

Skadoosh Properties, LLC
17714 Mesa Range Drive
Cornelius, NC 28031
Phone: 980-553-1159

October 21, 2022

Catawba County Planning Dept.
Attn: Chris Timberlake, Director
25 Government Drive
Newton, NC 28658

To Whom It May Concern:

Enclosed within this package you will find the following items:

- Rezoning Application to allow our property to be used as a Manufactured Home Park;
- Manufactured Home Park Site Concept Plan Checklist;
- Legal Description of the Property to be used;
- Survey of the Property (30 Copies both as 8 ½ x 11 and 18 x 24);
- Site Concept Plan (30 Copies both as 8 ½ x 11 and 18 x 24);
- This letter containing a detailed statement of all other circumstances, factors, and reasons, which the applicant offers in support of the proposed zoning map; and
- A check in the amount of \$720.00 per the Catawba County Fee Schedule

Detailed Statement in Support of the Rezoning Request:

The following reasons are provided as supportive statements for our Rezoning Request to allow our property to be used as a Manufactured Home Park:

- 1) **Affordable Housing.** It is no secret that we are living in a time where affordable housing options are a necessity. Our team, having been involved in Real Estate for several decades, is well in tune with the marketplace as it relates to supply & demand. The options for affordable housing are limited in the current marketplace and our plan helps address that supply issue.
- 2) **Low Impact on Surrounding Properties.** Adjacent to our parcel is an existing Manufactured Home Park. Placing another park in proximity to an existing park allows for increased density of the same type while not hindering other properties or straining the existing infrastructure. While our property will be serviced by Public Water (Conover), the park will have a private Septic System.
- 3) **Geographic Features.** Our Concept Plan includes using the existing geographic features of the property as an advantage for residents. By using the creek and natural floodplain as Common Space, it allows us to encourage undisturbed use of the full property.

Additionally, our park shall be fully compliant with Sec. 44-447 (MHPs) of the UDO.

We appreciate your time and consideration,

Justin A. Ckezepis
Skadoosh Properties, LLC

Legal Description of Parcel ID # 375006386361

Beginning at a bent pinched pipe on the west bank of a branch, said point being the northeasternmost boundary corner of Ollie Travis (Deed Book 1111-263) and located N 88°20'23" E a distance of 148.70' from a ¾" pipe, southeasternmost corner of Barbour Sales Corp. (Deed Book 1479-978); thence along the branch and the property of Jay Bush, Sr. (Deed Book 3629-34), N 04°59'36" W a distance of 132.54' to a ¾" pipe; thence five new boundary lines with Jay Bush, Sr.: 1) N 71°35'32" E a distance of 255.47' to a new #4 rebar; 2) S 85°15'54" E a distance of 686.32' to a new #4 rebar; 3) N 04°28'37" E a distance of 542.94' to a new #4 rebar; 4) S 85°29'26" E a total distance of 80.00' (passing through a new #4 rebar at 50.36') to a point in the center of Bush Drive Extension; 5) S 04°28'37" W a distance of 638.94' to an angle iron in the western boundary of lot #42 of Plat Book 39-106, Stonehaven Mobilehomes Subdivision; thence with the western boundary of Stonehaven Mobilehomes Subdivision, S 04°30'34" W a distance of 1014.57' to a #6 rebar, southwesternmost corner of lot #35 (Plat Book 39-106); thence with lot #35, S 59°42'20" E a total distance of 162.55' (passing through a 1" pipe at 134.79') to a point in the branch; thence thirty-one courses with the branch: 1) S 61°37'27" W a distance of 47.81'; 2) S 01°55'47" E a distance of 46.55'; 3) S 45°59'04" W a distance of 74.76'; 4) S 86°29'53" W a distance of 56.17'; 5) S 60°10'53" W a distance of 115.26'; 6) S 55°57'50" W a distance of 30.49'; 7) S 77°18'33" W a distance of 31.85'; 8) N 80°39'06" W a distance of 62.67'; 9) S 89°48'16" W a distance of 92.53'; 10) N 51°19'29" W a distance of 128.62'; 11) S 63°34'33" W a distance of 80.35'; 12) N 50°07'34" W a distance of 76.78'; 13) N 78°38'29" W a distance of 82.33'; 14) N 60°39'37" W a distance of 124.50'; 15) N 75°39'27" W a distance of 83.97'; 16) N 33°47'58" W a distance of 37.33'; 17) N 14°32'07" W a distance of 48.54'; 18) N 06°45'53" W a distance of 63.68'; 19) N 18°19'50" W a distance of 122.57'; 20) N 10°08'10" W a distance of 80.86'; 21) N 24°08'32" W a distance of 54.91'; 22) N 14°43'45" W a distance of 123.03'; 23) N 06°30'59" W a distance of 42.46'; 24) N 01°44'36" W a distance of 49.21'; 25) N 02°51'00" E a distance of 72.48'; 26) N 03°39'25" E a distance of 59.10'; 27) N 05°22'54" W a distance of 67.27'; 28) N 04°28'34" E a distance of 42.88'; 29) N 45°55'53" E a distance of 36.06'; 30) N 00°12'44" W a distance of 70.36'; and N 19°22'37" E a distance of 116.01' to the point & place of beginning, having an acreage of 30.938 acres, more or less, according to a survey by Robert J. Dedmon, dated June 22, 2021. Being all of Catawba County tax parcel number 3750-0638-6361 (Deed Reference 1025-927) and a portion of Catawba County tax parcel 3750-0639-6253 (Deed Reference 3629-34), and to be combined into one tax parcel.

General Description of the Site

The site is located on the west bank of a small stream, approximately 1/2 mile north of the town of [illegible]. The stream flows from the north to the south, and the site is situated on a slight rise above the water level. The terrain is mostly flat, with some scattered rocks and debris. The vegetation is sparse, consisting of low-lying shrubs and grasses. The site appears to be an old, abandoned structure or foundation, with no visible walls or roof. The surrounding area is mostly open land, with some distant trees and buildings visible on the horizon. The site is accessible by a dirt road that runs along the stream. The overall condition of the site is poor, with significant signs of decay and neglect.