

Planning Staff Report - Rezoning Case # CZ-2024-004

Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

This case is a request Rezoning Petition (CZ-2024-004) submitted by Christopher Stevens (the “Applicant”) requesting a revision of the Union County Zoning Map by rezoning a 5.471 acre portion of land appearing on the tax map as portions of tax parcels 08-051-007C and 08-051-007H (“Tract 1”) from RA-40 to Light Industrial (LI), with Conditions, including consolidating the aforementioned portions of such parcels; creating a new 1.529 acre parcel from a portion of the parcel of land appearing on the tax map as tax parcel 08-051-007C (“Tract 2”), which will remain RA-40; consolidating a portion of a parcel of land appearing on the tax map as tax parcel 08-051-007C with the entire existing parcel 08-051-007G, to create a new 2.618 parcel (“Tract 3”), which will remain RA-40; and consolidating portions of land appearing on the tax map as portions of tax parcels 08-051-007H and 08-051-007C to create a new 0.919 parcel (“Tract 4”), which will remain RA-40; with all such parcels in the Goose Creek Township (“Rezoning Petition”). The rezoning will include the following conditions:

- 1) Limited to site plan dated October 16, 2024
- 2) Bring all buildings into compliance with building code, zoning, and environmental health requirements
- 3) Five-year vesting of development rights
- 4) Development will meet all requirements of the Union County Unified Development Ordinance

Planning Department

500 North Main Street, Suite 70
Monroe, NC 28112
T 704.283.3565

unioncountync.gov



Owner/Applicant

- Owners:**
- Christopher Stevens and Debbie Stevens
3317 New Salem Road
Monroe, NC 28110
 - Terry Stevens and Angela Stevens
3317 New Salem Road
Monroe, NC 28110
 - Christopher Stevens and Anita Stevens
3401 New Salem Road
Monroe, NC 28110

Applicant: Christopher Stevens
3401 New Salem Road
Monroe, NC 28110

Property Information

Location: On the northeast side of the intersection of East Lawyers Road and New Salem Road. Location more specifically described as tax parcel 09-330-012.



Municipal Proximity: The site is nearly two miles east of Unionville.

Existing Land Use and Development Status: The parcels are currently zoned RA-40 and totals approximately 10.6 acres. The site is largely cleared for a septic contracting business with three residences.






Development Status

Petition: 2024-CZ-004

Size: 10.6 acres

Name: Stevens Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H



- Legend**
-  Rezoning Parcels
 -  Structures 2023
 -  Developed
 -  Underdeveloped
 -  Undeveloped

Data Disclaimer
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Environmental Features: There is a stream on the eastern edge of the site. There are no other significant features.

Environmental Features



Petition: 2024-CZ-004

Size: 10.6 acres

Name: Stevens Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H



Legend

-  Rezoning Parcels
-  Streams

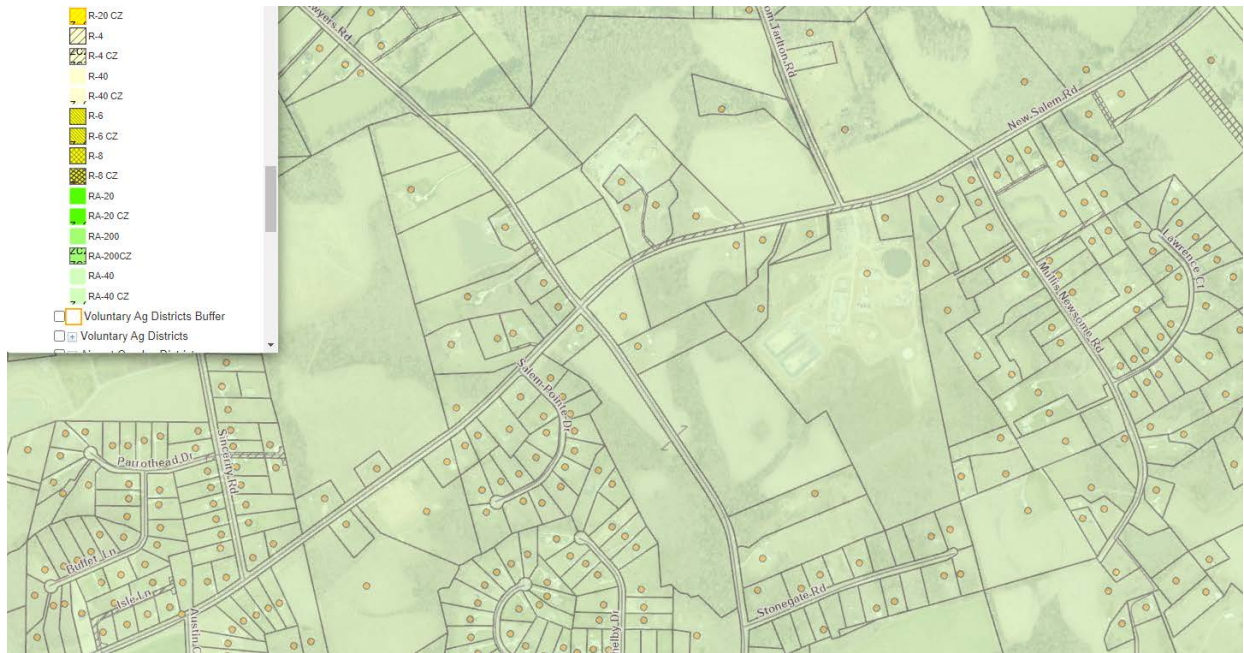
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Utilities: Public water is available to the site and septic service will be utilized.

Zoning and Land Use History: The site has been zoned RA-40 with no previous rezoning proposals since zoning was implemented in Union County. A special use permit was granted in 1976 for the permanent location of a mobile home approximately a quarter mile south of the site. Two residential rezonings for approximately two acres from R-40 to RA and RA-20 approximately a half mile east of the site were approved in 1985. A rezoning request for 68 acres from R-40 to B-3 was proposed in 1977 and withdrawn.



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

Transportation: This site is New Salem Road, which is a NCDOT-maintained facility. It has a 2021 daily traffic count of 3,500 vehicles per day. East Lawyers Road has a 2021 daily traffic count of 1,400 vehicles per day. A traffic Impact Analysis was not required for this rezoning. Traffic generated from this proposed use is likely to be low but will involve a large percentage of trucks. The driveway location has been reviewed by the NCDOT and meets their standards.

The intersection of East Lawyers and New Salem has a funded roundabout project to address safety issues.

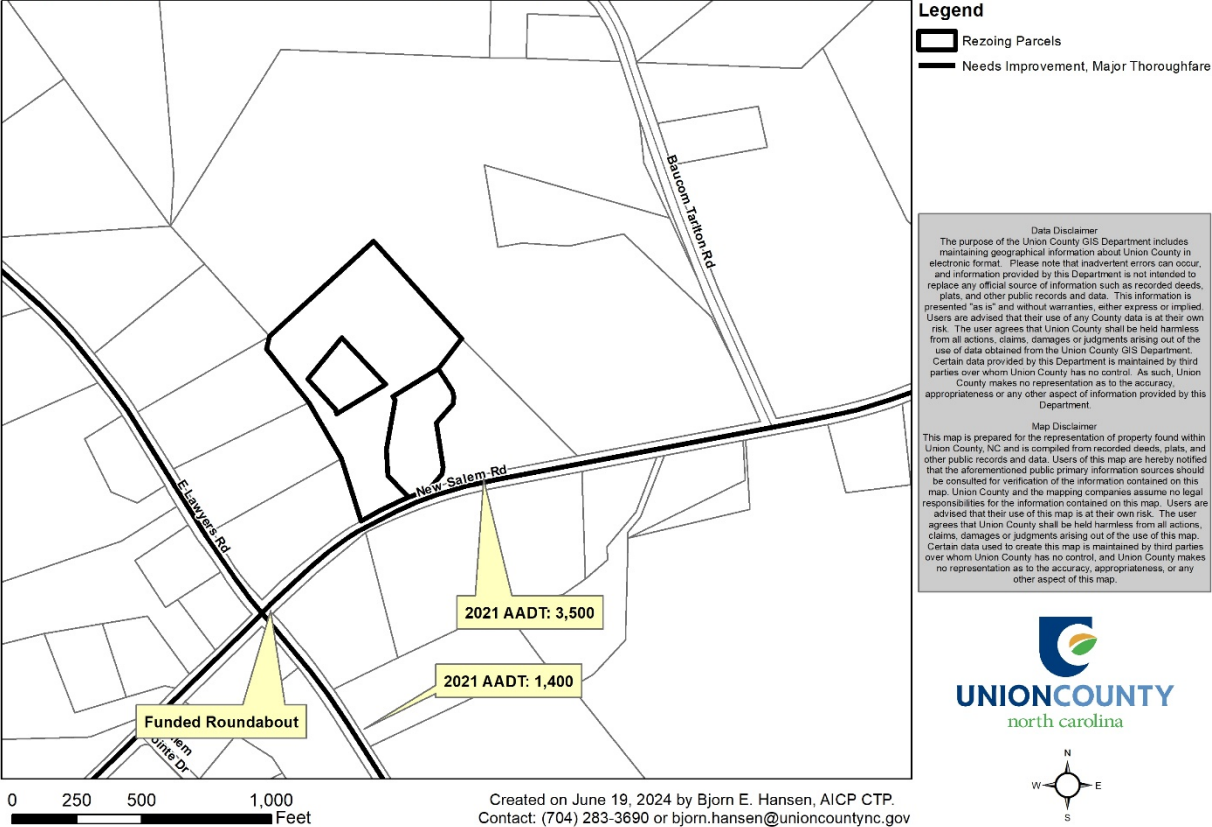
Transportation

Petition: 2024-CZ-004

Size: 10.6 acres

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Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as Rural Residential, with an overall density of approximately one unit per acre. The closest employment or industrial area is approximately 3.5 miles to the south near the Monroe Expressway.

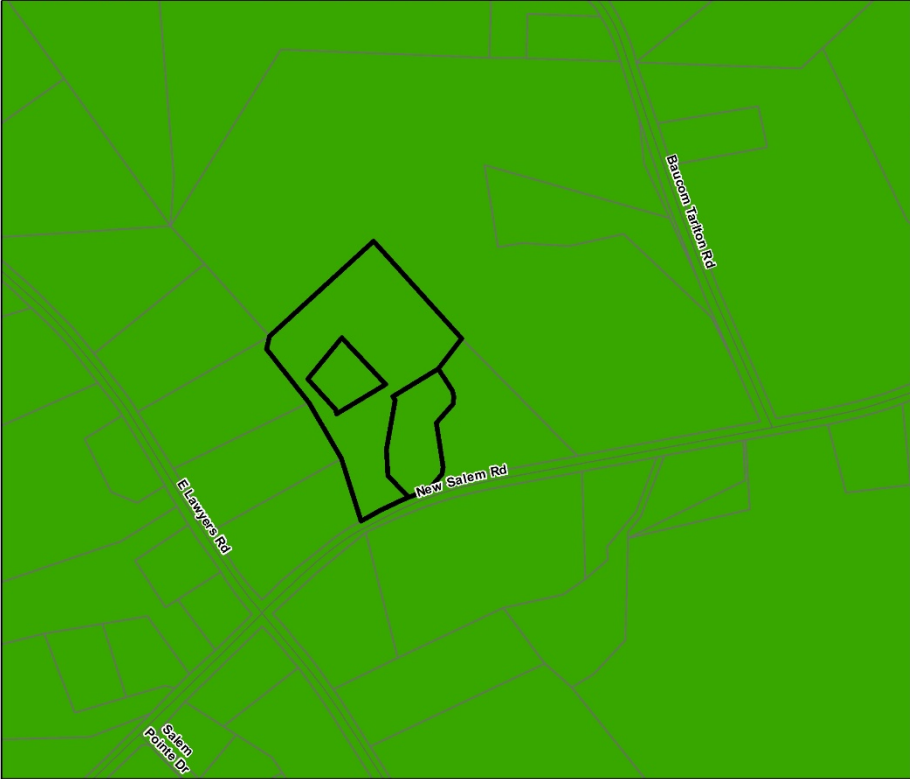
Land Use Map

Petition: 2024-CZ-004



Size: 10.6 acres

Name: Stevens

Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H

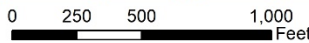


Legend

-  Rezoning Parcels
-  Rural Residential

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Created on June 19, 2024 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



Public and Municipal Comments

Public Comments: A community meeting was held September 12, 2024. One resident attended the meeting and asked about visibility of proposed future office uses from his home west of the site. No changes were made based on feedback. No one spoke at the October 15, 2024, Land Use Board meeting.

Municipal Comments: Unionville is 1.75 miles from the site, so they were not contacted for comments.

Land Use Board Recommendation

The Land Use Board unanimously recommended approval of this proposal at its October 15, 2024, meeting.

Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses, meaning a septic system and portable toilet contracting operation and headquarters would be inconsistent with the plan. There are no nearby industrial zoned parcels, creating the opportunity for additional industrial rezoning requests in a part of the county not designated for such uses. This does not have access from a NC highway, but is near an intersection that will be improved to address safety concerns. **Because of these aspects of the development, staff recommend denial of this rezoning application.**