

From: Bjorn Hansen
To: Bjorn Hansen; Cheri Clark; Kevin Pressley (mayorpres@aol.com)
Subject: RE: Conditional rezoning community meeting notice
Date: Wednesday, November 26, 2025 1:35:52 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

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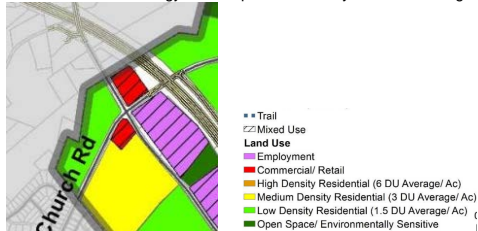
Good Afternoon Bjorn –

Thank you for the opportunity to comment on this rezoning request. Our primary obligation as Planners is to serve the public interest. One of the most important ways we accomplish this is by ensuring public engagement and adequate opportunities for input from all. We question if this is accomplished when scheduling a community meeting the night before Thanksgiving.

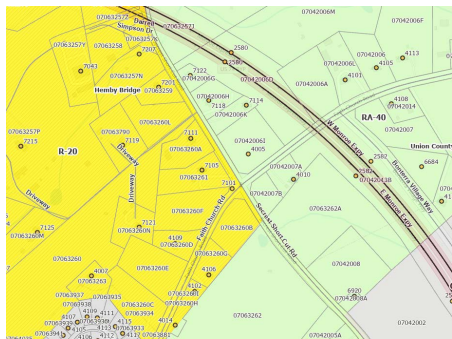
The Town of Indian Trail strongly opposes this request. The agreed upon goals in this area was to create an employment center and grow the commercial tax base. This request is not the highest and best use for the property and does not meet the goals of Union County or the Town of Indian Trail. The following information below outlines the details of why this request should be denied. Thank you for your time and consideration of this matter.

This parcel falls into the plan that was jointly adopted by Indian Trail and Union County entitled The Secret Short Cut Road Small Area Plan. The following are a few comments after looking at this Plan with the rezoning in mind:

- Parcel is shown as mixed use/commercial-retail. This request does not fit within a mixed-use type of development.
- This rezoning request would not be compatible with the following goals of the Small Area Plan:
 - Goal 2: Accommodate commercial and retail opportunities per the recommended map to attract consumers traversing the County on the Expressway.
 - Strategy 2.1: Support rezoning of properties to retail uses that are well designed within the mixed-use areas to complement the mix of uses and capture retail sales in the area.
 - Strategy 2.2: Support service industry uses to support existing and future residents and create local jobs.
 - Goal 4: Create a Sense of Place in Identified Mixed Use Areas
 - Strategy 4.1: Encourage density and a mix of uses in identified mixed use areas.
 - Strategy 4.2: Require community amenities and gathering places in identified mixed use areas.

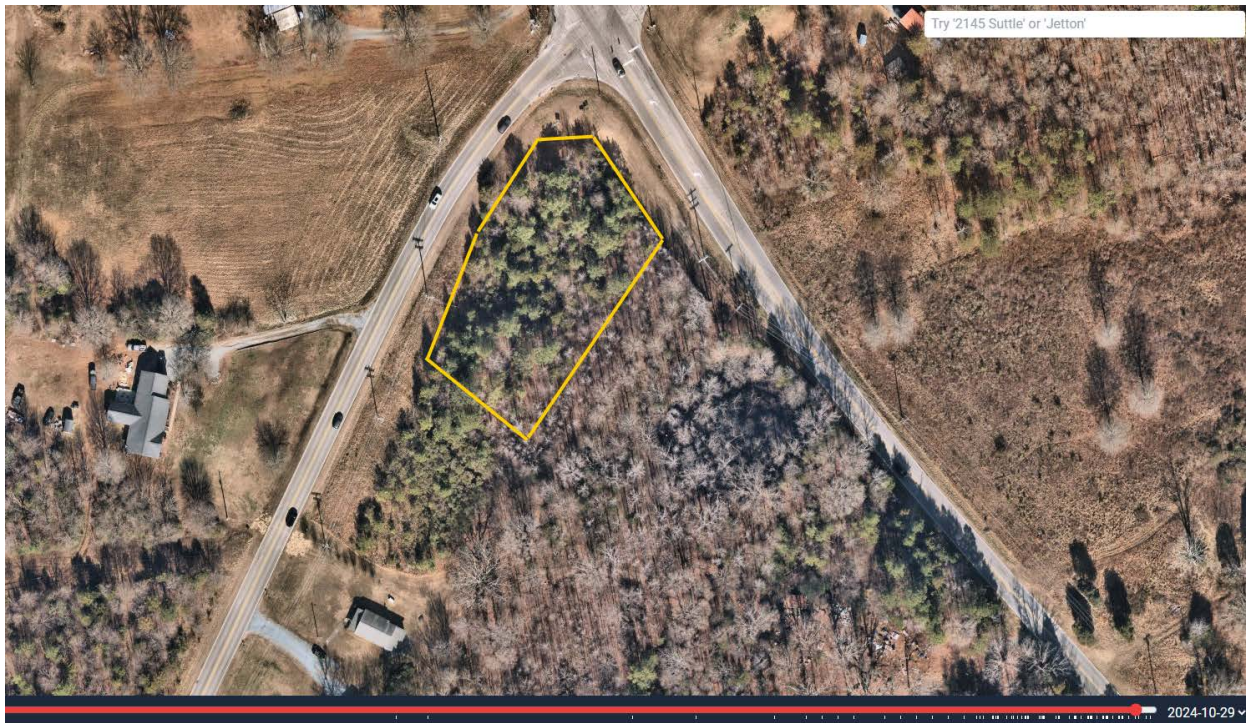


Additionally, this request appears to be spot zoning (see map below). The area is sparsely populated and zoned R-20 and RA-40. Low Density Residential to Light Industrial not only is in conflict with the adopted plans, it is a big leap in intensity without bringing much of a commercial tax base or a significant amount of jobs.

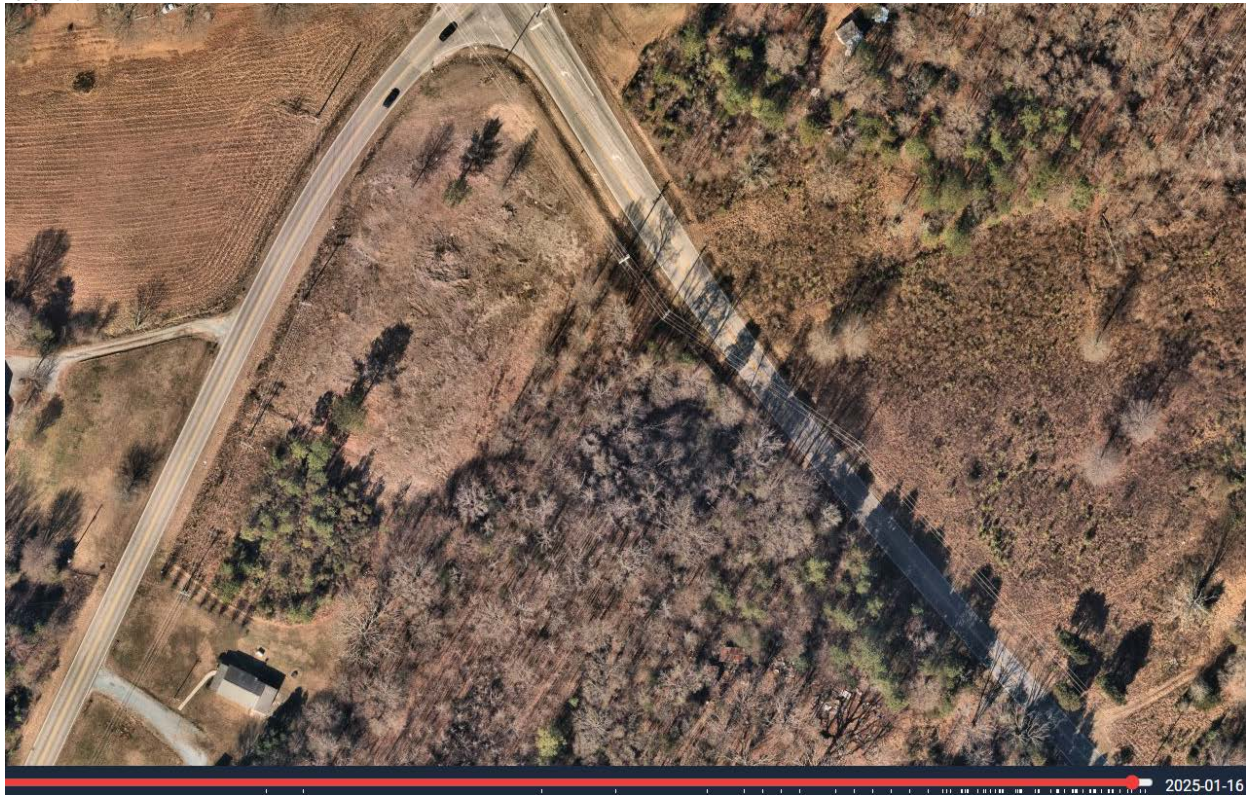


Finally, it is extremely frustrating that such a request would be considered when the land was illegally cleared in late 2024 (see aerials below). Under state law created by N.C.G.S. 160D-921 (Effective January 1, 2021), a "local government", which means both municipalities and counties, can deny approval of site plans and deny issuance of building permits for up to three years if trees are removed that would have otherwise been protected by municipal or county regulations – and up to five years if such removal proves to be willful.

2024 Aerial:



2025 Aerial:



We do appreciate the opportunity to comment and would welcome the continued engagement with the County and adjacent jurisdictions.



Brandi C. Deese, WPA, AICP, CNU-A
Planning Director

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[Development Projects Page](#)

From: Bjorn Hansen <bjorn.hansen@unioncountync.gov>
Sent: Thursday, November 13, 2025 9:32 AM
To: Brandi Deese <bcd@indiantrail.org>; Cheri Clark <cheri.clark@lakeparknc.gov>; Kevin Pressley (mayorpres@aol.com) <mayorpres@aol.com>
Subject: Conditional rezoning community meeting notice

Good morning,

The community meeting for the rezoning at the corner of Faith Church and Secrest Short Cut will be held virtually November 26 at 6 PM. A copy of the notice is attached.

Sincerely,

Bjorn

Bjorn E. Hansen, AICP CTP, CZO

Senior Planner – Long Range Planning | Planning Department

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