

From: [Cheri Clark](#)
To: [Bjorn Hansen](#)
Subject: RE: Proposed rezoning on Secrest Short Cut
Date: Monday, July 22, 2024 3:41:40 PM
Attachments: [image001.png](#)
[image002.png](#)

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Bjorn,
The Village of Lake Park is not in favor of the rezoning due to traffic concerns.
Kindest Regards,
Cheri Clark
Village Administrator/Clerk
Village of Lake Park
P. O. Box 219
3801 Lake Park Road
Lake Park, NC 28079
(704)882-8657x101

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From: Bjorn Hansen <bjorn.hansen@unioncountync.gov>
Sent: Wednesday, July 10, 2024 11:03 AM
To: Cheri Clark <cheri.clark@lakeparknc.gov>; Brandi Deese <bcd@indiantrail.org>;
mayorpres@aol.com
Subject: RE: Proposed rezoning on Secrest Short Cut

It would be a school for student drivers, so assume teenagers. The configuration for the building has not been determined. That will be a site plan review question. And the S2 (trees and shrubs) screening would be based on a B-4 zoning classification, which is 40' feet front and rear and 20' on the sides. That will be another comment since they are referencing the setback requirements for R-20 (the current zoning) in the lower right corner. They already show sufficient setbacks so the plan won't change based on that comment.

Bjorn E. Hansen, AICP CTP

Senior Planner – Long Range Planning | Planning Department

T 704.283.3690

bjorn.hansen@unioncountync.gov

unioncountync.gov

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From: Cheri Clark <cheri.clark@lakeparknc.gov>
Sent: Wednesday, July 10, 2024 10:31 AM
To: Bjorn Hansen <bjorn.hansen@unioncountync.gov>; Brandi Deese <bcd@indiantrail.org>;
mayorpres@aol.com
Subject: RE: Proposed rezoning on Secrest Short Cut

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Bjorn,

Is the Driving School a proposed truck driving school and is the Flea Market open stalls like the one on 74 or enclosed buildings? What type of screening would be involved for the commercial site?

Kindest Regards,

Cheri Clark

Village Administrator/Clerk

Village of Lake Park

P. O. Box 219

3801 Lake Park Road

Lake Park, NC 28079

(704)882-8657

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From: Bjorn Hansen <bjorn.hansen@unioncountync.gov>
Sent: Wednesday, July 10, 2024 10:28 AM
To: Brandi Deese <bcd@indiantrail.org>; Cheri Clark <cheri.clark@lakeparknc.gov>;
mayorpres@aol.com
Subject: RE: Proposed rezoning on Secrest Short Cut

Here are both. One is a JPEG map and the other is a PDF site plan.

Bjorn E. Hansen, AICP CTP

Senior Planner – Long Range Planning | Planning Department

T 704.283.3690

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From: Brandi Deese bcd@indiantrail.org
Sent: Wednesday, July 10, 2024 10:27 AM
To: Bjorn Hansen bjorn.hansen@unioncountync.gov; Cheri Clark cheri.clark@lakeparknc.gov; mayorpres@aol.com
Subject: RE: Proposed rezoning on Secrest Short Cut

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Good Morning Bjorn –

The second attachment would not pull up correctly . . . could you resend? Thank you!



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

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: 704-821-5401
Email: bcd@indiantrail.org
[Development Projects Page](#)

From: Bjorn Hansen <bjorn.hansen@unioncountync.gov>
Sent: Tuesday, July 9, 2024 3:26 PM
To: Brandi Deese <bcd@indiantrail.org>; Cheri Clark <cheri.clark@lakeparknc.gov>; mayorpres@aol.com
Subject: Proposed rezoning on Secrest Short Cut

Good afternoon,

We have a proposed flea market and driving school on Secrest Short Cut and want to include municipal comments as part of our staff report. Please let me know what comments you may have by early August.

Thanks,

Bjorn

Bjorn E. Hansen, AICP CTP

Senior Planner – Long Range Planning | Planning Department

T 704.283.3690

bjorn.hansen@unioncountync.gov
unioncountync.gov



Union County Government
500 North Main Street, Suite 70
Monroe, NC 28112

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