

From: [Kevin Pressley](#)
To: [Bjorn Hansen](#); [Cheri Clark](#); [Brandi Deese](#)
Subject: Re: Proposed rezoning on Secrest Short Cut
Date: Wednesday, July 10, 2024 11:43:31 AM
Attachments: [image001.png](#)
[image002.png](#)

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Bjorn

Thanks for reaching out

We really appreciate your willingness to involve surrounding municipalities for input as it will definitely effect all of us

As far as Hemby Bridge, we have experienced numerous requests for commercial zoning in the past couple of years, which has force 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

Thanks again

Kevin

[Sent from the all new AOL app for iOS](#)

On Wednesday, July 10, 2024, 11:03 AM, Bjorn Hansen <bjorn.hansen@unioncountync.gov> wrote:

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

bjorn.hansen@unioncountync.gov
unioncountync.gov

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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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