



# Union County, NC

## Land Use Board

### Meeting Agenda

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Tuesday, October 21, 2025

6:00 PM

Board Room, First Floor

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#### Call to Order

Pledge of Allegiance and Moment of Reflection

#### Establish Voting Members

#### Additions and/or Deletions to the Agenda

#### Approval of the Agenda

#### Approval of the Minutes

[25-666](#) September 19, 2025 Minutes

**Attachments:** [2025.09.16 LUB Minutes](#)

#### Approval of the Decision Letter

[25-659](#) Decision Letter - 2025-SUP-01 Charlotte Aeromodelers

**Attachments:** [Decision Letter 2025-SUP-01](#)

#### Agenda Item(s)

[25-619](#) Rezoning Petition 2025-RZ-010 Haney

##### **DETERMINATION OF CONFLICTS**

##### **INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner - Long Range Planning

##### **ACTION REQUESTED:**

Recommend approval or denial of rezoning petition to the Board of Commissioners

##### **BACKGROUND:**

This case is requesting to rezone one parcel totaling 0.51 acres appearing on the tax map as tax parcel 091-31-001 located on Pageland Highway from RA-40 to Highway Corridor (HC). The rezoning request is a straight rezoning, so there are no conditions associated with this request.

**FINANCIAL IMPACT:**

None

**Attachments:** [RZ-2025-010 Haney staff report LUB](#)

[2025-RZ-010 Haney Application 9-23-25 Redacted](#)

[2025-RZ-010 Haney letter of Intent 9-23-25](#)

[Land Use Board Advisory Consistency and Reasonableness Statements - RZ-2025-010 Haney](#)

**25-631****Rezoning Petition 2024-CZ-005 Secrest****DETERMINATION OF CONFLICTS****INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner - Long Range Planning

**ACTION REQUESTED:**

Recommend approval or denial of rezoning petition to the Board of Commissioners

**BACKGROUND:**

This is a rezoning petition submitted by Karmyne Milton, 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 in order to develop a drivers school and flea market. The rezoning will include the following conditions:

- 1) Limited to site plan dated August 17, 2025
- 2) Uses limited to retail sales of up to 12,668 square feet of gross floor area
- 3) Owner will construct improvements to US 601 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

A community meeting was held July 31, 2025, and was attended by 11 residents. They had questions and concern over buffering, business plan for flea market, proximity of the driveway to nearby neighborhoods, and flooding concerns.

**FINANCIAL IMPACT:**

None.

**Attachments:** [2024-CZ-005 Secrest Application change of applicant 3-28-redacted](#)  
[2024-CZ-005 Secrest Letter of Intent](#)  
[2024-CZ-005 Secrest Site Plan 8-17-25](#)  
[SECREST Impact Study 07-11-25](#)  
[CZ-2024-005 Secrest staff report LUB](#)  
[Indian Trail Feedback 7-12-24](#)  
[Hemby Bridge comments on rezoning 7-10-24](#)  
[Lake Park Proposed rezoning on Secrest Short Cut 7-22-24](#)  
[Land Use Board Advisory Consistency and Reasonableness Statements - CZ-2024-005 Secrest](#)

**25-653****Rural Land Use Plan Draft Report****DETERMINATION OF CONFLICTS****INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner - Long Range Planning

**ACTION REQUESTED:**

Review and consider recommending plan to Board of Commissioners

**BACKGROUND:**

The steering committee has completed its work in developing a land use plan for the rural parts of Union County. The draft report summarizes the work of the committee, including its strategy recommendations, which are below:

- Expand agricultural easement purchase program
- Require contiguous areas for open space in major subdivisions
- Express concern over impacts from bypasses
- Limit major subdivisions in certain zoning districts
- Expand rural area in Land Use Map
- Add six rural centers to the Land Use Map
- Flexibility for commercial uses in rural areas
- Provide options for smaller developments impacted by open space requirements
- Create a conservation development brochure

**FINANCIAL IMPACT:**

None.

**Attachments:** [Rural Land Use Plan Adoption October 2025](#)  
[Draft Union County Rural Land Use Plan 10-9-25](#)

**Planning Staff Report****25-658****2026 Land Use Board Meeting Schedule**

**Attachments:** [2026](#)

**Brief Comments**

**Adjournment**