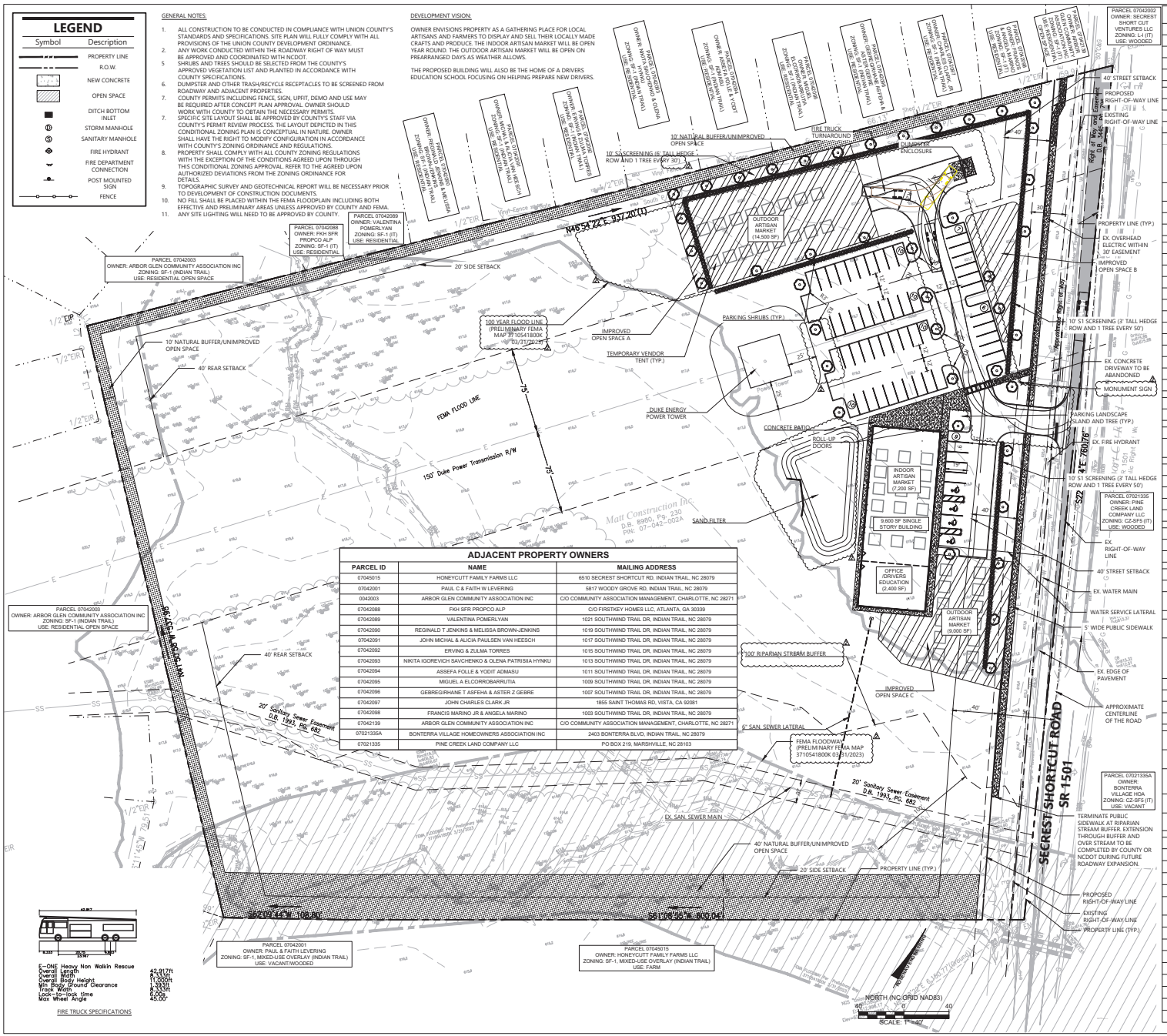

ADJACENT PROPERTY OWNERS

PARCEL ID	NAME	MAILING ADDRESS
07045015	HONEYCUTT FAMILY FARMS LLC	6510 SECREST SHORTCUT RD, INDIAN TRAIL, NC 28079
07042001	PAUL C & FAITH W LEVERING	5817 WOODY GROVE RD, INDIAN TRAIL, NC 28079
07042003	ARBOR GLEN COMMUNITY ASSOCIATION INC	C/O COMMUNITY ASSOCIATION MANAGEMENT, CHARLOTTE, NC 28271
07042088	FKH SFR PROPCO ALP	C/O FIRSTKEY HOMES LLC, ATLANTA, GA 30339
07042089	VALENTINA POMERLYAN	1021 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042090	REGINALD T JENKINS & MELISSA BROWN-JENKINS	1019 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042091	JOHN MICHAL & ALICIA PAULSEN VAN HEESCH	1017 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042092	ERVING & ZULMA TORRES	1015 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042093	NIKITA IGOREVICH SAVCHENKO & OLENA PATRISIIA HYNKU	1013 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042094	ASSEFA FOLLE & YODIT ADMASU	1011 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042095	MIGUEL A ELCORROBARRUTIA	1009 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042096	GEBREGIRHANE T ASFEHA & ASTER Z GEBRE	1007 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042097	JOHN CHARLES CLARK JR	1855 SAINT THOMAS RD, VISTA, CA 92081
07042098	FRANCIS MARINO JR & ANGELA MARINO	1003 SOUTHWIND TRAIL DR, INDIAN TRAIL, NC 28079
07042139	ARBOR GLEN COMMUNITY ASSOCIATION INC	C/O COMMUNITY ASSOCIATION MANAGEMENT, CHARLOTTE, NC 28271
07021335A	BONTERRA VILLAGE HOMEOWNERS ASSOCIATION INC	2403 BONTERRA BLVD, INDIAN TRAIL, NC 28079
07021335	PINE CREEK LAND COMPANY LLC	PO BOX 219, MARSHVILLE, NC 28103

PROJECT DATA

OWNER:	KEMPO CORPORATION INC.
OWNER CONTACT:	KARMYNE MILTON
OWNER ADDRESS:	4506 STATESVILLE ROAD, CHARLOTTE, NC 28269
OWNER PHONE:	704-605-2124
OWNER EMAIL:	KARMYNEM@YAHOO.COM
APPLICANT:	KEMPO CORPORATION INC.
APPLICANT CONTACT:	KARMYNE MILTON
APPLICANT ADDRESS:	4506 STATESVILLE ROAD, CHARLOTTE, NC 28269
APPLICANT PHONE:	704-605-2124
APPLICANT EMAIL:	KARMYNEM@YAHOO.COM
CIVIL ENGINEER:	JONATHAN S. ROSENAU, P.E., ROSENAU ENGINEERING, PLLC
CIVIL ENGINEER ADDRESS:	4108 ST. JOSEPH DRIVE, INDIAN TRAIL, NC 28079
CIVIL ENGINEER PHONE:	704-893-5482
CIVIL ENGINEER EMAIL:	JONROSENAU@ROSENAUENGINEERING.COM
SITE ADDRESS:	6615 SECREST SHORTCUT ROAD, INDIAN TRAIL, NC
PARCEL ID:	07042002A
LAND DEVELOPMENT AGENCY:	UNION COUNTY
WATER/SEWER AGENCIES:	UNION COUNTY; NCDEQ
STORMWATER MANAGEMENT AGENCY:	NCDEQ
EROSION CONTROL AGENCY:	NCDEQ
DRIVEWAY/ROADWAY AGENCY:	NCDOT
OPEN SPACE REQUIRED:	52,089 SQUARE FEET (@ 10% OF 11.958 ACRES)
OPEN SPACE PROVIDED:	67,120 SQUARE FEET (1.54 ACRES; 12.9%)
IMPROVED OPEN SPACE PROVIDED:	26,630 SQUARE FEET (0.61 ACRES; 5.1%)
TREE CONSERVATION AREA REQUIRED:	NONE
TREE CONSERVATION AREA PROVIDED:	NONE
HERITAGE TREES:	NONE
CURRENT ZONING:	RESIDENTIAL (R-20)
PROPOSED ZONING:	GENERAL COMMERCIAL (B-4)
EXISTING USE:	NONE
PROPOSED USE:	OFFICE (DRIVERS EDUCATION) & FLEA MARKET (ARTISAN MARKET)
TOTAL PROPERTY AREA:	11.958 ACRES (520,890 SQ. FT.)
REQUIRED RIGHT-OF-WAY DEDICATION:	50 FOOT FROM CENTERLINE OF RIGHT-OF-WAY
RIGHT-OF-WAY DEDICATION:	0.44 AC (19,052 SQ-FT)
MINIMUM LOT SIZE:	NO MINIMUM
MINIMUM LOT WIDTH:	NO MINIMUM
MINIMUM STREET SETBACK:	40 FEET
MINIMUM SIDE SETBACK:	20 FEET
MINIMUM REAR SETBACK:	40 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET
PROPOSED BUILDING HEIGHT:	20 FEET
PROPOSED BUILDING SIZE:	9,600 SQUARE FEET (7,200 SF FLEA MARKET; 2,400 SF OFFICE)
MAXIMUM ALLOWED PARKING:	25% ABOVE MINIMUM REQUIRED 55 SPACES x 125% = 69 SPACES
MINIMUM REQUIRED PARKING: (*REFERENCING CITY OF MONROE UDO TABLE 8.4.1 FOR MARKETS & PRODUCE STANDS)	2 SPACES PER 1,000 SF MARKET AREA* 23,500 SF x 2 SPACE/1,000 SF = 47 SPACES* 1 SPACE PER 300 SF OFFICE 2,400 SF OFFICE x 1 SPACE/300 SF = 8 SPACES 47 SPACES* + 8 SPACES = 55 TOTAL SPACES
PROPOSED PARKING:	62 SPACES (WITH AT LEAST 3 ACCESSIBLE SPACES)
MINIMUM PARKING SPACE DIMENSIONS:	9'x19'
PROPOSED PARKING SPACE DIMENSIONS:	9'x19'
MINIMUM LOADING SPACES REQUIRED:	NONE
MINIMUM STREET FRONTAGE LANDSCAPING:	S1 SCREENING (10 FOOT WIDE; 3 FT TALL HEDGE WITH 1 TREE EVERY 50 FEET)
MINIMUM PERIMETER PARKING LOT LANDSCAPING:	S1 SCREENING (10 FOOT WIDE; 3 FT TALL HEDGE WITH 1 TREE EVERY 50 FEET)
MINIMUM INTERIOR PARKING LOT LANDSCAPING:	1 SHADE TREE & 4 SHRUBS PER 10 SPACES; LANDSCAPE ISLANDS 150 SF & 8 FOOT WIDTH; LANDSCAPE ISLAND EVERY 10 SPACES
MINIMUM LAND USE BUFFER:	S2 SCREENING (10 FOOT WIDE; 6 FT TALL HEDGE WITH 1 TREE EVERY 40 FEET)
ADDITIONAL LAND USE BUFFER:	10 FOOT NATURAL ALONG NORTHERN PROPERTY LINE ABUTTING RESIDENTIAL HOMES
MAJOR RIVER BASIN:	YADKIN
WATERSHED:	CROOKED CREEK
STREAMS:	NORTH FORK CROOKED CREEK TRIBUTARY B
PROPOSED STREAM IMPACTS:	NONE
STREAM BUFFER:	100 FOOT
FEMA FLOOD ZONE:	ZONE AE; CID 370234 PANEL 5418; PRELIMINARY DATE: MARCH 31, 2023
PROPOSED FLOODPLAIN IMPACTS:	TEMPORARY UTILITY CONSTRUCTION ONLY
STORMWATER MANAGEMENT:	ATTENUATE TO NO MORE THAN EXISTING
STORMWATER TREATMENT:	TREAT 1-INCH PER NCDEQ REQUIREMENTS
EXISTING IMPERVIOUS:	NONE
PROPOSED IMPERVIOUS:	52,000 SQUARE FEET (1.19 ACRES; 10.00%)
PROPOSED DISTURBED AREA:	172,000 SQUARE FEET (3.95 ACRES; 33.02%)
WASTEWATER TREATMENT PLANT:	TWELVE MILE CREEK
DOMESTIC WATER:	UNION COUNTY WATER
SUNFLOWER PROTECTION:	SUNFLOWER IDENTIFICATION SURVEY NOT REQUIRED

Rosenau Engineering
4108 SAINT JOSEPH DR
INDIAN TRAIL, NC 28079
704-893-5482
www.rosenauengineering.com
NCBEES CERT. NO.: P-1789

SEALS:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037143 JONATHAN S. ROSENAU

JONATHAN S. ROSENAU NC P.E. #037143

Digitally signed by Jonathan S Rosenau
'Date: 2025.08.22 14:40:11 -04'00

PROJECT NAME:

SECREST SHORTCUT ARTISAN MARKET & DRIVERS' EDUCATION

6615 SECREST SHORTCUT ROAD (PARCEL ID 07042002A)
VANCE TOWNSHIP, UNION COUNTY, NORTH CAROLINA 28079

CLIENT:
KEMPO CORPORATION INC
4506 STATESVILLE ROAD
CHARLOTTE, NC 28269
704-605-2124
KARMYNEM@YAHOO.COM

DATE: 03/21/2025
REVISIONS:
Δ 05/30/2025 REVISION
Δ 08/11/2025 COMMUNITY MTNG

JOB NO.: 25108
SHEET TITLE:
CONDITIONAL ZONING PLAN
SCALE: 1" = 40'
SHEET NO.:
CZP-1

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