



Union County, NC

Land Use Board

Meeting Agenda

Tuesday, December 16, 2025

6:00 PM

Board Room, First Floor

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

[26-001](#) October 21, 2025 Minutes

Attachments: [2025.10.21 LUB Minutes](#)

Agenda Item(s)

[26-003](#) Rezoning Petition 2025-CZ-005 Garcia

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:

Rezoning petition submitted by Ireneo Correa Garcia, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 2.027 acres appearing on the tax map as tax parcel 07-063-260B located on Secrest Shortcut Road in the Town of Hemby Bridge from R-20 to Light Industrial (LI) with Conditions. This request is to construct a towing impound yard.

FINANCIAL IMPACT:

None

Attachments: [2025-CZ-005 Garcia Site Plan 8-18-25](#)

[Land Use Board Advisory Consistency and Reasonableness Statements - CZ-2025-005 Garcia Legal](#)

[CZ-2025-005 Garcia staff report LUB](#)

[Combined public comments 12-12-25](#)

[2025-CZ-005 Garcia Revised Application Redacted 12-11-25](#)

[Revised letter of intent 12-10-25](#)

Planning Staff Report

Brief Comments

Adjournment



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-001

Agenda Date: 12/16/2025

TITLE:

October 21, 2025 Minutes



Land Use Board

October 21, 2025

Meeting Minutes

The Union County Land Use Board met in regular session on October 21, 2025, at 6:00 p.m. in the Union County Government Center, 1st Floor Board Room, 500 N. Main Street.

Present: Chairman Darren Greene, Derrick Austin, Larry Britt, Doug McClew, Mark Tilley and Charles Walkup, Jr.

Also Present: Planning Director Lee Jenson, Senior Planner Bjorn Hansen and Land Use Board Clerk Amy Griffin.

Call to Order: Chairman Darren Greene called the meeting to order.

(a) Pledge of Allegiance and Moment of Reflection: The Pledge of Allegiance was recited and Mark Tilley gave the prayer.

Establish Voting Members: Chairman Darren Greene noted that all members present were voting members.

Additions and/or Deletions to the Agenda: There were no changes made to the agenda. Doug McClew made a motion to approve the agenda, Larry Britt seconded, and it was approved 6 to 0.

Approval of the Minutes: Doug McClew made a motion for approval of the September 19, 2025 Land Use Board minutes and Derrick Austin seconded. It was approved 6 to 0.

Approval of the Decision Letter: Mark Tilley made a motion for approval of the 2025-SUP-01 Charlotte Aeromodelers decision letter, Derrick Austin seconded it, and it was approved 6 to 0.

Public Hearing:

Planning Staff Report - Rezoning Case # RZ-2025-010

Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

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. The rezoning request is a straight rezoning, so there are no conditions associated with this request.

Planning Department
500 North Main Street Suite 70
Monroe, NC 28112
T 704.283.3565

unioncountync.gov

Owner/Applicant

Owner: McKagney Investments, LLC
1000 Dataw Lane
Indian Trail, NC 28079

Applicant: Mike Haney
1000 Dataw Lane
Indian Trail, NC 28079

Property Information

Location: On the west side of Pageland Highway south of Eudy Road. Location more specifically described as tax parcel 091-31-001.

Municipal Proximity: The site is nearly a mile south of the City of Monroe.

Existing Land Use and Development Status: The parcel is currently zoned RA-40 and is undeveloped.

Environmental Features: There are no streams, wetlands or floodplain on site.

Utilities: Public water and sewer are not available to the site.

Zoning and Land Use History: The parcel site has been zoned RA-40 since zoning was initiated. A 2.43 acre site approximately one-half mile north was proposed for rezoning to B-4 in 1989, but was denied. A 6.391 acre site approximately 2/3 of a mile north of the site was rezoned to Light Industrial in 2023. A special use permit for the permanent location of a mobile home approximately 1,000 feet north of the site was approved in 1981.

Schools: Because this rezoning request is commercial in nature, UCPS was not consulted for comments.

Transportation: This site is on US 601, which is a NCDOT-maintained facility. This section of US 601 carries approximately 12,500 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis (TIA) was not required for this rezoning. Because there are no proposed uses with the rezoning, staff are unable to assess impacts on the corridor.

Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. The proposed zoning district is therefore considered appropriate, although the small size of the site could result in strip development if duplicated along the corridor. A lack of utilities may mean that the site cannot be fully utilized with a significant number of employees or customers.

Public and Municipal Comments

Public Comments: A community meeting was not required since this is not a conditional rezoning request.

Municipal Comments: Monroe was not consulted due to the distance to their municipal limits.

Staff Comments and Recommendation

This part of Union County is identified for employment uses as an overlay over rural residential and agricultural land uses. Because this is a straight rezoning request, all potential uses must be considered when making a recommendation. The small size of the parcel, lack of utilities, plus recent stormwater detention requirements result in reduced available land even before considering significant buffer and setback requirements as a percentage of the overall parcel. Any use with employees or customers would require bathrooms, necessitating well and septic being located on site, which means uses without employees may be the most appropriate uses on site. US 601 is a high-speed multi-lane corridor, and having multiple small commercial properties along the corridor, each with their own driveway, could result in an unattractive stripped environment that would reduce the utility of the highway and be inconsistent with the Employment Corridor designation. Because of these aspects of the development, staff recommend **denial** of this rezoning application.

Mr. Hansen presented the staff report, explaining that the parcel is small, sits slightly above grade, and fronts on a steep driveway along U.S. 601. The property is not served by public water or sewer, and much of the frontage is within NCDOT right-of-way. Surrounding uses are primarily single-family residential.

The request is technically consistent with the Employment Corridor Overlay on the Comprehensive Plan; however, staff expressed concerns that rezoning numerous small parcels could lead to an undesirable strip development pattern along the corridor. For these reasons, staff recommended denial.

Mr. Haney stated that he purchased the property recently and found it unbuildable under the current zoning because it did not meet the one-acre minimum for RA-40. His intent was to make the lot usable; no immediate development plans were proposed.

Board Discussion:

- Feasibility of development on the small half-acre parcel
- Limitations caused by the steep driveway, lack of public water and sewer, and poor soils that previously prevented residential construction.

Board Action:

Motion: Recommend approval of rezoning RZ-2025-010 by Charles Walkup, Jr., **Second:** Derrick Austin

Vote: Approved, 5-1 (Larry Britt was opposed)

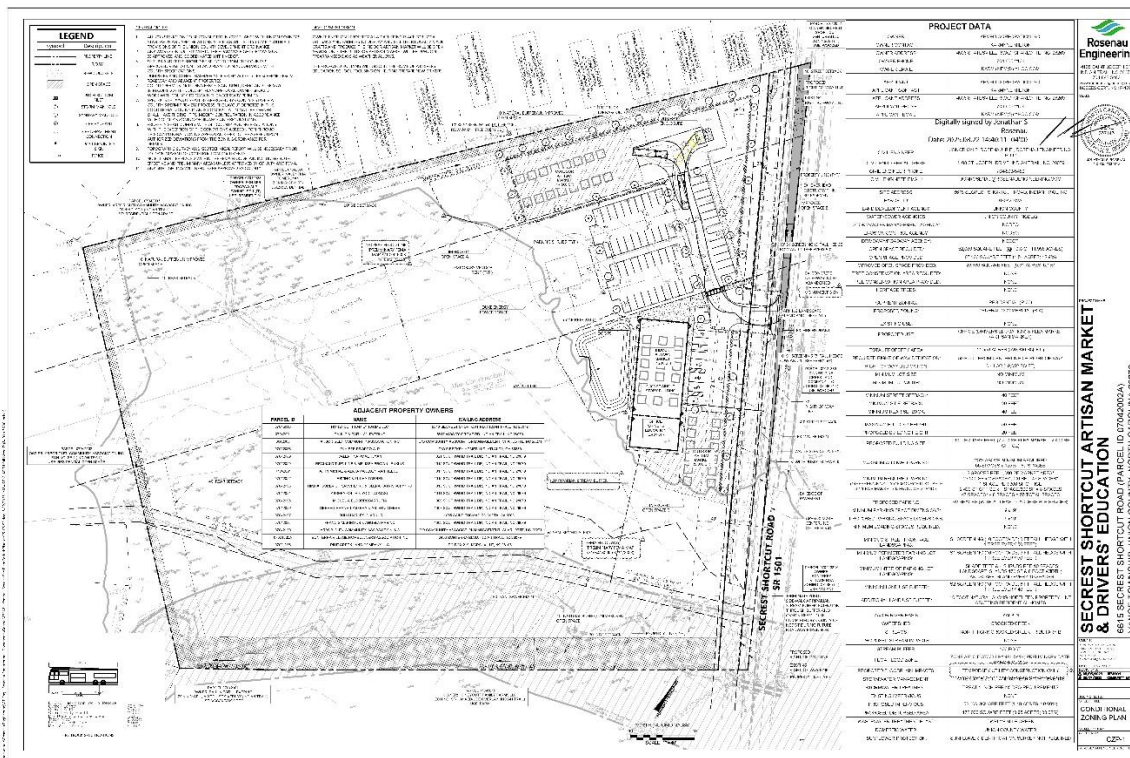
Planning Staff Report - Rezoning Case # CZ-2024-005

Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

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 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



Owner/Applicant

Owner: Matt Construction, Inc.
4506 Statesville Road
Charlotte, NC 28269

Applicant: Karmyne Milton
1420 Rama Road
Charlotte, NC 28211

Property Information

Location: On the southwest corner of Secrest Shortcut Road and Southwind Trail Drive. Location more specifically described as tax parcel 07-042-002A.

Municipal Proximity: The site is surrounded by Indian Trail.

Existing Land Use and Development Status: The parcel is currently zoned R-20. The site is partially cleared near the road, with the remainder in the floodplain and forested.

Environmental Features: There is a stream and significant amount of floodplain on the site. The current floodplain is shown on the following map, but the proposed updated floodplain will slightly expand the impacted area on the site. The proposed layout accommodates the new floodplain. Secrest Shortcut Road has been closed for flooding four times since 2018.

Utilities: The development will utilize Union County water and sewer service.

Zoning and Land Use History: The parcel site has been zoned R-20 since zoning was initiated in Union County. Since most development in the area has occurred inside Indian Trail, there have been few actions by Union County. There currently is a proposed rezoning to Light Industrial approximately a half mile to the north at the corner of Faith Church and Secrest Short Cut. That proposed development is inside Hemby Bridge, meaning Union County is processing the rezoning.

Schools: Because this rezoning is commercial in nature, UCPS was not consulted for comments.

Transportation: This site will have access from Secrest Shortcut Road. The road already includes a left turn lane, so no additional road improvements would be required as a result of this rezoning and development. Due to the variability of flea markets, it is difficult to predict traffic generation by this type of use. There is no established rate for this land use in the Institute of Transportation Engineers (ITE) trip generation manual. These types of uses have peak generation on weekends, meaning weekday impacts are minimal. The associated driver school would likewise have a small traffic impact.

Secrest Shortcut Road carries approximately 11,500 vehicles per day in 2023, up from a COVID era 9,100 vehicles per day. There are no funded road improvements in the vicinity of the proposed rezoning.

Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon a Transition Zone. The proposed retail and service uses are therefore considered appropriate, although the amount of retail should be limited due to traffic impacts along the corridor. The flea market uses proposed under B-4 require a special use permit, which can be incorporated into the rezoning. The applicant has stated in their application, submitted documentation or staff have concluded through a site plan review that it meets the five findings of fact necessary for a special use permit:

1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.
2. The proposed development will not materially endanger the public health or safety.
3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.
4. The proposed development will be in harmony with the area in which it is located.

5. The proposed development will be in general conformity with the comprehensive plan.

Public and Municipal Comments

Public Comments: 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 Shortcut Road.

Municipal Comments: Indian Trail, Hemby Bridge, and Lake Park were consulted and had the following comments:

Indian Trail: *Indian Trail has had multiple conversations with the property owners and various potential buyers due to it being in a doughnut hole area. We provided several options for development of the property (several residential options & light industrial options). The floodplain and utility easements consume most of the lot and the options are limited by those factors regardless of the land use. The Secrest Shortcut Small area plan that the Town and the County adopted calls for this parcel to be medium density residential and open space/environmentally sensitive. The Town of Indian Trail's Comprehensive Plan calls for the same as well. The Town of Indian Trail strongly opposes this request and especially with the limited amount of information provided.*

Hemby Bridge: *We really appreciate your willingness to involve surrounding municipalities for input as it will definitely affect all of us. As far as Hemby Bridge, we have experienced numerous requests for commercial zoning in the past couple of years, which has forced the board to draw a hard line against rezoning, especially from residential to commercial located in residential areas. The town would request that the county to deny the rezoning.*

Lake Park: *The Village of Lake Park is not in favor of the rezoning due to traffic concerns.*

Staff Comments and Recommendation

This part of Union County is identified for employment uses as an Employment Corridor overlay over a transition zone. Because this is a non-residential request, the Employment Corridor recommendations apply. Employment Corridors have access to transportation infrastructure such as railways, airports and major roads, and have available land with close proximity to similar uses. Employment Corridors connect employment nodes and other large job centers throughout the County and neighboring counties. A variety of employment uses may be appropriate along these corridors. The proposed retail uses are appropriate in limited frequency, and the driver's school is appropriate within the overlay. The proposed site plan meets the requirements of the Unified Development Ordinance and the uses are consistent with the adopted plan. **Because of these aspects of the development, staff recommend approval of this rezoning application.**

Mr. Hansen presented the staff report and site plan, explaining that the site is constrained by floodplain areas, Duke Energy transmission easements, and existing residential uses to the north. The developable area totals approximately four acres.

A community meeting was held in July, and concerns were raised regarding flooding, buffering, and traffic. The applicant relocated the proposed driveway farther from the Arbor Glen subdivision and increased the buffer width.

Despite objections from surrounding municipalities, staff found the proposal consistent with the Comprehensive Plan and recommended approval with conditions.

Applicant Presentation – Karmyne Milton (Owner) and John Rosen (Engineer):

- Ms. Milton stated her intent to create a community-focused artisan and farmers market offering small business opportunities; no amplified sound or outdoor entertainment proposed.
- Mr. Rosen reviewed site conditions, confirming stormwater would be managed through a bio-retention pond and that floodplain areas would remain undisturbed.
- Confirmed a 20-foot vegetated buffer along adjacent residential property lines and compliance with all County development and engineering standards. Two residents from the Arbor Glen neighborhood spoke in opposition, citing ongoing drainage and flooding issues in the area and concerns that development could worsen runoff toward their homes.

Public Comments:

- One Arbor Glen resident spoke in opposition, citing recurring flooding, stormwater runoff, and potential traffic increases, and noise.
- Residents expressed concern that paving and development could worsen existing drainage issues in the area.

Board Discussion:

- Board members discussed drainage, stormwater design, and protection of nearby residences from runoff.
- Members reviewed the applicant’s revisions and agreed the relocated entrance improved traffic safety and sight distance.
- Concerns were raised about long-term flooding and residential compatibility; members noted that buffers and stormwater measures address ordinance standards.
- While noting opposition from nearby municipalities, the Board found the plan consistent with the County’s Employment Corridor Overlay.

Board Action:

First Motion: Doug McClew recommend approval of rezoning CZ-2024-005. Motion failed due to lack of a second.

Second Motion: Larry Britt recommend denial of rezoning CZ-2024-005. **Second:** Charles Walkup, Jr.

Vote: Denied, 5-1 (Doug McClew opposed)

Planning Staff Report – Rural Land Use Plan Draft Strategy Update

Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

Bjorn Hansen introduced Alan Baucom, Chairman of the Rural Land Use Plan Steering Committee, who provided the following updates:

Summary:

- Public outreach and survey results were reviewed, indicating strong community support for:
 - Preserving agricultural lands and rural character through easement programs
 - Encouraging contiguous open space in new subdivisions
 - Reducing large-scale rezoning activity in rural areas
 - Maintaining farmland viability and protecting forests, wetlands, and streams
 - Coordinating infrastructure investment to guide growth toward existing service areas
 - Discussion included possible creation of a County-funded conservation program to assist with voluntary easement purchases.
 - Union County Soil & Water reported increased landowner interest in conservation easements, exceeding current funding capacity.
 - Staff noted that revenue from rollback taxes could provide partial funding, but long-term success would likely require a dedicated funding source, such as a bond referendum or a portion of future sales tax revenue.
 - Overall, board members expressed support for preservation strategies, with emphasis on protecting working farms and avoiding unintended tax impacts on low-income or fixed-income residents.

Key Discussion Points:

- Need to balance rural preservation with growth management, ensuring development remains concentrated near existing utilities.
- Recognition that historical rezoning patterns have fragmented rural landscapes, highlighting the need for clearer policy direction.
- Discussion of potential funding mechanisms, comparing property tax adjustments versus sales tax options for conservation initiatives.
- Importance of crafting a strong public education campaign to build awareness and support for preservation funding.
- Consensus that the updated plan should serve as a guiding framework for both land-use policy and infrastructure investment decisions moving forward.

Board Action:

Motion: Larry Britt recommend approval of the Land Use Board update. **Second:** Doug McClew.

Vote: Approved unanimously.

Planning Staff Report: Doug McClew made a motion to approve the 2026 Meeting Schedule. Larry Britt seconded and it was approved 6 to 0. Lee Jenson informed the Board that the two rezonings from last month were both approved by the Board. There was the one on 601 South – Rodriguez and the one County’s property by the shooting range.

Brief Comments: There were none.

Close: With no further discussions, Doug McClew made a motion to adjourn and Derrick Austin seconded. It passed unanimously. The meeting adjourned at 7:30 pm.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-003

Agenda Date: 12/16/2025

TITLE:

Rezoning Petition 2025-CZ-005 Garcia

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Bjorn E. Hansen, Senior Planner - Long Range Planning

ACTION REQUESTED:

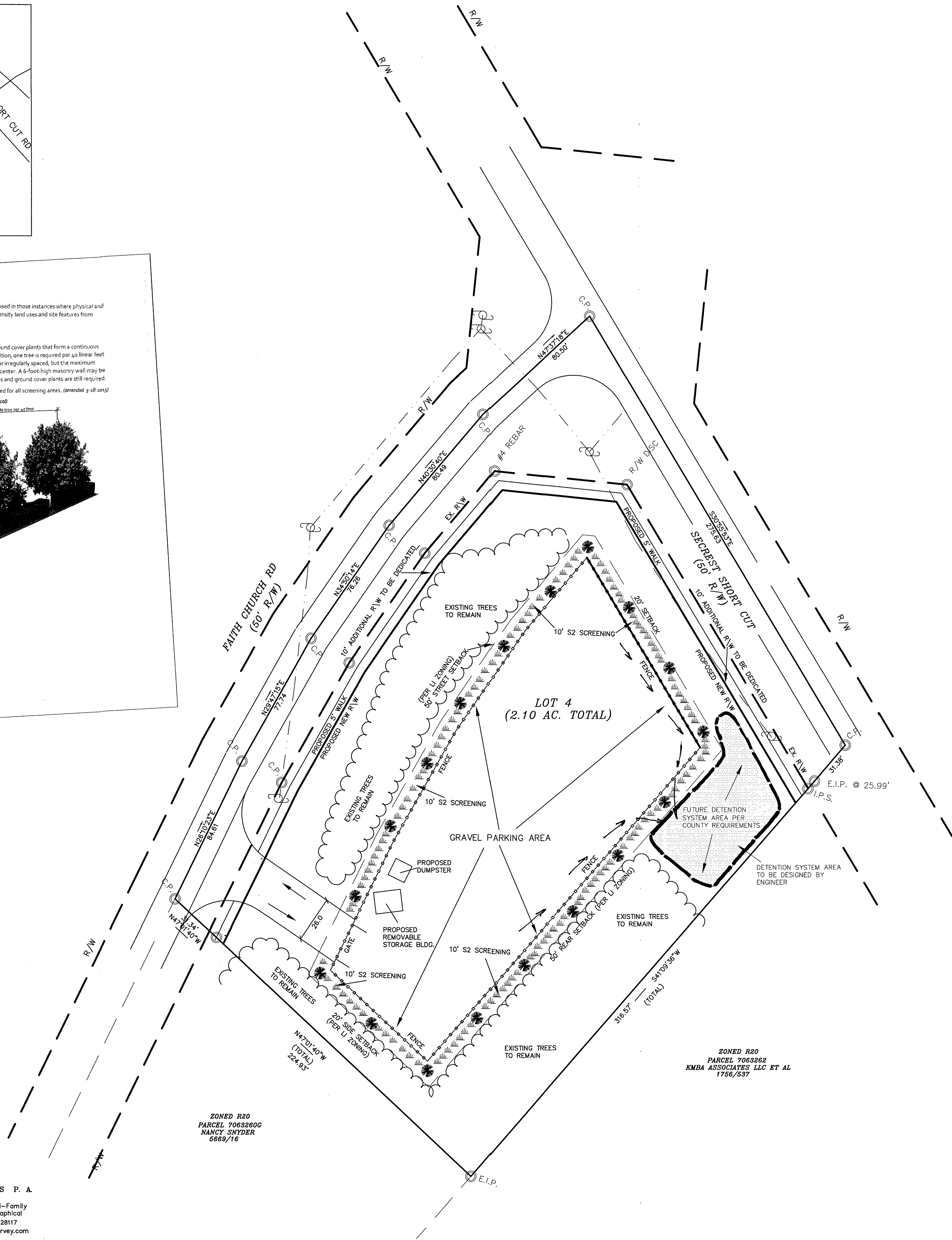
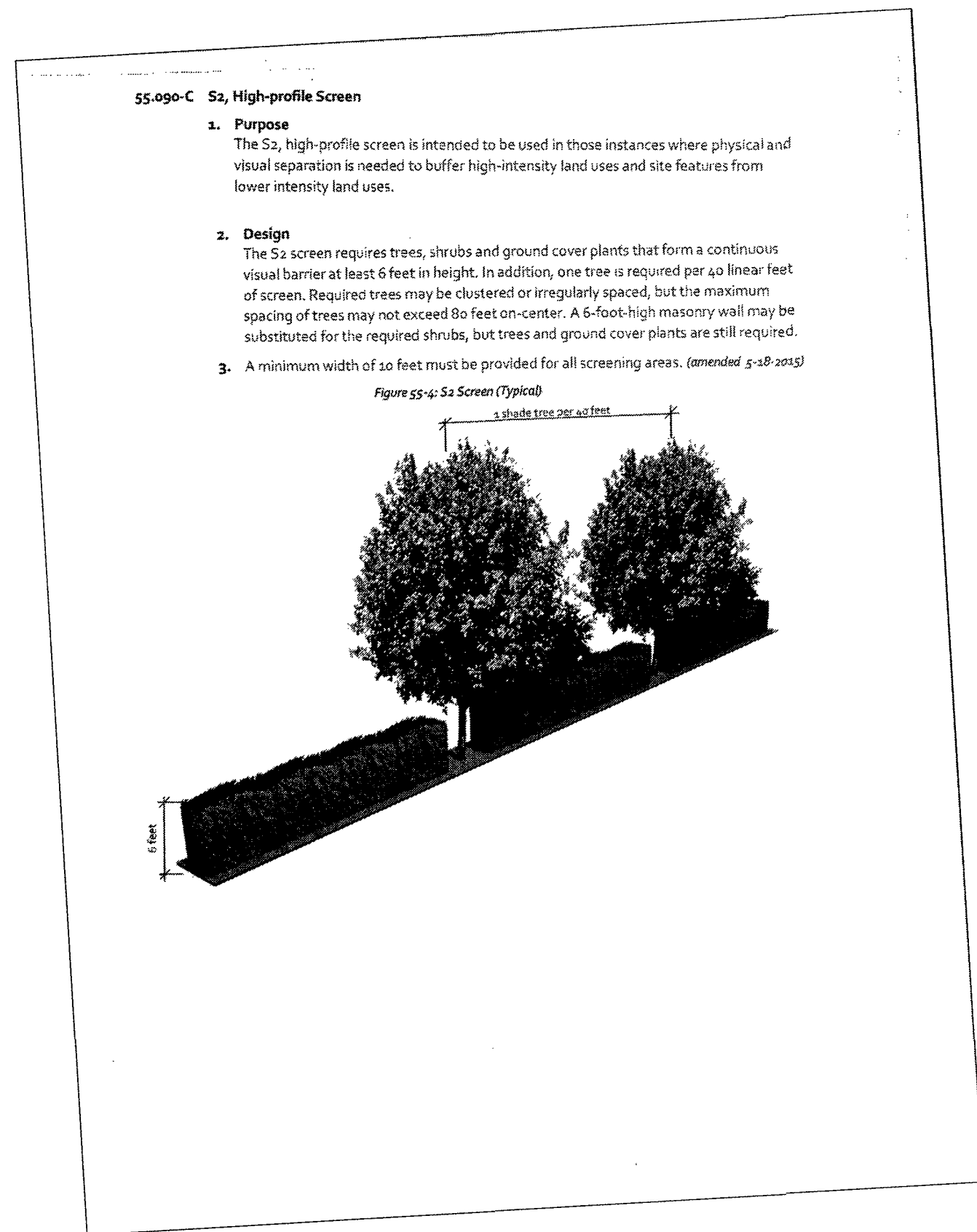
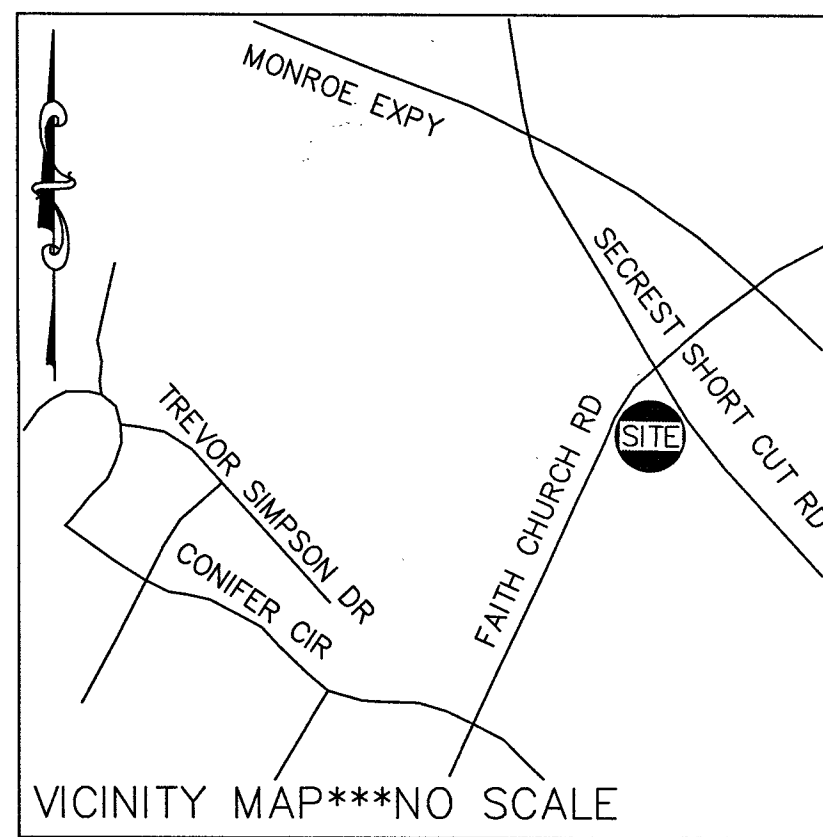
Recommend approval or denial of rezoning petition to the Board of Commissioners

BACKGROUND:

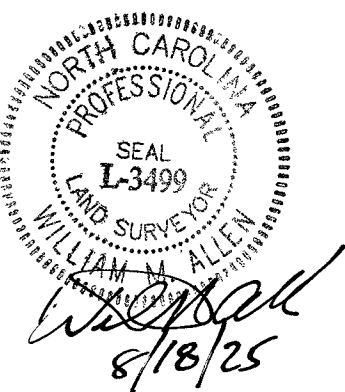
Rezoning petition submitted by Ireneo Correa Garcia, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 2.027 acres appearing on the tax map as tax parcel 07-063-260B located on Secrest Shortcut Road in the Town of Hemby Bridge from R-20 to Light Industrial (LI) with Conditions. This request is to construct a towing impound yard.

FINANCIAL IMPACT:

None



- NOTES
- 1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 - 2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
 - 3) UNDERGROUND/OVERHEAD POWER
 - 4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
 - 5) DEED REFERENCE: 870/875
 - 6) TAX PARCEL: 07063260B
 - 7) ADDRESS: 7111 SECREST SHORT CUT RD
 - 8) PROPERTY ZONED: UNION COUNTY R-20
REZONING PROPERTY TO LI (LIGHT INDUSTRIAL)
 - 9) LI ZONING SETBACKS :
STREET SETBACK = 50'
SIDE SETBACK = 20'
REAR SETBACK = 50'
 - 10) GARBAGE COLLECTION WILL BE PRIVATE
 - 11) THERE WILL BE NO LIGHTING ON THIS PARCEL.
 - 12) THIS SITE WILL BE UNMANNED (NO STAFF ON SITE)
 - 13) TOTAL DISTURBED AREA = 38,031 SF (0.87 AC.)
 - 14) TOTAL IMPERVIOUS COVERAGE (GRAVEL AREA)= 26,548 SF (0.61 AC.)

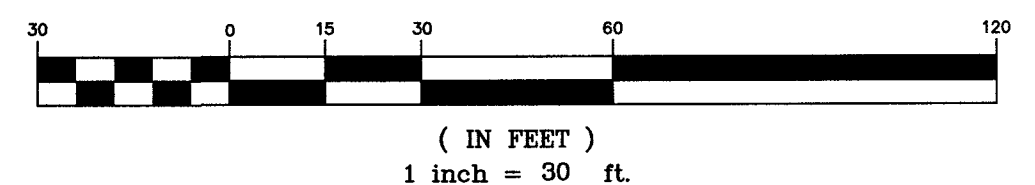


REZONING SITE PLAN
OF
PARCEL 07063260B

VANCE TWP., UNION CO., N.C.
SCALE: 1" = 30'
DATE: 3/5/25
REVISED DATE: 3/10/2025 (per client)
REVISED DATE: 5/30/2025 (per comments)
REVISED DATE: 8/18/2025 (per client)
(added future detention system area)

OWNER: ENRIQUE CHANTACA
& IRENEO CORREA

GRAPHIC SCALE



FILE NAME: OSCAR R BYRUM 4

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Land Use Board Advisory Consistency and Reasonableness Statement Concerning Proposed Amendment to the Union County Zoning Map

The Union County Land Use Board has reviewed the rezoning petition (CZ-2025-005) submitted by Ireneo Correa Garcia, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 2.027 acres appearing on the tax map as tax parcel 07-063-260B located on Secrest Shortcut Road in the Town of Hemby Bridge from R-20 to Light Industrial (LI) with Conditions.

TO RECOMMEND APPROVAL OF THE AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN)

Motion

(i) Recommend approval of rezoning petition CZ-2025-005; and (ii) adopt the advisory consistency and reasonableness statement for recommendation of approval.

Advisory Consistency and Reasonableness Statement

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners adopt the proposed map amendment, as approval is reasonable and the proposal is consistent with the currently adopted Hemby Bridge Small Area Plan (the “Hemby Bridge Plan”), the Secrest Short Cut Small Area Plan (the “Secrest Short Cut Plan”), and the Union County Comprehensive Plan (the “Comprehensive Plan”) (collectively the “Plans”). Adoption of the proposed map amendment (i) takes into account the need to amend the zoning map to meet the needs of the community, and (ii) is reasonable and in the public interest because:

1. The proposed use is consistent with the land use map uses identified for this area as set forth in the Hemby Bridge Plan and the Secrest Short Cut Plan. The Hemby Bridge Plan’s Future Land Use Map identifies this area as a Rural Center. Rural Centers are areas located at various locations throughout the Hemby Bridge Plan’s area. These are mainly areas where some commercial uses currently exist and where it is appropriate to expand. New developments should be relatively small scale and should be handled through the Conditional Rezoning Process. A rezoning to light industrial with conditions, to include a tow truck business with vehicular storage, is consistent with such uses contemplated in a Rural Center in the Hemby Bridge Plan because of its small scale.

The Secrest Short Cut Plan’s Recommended Land Use Plan Map identifies this area as commercial/retail. Such areas are identified in the Secrest Short Cut Plan as commercial and retail uses recommended to balance the land use plan, but are also identified to take advantage of the opportunity the newly created regional access provides. A small-scale towing operation with vehicular storage is a business use that takes advantage of the regional access provided by the nearby Monroe Bypass.

2. The proposed use is consistent with the Comprehensive Plan as it allows for a light industrial use in an area generally identified within an Employment Corridor in the Comprehensive Plan that could be an economic benefit for the County. Employment Corridors are contemplated under the Comprehensive Plan to include a variety of development uses, which may include industrial uses.
3. The tract of land is not overly small for the general area in which it is located and is reasonable in size for the use contemplated.
4. Although the immediate surrounding properties are zoned for residential uses primarily, the property is located at an intersection and is located less than one mile from an interchange with the Monroe Expressway. The property is also located within an approximately half-mile radius of several existing commercial or industrial uses. This includes an existing auto repair use which is a similar-type use to the one proposed.
5. The benefits to the community at large, the neighbors, and the property owners of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include increasing business opportunities in Union County, allowing a property with nearby non-residential uses in the area to also be allowed to conduct non-residential uses on its property, and increasing access to a use and service to nearby residents. The potential detriments of the use established by this rezoning include any increased noise, light, and traffic exposure resulting from the proposed use that could affect nearby properties.
6. The use set forth under the conditions would meet Union County development standards.

**TO RECOMMEND DENIAL OF THE AMENDMENT (THE PROPOSAL IS
INCONSISTENT WITH THE CURRENT PLAN)**

Motion

(i) Recommend denial of rezoning petition CZ-2025-005; and (ii) adopt the advisory consistency and reasonableness statement for recommendation of denial.

Advisory Consistency and Reasonableness Statement

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners deny the proposed map amendment, as denial is reasonable and the proposal is inconsistent with the currently adopted Hemby Bridge Small Area Plan (the “Hemby Bridge Plan”), the Secrest Short Cut Small Area Plan (the “Secrest Short Cut Plan”), and the Union County Comprehensive Plan (the “Comprehensive Plan”) (collectively the “Plans”).. Denial of the proposed map amendment is reasonable and in the public interest because:

1. The proposed use is inconsistent with the land use map uses identified for this area as set forth in the Hemby Bridge Plan and the Secrest Short Cut Plan. The Hemby Bridge Plan’s Future Land Use Map identifies this area as a Rural Center. Rural Centers are areas located at various locations throughout the Hemby Bridge Plan’s area. These are mainly areas where some commercial uses currently exist and where it is appropriate to expand. New developments should be relatively small scale and should be handled through the Conditional Rezoning Process. A rezoning to light industrial with conditions, to include a tow truck business with vehicular storage, is inconsistent with such uses contemplated in a Rural Center because of its industrial nature (rather than a smaller commercial use).

The Secrest Short Cut Plan’s Recommended Land Use Plan Map identifies this area as commercial/retail. Such areas are identified in the Secrest Short Cut Plan as commercial and retail uses recommended to balance the land use plan, but are also identified to take advantage of the opportunity the newly created regional access provides. A towing operation with vehicular storage is a light industrial use and is not consistent with the retail or commercial uses contemplated for this area under the Secrest Short Cut Plan.

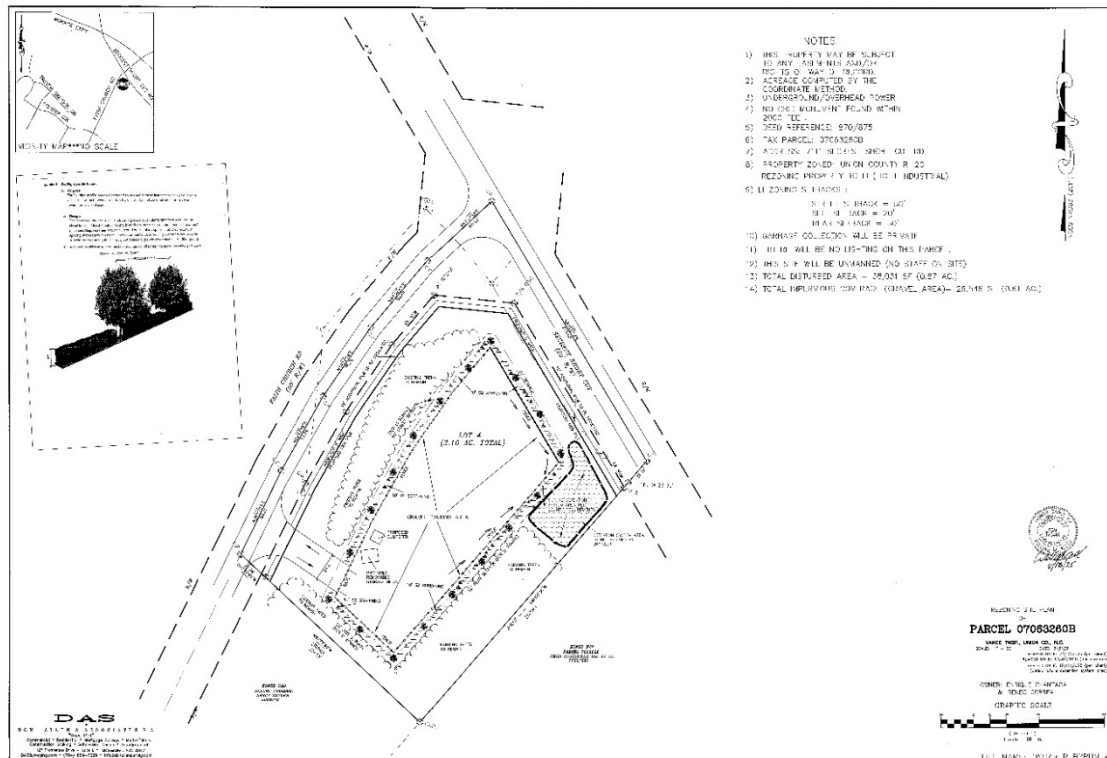
2. The proposed use is inconsistent with the Comprehensive Plan as continued and future allowed industrial use on the property could result in increased congestion on the roads and streets adjacent and nearby to the property, with traffic congestion being an area of concern identified in the Comprehensive Plan.
3. The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified by the as Agricultural. Supporting agriculture is one of the goals identified by the Comprehensive Plan.

Planning Staff Report - Rezoning Case # CZ-2025-005
Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

This case is requesting to rezone one parcel totaling 20.027 acres appearing on the tax map as tax parcel 07-063-260B at the intersection of Faith Church and Secrest Shortcut Roads from R-20 to Light Industrial (CZ) with Amended Conditions. The rezoning will include the following conditions:

- 1) Limited to approved site plan
- 2) Uses limited to tow truck impound yard
- 3) Mitigation for unauthorized tree removal in required setbacks, specifically replanting 125% of all removed trees 12" in diameter or greater, including trees previously located in proposed stormwater pond.
- 4) Five-year vesting of development rights
- 5) Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval



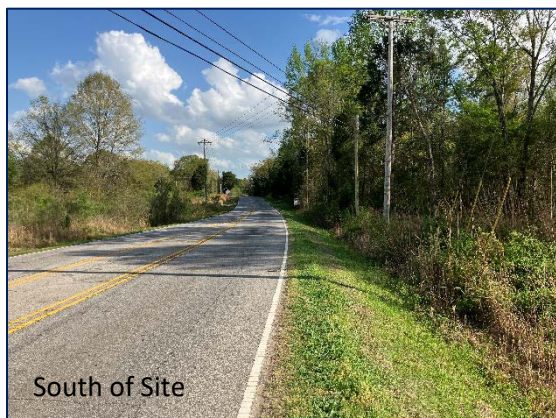
Owner/Applicant

Owner: Enrique Tristan Chantaca and Ireneo Correa Garcia
208 Midway Drive
Indian Trail, NC 28079

Applicant: Ireneo Correa Garcia
208 Midway Drive
Indian Trail, NC 28079

Property Information

Location: On the southern corner of the intersection of Faith Church and Secrest Shortcut Roads.
Location more specifically described as tax parcel 07-063-260B.



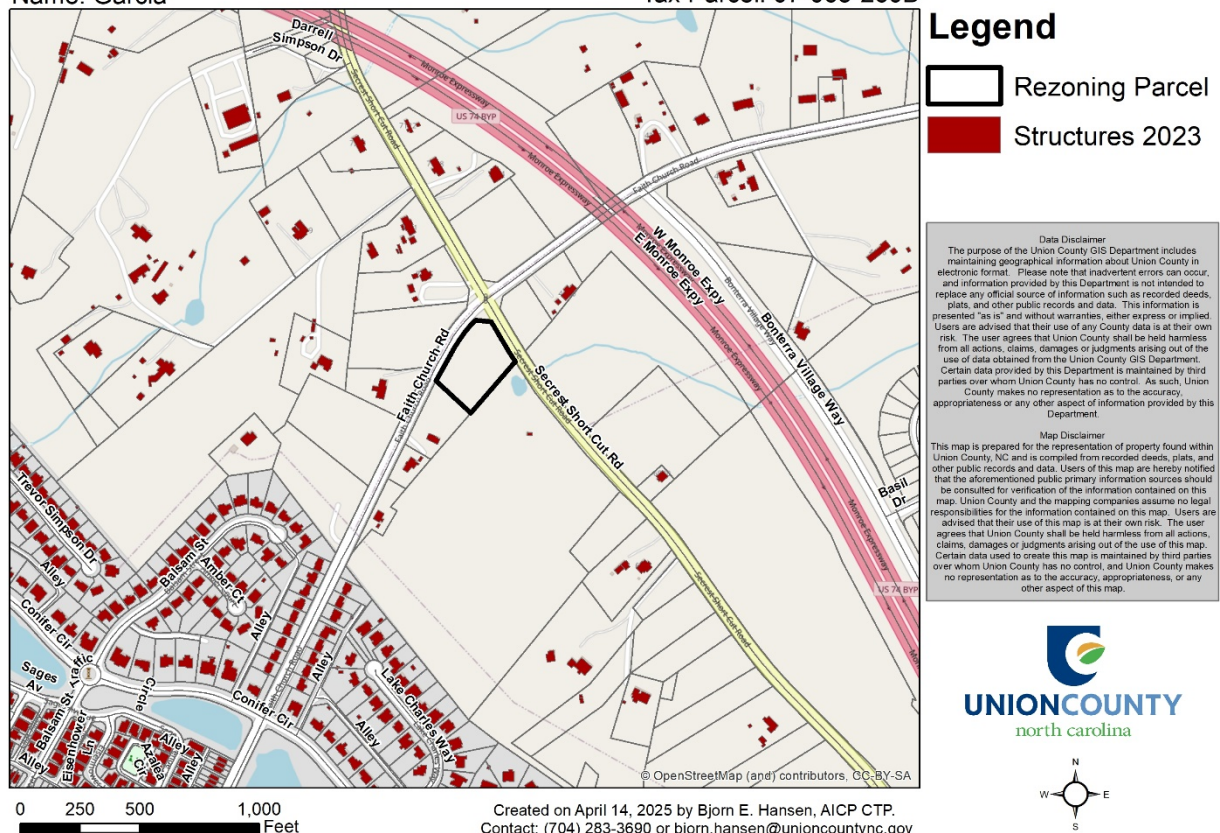
Municipal Proximity: The site is inside Hemby Bridge, less than 0.2 miles east of Lake Park, and less than 0.2 miles north of Indian Trail.

Existing Land Use and Development Status: The parcel is currently zoned R-20. The property is nearly fully logged but undeveloped.

Development Status

Petition: 2025-CZ-005
Name: Garcia

Size: 2.027 acres
Tax Parcel: 07-063-260B



Environmental Features: There are no streams, floodplains or wetlands in the parcel. The site was recently logged, which may have resulted in the removal of trees that would have been protected as part of required setbacks. The number of impacted trees would be determined as part of the site plan review process, which then would be mitigated at 125% of the number removed, including trees previously located in proposed stormwater pond.

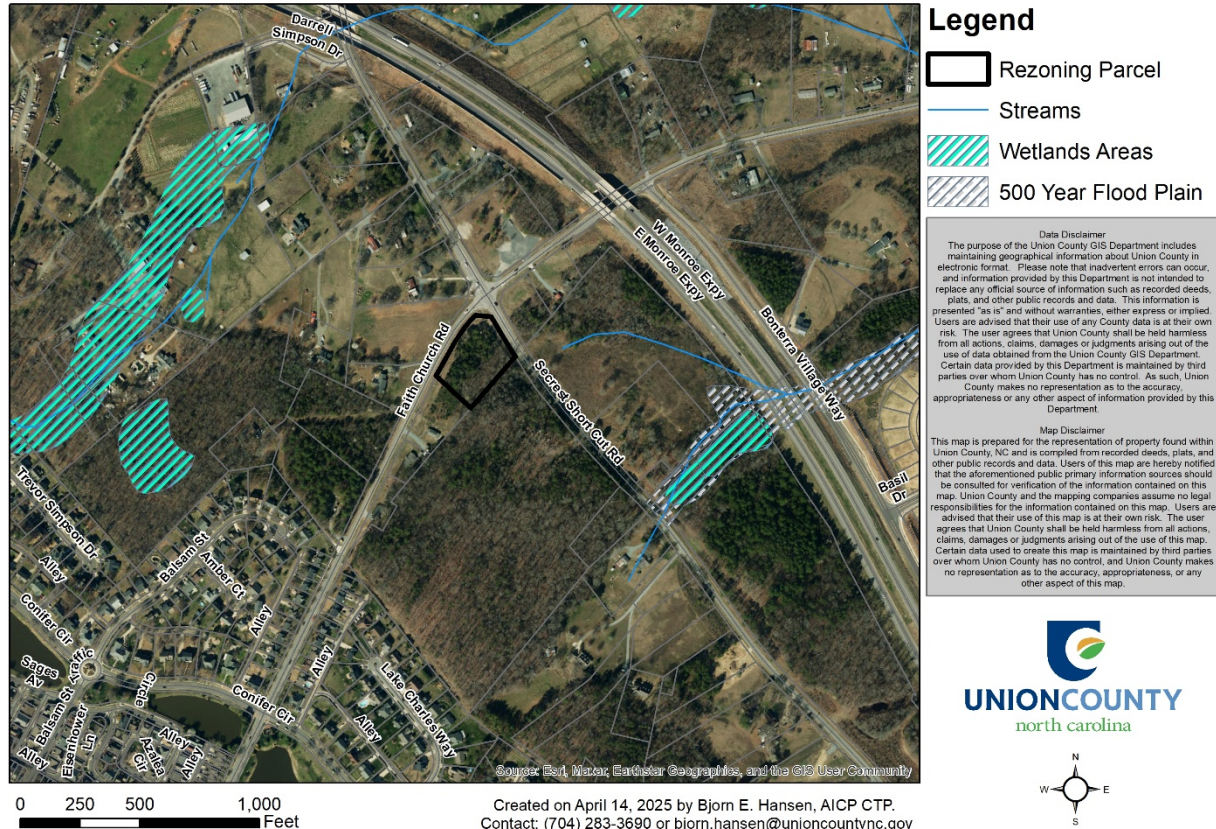
Environmental Features

Petition: 2025-CZ-005

Name: Garcia

Size: 2.027 acres

Tax Parcel: 07-063-260B



Utilities: Public water is available to the site. The proposed use will not require utility service.

Zoning and Land Use History: The parcel site has been zoned R-20 since zoning was initiated in Union County. There have been no previous rezoning requests for this property. A downzoning from R-20 to RA-40 on 2.2 acres was approved in 1998 approximately ¼ mile south of the site. A special use permit on a parcel 0.2 miles south of the site was approved in 1984 for a musical hobby shop. There have been no other zoning actions in the immediate vicinity of the proposed rezoning.

Transportation: This parcel is on the intersection of Faith Church and Secrest Shortcut Roads, both of which are NCDOT-maintained facilities. The proposed use would have access from Faith Church Road. The proposed use would have a very low traffic impact, with no discernable peak hour. There are no funded road improvement projects in the immediate vicinity of the rezoning. A Traffic Impact Analysis was not required for this rezoning. The site would include sidewalks along the frontage of both roads.

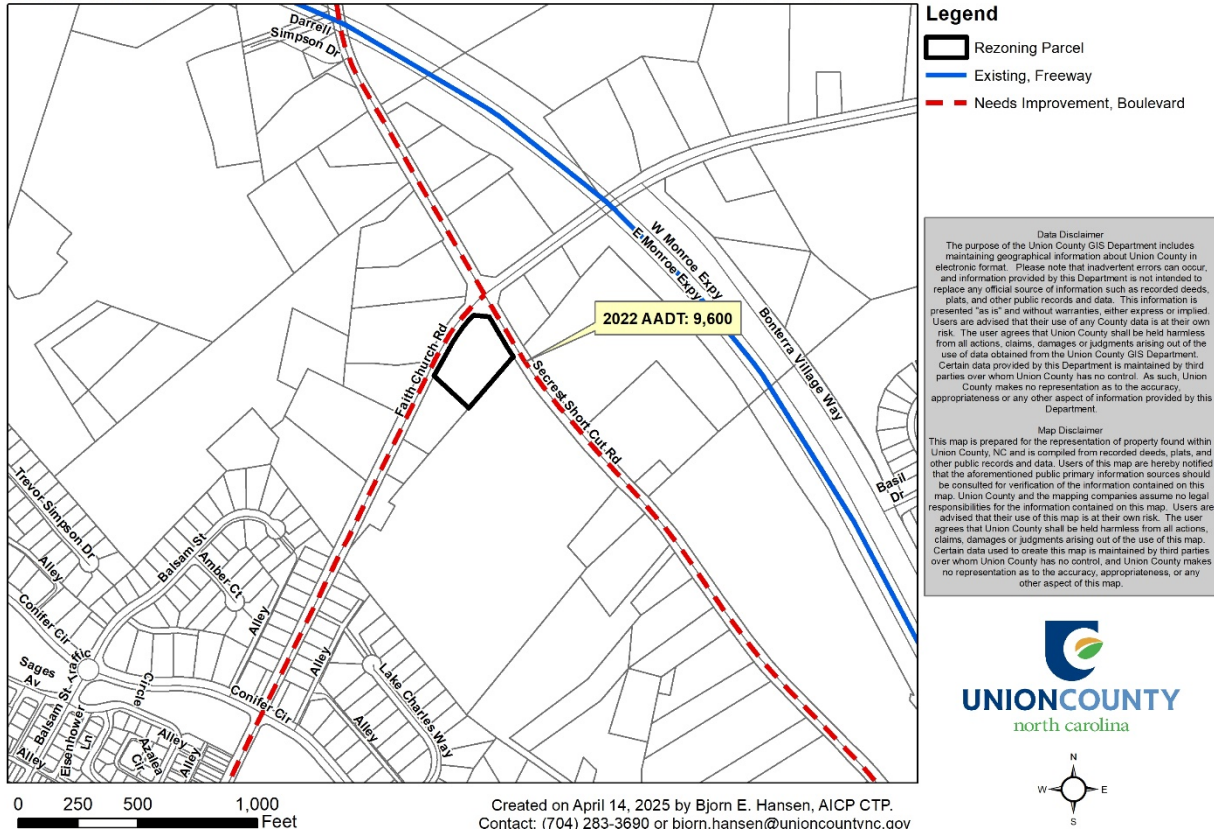
Transportation

Petition: 2025-CZ-005

Name: Garcia

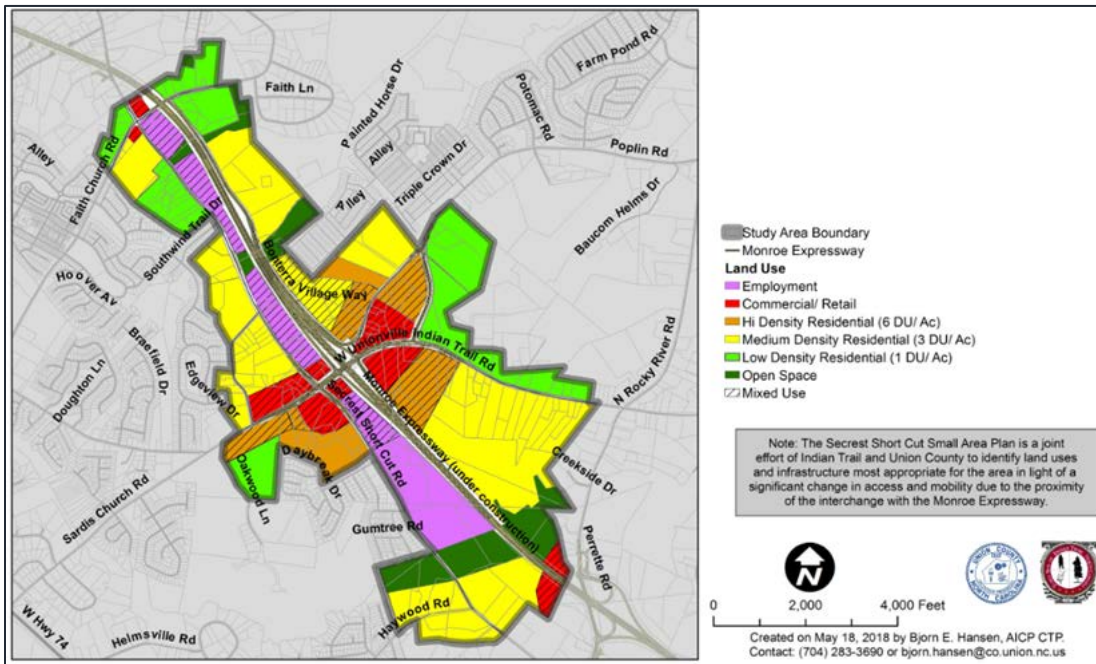
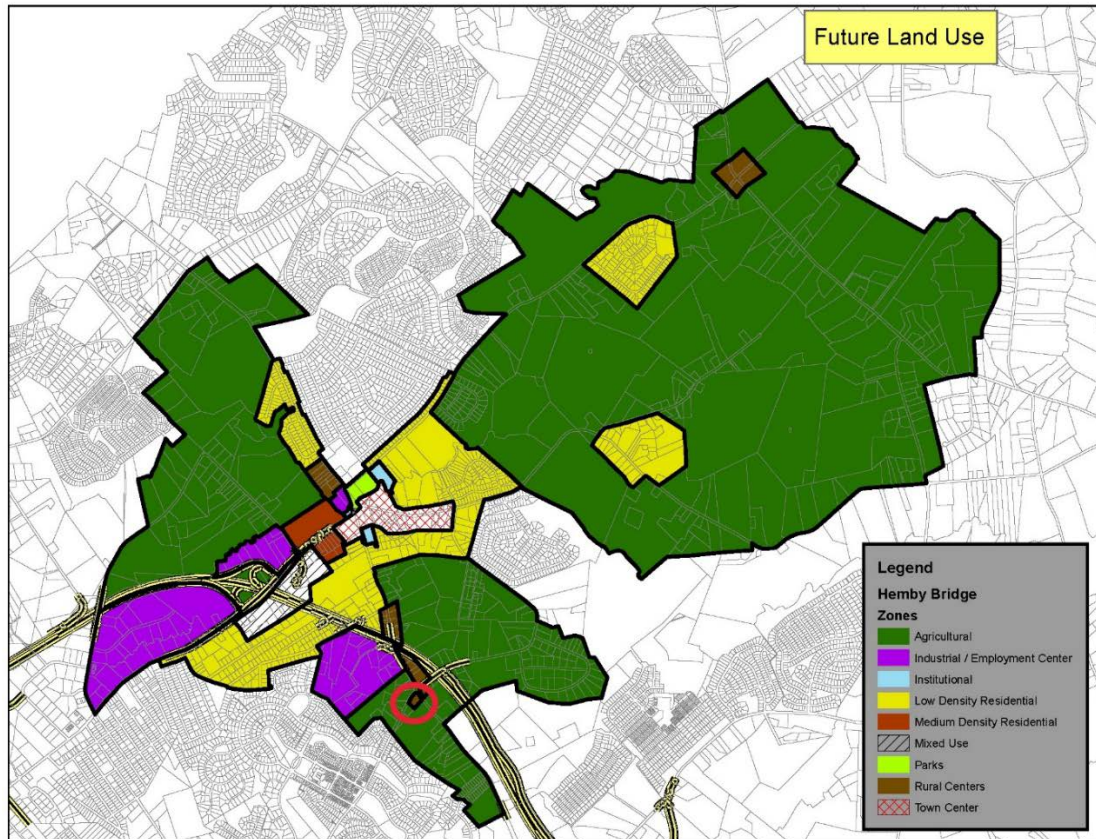
Size: 2.027 acres

Tax Parcel: 07-063-260B



Planning Documents

Hemby Bridge Land Use Plan: This parcel is inside the Town of Hemby Bridge. Two planning documents apply to this parcel- the Hemby Bridge Land Use Plan and the Secret Shortcut Small Area Plan. Both plans identify this parcel as commercial as part of a small rural center. The Hemby Bridge Land Use Plan specifically says that new development in these areas should be relatively small scale and handled through the conditional rezoning process. The Plan does make recommendations for industrial areas, so the commercial designation for this area does not envision industrial uses.



Public and Municipal Comments

Public Comments: A community meeting was held November 26, 2025. One member of the public attended. Because the meeting was the night before Thanksgiving, the applicant elected to hold a second community meeting, which occurred December 8, 2025. A total of 13 residents attended the meeting, expressing concerns over the trees cut down, driveway access, and incompatible uses with nearby uses.

Four residents have submitted comments opposing the rezoning, citing incompatible land use, traffic, and impacts on property values.

Municipal Comments: Hemby Bridge, Indian Trail, and Lake Park were contacted for comments. Each municipality provided comments.

- Hemby Bridge: The Town Council took action on September 16, 2025, opposing the proposed development.
- Lake Park: The Village responded stating they were not in support of changing the zoning from residential to commercial.
- Indian Trail: The Town responded that they strongly oppose this request, with the following details:
 - 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.
 - This parcel falls into the plan that was jointly adopted by Indian Trail and Union County entitled The Secrest 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.

Land Use Board Recommendation

The Land Use Board is scheduled to review this proposed development at its December 16, 2025, meeting.

Staff Comments and Recommendation

This part of Hemby Bridge is identified for limited commercial uses reviewed through the conditional rezoning process. The applicant has requested this rezoning to allow their growing business to move out of a residential area. While limited in nature and being considered through the conditional rezoning process consistent with approved plans, this request is industrial in nature and will have no employees on site. These uses are therefore inconsistent with the approved plans for the area. **Because of these aspects of the development, staff recommend denial of this rezoning application.**

From: [Catherine Grabova](#)
To: [Bjorn Hansen](#)
Subject: Rezoning Petition 2025-CZ-005
Date: Friday, December 12, 2025 7:49:16 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Union County Planning Staff and Commissioners

I respectfully ask you to deny Rezoning Petition 2025-CZ-005. While I support responsible economic growth within Union County, this proposed use raises several substantial concerns that directly impact residential neighborhoods, community character, and long-term planning goals.

1. Incompatibility With Surrounding Residential Neighborhoods

The proposed towing and vehicle-storage operation is not consistent with the existing or intended land-use patterns for this area. This site sits directly beside well-established residential communities whose character, safety, and quality of life would be negatively affected by this type of business.

2. Negative Impact on Property Values

A facility designed to store damaged or impounded vehicles is likely to diminish nearby property values. Homeowners have invested heavily in their properties, and introducing an industrial-level operation into a residential corridor creates permanent, irreversible consequences.

3. Traffic, Noise, and Safety Concerns

Towing operations require heavy-duty trucks entering and exiting the site at irregular hours, often late at night. This creates:

- Increased truck traffic near residential streets
- Higher noise levels
- Potential safety issues for families, pedestrians, and school bus routes

This level of activity is incompatible with neighboring homes.

4. Visual and Environmental Impacts

Even with screening, a storage yard for wrecked or impounded vehicles inevitably introduces visual blight. There are also concerns about potential fluid leaks, runoff, and other environmental risks associated with storing inoperable vehicles.

5. Inconsistency With Union County's Long-Range Planning Intent

This type of operation does not align with the long-term vision for this corridor. Approving a use that conflicts with surrounding zoning and planned development patterns sets a concerning precedent and undermines the county's planning framework.

My Request

I respectfully urge the Planning Board and Board of Commissioners to deny this rezoning request. I ask that land-

use decisions remain consistent with the established character of this area and supportive of the families who live, work, and contribute to this community.

Thank you for your time, your service, and your thoughtful consideration of my concerns.

Sincerely, Kateryna Volostnov

From: [Giulia Savona](#)
To: [Bjorn Hansen](#)
Subject: "Rezoning Petition 2025-CZ-005"
Date: Friday, December 12, 2025 2:16:03 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

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work, and contribute to this community.

Thank you for your time, your service, and your thoughtful consideration of my concerns.

Sincerely,

Giulia D'Alessandro

Sent from my iPhone

From: [Holly Busbee](#)
To: [Bjorn Hansen](#)
Subject: Rezoning Petition 2025-CZ-005
Date: Friday, December 12, 2025 2:13:38 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

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I respectfully urge the Planning Board and Board of Commissioners to deny this rezoning request. I ask that land-use decisions remain consistent with the established character of this area and supportive of the families who live, work, and contribute to this community.

Thank you for your time, your service, and your thoughtful consideration of my concerns.

Sincerely,
Holly Busbee

From: [Donna Celentano](#)
To: [Bjorn Hansen](#)
Subject: Rezoning Petition 2025-CZ-005
Date: Friday, December 12, 2025 8:23:56 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

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My Request

I respectfully urge the Planning Board and Board of Commissioners to deny this rezoning request. I ask that land-use decisions remain consistent with the established character of this

area and supportive of the families who live, work, and contribute to this community.

Thank you for your time, your service, and your thoughtful consideration of my concerns.

Sincerely,
Donna Celentano

Application for Conditional Rezoning

Union County
Planning Department
500 N Main Street - Suite 70
Monroe, NC 28112
T: 704.283.3565
E: UCPlanning@unioncountync.gov

General Information

Project Address Faith Church Rd City Hemby bridge State NC Zip 28079

Tax Parcel ID 070632608 Current Zoning Designation Residential Total Acres 2.027

Proposed Zoning Designation Light industrial Date Submitted 3-31-2025

Contact Information

Applicant Name Ireneo correa Garcia

Address 208 midway dr City Indian trail State NC Zip 28079

Phone 704-449-1916 Fax _____ Email _____

Property Owner Name Enrique Tristan Chantaca - Ireneo correa Garcia

Address 208 midway dr City Indian trail State NC Zip 28079

Phone 704 449 1916 Fax _____ Email _____

Applicant's Certification

[Signature]
Signature

12-11-2025
Date

owner - Ireneo Correa Garcia
Printed Name/Title

Owner's Certification (include names and signatures of all owners)

[Signature]
Signature

12-11-2025
Date

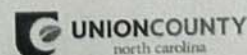
Property owners
Printed Name/Title

Union County Office Use Only:

Case Number: 2025 - C2-005 Date Received: 12-11-2025

Amount of Fee: \$1000 Fee Ok: BEH Received by: BEH

Contact Bjorn Hansen to begin the process. T. 704.283.2690 E. Bjorn.hansen@unioncountync.gov



**This document is only valid from July 1, 2025 - June 30, 2026

December 10, 2025
Union County Planning Department
500 N Main Street - Suite 70
Monroe, NC 28112

Subject: Letter of Intent - Conditional Rezoning Application for Parcel 07063260B
To Whom It May Concern:

I am submitting this Letter of Intent on behalf of the property owner to request a conditional rezoning of the property identified as Parcel 07063260B, currently zoned for residential use. The proposed use is a towings storage lot designed to accommodate a maximum of 30 vehicles. The lot will be improved with gravel surface, fully enclosed by fencing, and compliant with the City's mandatory S2 screening requirements, including full visual buffering. A secured gated entrance will provide controlled access.

A small, removable shed will be placed on the property for storage of tools and equipment related to towing operations. No permanent buildings are planned.

Additionally, the property owner will dedicate 10 feet of additional right-of-way to the City to support future infrastructure or roadway improvements, as required.

The project is designed to maintain a low-impact footprint on the surrounding residential area while providing a secure and functional impound space. All proposed improvements and activities will adhere to local codes and standards.

We respectfully request your review and approval of this conditional rezoning application. Please feel free to contact me at 704491916 or irineocg20@gmail.com for any further information or documentation.

Sincerely,
Ireneo correa