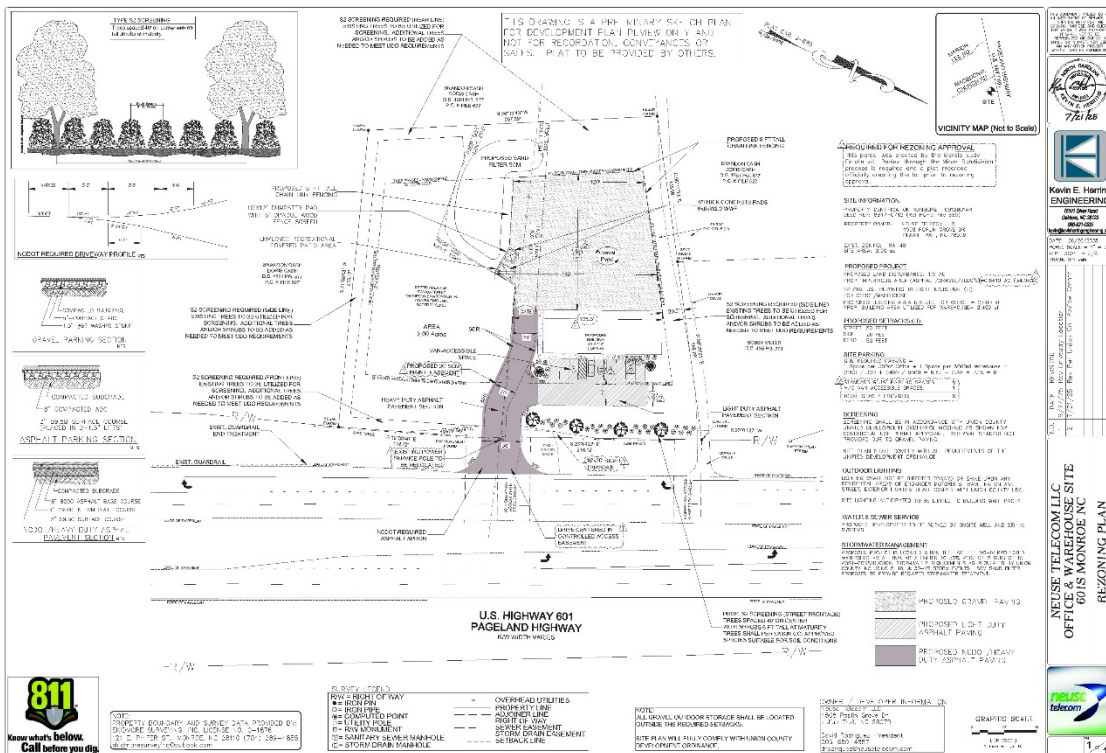


**Planning Staff Report - Rezoning Case # CZ-2025-007**  
**Staff Contact: Bjorn Hansen, Senior Planner**

**Summary of Request**

This case is requesting to rezone one parcel totaling two acres appearing on the tax map as tax parcel 09-128-014R located on Pageland Highway from RA-40 to Light Industrial (LI) with Conditions. The rezoning will include the following conditions:

- 1) Limited to site plan dated July 21, 2025
- 2) Uses limited to office and warehouse
- 3) Five-year vesting of development rights
- 4) Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval



**Owner/Applicant**

**Owner:** Neuse Telecom, LLC  
4508 Poplin Grove Drive  
Indian Trail, NC 28079

**Applicant:** David Rodriguez  
4508 Poplin Grove Drive  
Indian Trail, NC 28079

**Property Information**

**Location:** On the west side of Pageland Highway north of Eudy Road. Location more specifically described as tax parcel 09-128-014R.



**Municipal Proximity:** The site is slightly more than a half mile south of the City of Monroe.

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

**Development Status**

Petition: 2025-CZ-007





Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R

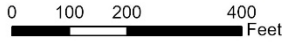


**Legend**

-  Rezoning Parcel
-  Parcels
-  Roads
-  2023 Structures

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



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



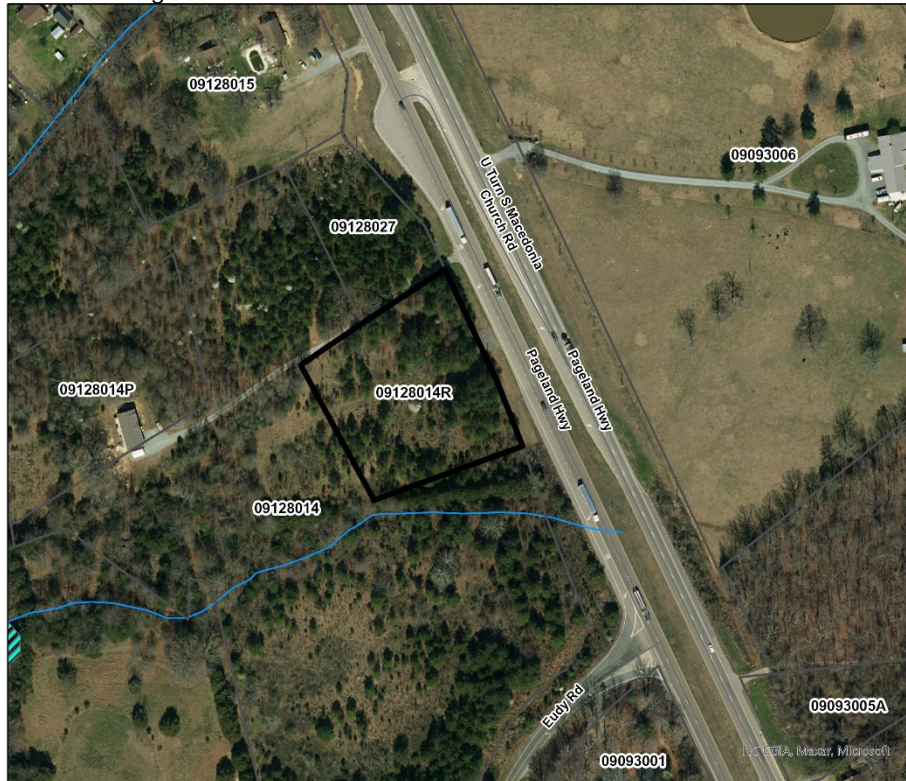
## Environmental Features

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



### Legend

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

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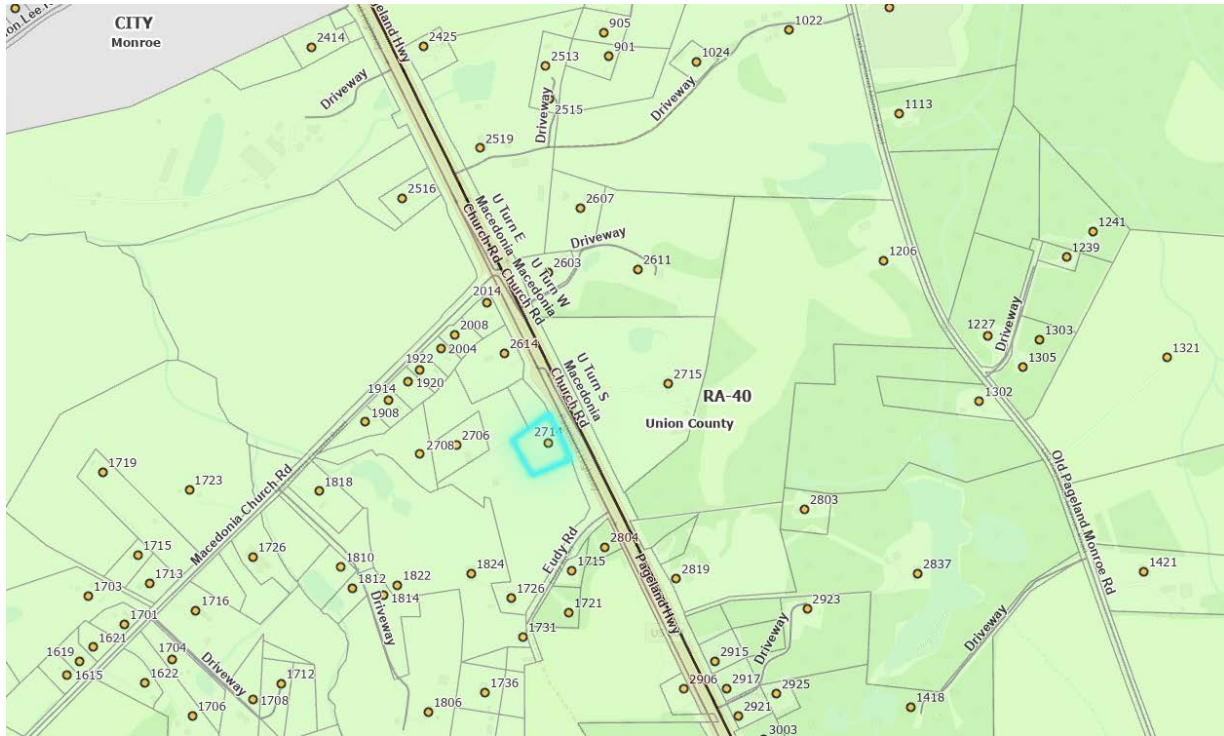


0 100 200 400  
Feet

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

**Zoning and Land Use History:** The parcel site has been zoned RA-40 since zoning was initiated. A 2.43 acre site approximately 1,000' north was proposed for rezoning to B-4 in 1989, but was denied. A 6.391 acre site approximately 1/3 of a mile north of the site was rezoned to Light Industrial in 2023. A special use permit for the permanent location of a mobile home approximately 700 feet south of the site was approved in 1981.



**Schools:** Because this rezoning request is commercial in nature, UCPS was not consulted for comments.

**Transportation:** This site is on US 601, which is a NCDOT-maintained facility. This section of US 601 carries approximately 12,500 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning. Anticipated traffic from this site is expected to be low but will involve commercial truck traffic.

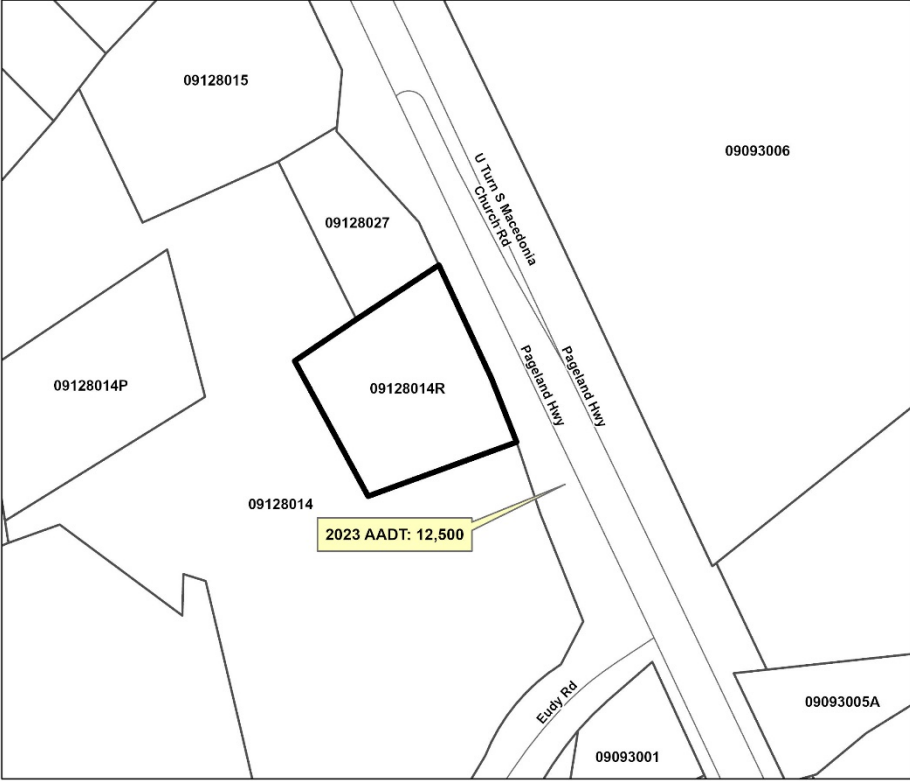
**Transportation**

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R

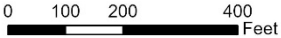


**Legend**

-  Rezoning Parcel
-  Parcels
-  Roads

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**Planning Documents**

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. The proposed office and warehouse uses are therefore considered appropriate, provided that the site plan can meet County development standards.

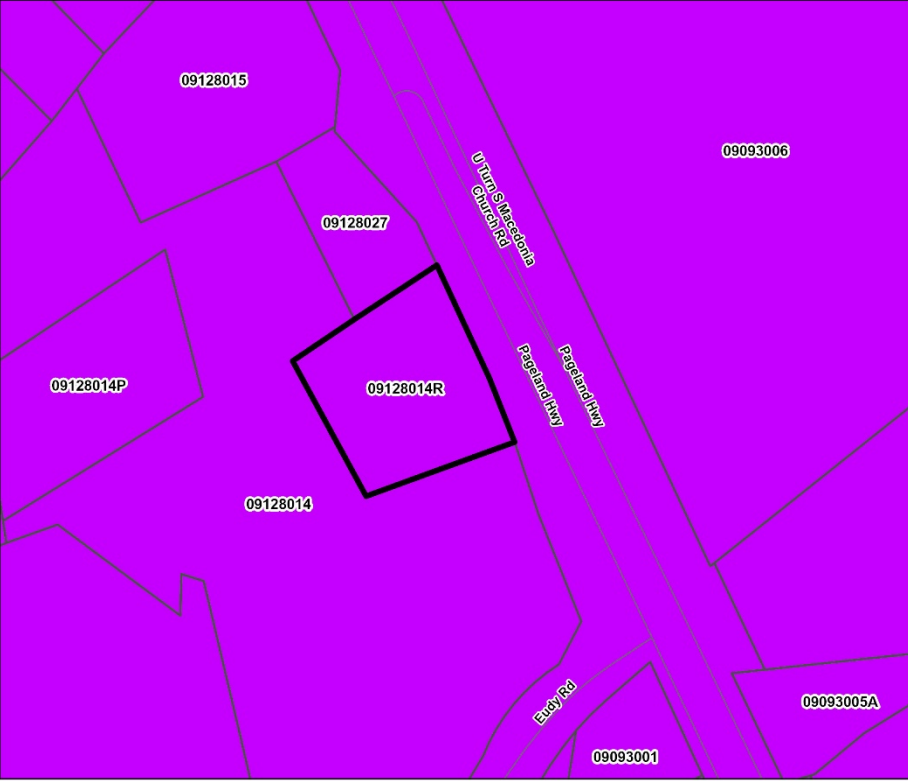
# Land Use Map

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



### Legend

-  Rezoning Parcel
-  Parcels
-  Roads
-  Employment Corridor
-  Rural Residential

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## Public and Municipal Comments

**Public Comments:** A community meeting was held August 26, 2025. One member of the public attended. They had questions about road access and whether the site would use their driveway, extent of the rezoning as well as concerns over impacts on property values. No changes were made based on feedback.

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



### Land Use Board Recommendation

The Land Use Board is scheduled to review this proposed rezoning at its September 16, 2025, meeting.

### Staff Comments and Recommendation

This part of Union County is identified for employment uses as an overlay over rural residential and agricultural land uses. The rezoning proposes warehouse and office uses are appropriate for this part of the corridor. The proposed site plan meets the unified development ordinance and is consistent with the adopted plan. Because of these aspects of the development, staff recommend **approval** of this rezoning application.