

# 124 SPRATT DRIVE

*Grant & Amanda Phillips*

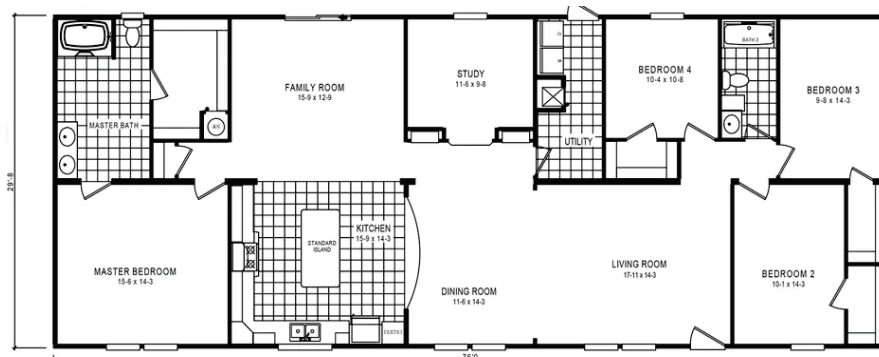
Supporting documentation for our property to be rezoned to include the building of a manufactured home. We are requesting it be changed from R-1 to R-2.

## Personal

Our family has been working towards this goal for a very long time. The previous owner allowed us to do owner financing and we paid on the land for years. We finally closed on the property in January of 2022. Grant works in Cyber Security and is also in the NC Air Force National Guard. Amanda is a stay at home mom. We have three children: twin boys, Aiden and Liam who are 9 and our girl Emilia who is 4. Aiden has Fragile X, Autism and is completely nonverbal. He attends 35 hours of therapy a week to help him become the best version of himself. Even so he has a tendency for trying to escape and a fascination for traffic- obviously a very worrying combination. He requires full time hands on care and probably will for his entire life. This property is very large (4.54 acres) and we plan to set our house a good distance from the road so that we can fence it in and create a safe space for Aiden and his siblings to continue to grow up. Grant's parents own the property next door, which is where Grant grew up. Grant's dad is in a wheelchair from a brain aneurysm some years ago. Being next door will allow us to help care for them, as well as giving our children the gift of unlimited quality time with their grandparents. We looked into different avenues to build a home but unfortunately the interest rates really held us back from doing a stick built home. We ended up going with a house plan from Clayton Homes in Rock Hill because it was the best value for money because it allowed us to get a lot of upgrades. We honestly didn't consider that manufactured homes wouldn't be included in the zoning because most of the houses on Spratt Drive are manufactured homes. The house we ordered is currently being built by Schult Homes in the factory. It was scheduled to be delivered at the end of March. Now we are desperately trying to get the zoning changed so that we can try to stay as close to the schedule with the builder. This is our first time attempting to build and we are learning a lot along the way. But we are hoping for this to all be approved so this can be our forever home and we can cultivate the property into a beautiful place for our kids to grow up.

## The House

1. We did a lot of upgrades to this home when designing and the final price of the home is around 310k. It will be a beautiful home and add value to the neighborhood.
2. We are having higher ceilings built (9ft) than traditional manufactured homes
3. An increased Roof Pitch of 6/12 makes the home appear extremely similar to a stick built or manufactured home. Sidewalls will be thicker to support the roof. It is very similar and will look like a modular home. The appraisal package from Clayton Homes is also in the portal with the specific details if needed.
4. The home will be adhered to a permanent stone/brick foundation
5. Home will have a site built stone foundation front porch again leading to the similar appearance of a stick built home. See reference picture below
6. 2300 Sq Ft Home - Doublewide Manufactured "The 4707 Rocketeer" built by Schult Homes



## **Nearby Residents**

1. Spratt drive is a gravel road
2. No HOA
3. The majority of the houses on this road are manufactured homes with large lot sizes. (a few are included in the attached pictures )
4. Our lot size is 4.54 acres allowing for plenty of wide open space.
5. Grant's parents, who are our immediate neighbors, also live in a manufactured home.

## **Utility Services**

1. Individual Well / Septic System - will not draw on city/county resources - soil test complete and permit has already been acquired (see attached)
2. Power already runs down the road for other residents - There was previous power to the abandoned run down trailer that was left on the property
3. The road is not state or city maintained and is instead maintained by the residents (gravel road)



Neighbors :











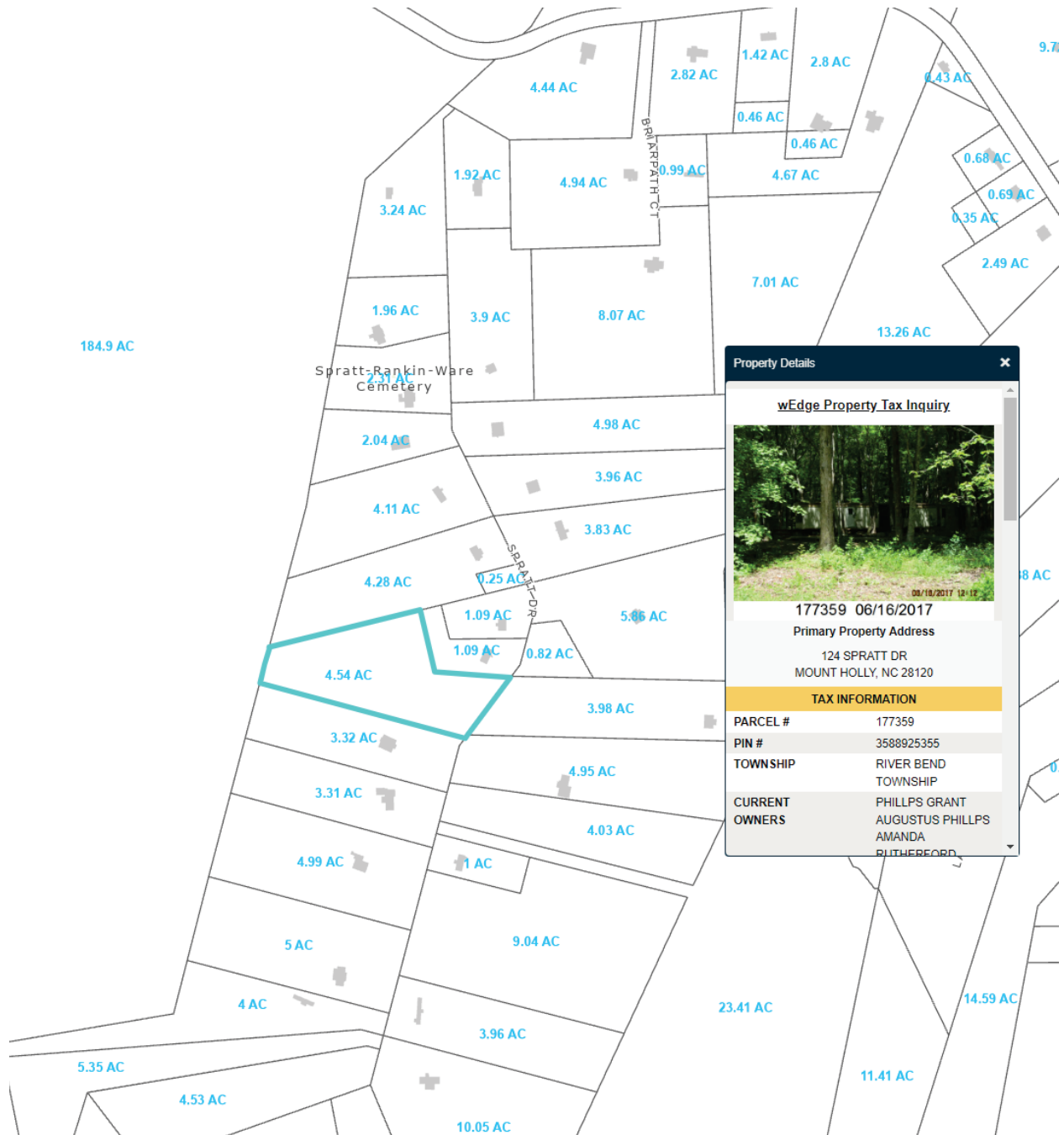


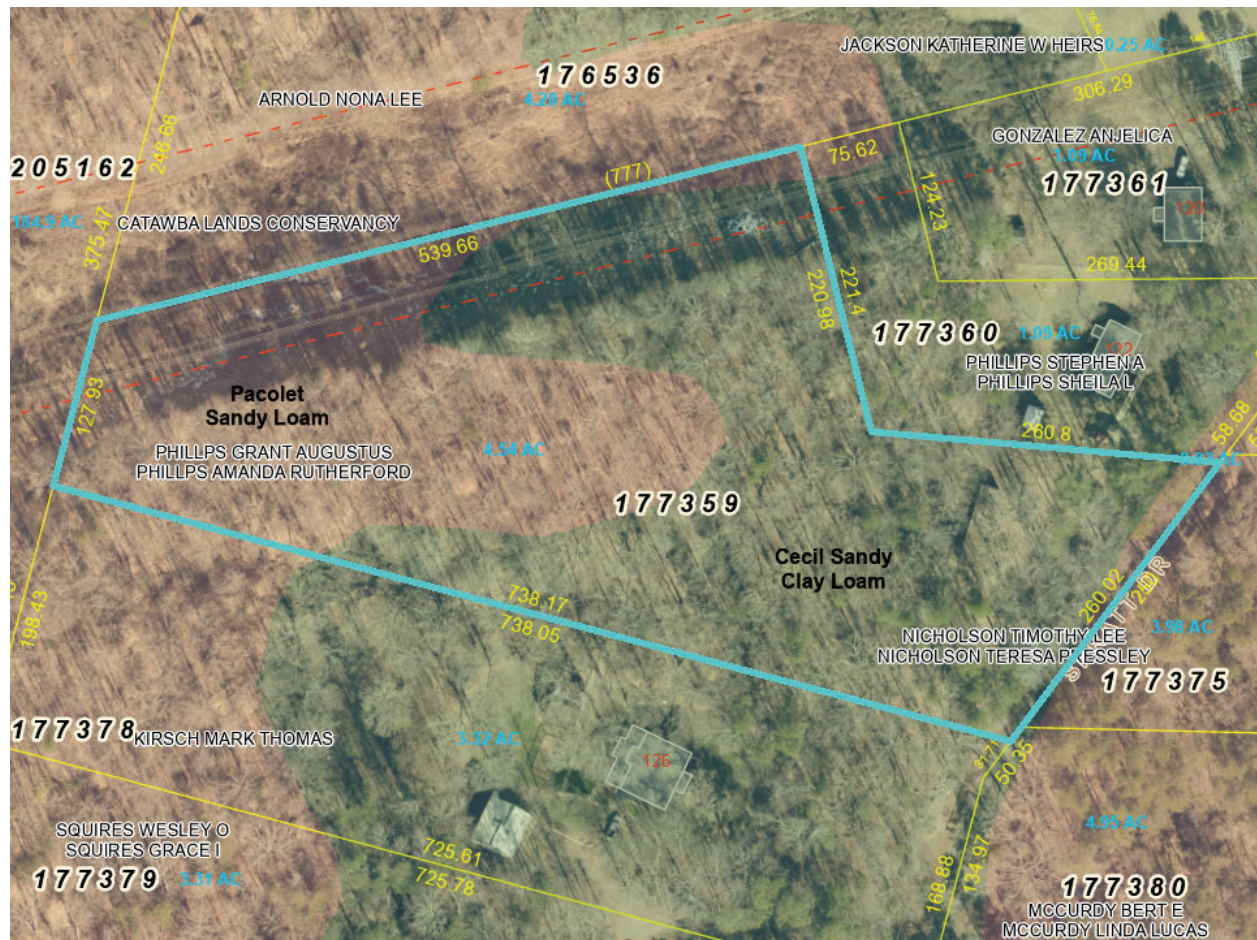














**GASTON COUNTY ENVIRONMENTAL HEALTH**  
(IN ACCORDANCE WITH NCGS, 130A-336)

**33024**

*CH*  
IMPROVEMENT PERMIT  
VALID FOR 5 YEARS  
FROM DATE ISSUED

*CH*  
AUTHORIZATION FOR WASTEWATER  
SYSTEM CONSTRUCTION  
(Valid for period equal to IP)  
(Required prior to issuing building permit.)

Applicant Phillips Grant  
Date: 6-7-2023 Phone: (C) 704-253-3910  
PROPERTY LOCATION 124 Spratt Dr Mt Holly 28220  
Subdivision \_\_\_\_\_ Lot Area 4.54 Lot # \_\_\_\_\_ Block # \_\_\_\_\_  
SYSTEM DESIGNED FOR: House ☒ M/H \_\_\_\_\_ Apts. \_\_\_\_\_ No. Bedrooms 5 Users 10  
Business/Industry \_\_\_\_\_ #Emp. (All Shifts) \_\_\_\_\_ Church \_\_\_\_\_ # Members/Seats \_\_\_\_\_ Kitchen \_\_\_\_\_  
Basement: Yes ☒ No \_\_\_\_\_ Plumbing In Basement: Yes ☒ No \_\_\_\_\_ Est. Daily Sewage Flow 600 gpd  
Water Supply: Municipal \_\_\_\_\_ Community \_\_\_\_\_ Non-Community \_\_\_\_\_ Private ☒

THE IMPROVEMENT PERMIT SHALL BE VALID FOR 5 YEARS FROM DATE OF ISSUE WITH A SITE PLAN. THE IMPROVEMENT PERMIT SHALL BE VALID WITHOUT EXPIRATION WITH PLAT. THE DEPARTMENT AND LOCAL HEALTH DEPARTMENTS MAY IMPOSE CONDITIONS ON THE ISSUANCE AND MAY REVOKE THE PERMITS FOR FAILURE OF THE SYSTEM TO SATISFY THE CONDITIONS, THE RULES, OR THIS ARTICLE. THIS PERMIT IS SUBJECT TO REVOCATION IF SITE PLAN, PLAT, OR INTENDED USE CHANGES (130A-335(f)). THE PERSON OWNING OR CONTROLLING THE SYSTEM SHALL BE RESPONSIBLE FOR ASSURING COMPLIANCE WITH THE LAWS, RULES, AND PERMIT CONDITIONS REGARDING SYSTEM LOCATION, INSTALLATION, OPERATION, MAINTENANCE, MONITORING, REPORTING, AND REPAIR (130A-335(b)).

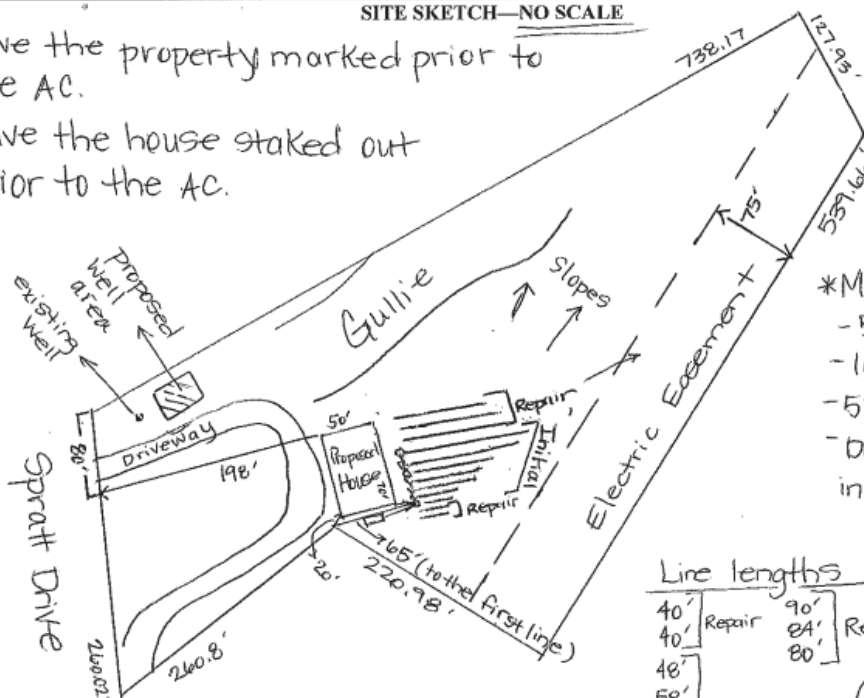
**APPLICANT SIGNATURE:**

Septic Tank Capacity 1500 gallons Pump Tank Capacity NA gallons Nitrification Field 1500 Sq./Ft.  
No. Lines 7 Depth of Stone 12" Other 500 LF of accepted product  
Trench Depth Minimum 33" Maximum 36" Maximum Trench Width 36"  
SITE CLASSIFICATION: Suitable \_\_\_\_\_ Provisionally Suitable ☒ Unsuitable \_\_\_\_\_ Repair Area Type 50% Reduction  
DATE PD. IP 6-7-23 CK. # CC PERMIT FEE \$ 190 RECEIPT # 182025 ISSUED BY: Chandra Light Moulton  
DATE PD. AC 7-11-23 CK. # CC PERMIT FEE \$ 190 RECEIPT # 184270  
Environmental Health Specialist

**SITE SKETCH—NO SCALE**

\* Have the property marked prior to the AC.

\* Have the house staked out prior to the AC.



PID # 174359  
PIN # 3588-92-5355  
GRID # 12  
14106  
WELL PERMIT#

\* Maintain setbacks  
- 50' off wells  
- 10' off property lines  
- 5' off foundations  
- Do not put system in the easement.

Line lengths

40'	Repair	90'	Repair
40'		84'	
48'		80'	
58'			
62'			
70'	Initial		
74'			
90'			
98'			

Place lines on contour.  
Utilize serial distribution.

This Permit does not relieve the well/septic contractor from complying with all Gaston County and/or North Carolina Laws, Rules, Regulations & Ordinances.

**GASTON COUNTY DEPARTMENT OF HEALTH & HUMAN SERVICES**  
**ENVIRONMENTAL HEALTH DIVISION**  
 991 W. HUDSON BLVD., GASTONIA, N.C. 28052  
 704-853-5200

120-

Permit Void After 60 Months

**WELL INSTALLATION OR REPAIR PERMIT**

Owner/Applicant: Phillips, Grant **PERMIT #** 14108  
 Mailing Address: \_\_\_\_\_ **Date:** 7/11/2023  
 Lot Area \_\_\_\_\_ **Phone:(H)** \_\_\_\_\_ **(W)** 704 253-3910  
 Subdivision/Park \_\_\_\_\_ **Lot #** \_\_\_\_\_ **Block #** \_\_\_\_\_  
 PROPERTY LOCATION 124 Spratt Dr. mt. Holly NC 28120

Signature of applicant or authorized agent \_\_\_\_\_

Type _____	Size _____	Depth _____	Casing Depth _____
Casing Type _____	Static Level _____	Yield _____	Grout _____
Grout Date _____	Contractor/Driller _____		

SITE SKETCH - No Scale

Distances Must Conform

To Local/State Codes.

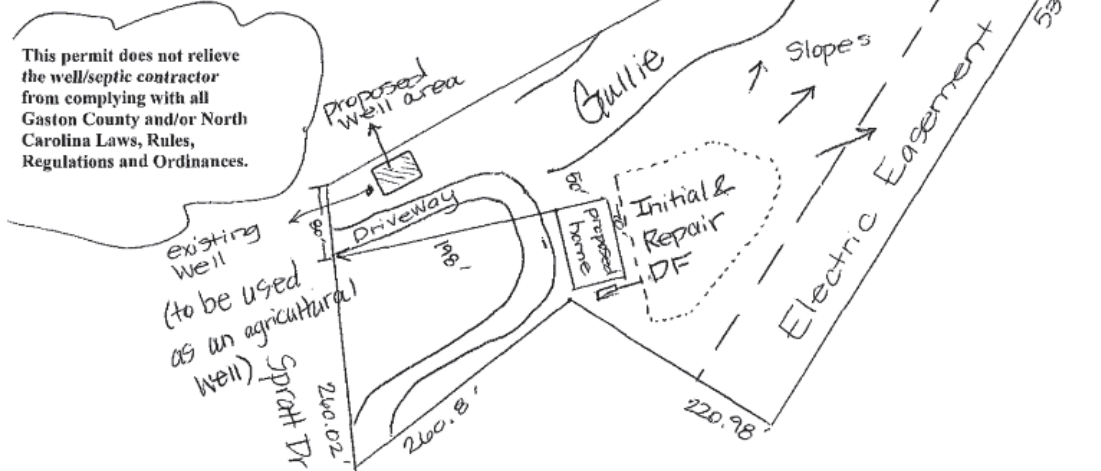
Most Common Examples Are:

1. Water Tight Sewer Line..... 50'
2. Ground Absorption  
Sewage System..... 100'
3. Building Foundations..... 25'

\*Maintain Setbacks  
 - 25' to buildings  
 - 50' to all parts of  
 the septic system

PID# 177359  
 PIN# 3508925355  
 GRID# 12

This permit does not relieve  
 the well/septic contractor  
 from complying with all  
 Gaston County and/or North  
 Carolina Laws, Rules,  
 Regulations and Ordinances.



**WATER SUPPLY INFORMATION:**

- Well location, installation and protection must meet state and local regulations, and must be inspected and approved by a representative of the Gaston County Health Department before any portion of the installation is put into use.
- The siting of the well by the Health Department staff is to provide protection from KNOWN possible sources of contamination. No quantity and/or quality of water is guaranteed at any site by the Health Department.
- After the well is in service, contact the Gaston County Environmental Health Section (704-853-5200) for bacteriological and inorganic water samples.

DATE ISSUED 12/19/2023 EHS Chandraleff - 1 New Fee  
 DATE WELL HEAD INSPECTION COMPLETE \_\_\_\_\_ EHS \_\_\_\_\_  
 FEE PAID \$ 300- DATE 7/11/2023 RECEIPT # 184271 IP# 33024  
 DATE SAMPLES COLLECTED \_\_\_\_\_ DATE OF BACTERIOLOGICAL RESULTS \_\_\_\_\_ RESULTS \_\_\_\_\_

Original White: Health Department

Pink: Inspection Dept.

Yellow: Applicant Copy