



**UNIONCOUNTY**  
north carolina

# 2024-CZ-005

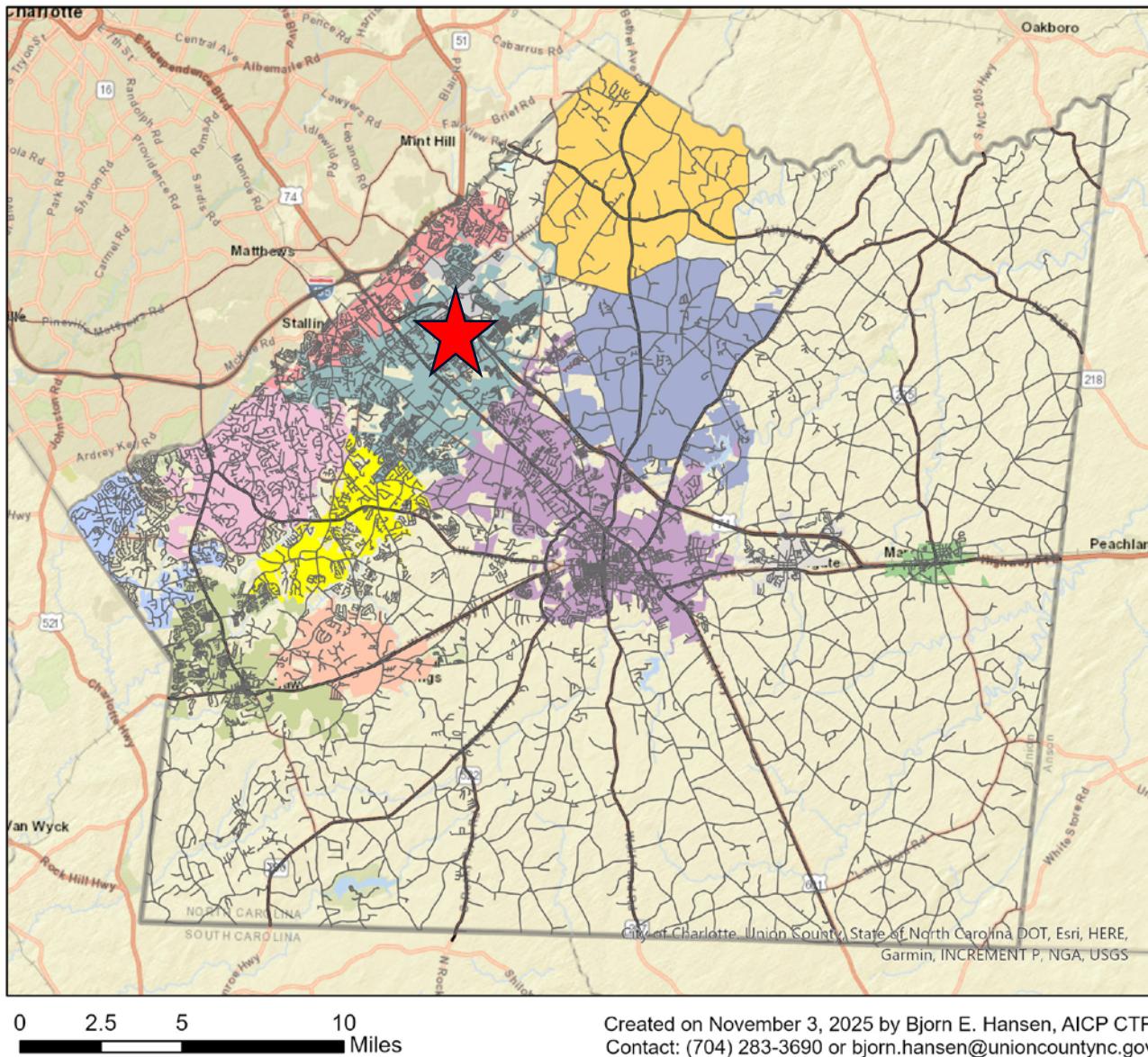
Secrest Rezoning

November 17, 2025



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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

The map displays the following geographical features and data points:

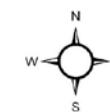
- Roads:** Indicated by grey lines.
- Highways:** Indicated by black lines.
- Municipalities:**
  - Fairview (Yellow)
  - Hemby Bridge (Grey)
  - Indian Trail (Teal)
  - Lake Park (Brown)
  - Marshville (Green)
  - Marvin (Blue)
- Mineral Springs:**
  - Mineral Springs (Orange)
  - Mint Hill (Light Green)
  - Monroe (Purple)
  - Stellings (Red)
  - Unionville (Dark Blue)
  - Waxhaw (Light Green)
  - Weddington (Pink)
  - Wesley Chapel (Yellow)
  - Wingate (Grey)
  - County (Grey)

## Data Disclaimer

The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

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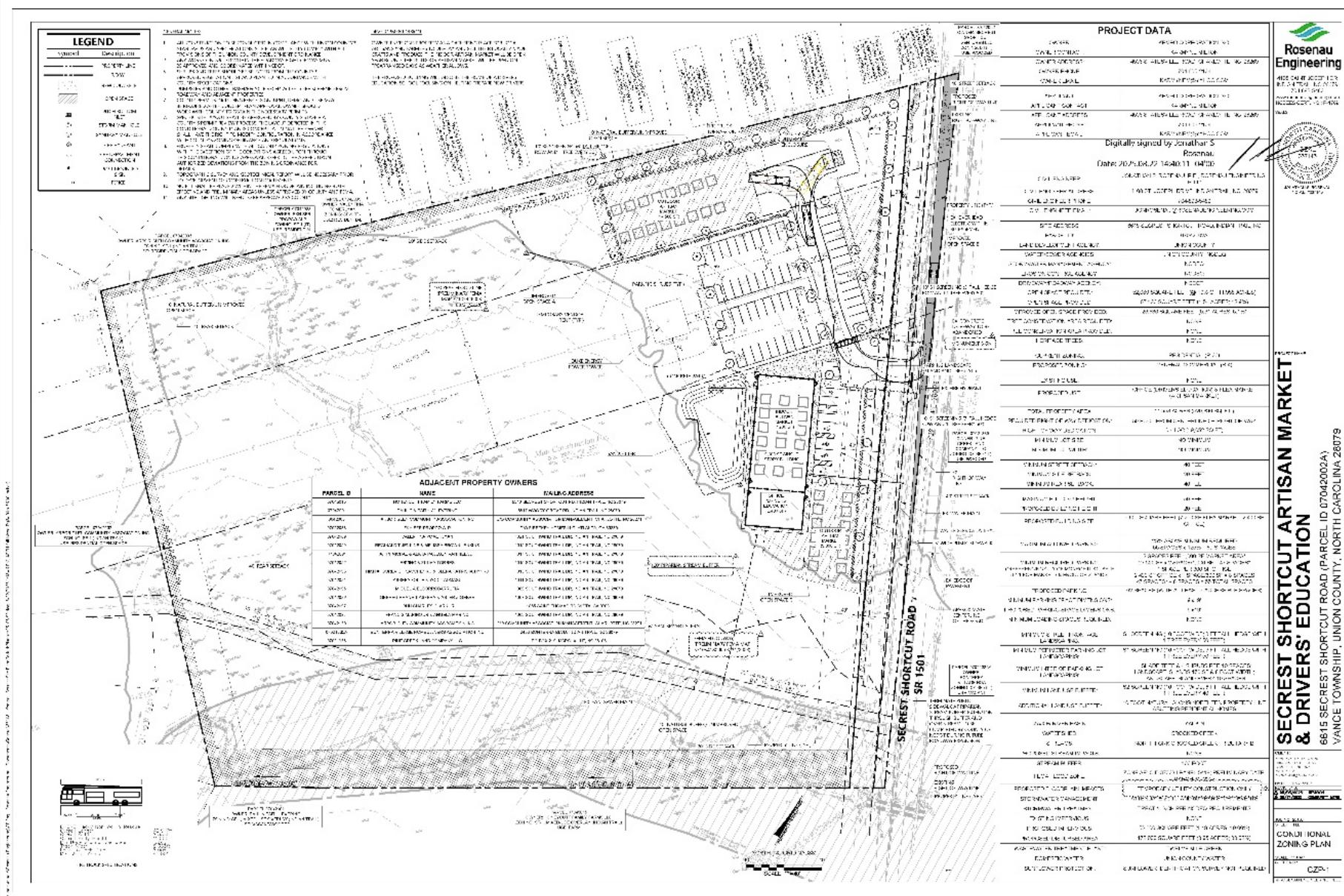


# Request and Conditions

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

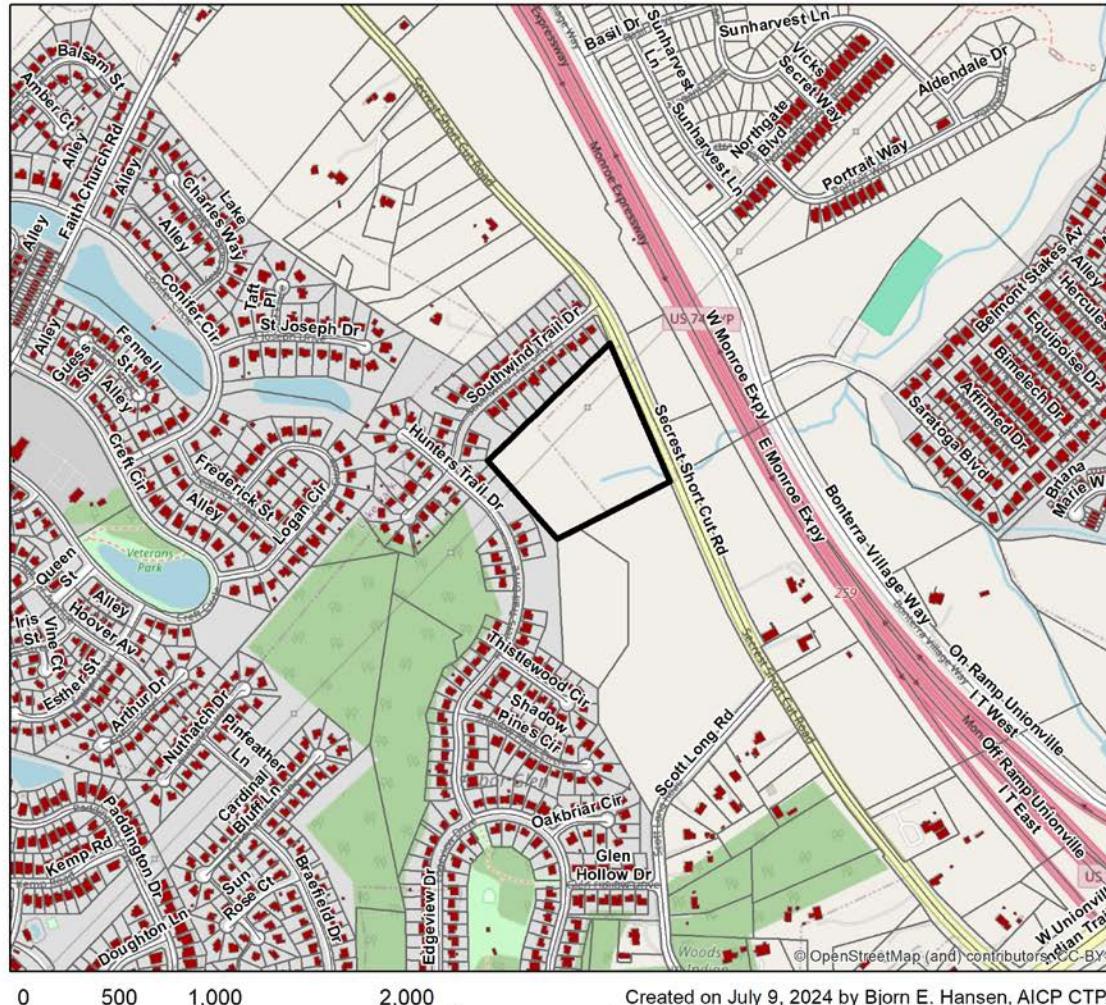
Name: Secrest

Size: 12.398 acres

Tax Parcel: 07-04-002A

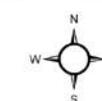
### Legend

- 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

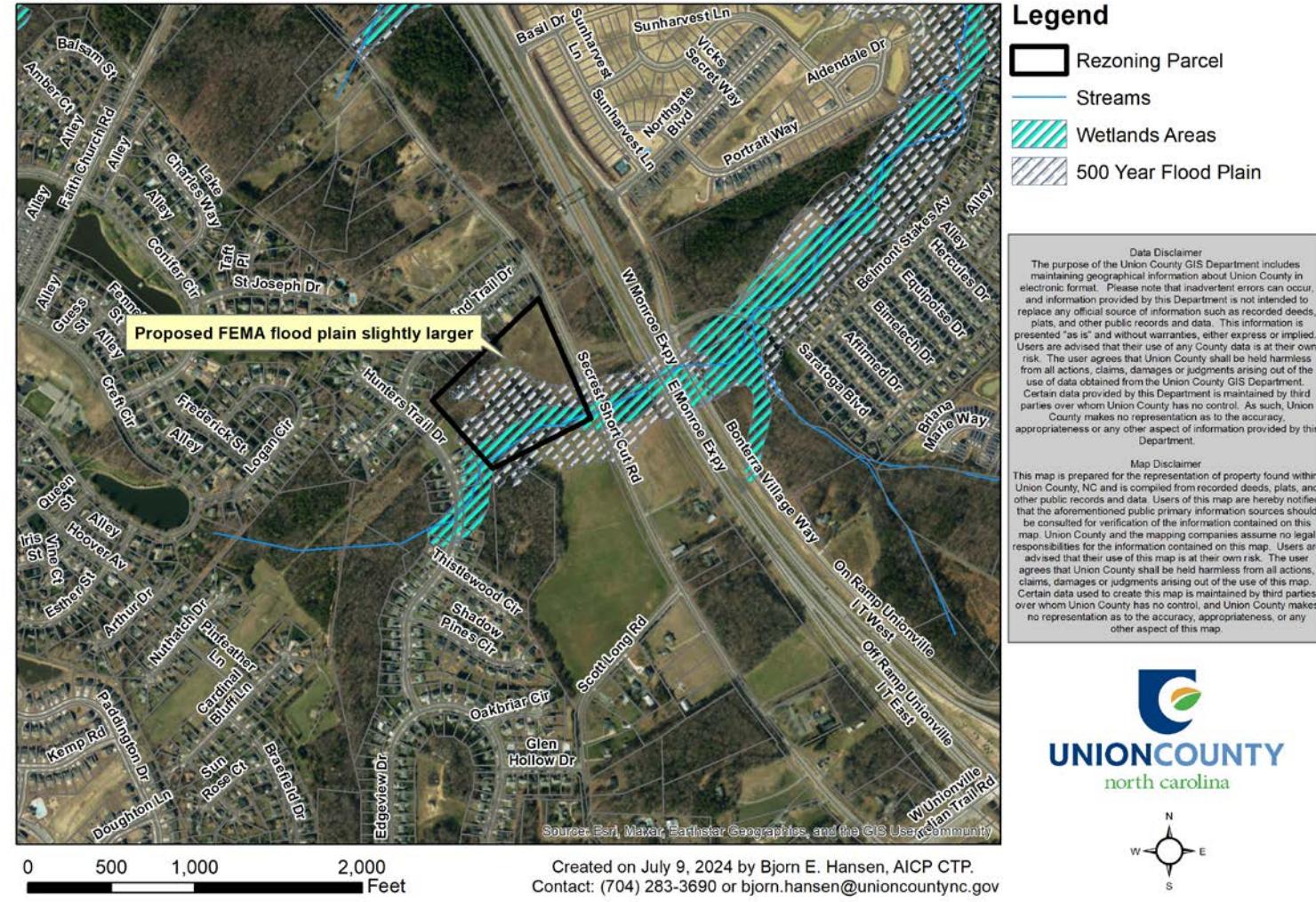
## Environmental Features

Petition: 2024-CZ-005

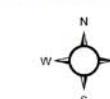
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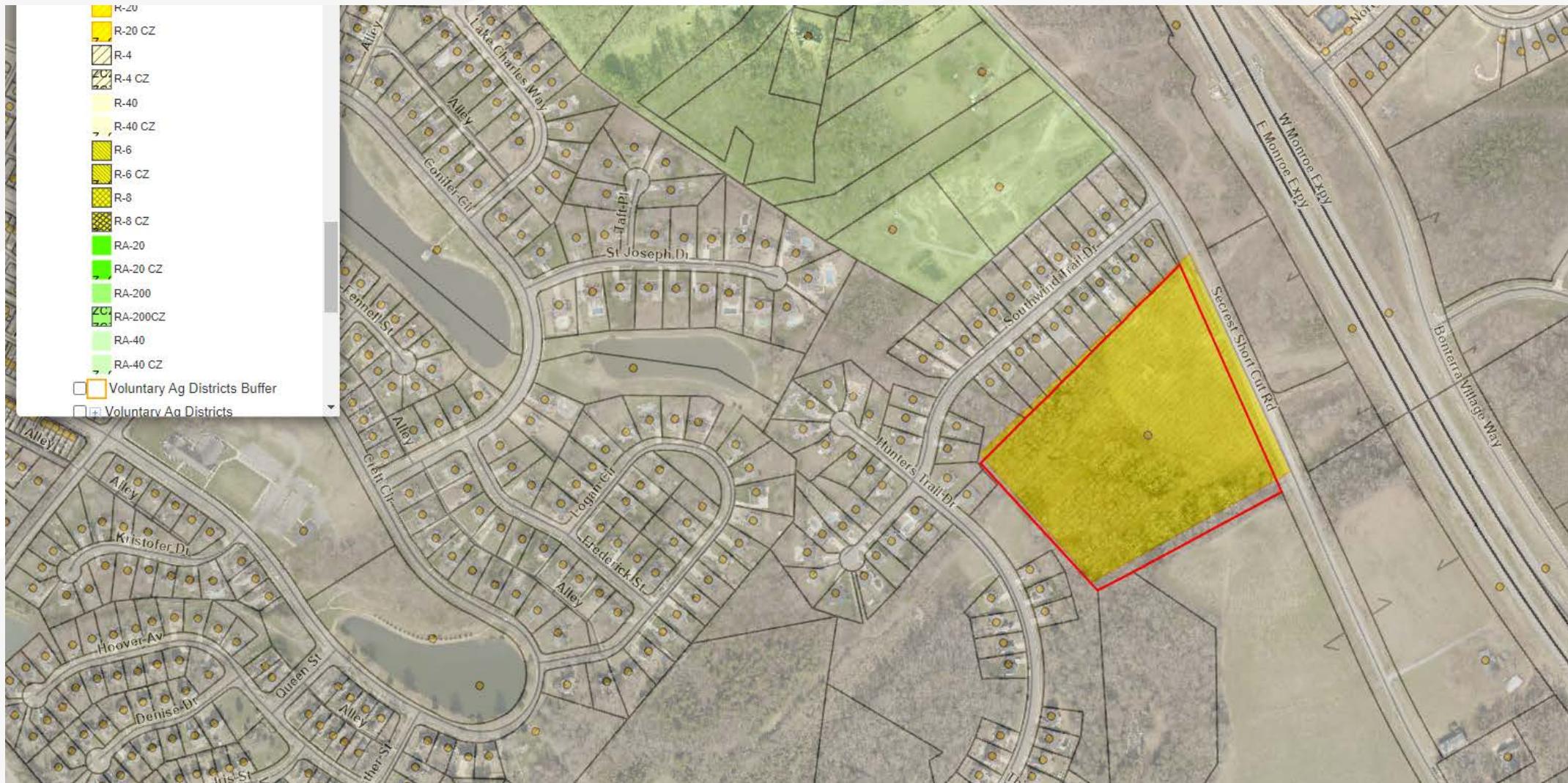
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# Zoning



# Transportation

## Transportation

Petition: 2024-CZ-005

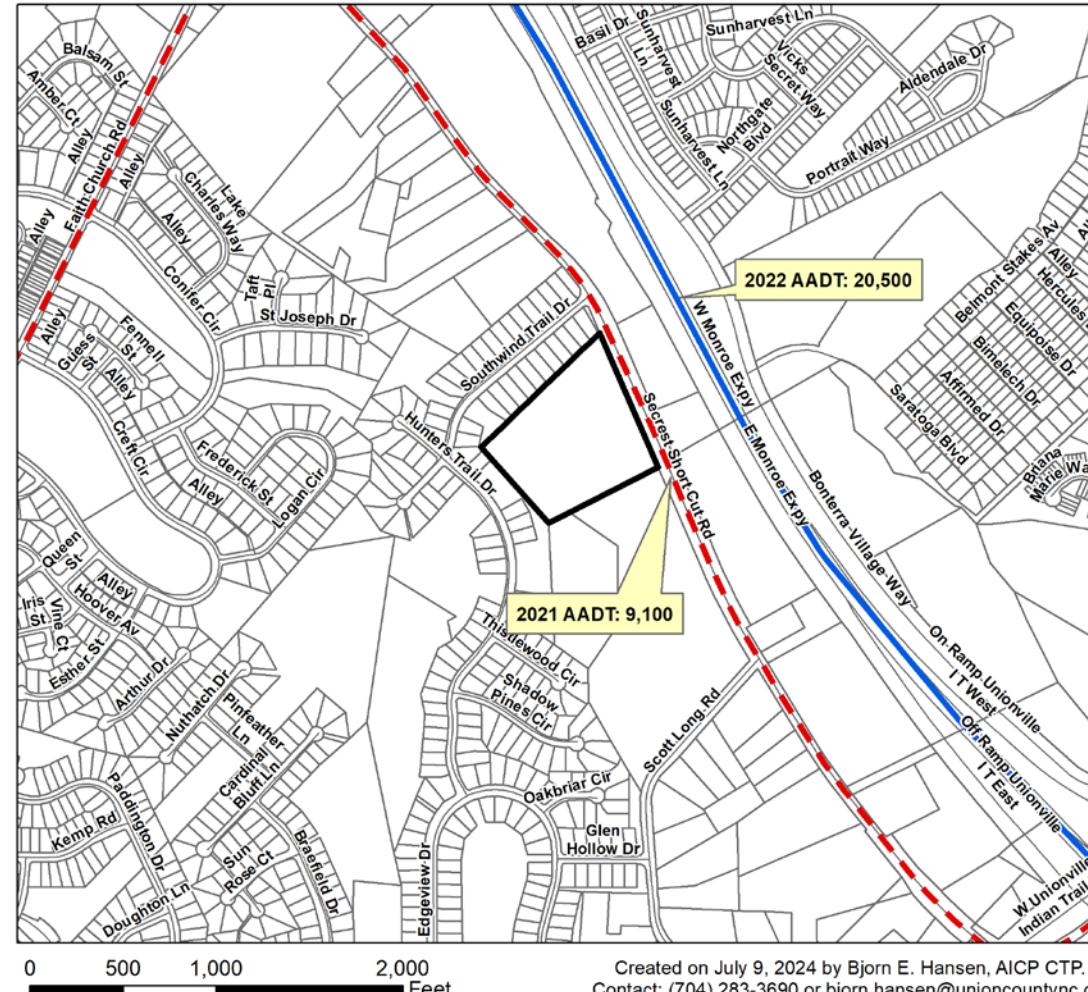
Name: Secrest

Size: 12.398 acres

Tax Parcel: 07-04-002A

### Legend

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



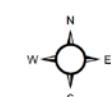
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# Land Use Map

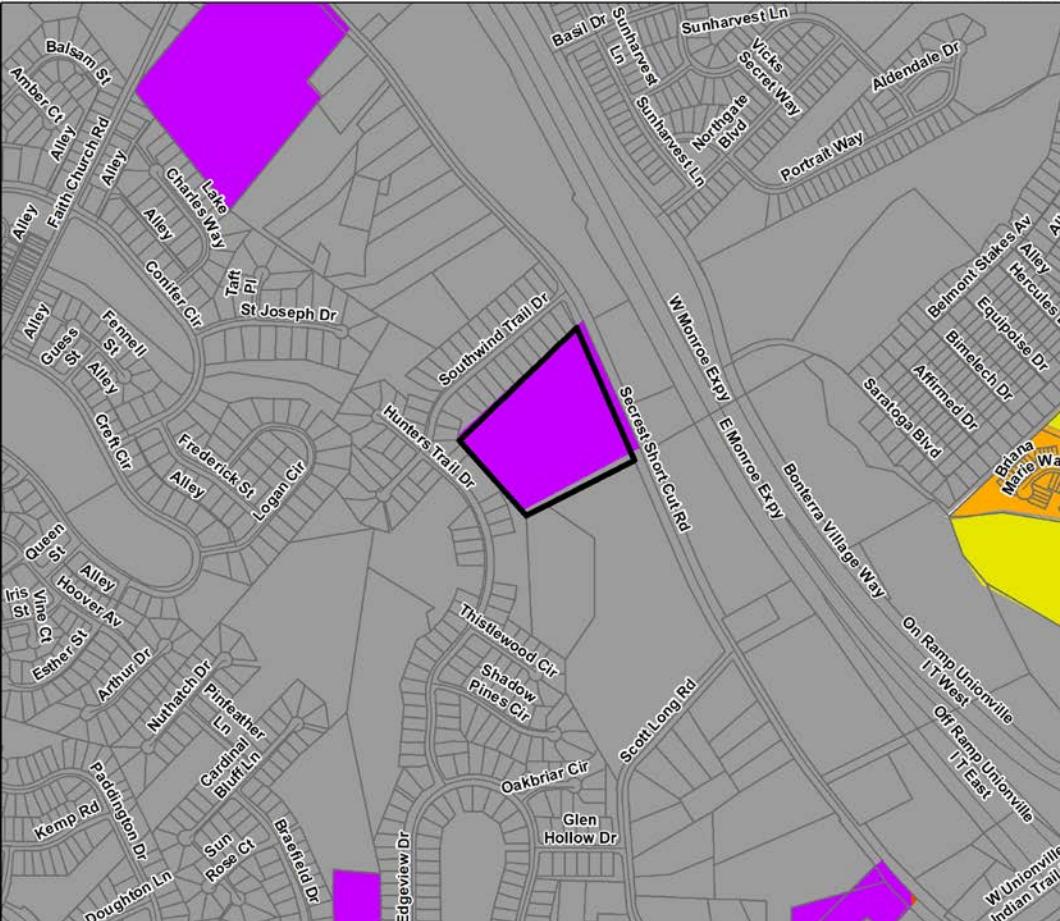
## Land Use Map

Petition: 2024-CZ-005

Name: Secrest

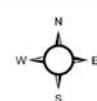
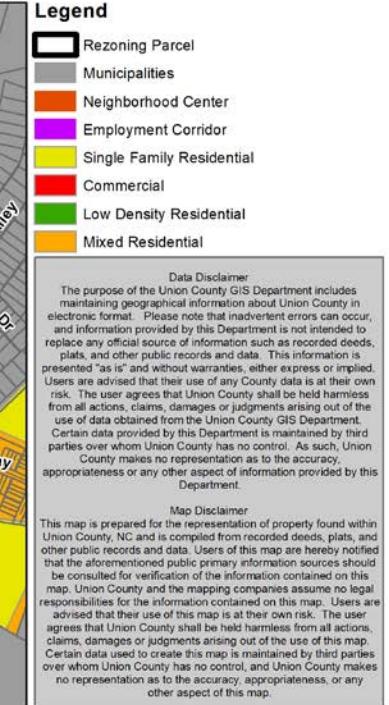
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# Schools

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.

# 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 numerous houses and buildings visible. The foreground shows a street with a few parked cars. The overall atmosphere is quiet and peaceful.

Questions



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