

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

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" 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

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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

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Davis Weycker
Class of 2027
Piedmont High School

From: [Sovanary Vy](#)
To: [Bjorn Hansen](#)
Date: Tuesday, November 25, 2025 9:50:38 PM

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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

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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

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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

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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

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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

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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

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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

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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

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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

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" 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

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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

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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

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" 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