



UNIONCOUNTY
north carolina

A dark, high-angle aerial photograph of a town. In the center, a large, light-colored building with a prominent, dark, conical steeple rises above the rooftops. The town is built on a hillside, with streets and smaller houses visible in the foreground and background. The overall image has a blue-toned, slightly grainy texture.

2024-CZ-005

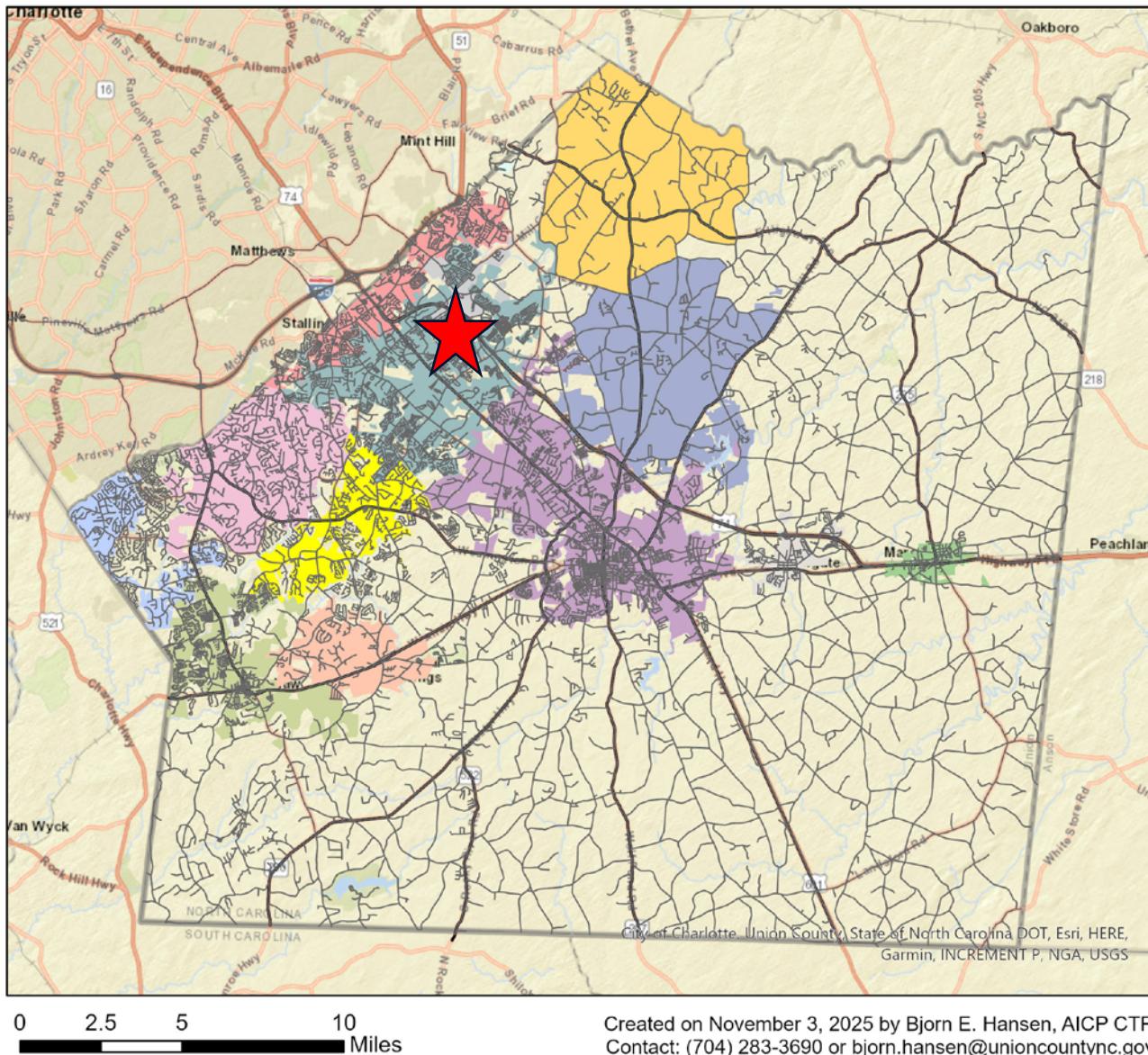
Secrest Rezoning

December 8, 2025



UNIONCOUNTY
north carolina

Vicinity Map



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

Legend

Legend:

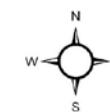
- Roads
- Highways
- Municipalities
 - Fairview
 - Hemby Bridge
 - Indian Trail
 - Lake Park
 - Marshville
 - Marvin
- Mineral Springs
- Mint Hill
- Monroe
- Stallings
- Unionville
- Waxhaw
- Weddington
- Wesley Chapel
- Wingate
- County

Data Disclaimer

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Map Disclaimer

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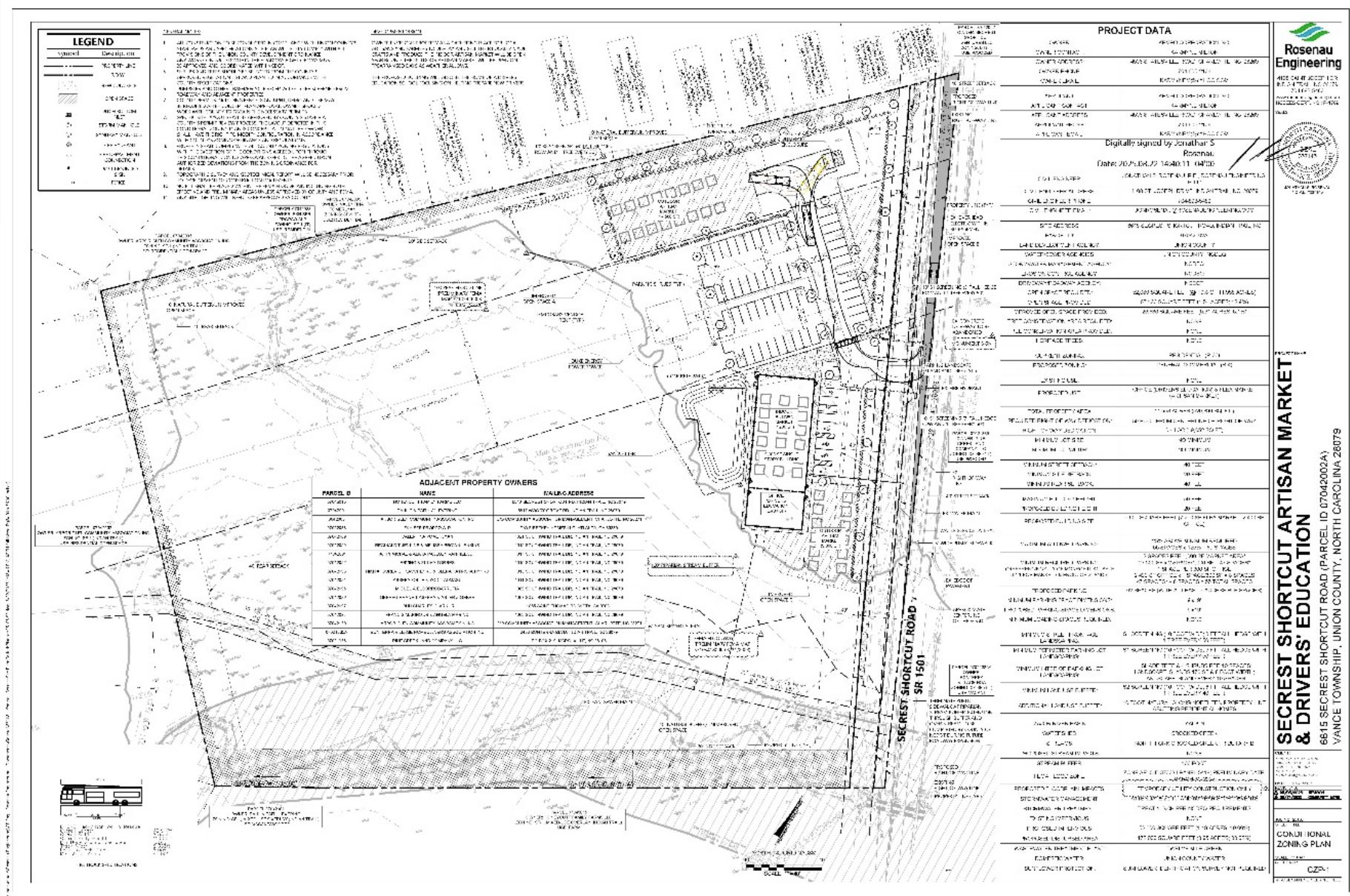


Request and Conditions

This case is requesting a revision of the Union County Zoning Map by rezoning one parcel totaling 11.958 acres appearing on the tax map as tax parcel 07-042-002A along Secrest Short Cut Road from R-20 to B-4 with Conditions. The flea market incorporated a special use permit approval as part of this rezoning. The rezoning will include the following conditions:

1. Limited to site plan dated August 17, 2025
2. Uses limited to flea market and driving school
3. Owner will construct improvements to Secrest Shortcut as required by NCDOT
4. Five-year vesting of development rights
5. Development will meet all requirements of the Union County Unified Development Ordinance as of the date of approval

Site Plan



Existing Conditions



Development Status

Development Status

Petition: 2024-CZ-005

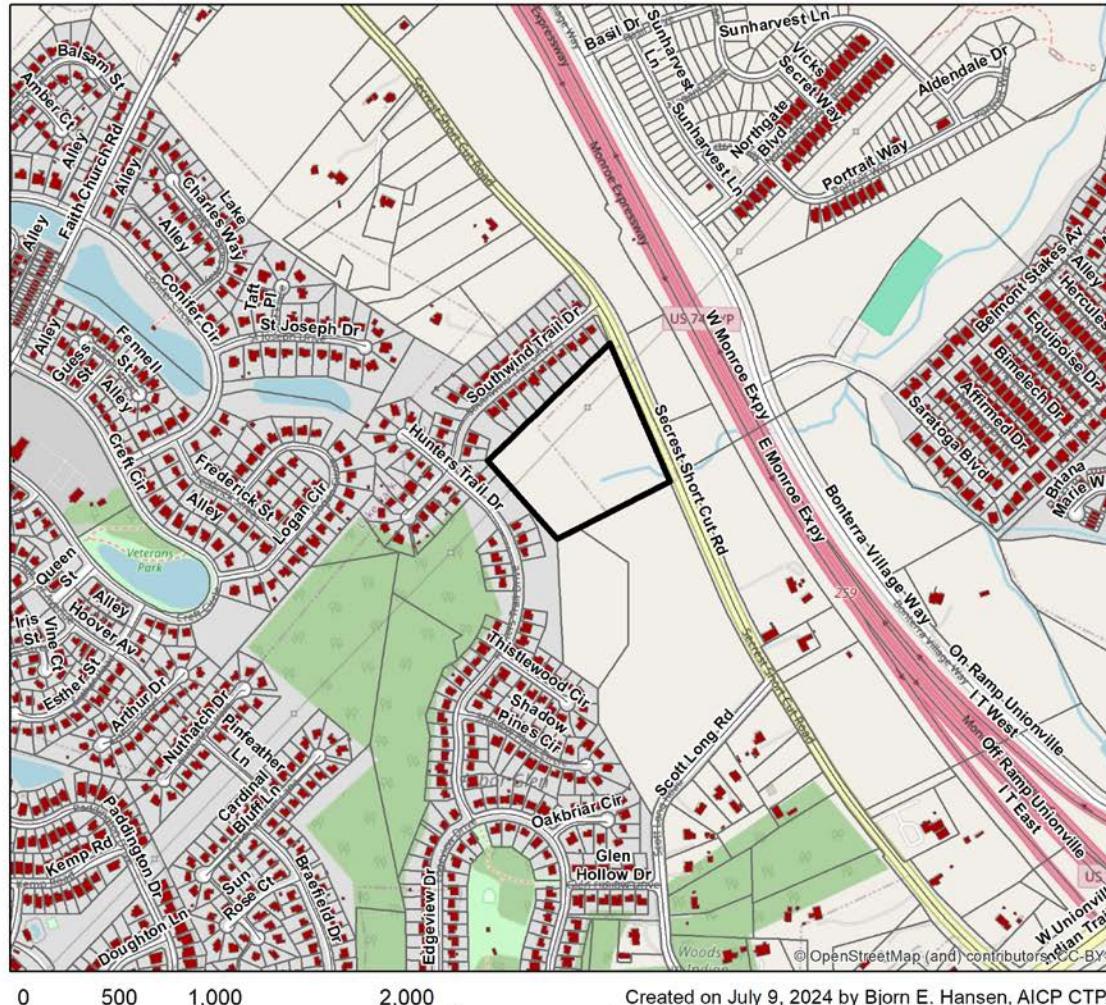
Name: Secrest

Size: 12.398 acres

Tax Parcel: 07-04-002A

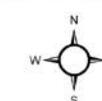
Legend

- Rezoning Parcel (White)
- Structures 2023 (Red)



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0 500 1,000 2,000
Feet

Created on July 9, 2024 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

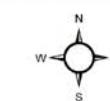
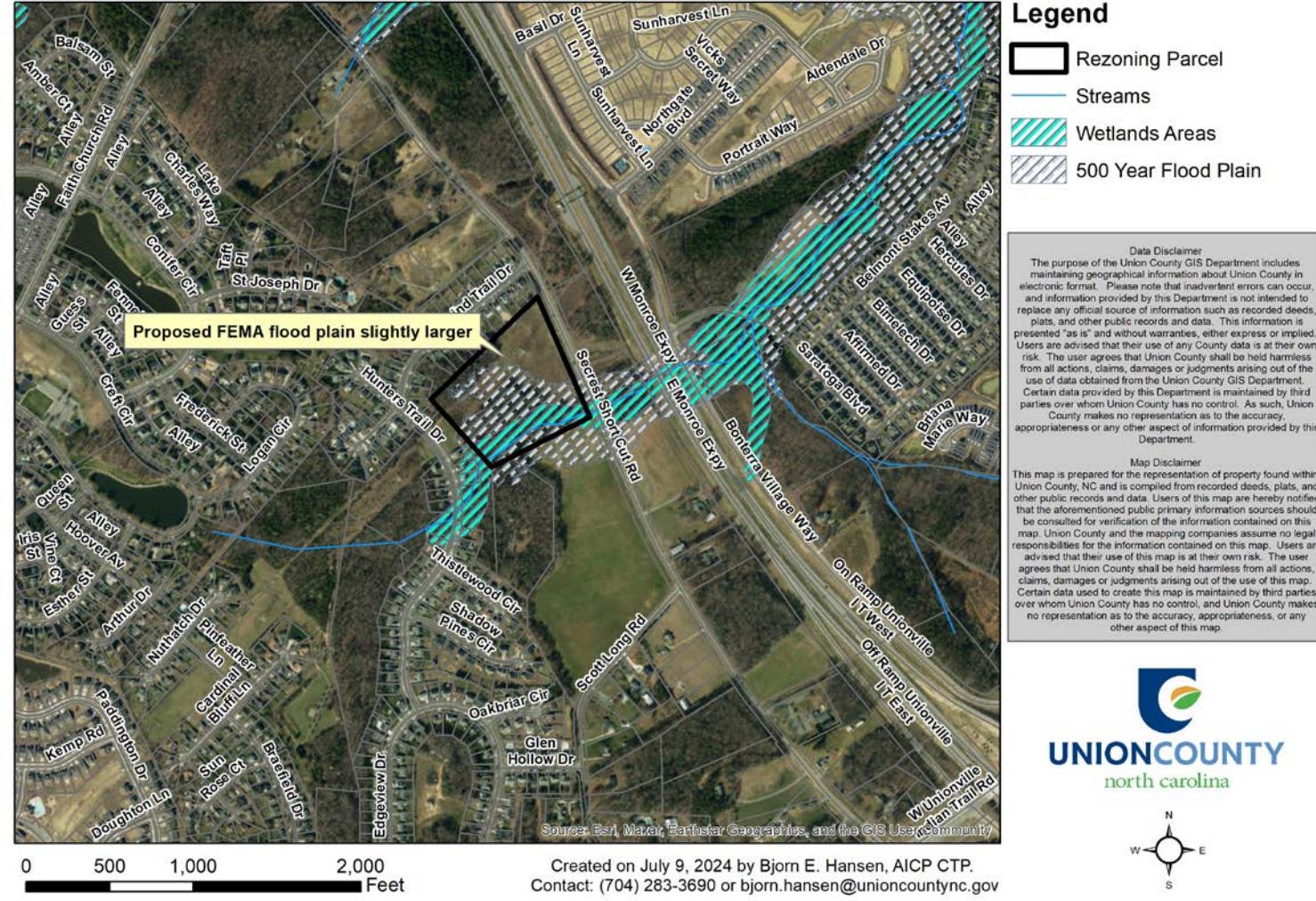
Environmental Features

Petition: 2024-CZ-005

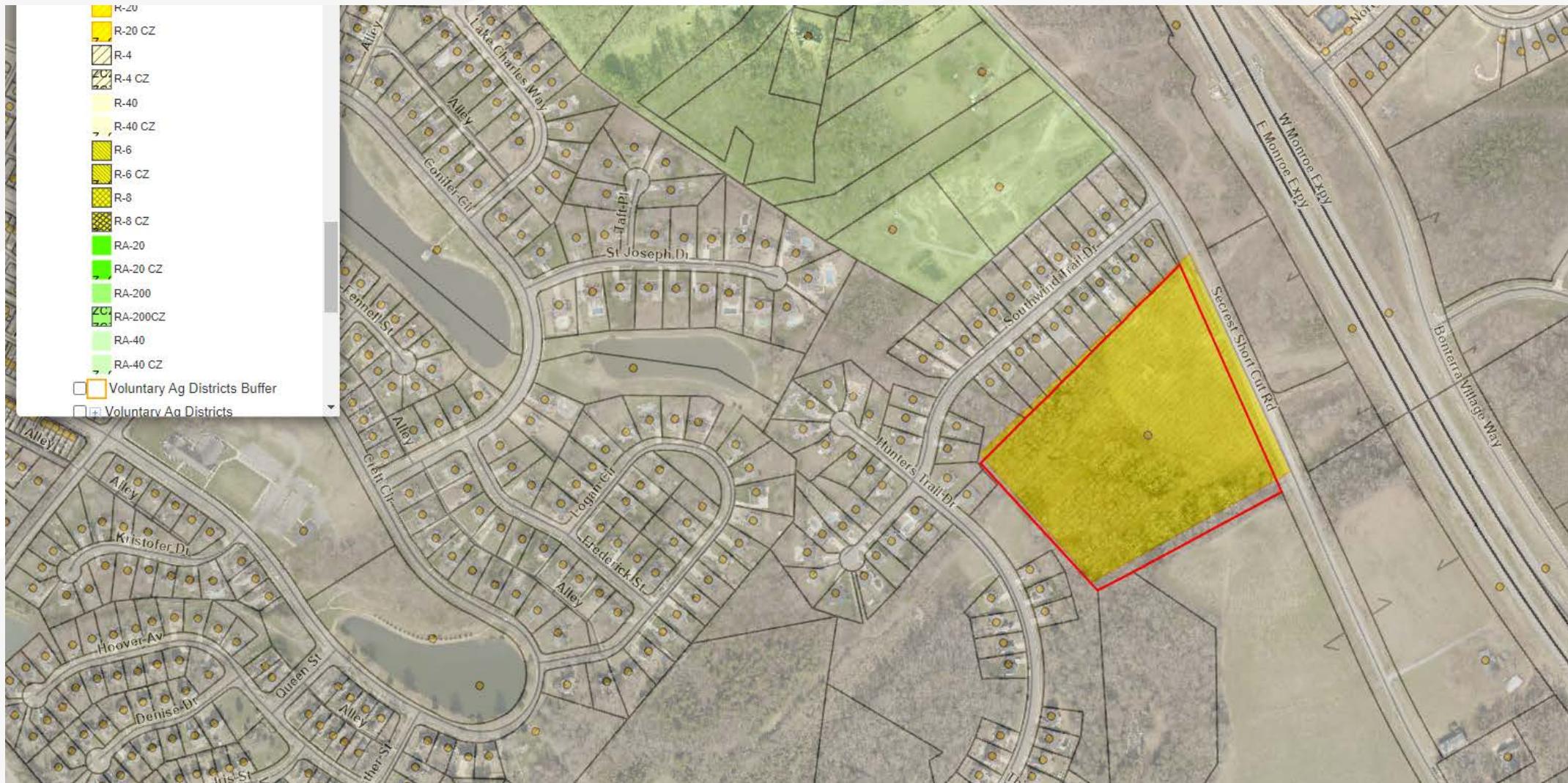
Name: Secrest

Size: 12.398 acres

Tax Parcel: 07-04-002A



Zoning



Transportation

Transportation

Petition: 2024-CZ-005

Name: Secrest

Size: 12.398 acres

Tax Parcel: 07-04-002A

Legend

- Rezoning Parcel
- Existing, Freeway
- Needs Improvement, Boulevard

Data Disclaimer

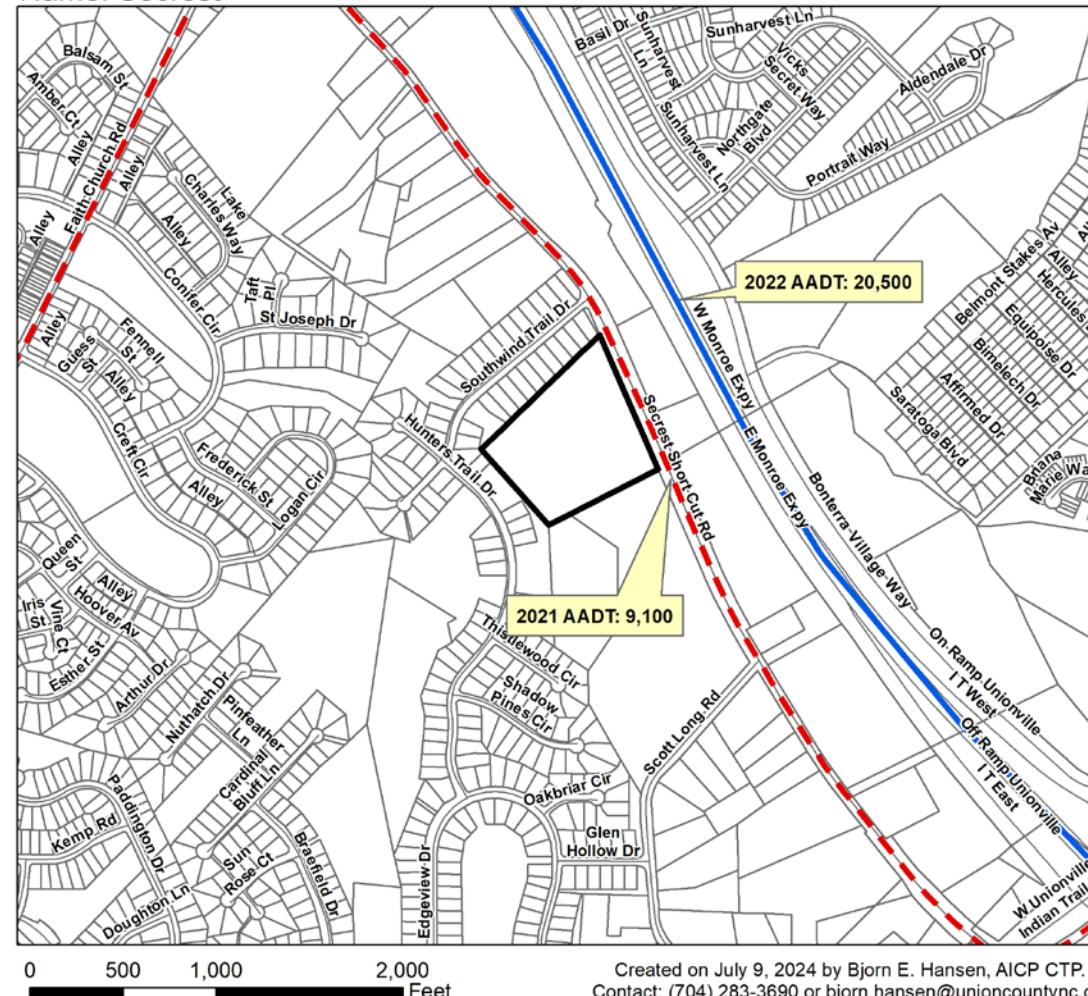
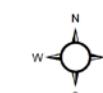
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Land Use Map

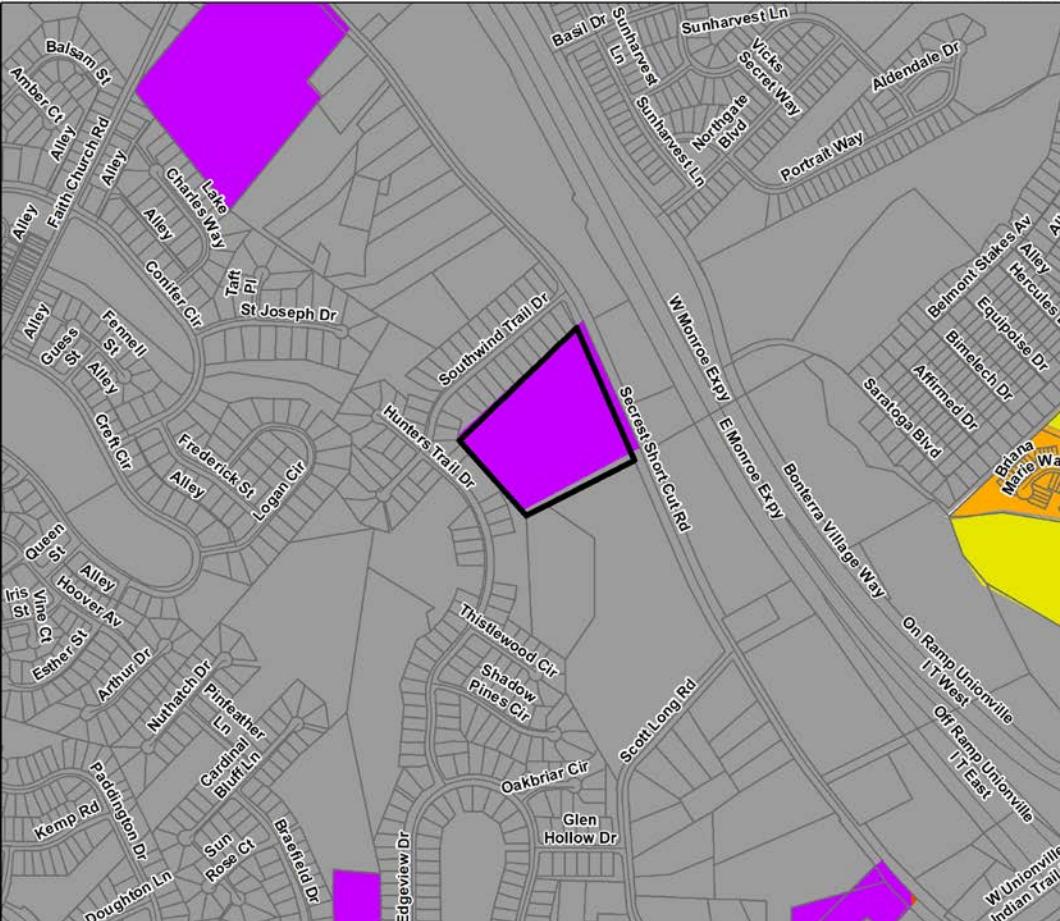
Land Use Map

Petition: 2024-CZ-005

Name: Secrest

Size: 12.398 acres

Tax Parcel: 07-04-002A



0 500 1,000 2,000
Feet

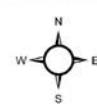
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Legend

- Rezoning Parcel
- Municipalities
- Neighborhood Center
- Employment Corridor
- Single Family Residential
- Commercial
- Low Density Residential
- Mixed Residential

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Schools

UCPS provided the following comments:

- Because this rezoning request is commercial in nature, UCPS was not consulted for comments

Utilities

Public water and sewer are available to the site.

Public Feedback

- A community meeting was held July 31, 2025. Eleven residents attended and had questions and concerns over buffering, business plan for flea market, proximity of driveway to nearby neighborhoods, and flooding on Secrest Short Cut Road.
- Two residents emailed letters of support for proposed rezoning.

Municipal Feedback

- Indian Trail, Hemby Bridge, and Lake Park were consulted and each opposed the rezoning, citing traffic and land use concerns.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- Although the proposed use is in an Employment Corridor as identified on the Plan's Land Use Map, the Plan identifies certain examples of employment uses may be appropriate in an Employment Corridor. These examples of employment uses that may be appropriate include distribution, logistics, aeronautics, industrial, and agri-businesses. The particular retail use proposed here is materially different from, and inconsistent with, the types of uses contemplated in the Employment Corridor.
- The proposed use will increase traffic along Secrest Short Cut Road. Traffic congestion is a noted concern in the Plan.
- The commercial uses are immediately adjacent to existing residential uses, with a commercial use being of a markedly different characters from these immediately adjacent existing uses.

POSITIVES OF PROPOSAL

- The proposed use is consistent with the Plan. The Plan's Land Use Map identifies this area as in an Employment Corridor. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor. Dependent on location and adjacent facilities, the Plan sets forth that development uses that may be appropriate include distribution, logistics, aeronautics, industrial and agri-business. Retail uses, while not specifically listed in the non-exhaustive list of potential uses in the Employment Corridor overlay, would be complementary with other employment uses and consistent with the uses contemplated in an Employment Corridor in the Plan.
- Flea markets are allowed in this district with a special use permit. The applicant has included all information required for special use approval with the conditional zoning map amendment application, in accordance with Section 80.050-G(3) of the Unified Development Ordinance of Union County, North Carolina.
- The use will increase business opportunities and business and economic development in Union County, which is a goal of the Plan.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: The Land Use Board reviewed this proposal and recommended denial on a 5-1 vote its October 21, 2025, meeting, citing flooding concerns and proximity to residential areas.

A nighttime aerial photograph of a small town. In the center, a church with a prominent, illuminated steeple stands out against the dark sky. The town is built on a hillside, with buildings of various sizes and architectural styles. The streets are mostly empty, with a few cars visible. The overall atmosphere is quiet and peaceful.

Questions



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