

VICINITY MAP

SITE DATA

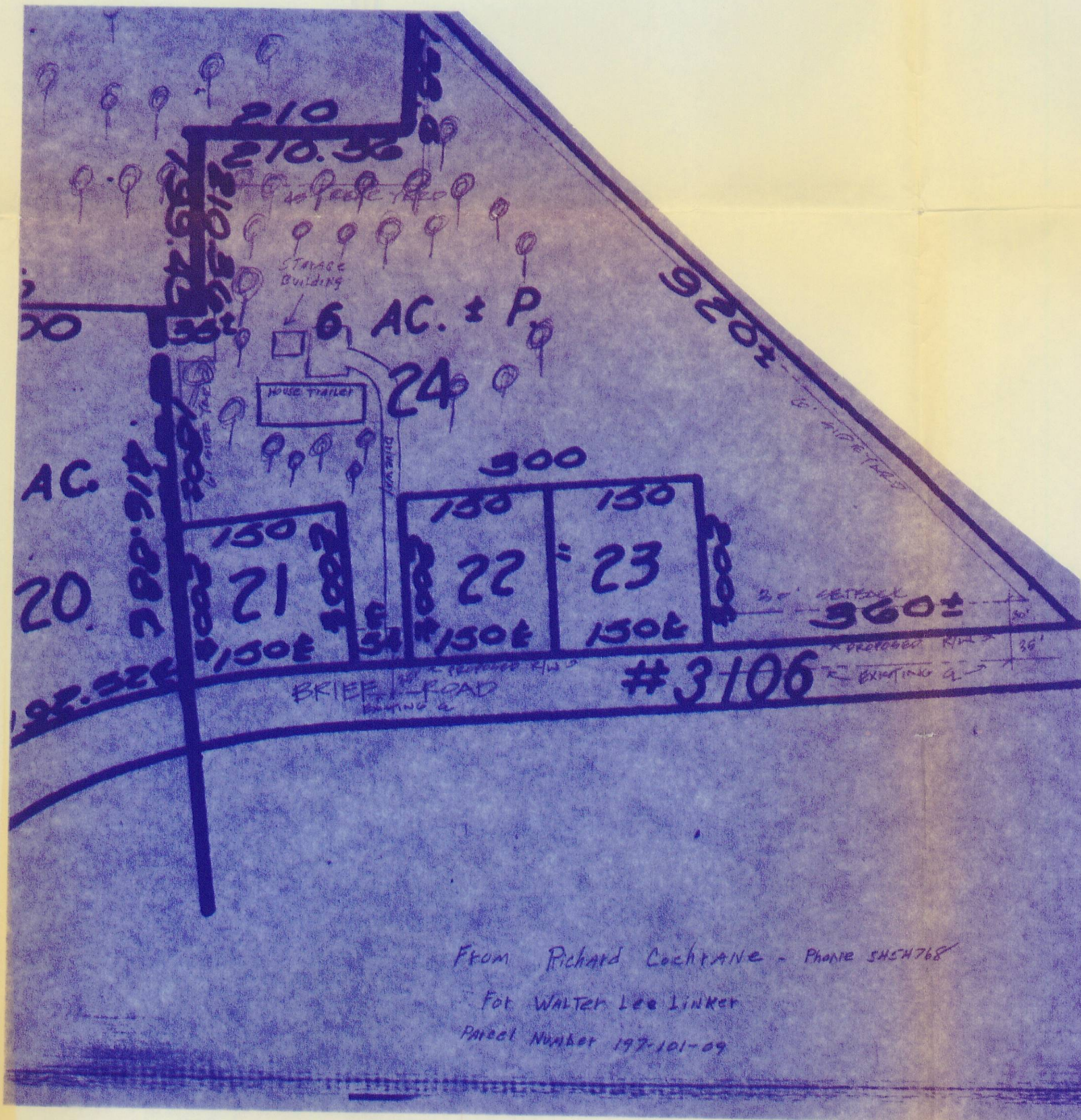
EXISTING ZONING R-3
 PROPOSED ZONING MH-O
 SITE ACREAGE ±6 ACRES

CONDITIONS

- This rezoning petition is for the placement of a single mobile home on the subject property.
- The petitioner agrees to comply with the requirements as defined in Section 10.403 of the Mecklenburg County Zoning Ordinance.
 Section 10.403. Uses permitted under prescribed conditions.
 The following uses shall be permitted as of right in the Manufactured Home Overlay district provided that they meet the standards established in this Section and all other requirements of these regulations.
 (1) Manufactured homes, in accordance with the following standards:
 (a) The home shall be set up in accordance with the standards set by the North Carolina Department of Insurance, and a continuous, permanent masonry wall, having the appearance of a conventional load-bearing foundation wall, unpierced except for required ventilation and access, shall be installed under the perimeter of the manufactured home;
 (b) The home will have all wheels, axles, transporting lights, and towing apparatuses removed;
 (c) The structure must be at least 24 feet in width along the majority of its length. However, within an underlying R-8 district, the width may be reduced to 22 feet;
 (d) All roof structures will have a minimum nominal 3/12 pitch and must provide an eave projection of no less than 6 inches, which may include a gutter. The roof must be finished with a type of shingle commonly used in site-built residential construction;
 (e) Exterior wall materials and finishes must be comparable in composition, appearance and durability to those commonly used in standard residential construction. Vinyl and aluminum lap siding, wood, stucco, brick and similar masonry materials may be used. Reflectivity shall not exceed that of gloss white paint; and
 (f) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.
 (2) All principal and accessory uses in the underlying district are permitted.
- Placement of the mobile home shall comply with all appropriate yards and setbacks for the underlying zoning district R-3.
- The petitioner has obtained a variance from the Zoning Ordinance for Section 10.403 (1)(c) to be allowed minimum size of trailer to a single wide. Variance # 197-101-09.
- NO REQUEST WILL BE MADE TO AMEND THIS SITE PLAN TO ALLOW ANY ADDITIONAL MOBILE HOME UNITS ON THE SUBJECT 6.0

ADJACENT PROPERTY OWNERS

- 139-032-21 Calvin Richard Cochrane & Wife
8623 Brief Road
Charlotte, NC 28227
- 139-032-22 Edna Ann Linker & Jerry Lee Starnes
8717 Brief Road
Charlotte, NC 28227
- 139-032-23 Homer Daniel Sasser, Jr. & Wife
8729 Brief Road
Charlotte, NC 28227
- 139-032-20 Calvin Richard Cochrane & Wife
8623 Brief Road
Charlotte, NC 28227
- 139-032-25 UNKNOWN - COMPUTER
COULD NOT FIND
- 197-101-09 Walter Lee Linker & Wife
8706 Brief Road
Charlotte, NC 28227
- 197-101-10 Harold Eugene Hudspeth & Wife
8636 Brief Road
Charlotte, NC 28227
- 197-101-18 James C. Mullis & wife
8602 Brief Road
Charlotte, NC 28227
- 197-101-24 Linda Wilson Simpson
8894 Brief Road
Charlotte, NC 28227
- 139-041-07 Philadelphia Presbyterian Church, Inc.
P. O. Box 23150
Charlotte, NC 28212
- 139-041-01 Billy E. Arant & Wife
6103 Wilgrove - Mint Hill Road
Charlotte, NC 28227



6 THE VARIANCE OF THE VARIANCE # 197-101-09 AS WALTER LEE LINKER HAS OBTAINED A VARIANCE FROM THE ZONING ORDINANCE FOR SECTION 10.403 (1)(C) TO BE ALLOWED MINIMUM SIZE OF TRAILER TO A SINGLE WIDE. VARIANCE # 197-101-09.

APPROVED BY COUNTY COMMISSIONER
 DATE January 18, 1999

REZONING PETITION FOR
 WALTER LEE LINKER

SIGNATURE:

SITE PLAN

INSERT A