CASE NUMBER: BOA2101-0005  
APPLICANT: Jona Ennis  
OWNER: Christopher & Jona Ennis  
LOCATION: 2355 NC 27 E  Coats, NC  
ZONING: RA-30  
ACREAGE: .79  
PIN: 0680-76-9119.000  
REQUEST: Special Use Permit for a Multi-Section Manufactured Home in the RA-30 Zoning District

PHYSICAL CHARACTERISTICS
- The parcel is currently vacant.
- Surrounding land uses consist of residential home sites and agricultural activities.
- Public water and private septic will be utilized.

TRANSPORTATION:
- Sight distances are moderate along NC 27 E.
- Traffic counts for NC 27 E are 5800 AADT.

BACKGROUND:
- This project will be required to obtain all required permits through Central Permitting.
RA-30 Zoning District

All requirements or conditions shall be met prior to issuance of a Certificate of Occupancy (CO) for the home. In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a conditional use permit.

A. The structure shall be built to the HUD code for manufactured homes.
B. When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
C. The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
D. The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
E. The exterior siding shall consist predominantly of vinyl, aluminum, wood or hardboard; and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction. Said exterior siding shall be in good condition, complete, and not damaged or loose.
F. The minimum lot size shall be one (1) acre excluding any street right-of-way and the minimum lot frontage shall be 150 feet as measured at the right-of-way line or along an easement whichever applies, except on the bulb of a cul-de-sac where a minimum of 40 feet is acceptable.
G. The tongue or towing device shall be removed.