

# BELMONT

PLANNING  
& ZONING

## Special Use Permit- Findings of Fact Applicant Statements

Each of the findings below must be found in the affirmative by the City Council in order to approve a special use permit. Please provide support for each finding. The burden of proof of producing evidence to support these findings (and to overcome any challenges that approval of the plan would be contrary to one or more of these findings) shall rest entirely with the applicant or landowner.

<p>The use meets all required principles and specifications of the Code and any adopted land use plans.</p>
<p>Yes, This use meet the requirements. The proposed use of single family residential is in fitting with the surrounding neighborhood.</p>
<p>The proposed use, if developed according to the plan submitted and approved, will be visually and functionally compatible to the surrounding area.</p>
<p>The proposed use will be visually and functionally compatible. Lots range in width from 43.49 ' to 200' within the 300' buffer. I am planning to subdivide two lots into 3 lots having 67.33' per lot. The homes directly adjacent to this property are 50' wide. I intend to build smaller homes with similar square footages matching the homes in the neighborhood and surrounding areas.</p>
<p>The use will not materially endanger the public health or safety and will not substantially injure the value of adjoining property if located where proposed.</p>
<p>Public health and safety will be improved and this project in no way will injure any property values. This project will be for the benefit and betterment of the neighborhood.</p>

Andrew Joel Lineberger



8/30/2022

Applicant Signature

Date

LINEBERGER CONSTRUCTION GROUP, ROPER STREET

Lot #'s ROPER STREET 300' BUFFER CALC'S

1	72.75
2	117
3	74
4	92.94
5	100
6	50
7	50
8	50
9	50
10	43.49
11	84
12	67
13	125
14	100
15	200
16	50
17	82.5
18	51
19	101.25
20	101.25
21	116.66
22	58
23	75
24	75

1986.84

1986.24 Divided By 24= 82.76 average Lot width

**Proposed New Lot Width 67.33'**

Single Family Lot Averages 300' Buffer

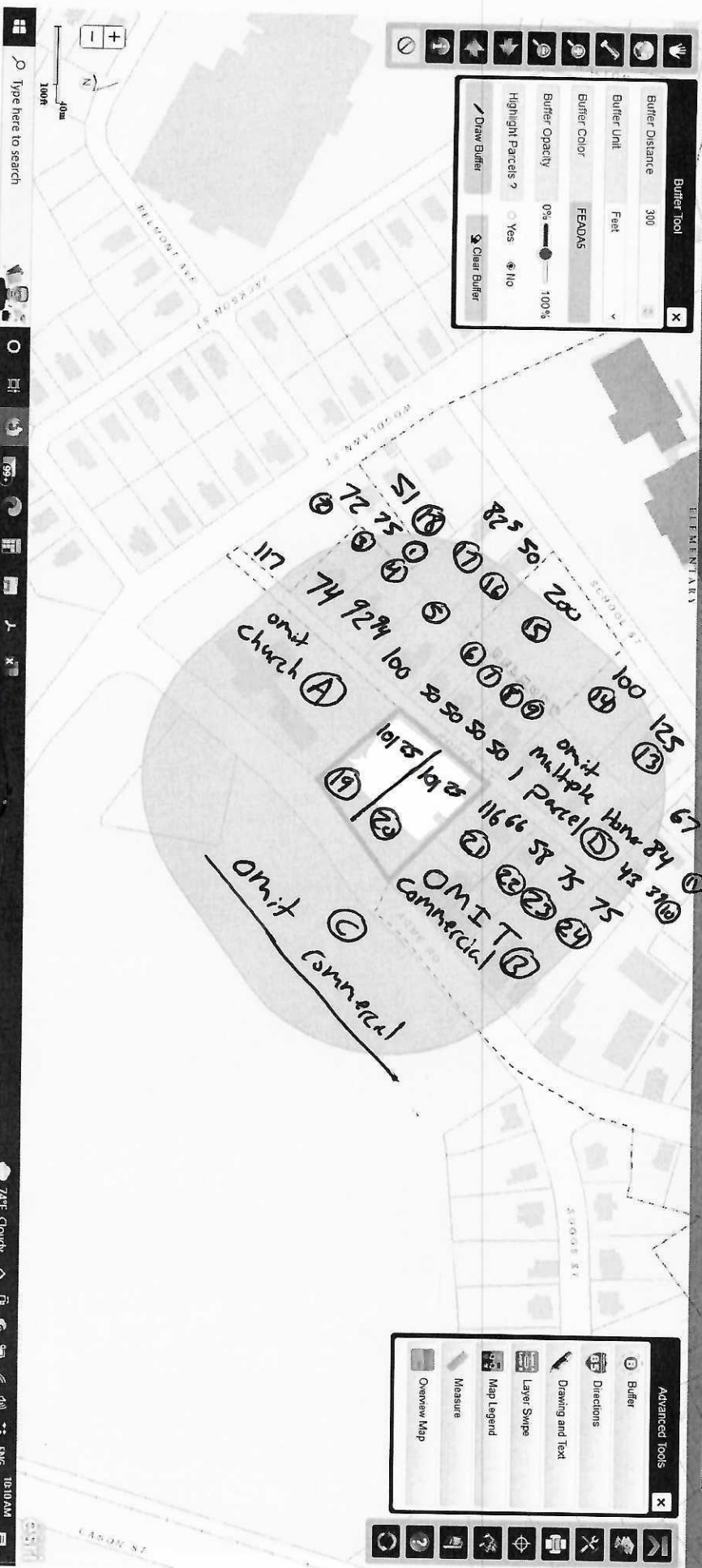


**Buffer Tool**

Buffer Distance: 300  
Buffer Unit: Feet  
Buffer Color: FEADAS  
Buffer Opacity: 0% — 100%  
Highlight Parcels?: Yes (selected) No  
Draw Buffer: [X]  
Clear Buffer: [X]

**Advanced Tools**

Buffer [X]  
Directions [X]  
Drawing and Text [X]  
Layer Snaps [X]  
Map Legend [X]  
Measure [X]  
Overview Map [X]



Omissions  
A Church

- B Commercial
- C Commercial
- D Multiple Homes 1 Parcel

Lineberger Construction Group

# Roper Street 300' Buffer Addresses

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acraag
183682	TAYLOR FAMILY REVOCABLE TRUST	105 ROPER STREET , BELMONT, NC 28012	105 ROPER ST	5357	0962	8/12/2022	002	003	0.22
183646	ROSS PITTMAN CONSULT GROUP INC	7202 W WILKINSON BLVD STE G, BELMONT, NC 28012	NO ASSIGNED ADDRESS	5265	0164	9/10/2021	003	097	0.39
183661	CARVER TROY D JOHNSON BRYAN S	345 MCADENVILLE RD , BELMONT, NC 28012	2105 ACME RD	3299	0933	8/30/2001			0.53
183635	CONTRERAS CESAR FUENTES NELLY ELIANA CUETO	201 SCHOOL ST , BELMONT, NC 280122122	201 SCHOOL ST	4897	0214	2/24/2017	002	003	0.4
183654	TAYLOR FAMILY REVOCABLE TRUST	105 ROPER STREET , BELMONT, NC 28012	112 ROPER ST	5357	0981	8/12/2022	002	003	0.16
183645	BISHOP CASEY CLINT BISHOP WESLEY SWAIN	438 NIXON ROAD , BELMONT, NC 28012	394 WOODLAWN ST	5287	1056	11/18/2021			0.27
183643	HINSON BARTLETT E HINSON REBECCA	396 WOODLAWN AVE , BELMONT, NC 280122138	396 WOODLAWN ST	4224	1658	5/25/2006			0.29
183593	BELMONT CITY OF	PO BOX 431 , BELMONT, NC 280120431	NO ASSIGNED ADDRESS	2530	0015	3/11/1996			0.72

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acraag
183662	JOHNSON LARRY KEITH & OTHERS JOHNSON LUCAS RAYMOND	6419 AMOS SMITH RD , CHARLOTTE, NC 282148956	2109 ACME RD	4732	0255	6/9/2014			0.52
183402	GOSHEN PRESBYTERIAN CHURCH	380 WOODLAWN AVE , BELMONT, NC 28012	380 WOODLAWN ST	3903	0940	12/29/2003			1.74
183647	PETERSON ROBERT MICHAEL PETERSON WENDI L	124 ROPER ST , BELMONT, NC 280122119	124 ROPER ST	4615	0733	6/11/2012	003	097	0.28
183636	LEATHERMAN JAY DEE	116 PEACHTREE ST , BELMONT, NC 28012	203 SCHOOL ST	001E	0937	8/10/2001	002	003	0.37
183620	LINEBERGER CONSTRUCTION GROUP LLC	P O BOX 308 , CRAMERTON, NC 28032	NO ASSIGNED ADDRESS	5341	0250	6/1/2022			0.98
183681	LONG ERIN K	104 ARBOR RIDGE RD , BELMONT, NC 28012	107 ROPER ST	5018	0385	12/28/2018	002	003	0.13
183656	CARVER TROY JOHNSON BRYAN	345 MCADENVILLE RD , BELMONT, NC 28012	2101 A ACME RD	4870	2257	9/28/2016			0.28
183683	LEATHERMAN JAY DEE	116 PEACHTREE ST , BELMONT, NC 28012	103 ROPER ST	001E	0937	8/10/2001	002	003	0.17

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acraag
183648	BUMGARDNER DONALD B	122 ROPER ST , BELMONT, NC 280120000	122 ROPER ST	4123	1317	5/4/2005	003	097	0.34
183640	SOLOMON PAUL LESTER LIFE ESTATE	213 SCHOOL ST , BELMONT, NC 28012	213 SCHOOL ST	5058	0213	8/2/2019			0.44
305820	BELMONT INDUSTRIAL LLC	101 SOUTH KINGS DR STE 200 ATTN SCOTT C BORTZ, CHARLOTTE, NC 28204	192 WOODLAWN ST	5140	2058	7/22/2020	094	057	25.64
183649	MOORE GENEVA HALL	120 ROPER ST , BELMONT, NC 280122119	120 ROPER ST	4552	1527	2/18/2011	003	097	0.35
183652	PATTERSON JANET	116 ROPER STREET , BELMONT, NC 28012	116 ROPER ST	5355	0601	8/1/2022	002	003	0.17
183638	KALE JEROME C	284 EIGHTH AVE , CRAMERTON, NC 28032	NO ASSIGNED ADDRESS	5309	0271	2/4/2022	002	003	0.85
183653	MOORE JARED ROSE TAYLOR	114 ROPER ST , BELMONT, NC 28012	114 ROPER ST	5048	2223	6/19/2019	002	003	0.16
183657	TURNER STEPHEN B TURNER NANCY C	401 GARDENIA ST , BELMONT, NC 280120000	113 ROPER ST	4835	1100	3/30/2016			0.33

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreag
183639	KALE JEROME C KALE ANDREA L	284 8TH AVENUE , CRAMERTON, NC 28032	211 SCHOOL ST	5332	0961	4/28/2022			0.24
183651	HAGANS DEBORAH MELISSA	118 ROPER ST , BELMONT, NC 280120000	118 ROPER ST	2895	0280	2/3/1999	002	003	0.17
218140	CONTINENTAL CABINET SHOP INC	2115 ACME RD , BELMONT, NC 280120000	2115 ACME RD	1987	0584	7/7/1989			1.06
183659	CARVER TROY D JOHNSON BRYAN S	345 MCADENVILLE RD , BELMONT, NC 28012	2101 C ACME RD	2584	0355	8/29/1996			0.16
183658	MCDANIEL BETTY GAYLE MCDANIEL MICHAEL	111 ROPER ST , BELMONT, NC 280120000	111 ROPER ST	4277	1427	12/6/2006			0.17
183655	LEATHERMAN JAY DEE	116 PEACHTREE ST , BELMONT, NC 28012	104 ROPER ST	001E	0937	8/10/2001	002	003	0.66