

BEN BARRY

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PROJECT : Rezone 11 acre site on Secrest Shortcut Road from R20 to B4 ~~HC~~ (tbd)
(See attached Site Plan)

CLIENT : Mehmet Ilik – purchaser (pending)

CURRENT

OWNERS : Amy R. Cline and Annette R. Mills

PROPOSED USE : Flea Market on Weekends – Driving School weekdays

More than half of the property is currently Flood Plain – see attachment- and there is a large Power Line Right of Way dividing the useable portion. A large part of the useable portion across the power R/W is wooded and proposed to remain so. The proposal is for a remaining useable portion to be used for overflow parking.

Two entrance/exit drives are proposed off of Secrest Shortcut Road – one to the main parking and one to an overflow area. There are existing turn lanes to each driveway entrance, although the turns need to be re-striped to serve the opposite direction.

The proposed areas to be rezoned =	26,657 sf - overflow parking
(areas are approximate,	9,884 sf - power R/W crossing
subject to survey)	41,155 sf - building + parking

The current plan is construct a building (probably metal building) of approximately 9,600 square feet (or what area is feasible) to provide necessary toilets, an office, and covered vendor spaces. Other outdoor spaces will be available to vendors on weekends as needed.

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