



## Union County Rezoning Process as of June 24, 2022

For more information, contact the Planning Department at 704-283-3565

### This document shows the process for unincorporated Union County and the Town of Hemby Bridge

Property owners may submit a request to rezone their land to a different classification that would allow them to use their land in a different way, such as from residential to commercial uses. A rezoning may occur as a “straight” or a “conditional” rezoning, with that decision made by the applicant.

A straight rezoning is a rezoning from one zoning district to another district. There is no proposed site plan or intended use for the rezoned parcel. This process takes less time, but is seldom used for large pieces of land because of the uncertainty surrounding the potential uses allowed under a new zoning district.

A conditional rezoning is a rezoning from one zoning district to another district, but with specific conditions attached to the rezoning. These conditions may be for a site plan, limits on density, required buffering or other aspects of the future development. This type of rezoning takes longer to process because the site plan and/or conditions associated with the property must be reviewed to determine if it is feasible under current development standards. A conditional rezoning also involves a community meeting in order to receive community feedback that may be incorporated into the site plan.

A rezoning is the most time-consuming way to gain approval for proposed uses of land, and any interested property owner is encouraged to contact the planning department with questions.

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