately west of Monroe. They opposed flexibility for developers to be able to “buy back” land otherwise required to be set aside as open space if no priority agricultural or environmental features were found on site, and expressed skepticism over the opportunity for owners of large lots (five acres or more) to be able to establish low-impact businesses on their property in exchange for significant open space requirements.

The chairman of the steering committee, Allan Baucom, presented the proposed strategies and public feedback to the Land Use Board and Board of Commissioners for their awareness and feedback as well. The [Land Use Board received this information at its July 15, 2025, meeting](#).



FIGURE 14

The Board was generally supportive of the strategies but did express concerns over how to pay for the proposed agricultural easement program expansion.

The Board of Commissioners received a similar update at its [August 11, 2025, meeting](#).

Strategy Recommendations

The committee then evaluated the strategies at its August and September meetings, where they voted to recommend the following strategies as part of the plan.

Expand agricultural easement purchase program: The committee voted to recommend expanding the existing program, with a goal of protecting 10% of the agricultural land in Union County by 2050. This is estimated to cost \$3-5 million per year in additional funds to protect 10% of the approximately 190,000 acres used by agriculture in Union County. The soil and water conservation district property tax referendum strategy is recommended as the preferred funding source, which would cost ½ cent to one cent per \$100 in value in property taxes per year to fund and would raise \$3 to \$6 million per year. A general increase to the property tax, as well as a ¼ cent sales tax allowed in North Carolina under Article 46 Optional Quarter Cent Sales Tax, could also be considered to fund the program.

Require contiguous areas for open space in major subdivisions: Union County currently requires 30% open space in major subdivisions, excluding floodplains, stream buffers, or road right of way. The open space currently can be scattered throughout the neighborhood, which may not help protecting environmental features. The committee discussed options from 50 to 80% required contiguous areas before recommending 60% as a minimum. This open space requirement would first be applied to intact forests, which were the first priority of the committee and public. The committee considered rare and protected species, wetlands, or stream buffers as the second priority. Stream buffering was ultimately recommended as the second priority. These priorities would be implemented through amendments to the Unified Development Ordinance (UDO).

Purchase priority land with fee in lieu for open space requirements: The committee recognizes the burden of a small development maintaining a parcel of open space, so it recommends allowing the developer to pay into the County's Land Preservation and Easement Program based on the value of land that is no longer required to be kept in open space in the proposed development. Eligibility would be limited to smaller developments, such as ones that do not require new roads.

Add flexibility for commercial uses in rural areas: Small business owners looking to start or expand low traffic commercial or industrial businesses such as landscaping, plumbing, and similar trade-type uses would be allowed on parcels of at least five acres without rezoning in exchange for four acres of protected open space for every one acre of developed area. These new options for property owners would be implemented through amendments to the Unified Development Ordinance (UDO).

Express concern over impacts from bypasses: Union County has experienced significant development pressures along the Monroe Expressway in recent years. There are several proposed bypasses that extend into the rural parts of Union County and the committee felt these bypasses could have similar impacts on development patterns. The committee has concerns about ease of development in rural areas if the southern Waxhaw and Monroe bypasses are built. The committee supports the Marshville



Bypass, noting the long-range plan for upgrading US 74 to interstate standards and the potential of building it using toll revenues. The committee acknowledges that the County does not have the authority to unilaterally remove any of the bypasses from the CTP. This position would allow the Board of Commissioners to engage with the NCDOT, Charlotte Regional Transportation Planning Organization (CRTPO) and affected municipalities on concerns raised through this plan.

Limit major subdivisions in certain zoning districts: The committee has concerns over large subdivisions being allowed anywhere in the rural parts of Union County. Current North Carolina general statutes limit County authority to downzone or otherwise reduce uses allowed on a property. The subdivision of land is not a use, so the committee recommended limiting major subdivisions (those that create eight or more lots) to where water and/or sewer can be provided by a central service provider. A central service provider is defined as any sewage treatment facility owned and operated by a sanitary district, a metropolitan sewage district, a water and sewer authority, a county or municipality or other public utility, or a private utility. This strategy would be implemented through amendments to the UDO.

Expand rural area in the Land Use Map: The committee supports expanding the rural area by approximately six square miles west of Monroe, shown in Figure 12. This designation would reduce development impacts for new subdivisions in this area and instead incentivize such development to request annexation into an adjacent municipality. This strategy would be implemented through amendments to the Land Use Map.

Add six rural centers to the Land Use Map: Rural Centers function as small scale civic and commercial centers for rural areas of the County. These Centers are clusters of low-density, non-residential uses located at a crossroads of two or more major or minor thoroughfares. Appropriate uses include convenience stores, civic buildings, gas stations and others. Rural Centers provide limited commercial and community services while still maintaining the rural nature of the community. The committee acknowledged the flexibility from having additional small-scale commercial nodes in the rural areas, particularly where existing commercial operations already occurred and therefore recommend nodes at the following intersections be added as amendments to the Land Use Map.

- South Providence Road and NC 200
- South Rocky River Road, Parkwood School Road, and NC 200
- Plyler Mill and Griffith Roads
- New Salem Road, Carl Polk Road, and Sugar and Wine Road
- Love Mill Road and NC 218
- Lawyers Road and Mill Grove Road

Create a Conservation Development Brochure: Part of the scope for this overall plan development involved creating a development brochure to assist property owners and developers understand how to apply open space requirements in new major subdivisions. This brochure will be created as part of the implementation of this



plan, along with amendments to the UDO and funding commitments by the Board of Commissioners.



Conservation Strategies and Funding Sources

There are many private, public, and non-profit organizations and programs that can help with open space preservation. There are also different ways of protecting land. The traditional way is to purchase land for permanent protection. This method is more expensive and requires upkeep of the land by the owner. A conservation easement is a more common approach and is an agreement between a property owner and a conservation non-profit or government agency that allows landowners to retain ownership and use of their property but restricts development on the property. Each conservation easement is different because they are negotiated by the landowner and the conservation entity. Depending on the terms, a conservation easement will allow for farming, timber management, agrotourism, and wildlife management activities. The restrictions are permanent and apply to future landowners. Landowners can realize certain property and income tax benefits from these agreements.

The CLC prefers projects that provide enhanced protection beyond regulatory or zoning requirements such as FEMA floodplains, tree saves or required open space. However, in special circumstances, CLC will consider projects in FEMA floodplains, tree saves or required open space that have significant conservation values such as state recognized significant natural areas or rare species that require specialized management. In these situations, CLC would need adequate funding for long-term management. Additionally, CLC will consider projects along adopted Carolina Thread Trail corridors to advance trail development.

The list of resources listed below is not exhaustive but provides options in North Carolina.

NC Resilience Exchange (<https://www.resilienceexchange.nc.gov>): A central resource to identify funding for conservation activities that improve community resiliency including land conservation, land stewardship, and utility improvements.

State Programs

NC Land and Water Fund: An annual fund that provides grants for land conservation, stream restoration, and conservation planning. The program focuses on conservation projects that support water quality, protection of impaired species and natural areas, and historical sites. Funds can be used to purchase conservation easements or full ownership. A match is not required but suggested to be competitive.

North Carolina Parks and Recreation Trust Fund: PARTF provides dollar-for-dollar matching grants to local governments for the acquisition and/or development of park and recreational projects to serve the general public. A local government can request a maximum of \$500,000 with each application. Local governments can apply to acquire land for parks and build recreational facilities for use by the public. A PARTF grant can also be used to protect the natural and scenic resources or renovate older park facilities.



NC Agricultural Development and Farmland Preservation Trust Fund: Annual fund that provides grants to support local farming economies, conservation of farmland, and planning for farmland conservation. Projects in Union County require a 30% match which can be cash, in-kind, or donated property value. These funds can be matched with the USDA's Agricultural Land Easement Program.

Federal Programs

USDA Agricultural Conservation Easement Program: The Agricultural Conservation Easement Program (ACEP) helps landowners, land trusts, and other entities protect, restore, and enhance wetlands or protect working farms and ranches through conservation easements. Land eligible for agricultural easements includes private or Tribal land that is agricultural land, cropland, rangeland, grassland, pastureland and nonindustrial private forest land. Priority is given to farms that maximize protection of contiguous agricultural lands and have soils identified as Prime, Unique, or Other productive by the Natural Resources Conservation Service.

Land and Water Conservation Fund (LWCF): Provides funding through different programs to local governments. The Cooperative Endangered Species Conservation Fund provides grants to local governments through the state to protect and conserve Federally listed threatened and endangered species and the habitats on which these species depend. The National Park Service State and Local Assistance Programs provides 50/50 matching grants to local governments, through the states, for the acquisition and development of public outdoor recreation areas and facilities.

Regional Conservation Partnership Program: This program is a partner-driven approach to conservation that addresses identified resource needs on agricultural lands. Through this program, project partners support farmers, landowners, and the community by providing matching funds for conservation activities and purchasing conservation easements. Activities can include implementing best management practices, land restoration, purchasing conservation easements, and public work projects that address a natural resource need. Partners do need to identify a combination of 1-to-1 cash and in-kind match.

Local, Private, or Non-Profit Programs

Present Use Value (PUV) programs: PUVs provide property tax deferments for property owners that commit to utilizing their property for forestry, agriculture, or wildlife conservation purposes. The intention of any PUV program is to tax property for its current use, which is lower than the theoretical market value that is used to value property taxes. Properties enrolled in a PUV must follow each program's requirements. Any property that is disqualified due to falling out of compliance will be required to pay "roll back" taxes or the sum of the previous three years of unpaid deferred taxes plus interest and the current year's theoretical market value.

- o Forestry PUV: Properties managed and utilized as commercial forestland can qualify for North Carolina's forestry PUV program. Property owners can contact the [Union County NC Forest Service](#) office for more information.



- Agriculture PUV: Properties actively engaged in agricultural or horticultural uses may qualify for the agriculture PUV program through the NC Department of Agriculture and Consumer Services. Qualifying properties must generate a minimum of \$1,000 gross per year in farm production. Contact the Union County NC Cooperative Extension office for more information.
- Wildlife Conservation Land Program (WCLP): The Wildlife Conservation Land Program allows private landowners who manage their property for protected wildlife species, priority wildlife habitats or as Wildlife Reserve Land to apply for a property tax deferment. Visit <https://www.ncwildlife.gov/wclp> for more information and an outline of qualifying requirements.

Conservation Fund: [The Conservation Fund](#) is a non-profit founded on the idea that environmental protection and economic vitality are mutually reinforcing strategies that make our society stronger. They are twin pillars of a national strategy: economic growth without environmental protection is unsustainable, and environmental protection without economic growth is equally unsustainable. For more than 40 years, The Conservation Fund has been [buying at-risk land](#) with high conservation value to protect it from degradation, putting protections in place to ensure it is managed for environmental, economic, and human gain before finding long-term owners, ideally operations relatively new to farming. The Fund has a 10-year goal of protecting 5,000 acres of land over the next 10 years in the Charlotte region.



Adoption

The Rural Land Use Plan Steering Committee was tasked with developing a plan, but the Land Use Board likewise plays a role in making recommendations on all planning initiatives and proposals. The Steering Committee recommended the plan to the Land Use Board at its October 7, 2025, meeting. Union County then emailed the more than 500 Union County residents who previously provided their email address and requested updates on the plan and its development.

The Land Use Board reviewed the plan at its October 21, 2025, meeting. A total of XX residents spoke at the meeting. After reviewing the plan, the Board recommended XXX. Add detail from their discussion.

The Board of Commissioners held a public hearing at its November 17, 2025, regular Board meeting. A total of XX residents spoke at the hearing. Add details of adoption process.



Conclusion

Union County currently is home to over 270,000 people and will continue to add thousands of additional residents each year for the foreseeable future. Remote work, desire for a quieter lifestyle, and lower land costs have increased development pressure in the rural parts of Union County. This development comes with impacts, both as a loss of agricultural land and as impacts to environmental features. This plan was initiated in 2024 to help develop strategies to protect environmental and agricultural resources, as well as provide options for small business owners and farmers who want to stay on their land.

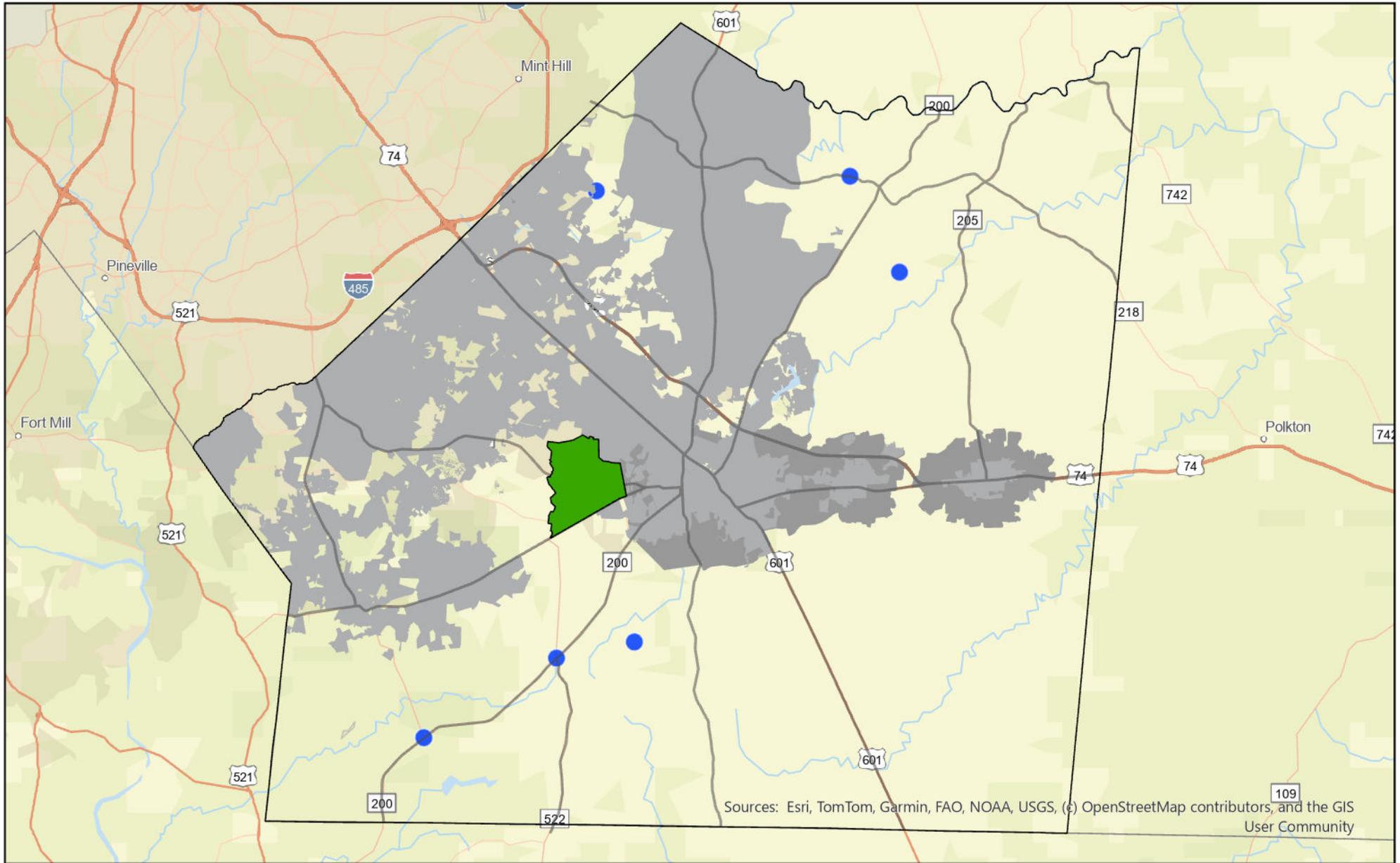
The Union County Rural Land Use Plan was resident-led, starting with the advisory committee that guided the work, and ending with three rounds of public comment opportunities regarding the vision, the strategies, and the overall plan. Over 500 residents were kept apprised of progress, and over 300 provided their feedback on at least one phase of the plan development. **The plan was adopted by the Union County Board of Commissioners on November 17, 2025.**

If fully implemented, the Union County Rural Land Use Plan would permanently protect 30 square miles of working agricultural land, allow community-scale commercial development at identified intersections, allow small business owners to establish and expand their low-impact businesses in exchange for protected land, and better protect forests and streams as residential development occurs.

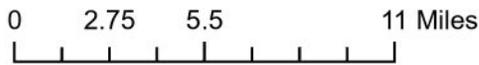
Union County would like to thank its steering committee, the Catawba Lands Conservancy, and the North Carolina Resources Commission for their time and support over this year-long process. Together they developed an effective, focused, and endorsed guide for protecting the rural parts of Union County for the next 25 years.



Exhibit A: Rural Land Use Map Amendments



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Map made: October 27, 2025
by Bjorn Hansen, Senior Planner - Long Range Planning
bjorn.hansen@unioncountync.gov

- Legend**
- Union County
 - Proposed Expanded Rural Area
 - Highways
 - Municipal Boundaries
 - ETJ
 - Proposed New Rural Centers



**RESOLUTION ADOPTING THE RURAL LAND USE PLAN AND
AMENDING THE UNION COUNTY LAND USE MAP**

WHEREAS, pursuant to N.C.G.S. § 160D-501, a local government may adopt a comprehensive plan as described therein; and

WHEREAS, Union County adopted the Union County 2050 Comprehensive Plan, including the Union County Land Use Map, on August 16, 2021 (the “Comprehensive Plan”); and

WHEREAS, the Comprehensive Plan identifies protecting open space in rural areas as a focus area to address in Union County; and

WHEREAS, an implementation committee appointed by the Union County Board of Commissioners created a list of recommendations to address this issue, which included the creation of a rural land use plan; and

WHEREAS, in addition to a comprehensive plan, N.C.G.S. § 160D-501 provides a local government may prepare and adopt other plans as deemed appropriate, which would include a rural land use plan; and

WHEREAS, on July 15, 2024, the Union County Board of Commissioners established a Rural Land Use Plan Stakeholders Committee (the “Committee”) to assist in overseeing the development of a rural land use plan for the County, in addition to reviewing the implementation of other approved recommendations; and

WHEREAS, the Committee has completed development of a recommended rural land use plan (“Rural Land Use Plan”); and

WHEREAS, part of the Rural Land Use Plan recommendation includes certain proposed amendments to the Union County Land Use Map; and

WHEREAS, the Union County Land Use Board considered and recommended adoption of the Rural Land Use Plan, in accordance with N.C.G.S. § 160D-501; and

WHEREAS, a public hearing was noticed and held concerning the Rural Land Use Plan on November 17, 2025, in accordance with N.C.G.S. §§ 160D-501 and 160D-601; and

WHEREAS, the Board has considered the Rural Land Use Plan, including amendment to the Union County Land Use Map, and has determined that adoption of the Rural Land Use Plan, including amendment to the Union County Land Use Map, is reasonable and in the best interest of Union County and its residents to ensure coordinated, efficient, and orderly development within the rural areas of Union County.

NOW, THEREFORE, BE IT RESOLVED BY THE UNION COUNTY BOARD OF COMMISSIONERS AS FOLLOWS:

1. The Union County Board of Commissioners hereby adopts the Rural Land Use Plan, including amendments to the Land Use Map, as set forth on Attachment A hereto, which is incorporated into this Resolution by reference.
2. The Union County Land Use Map shall be amended to reflect the revisions as shown on Attachment A.
3. This Resolution is effective upon adoption.

Adopted this the ____ day of _____, 2025.

Attest:

Lynn G. West, Clerk to the Board

Melissa Merrell, Chair

From: [Darwin Pineda](#)
To: [Bjorn Hansen](#)
Subject: Darwin Pineda feed back on union county land use
Date: Tuesday, November 25, 2025 3:02:50 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

" Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with

1 making sure farmland is still bringing in there economical resources page 28

2 Making sure the economy stays quiet page 21

3 helping business expand. page 21

3 dislikes

1 the growth of union county it may be become a city page 28

2 the use of the nc water page 17

3 to many nonprofit organizations page 21

From: [Davis Weycker](#)
To: [Bjorn Hansen](#)
Subject: Hello Sir
Date: Tuesday, November 25, 2025 3:25:00 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

Our honors Earth & Environmental class at Piedmont High looked at the Union County Draft Rural Land Use Plan. I really like the voluntary farmland easements (pages 42-45), the 50% open space rule for new neighborhoods (page 38), and the plan to buy more easements with future money (page 51).

But I think we need a stronger way for farmers to sell their development rights (page 49), better rules to stop big solar farms on the best farmland (page 29), and bigger lots (5 acres instead of 3) where there's a lot of good farmland (page 34).

Thanks for reading my ideas!

Best,

Davis weycker

11th grade, Piedmont High School

--

Davis Weycker
Class of 2027
Piedmont High School

From: [Sovanary Vy](#)
To: [Bjorn Hansen](#)
Date: Tuesday, November 25, 2025 9:50:38 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with: Expansion of areas considered rural (page 22), Remove bypasses from transportation plan (page 23), and Expanding conservation efforts to purchase easements - Union County has recently implemented an agricultural easement program with an allocation of approximately \$1 million per year from the General Fund (page 23). Upon further examination of the proposed draft, there are a few revisions I think should be made: Prioritization of land set aside in major subdivisions - This requirement applies to major subdivisions, which typically are eight or more lots or involve installing infrastructure such as roads or utilities. Union County does not currently specify which land to set aside in major subdivisions (page 23), Increasing/reducing the number of commercial nodes - Rural Centers function as small scale civic and commercial centers for rural areas of the County. FIGURE 12 22 These Centers are clusters of low-density, non-residential uses located at a crossroads of two or more major or minor thoroughfares. Appropriate uses include convenience stores, civic buildings, gas stations and others. Rural Centers provide limited commercial and community services while still maintaining the rural nature of the community (page 22), and Limit subdivisions in certain zoning districts - The Unified Development Ordinance includes a table with a list of uses allowed in each zoning district. Subdivision of land would be removed as an allowed by right use in certain zoning districts, requiring additional conditions or app (page 24).

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From: [Uzziel Amaya-Ramos](#)
To: [Bjorn Hansen](#)
Date: Friday, November 28, 2025 2:16:27 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Uzziel Amaya
Piedmont High School
Class of 2027

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have reviewed the projected Union County Draft Rural Land Use Plan. I wanted to share some thoughts after reading through it. There are a few ideas I really liked, along with a few suggestions that I think could make the plan even better.

First, I really like the part of the plan that focuses on protecting farmland and open space (page 12). Keeping farmland protected helps local farmers and keeps Union County's rural areas from turning into crowded suburbs. It's also a great way to make sure we have space for growing local food and keeping our environment healthy.

Second, I agree with the goal of using green infrastructure (page 18), like rain gardens, natural drainage systems, and trees to help manage stormwater. These ideas help prevent flooding and also make our communities look nicer and cleaner.

Third, I support the plan's focus on protecting forests and wildlife habitats (page 22). Trees and green spaces are really important for clean air, cooler temperatures, and giving animals safe places to live.

I do think there are a few ways to make the plan stronger. One suggestion is to set clearer limits on how much land can be used for new housing and businesses (page 25) so we can protect more natural areas. Another idea would be to include more renewable energy projects (page 30), like solar panels or wind power, especially for schools and public buildings. Lastly, it would be helpful to add more community education programs (page 35) that teach people why land conservation is important and how they can get involved.

Thank you so much for your time and for considering my thoughts on the Union County Land Use Plan. I really appreciate all the work that goes into protecting our environment and planning for a better future.

Best,

Uzziel Amaya

From: [Abigail Amick](#)
To: [Bjorn Hansen](#)
Date: Tuesday, November 25, 2025 9:44:48 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with The rural residential means of development (page 7), Lowering overall density for major subdivisions (page 7) and Expanding the rural area six square miles out of Monroe (page 22) Upon further examination of the proposed draft, there are a few revisions I think should be made: The introduction of 6,500 dwelling units from 2023 to 2055 (page 9) The 500 year flood plain (page 16) and finally The residential development plan showing 8 or more new lots (page 8)

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Abigail Amick
11th grade
Piedmont High School

From: [Leila DuBay](#)
To: [Bjorn Hansen](#)
Subject: Draft of Rural Land Use Plan
Date: Monday, November 24, 2025 9:28:15 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with: rural areas and farmland should be protected, Union County should check the infrastructure of an area before building, and the community should have some say on what is done. I believe that farmland should be protected because we need to upkeep agriculture and keep it thriving along with its appearance. Pages 8 and 9 in the plan thoroughly explain how big agriculture is in the County and that it should be protected. I also think that the infrastructure of an area should be checked before building because something could be wrong and problems would arise. I found this on page 11 where it explains conservation and how different people will check the infrastructure of an area. Finally, I think that the community having an ability to have a say in the development is an excellent idea. I think people should be able to voice their opinions and the fact that over a hundred residents were able to review strategies and attend meetings (page 4) was amazing, especially since they are also living here and they should have a say on what is done with the land. Upon further examination of the proposed draft, there are a few revisions I think should be made: the approval process should be simpler, there should be more rules protecting natural landscape like trees and streams, and small property owners should have more flexibility. I think the approval process is very complicated and has many steps. It can also take awhile for someone to get approved so if you made this task a little simpler I think people would greatly appreciate it. I found some of this information on page 4 where it explains some of the process like applying, the county evaluating it, the funding, approval, and protection. Next, I feel like there are a lot of rules over the conservation of regular land but I feel like there should be more rules covering the use of natural landscapes like our trees. I think trees are very important because they help us in many ways and they also take a long time to grow. I feel like we are cutting down more trees than we are growing and that can further damage our environment. I know there are some rules in place but I think we should be stricter about them. Finally, I think that small property owners should have more flexibility. On page 4 it states that zoning rules have a 30% open space requirement and this applies to a lot of subdivisions. This greatly restricts what small property owners can do with their land and I think giving them some flexibility would be greatly appreciated by many. Especially since land is so expensive these days, not a lot of people can afford large pieces of land.

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Leila DuBay

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Leila DuBay

11th grade

Piedmont High School

From: [Jaziah Mccallum](#)
To: [Bjorn Hansen](#)
Date: Wednesday, November 26, 2025 8:37:59 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with

1.

Requirements of Contiguous Open Space / Protect Natural Resources on page 4, I agree with this because it connects green spaces to create wildlife corridors, protects water quality (wetlands, buffers), and preserves intact forests, maximizing ecological function.

2.

The Limit of Subdivisions / Expand Designated Rural Area on page 5, I agree with this because it directly limits the expansion of high-density development into rural areas, protecting the rural character and slowing the strain on existing infrastructure (roads, schools). But there will be a downside for property owners.

3.

The leasing of land to local farmers for agricultural uses on page 18, I agree with because the land would be used to help the city and not expand or create more traffic.

Upon further examination of the proposed draft, there are a few revisions I think should be made:

1.

The expansion of high speed internet in areas with high agricultural activity on page 6 is a no for me because that takes up more space is it not contributing the the preservation of rural areas instead its adding to those areas allowing for the to become smaller. I think the expansion of the internet shouldnt be done

anywhere in monroe.

2.

The idea of not managing the open space for any specific use on page 18, I also don't agree with because it's not safe and 9/10 would end horribly. I think that the land should be managed by the owner of the land, if there is no owner of the land obviously by state.

3.

Rethinking the severity of limiting subdivisions in RA districts (Referenced on Page 6). Requiring a full rezoning for every small subdivision places a significant burden of time and cost on small, family landowners who may just want to divide a single parcel for a family member. I recommend creating an exempt minor subdivision process for up to two or three lots, provided they meet specific density/acreage requirements, to maintain flexibility for long-time residents.

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Jaziah McCallum

Jaziah McCallum
Piedmont High School
Class of 2027

From: [Stephanie Bonilla](#)
To: [Bjorn Hansen](#)
Subject: The honors Earth and environmental project
Date: Tuesday, November 25, 2025 2:31:57 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with:

The Union County Board of Commissioners directed staff to initiate the process in early 2024, and Union County was awarded a \$10,000 grant through the North Carolina Wildlife Resources Commission's Green Growth Toolbox Program in page 3. The Rural Land Use Plan Steering Committee was tasked with developing a plan, but the Land Use Board likewise plays a role in making recommendations on all planning initiatives and proposals in page 31. Also about the Expanding conservation efforts to purchase easements - Union County has recently implemented an agricultural easement program with an allocation of approximately \$1 million per year from the General Fund in page 22.

From: [Steely Little](#)
To: [Bjorn Hansen](#)
Subject: Union County Draft Rural Land Use Plan
Date: Tuesday, November 25, 2025 3:02:25 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with Contiguous Areas of Farmland, to protect our larger areas of farm land and support the more viable agriculture operations on (pg. 15), Close markets, helping us reduce the cost of transportation and support our local farms on (pg. 16) and NC Land and Water Fund, this is great for keeping our water quality at its best and protects our natural lands/historical sites on (pg. 28). Upon further examination of the proposed draft, there are a few revisions I think should be made: Prime or Statewide Important Farmland Soils, I don't think we should higher yields or modification on our soil on (pg. 15), Conservation Fund, buying at risk could lead us to losing more many than making, It could lead to less money to buy and care for our lands on (pg. 30) and North Carolina Parks and Recreation Trust Fund, we should leave our natural lands alone, spending money on making parks is a waste, messing with wildlife just isn't a good idea on (pg. 28).

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Steely Little

From: [Connor Sherwood](#)
To: [Bjorn Hansen](#)
Subject: Union County Land Use.
Date: Tuesday, November 25, 2025 9:22:54 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with, which I believe are essential for the future of Union County:

1. Expand the agricultural easement purchase program (Referenced on Page 6 of the Strategy Document). This strategy provides a necessary and proactive economic tool for farmers, allowing them to monetize their land's development rights while permanently preserving it for agriculture. It is a critical investment in the county's identity and food security.
2. Require contiguous areas for open space in major subdivisions (Referenced on Page 6). Consolidating open space into contiguous tracts, rather than scattered remnants, ensures the land provides real ecological benefits, creates viable wildlife corridors, and offers better potential for future public use, such as greenways.
3. Protect intact forests in the 30% open space required area (Referenced on Page 6). Prioritizing the preservation of existing mature forests is scientifically sound. These ecosystems offer superior environmental benefits (carbon sequestration, water quality, habitat) compared to replanted areas and should be the primary focus of all conservation set-asides.

Upon further examination of the proposed draft, there are a few revisions I think should be made:

1. Revising the approach to low-impact commercial uses on residentially-zoned land (Referenced in the General Policy section, typically near Page 7). While flexibility for property owners is important, allowing "light industrial" uses, even with an open space trade-off, risks introducing incompatible elements (noise, heavy traffic, potential chemical runoff) into quiet rural residential areas. I suggest limiting this allowance strictly to service-based businesses (e.g., remote office work, small-scale craft) and excluding any activity that generates industrial traffic or uses hazardous materials.
2. Strengthening the plan to expand the rural area on the land use map (Referenced on Page 7). Simply reverting areas west of Monroe to a rural designation may only delay high-density development pressure. I suggest tying this designation to a long-term capital improvement plan that explicitly commits to limiting public water and sewer infrastructure in this zone for a defined period (e.g., 20 years). This structural limitation will provide a more durable barrier against urban sprawl.

3. Rethinking the severity of limiting subdivisions in RA districts (Referenced on Page 6). Requiring a full rezoning for every small subdivision places a significant burden of time and cost on small, family landowners who may just want to divide a single parcel for a family member. I recommend creating an *exempt minor subdivision* process for up to two or three lots, provided they meet specific density/acreage requirements, to maintain flexibility for long-time residents.

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Connor Sherwood

Connor Sherwood
Class of '27

From: [Hollis McCraw](#)
To: [Bjorn Hansen](#)
Subject: Union County Land Use
Date: Monday, December 1, 2025 12:09:13 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with **"The County is limiting spaces of major subdivisions, buffers are being created and being examined for perennial streams, and Land will be left available for local farmers."** Upon further examination of the proposed draft, there are a few revisions I think should be made: **I think we should give more land to farmers instead of just six square miles, and certain people, including farmers should retain the specific quotes they have made on the land given. I also think you could have given more information on the subdivisions and how they affect farmers and farmland.**

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Hollis McCraw

From: [Peyton Coan](#)
To: [Bjorn Hansen](#)
Subject: Union County Land Use
Date: Monday, December 1, 2025 11:05:10 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with **limiting areas available for major subdivisions, creating buffers around perennial streams, and preserving land for local farmers**. Upon further examination of the proposed draft, there are a few revisions I think should be made: **First, farmers should be given more than the proposed six square miles of land. Additionally, farmers and other stakeholders should be able to maintain the specific rights and agreements tied to the land they receive. I also feel that the draft could provide more detail about the proposed subdivisions and how they might impact farmers and agricultural land.**

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Peyton Coan

From: [Matthew Kiker](#)
To: [Bjorn Hansen](#)
Subject: Union County Land use
Date: Tuesday, November 25, 2025 2:58:07 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with, Six things agreed with the public with more restrictions on building on page 25. Then my second point I agreed is to the expanding of the program on page 26. Then lastly on page 22 I agree that increasing/reducing the number of commercial nodes as small civic and commercial centers. My 4 and 5 thing are on the same page which is page 29 I really like the North Carolina Parks and Recreation and Trust Funds and the NC Water Land and Water fund. I like the Park and Recreation because a local government taking 500000 thousand dollars to build parks for small communities is great for young children and parents that need a break. I like the water fund because the focus on water quality. Lastly my 6th thing I liked about this plan Regional Conservation Partnership Program I like supporting farmers is great for them because farmers don't really make a whole a lot.

From: [Myroslav Gutsulyak](#)
To: [Bjorn Hansen](#)
Subject: Union County Land Use
Date: Tuesday, November 25, 2025 2:56:27 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

" Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with: Protecting natural areas within the community and maintaining order to key farm land placement (pg. 13), concentrating on Union County's natural resources and water supply with the benefits of the plan (pg. 14), adding parks and conserved land for the safety of existing land" (pg .14), helping interior forest species thrive by looking into the deep parts of forest where they live" (pg. 16), farms being close to markets for less transport and it being more profitable for farmers (pg. 17) and the value that is put into this plan and how it is carefully planned and revised (pg. 20). Keep up the great work and I hope everything works out.

Best,

Myroslav Gutsulyak"

From: [Sophia Durr](#)
To: [Bjorn Hansen](#)
Subject: Union County Land Use
Date: Tuesday, November 25, 2025 2:46:01 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with.

1.- Protecting Existing Trees - Old forests are better than new ones at cleaning the air and water, and they provide better homes for animals. The plan must save the mature, old forests first when setting aside protected land. (Page 14)

2.- Keep Nature Areas Altogether. - When new neighborhoods are built, all the required nature space must be in one big piece, not lots of small scattered bits. Big pieces of land are much better for wildlife, for connecting trails, and for the environment. (Page 19)

3.- Help Farmers Keep Their Land. - The county pays farmers to agree never to build houses on their land. It gives farmers money now and keeps the land as farms forever. (Page 18)

Upon further examination of the proposed draft, there are a few revisions I think should be made:

1.- How to Really Stop Sprawl - Just drawing a line on a map that says "rural" doesn't stop big developers. They can wait and build later. To truly protect the rural area, the county needs to officially promise NOT to build public water and sewer lines there for a long time (like 20 years). Without those lines, big developments can't happen. (Page 7)

2.- Making it Easier for Families - The plan makes it too hard and expensive (requires a full rezoning) for a small-time landowner to simply divide their property once or twice for a family member. Create a simple, fast permit for small divisions (like up to 2 or 3 lots) for long-time residents. This keeps the rules simple for families who just need to split their land. (Page 8)

3.- What Kind of Business is Allowed? - The plan currently allows small factories or noisy businesses ("light industrial") in quiet home areas. This could bring noise, chemical spills, and heavy truck traffic. Only allow quiet, home-based businesses (like an office or small craft workshop). Ban all businesses that use heavy trucks or dangerous chemicals. (Page 6)

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Sophia Durr

Piedmont High School

From: [Aiden Reilley](#)
To: [Bjorn Hansen](#)
Subject: Union County Land Use
Date: Tuesday, November 25, 2025 3:18:39 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the It really interesting and i liked it a lot, here are six points that I think are beneficial and worthy of happening.

1. Catawba Land Concervancy (CLC) this is a good idea because it will help protect rural nature/land which in turn makes habitats better for nature to live in.
2. Geographic Information System, this will helps protect land a lot more.
3. North Carolina Natural Heritage Program, this helps provide wildlife better.
4. North Carolina Natural Heritage Program ain because it protects critical land
5. NC Wildlife Resources Commission, this helps locals conserve aswell
6. I like your visioning process because i think it really highlights the union counties needs and will help guide in the right direction.

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Aiden Reilley

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Aiden Reilley
11th grade
Piedmont High School

From: [Taylor Ossmann](#)
To: [Bjorn Hansen](#)
Subject: Union County Land Use
Date: Tuesday, November 25, 2025 5:51:24 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

" Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with "**The county is limiting major subdivisions**", "**Land will be left as open space to be used by local farmers**", and **many buffers will and are being created for perennial streams** . Upon further examination of the proposed draft, there are a few revisions I think should be made: **I think that specific quotes/accounts from certain farmers and people that have lived on the land should be given. Also I think that more than just six square miles should be extended for rural farming, and other than that I think your proposal is great!**

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Taylor Ossmann

From: [Kenzington Correll](#)
To: [Bjorn Hansen](#)
Subject: Union county land
Date: Tuesday, December 2, 2025 10:15:06 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The Honors Earth and Environmental students at Piedmont High School have reviewed the projected “Union County Draft Rural Land Use Plan.” While looking over this draft, I found the following three points that I agreed with: I support the plan’s effort to limit where major subdivisions can be built in order to reduce uncontrolled development; I also appreciate the focus on creating protective buffers around perennial streams to improve water quality and protect natural ecosystems; and I agree with the emphasis on preserving land for local farmers so agriculture can remain a strong part of the community. Upon further examination of the proposed draft, there are a few revisions I think should be made: I believe the amount of land designated for agricultural use should be increased to better meet long-term farming needs; I also think farmers and other landowners should be able to keep the rights and agreements associated with their property, which the current draft does not clearly explain; and finally, I feel the plan should provide more detail about the types of subdivisions being proposed and how these developments could affect farmland and rural communities.

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Kenzington Correll

From: [Christiana Konadu Dwomo](#)
To: [Bjorn Hansen](#)
Subject: Union county land
Date: Tuesday, November 25, 2025 3:18:52 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Bjorn Hansen,

The honors Earth and environmental students at Piedmont High School have overlooked the projected "Union County Draft Rural Land Use Plan". While looking over this draft, I found the following three points that I agreed with: 1. Protecting larger areas of farmland supports more viable and resilient agricultural operations, strengthens local food systems, and creates greater economic benefits (pg15). 2. Enhanced buffering along streams and water bodies – Local governments are prohibited by state law from enacting buffers beyond those established by the state, but could prioritize stream buffering in 30% open space requirements or as part of rezonings (pg22). And my 3rd reason is Prioritization of land set aside in major subdivisions (pg22). Upon further examination of the proposed draft, there are a few revisions I think should be made: I think we shouldn't spend that much on agricultural land. We have lots of farms all through Monroe and that would make this place more remote than it already is (pg 6). 2. My personal opinion is to try to make this place more city-like, like Charlotte. And my 3rd one is to put roads where more people are asking for them to be like for a shortcut (pg 22).

Thank you so much for your time to hear my thoughts on this upcoming proposal!

Best,

Christiana Konadu Dwomo



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-160

Agenda Date: 3/16/2026

TITLE:

Appointments to the Board of Equalization and Review

INFORMATION CONTACT:

Lynn G. West, Clerk to the Board of Commissioners, 704-283-3853

ACTION REQUESTED:

Appoint two members to the Board of Equalization and Review.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

The terms of Mark Ashcraft and Dutch Hardison are expiring on the Board of Equalization and Review. The vacancies were advertised in accordance with the Board of Commissioners' Rules of Procedure.

Three applications have been received for the two vacancies as follows:

1. Mark Ashcraft (applying for reappointment)
2. Dutch Hardison (applying for reappointment)
3. Nobie Thrasher

FINANCIAL IMPACT:

None.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-159

Agenda Date: 3/16/2026

TITLE:

Board of Equalization and Review - Appointment of Chair

INFORMATION CONTACT:

Vann Harrell, Tax Administration, Tax Administrator, 704-283-3748

ACTION REQUESTED:

Appoint Mr. Dutch Hardison as Chair for the 2026 Board of Equalization and Review.

PRIOR BOARD ACTIONS:

None.

BACKGROUND:

In accordance with NCGS §105-322(a), the Board of Equalization and Review shall be composed of members of the Board of County Commissioners or their designees. By resolution, and in accordance with Session Law 1998-174, Union County operates with a separately appointed Board of Equalization and Review requiring a chairman to be appointed for each annual appeal period.

FINANCIAL IMPACT:

None.

MEMORANDUM

TO: Union County Board of Commissioners

FROM: Vann Harrell, Tax Administrator

CC: Brian Matthews, County Manager
Lynn West, Clerk to the Board

DATE: March 3, 2026

SUBJECT: 2026 Board of Equalization and Review Chairman

In accordance with NCGS §105-322(a) the Board of Equalization and Review shall be composed of members of the Board of County Commissioners or their designees. By resolution, Union County operates with a separately appointed Board of Equalization and Review requiring a chairman to be appointed for each annual appeal period.

The recommendation is for Mr. Dutch Hardison to be appointed as the chairman of the Board of Equalization and Review for the 2026 appeal period. Mr. Hardison is a long-term, well-respected member of the board, having been first appointed in 1996. Mr. Hardison has served as Chairman on multiple occasions and has the unanimous support of his fellow board members for this appointment.