



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: May 15, 2013

Re: CUP #323
Michael Shuford, applicant
Parcel ID# 11131 (1.1-acre portion)

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 3, 2013.

REQUEST

The applicant is requesting a conditional use permit to place a Class C manufactured home in the R-S (Residential Suburban) district. A Class C manufactured home is a singlewide that meets the Unified Development Ordinance's appearance standards. In this case, a new home is proposed. Under the UDO, a Class C manufactured home is permitted in the R-S district subject to the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The proposed 1.1-acre site, part of a 10.2-acre parcel, is located on the west side of Peeler Road about 1,000 feet south of Reeps Grove Church Road in North Brook Township. The site is proposed to be separated from the larger parcel as a family subdivision (see preliminary plat). It is surrounded by property zoned R-S. Land uses in this area are primarily agricultural and residential, including manufactured homes. The Lincoln County Land Use Plan designates this area as Rural Preservation, with low-density residential uses encouraged.



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Michael Shuford

Applicant Address 1719 Peeler RD Vale NC 28168

Applicant Phone Number 828 514 0717

Property Owner Name Michael Allen Shuford

Property Owner Address 1719 Peeler RD Vale NC 28168

Property Owner Phone Number 828 514 0717

PART II

Property Location 1719 Peeler Road

Property ID (10 digits) 2675-19-2227 Property size 1.1 acres

Parcel # (5 digits) 11131 Deed Book(s) 1297 Page(s) 569

PART III

Existing Zoning District R-5

Briefly describe how the property is being used and any existing structures.

farm field with no structures

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

singlewide manufactured home

\$750 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Michael A Shuford

Applicant's Signature

06-19-13

Date

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **CUP #323**

Applicant **Michael Shuford**

Property Location **Peeler Road (Parcel ID# 11131)** Zoning District **R-S**

Proposed Conditional Use **Class C (singlewide) manufactured home**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

A permit for a septic system for the home must be approved, and the home must be set up in compliance with the State Building Code.

2. The use meets all required conditions and specifications.

The home will be placed on the lot in compliance with required setbacks. A Class C manufactured home is a conditional use in the R-S district.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

The home will be a new one with a shingled roof and vinyl siding. Singlewide manufactured homes are located in this area.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

This area includes singlewide manufactured homes. The Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses.



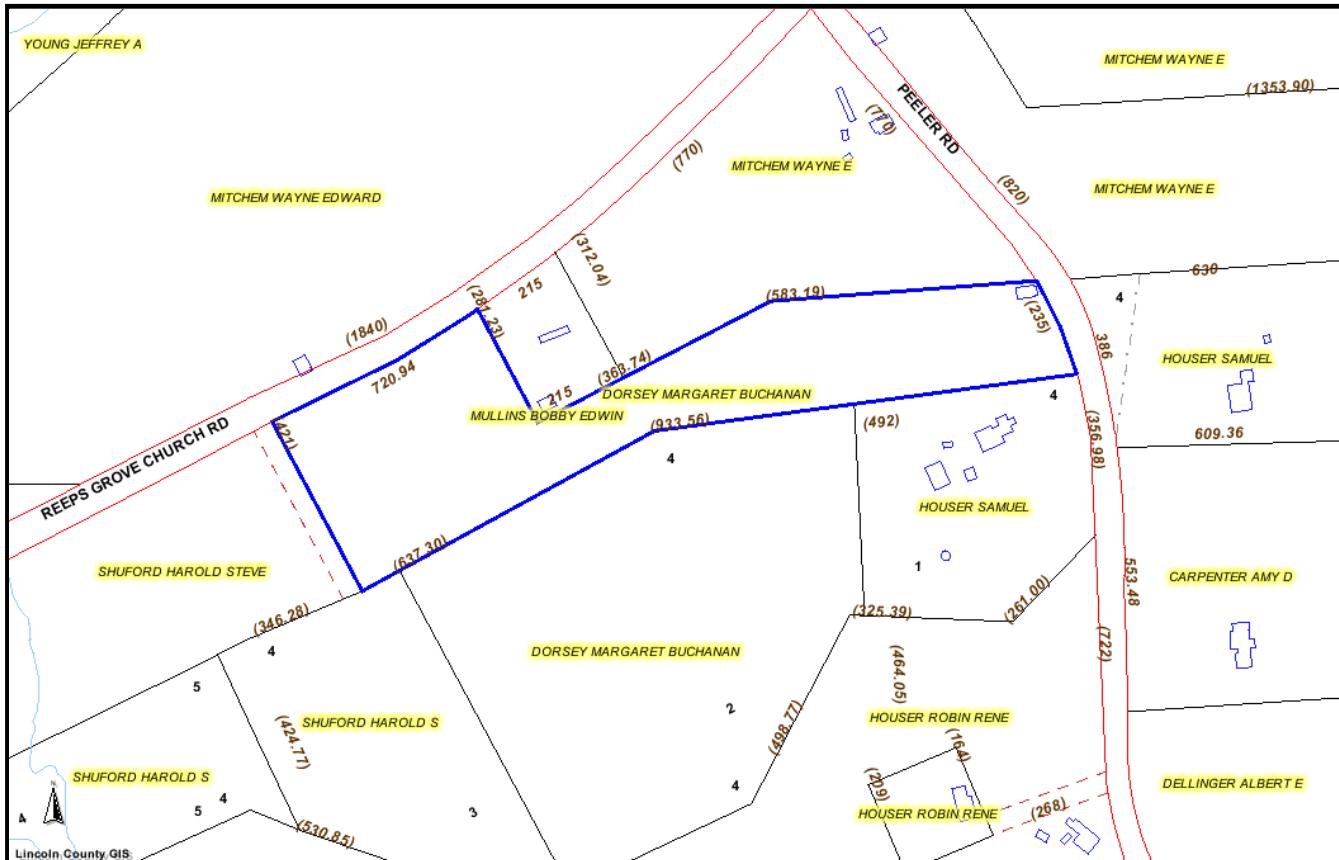
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

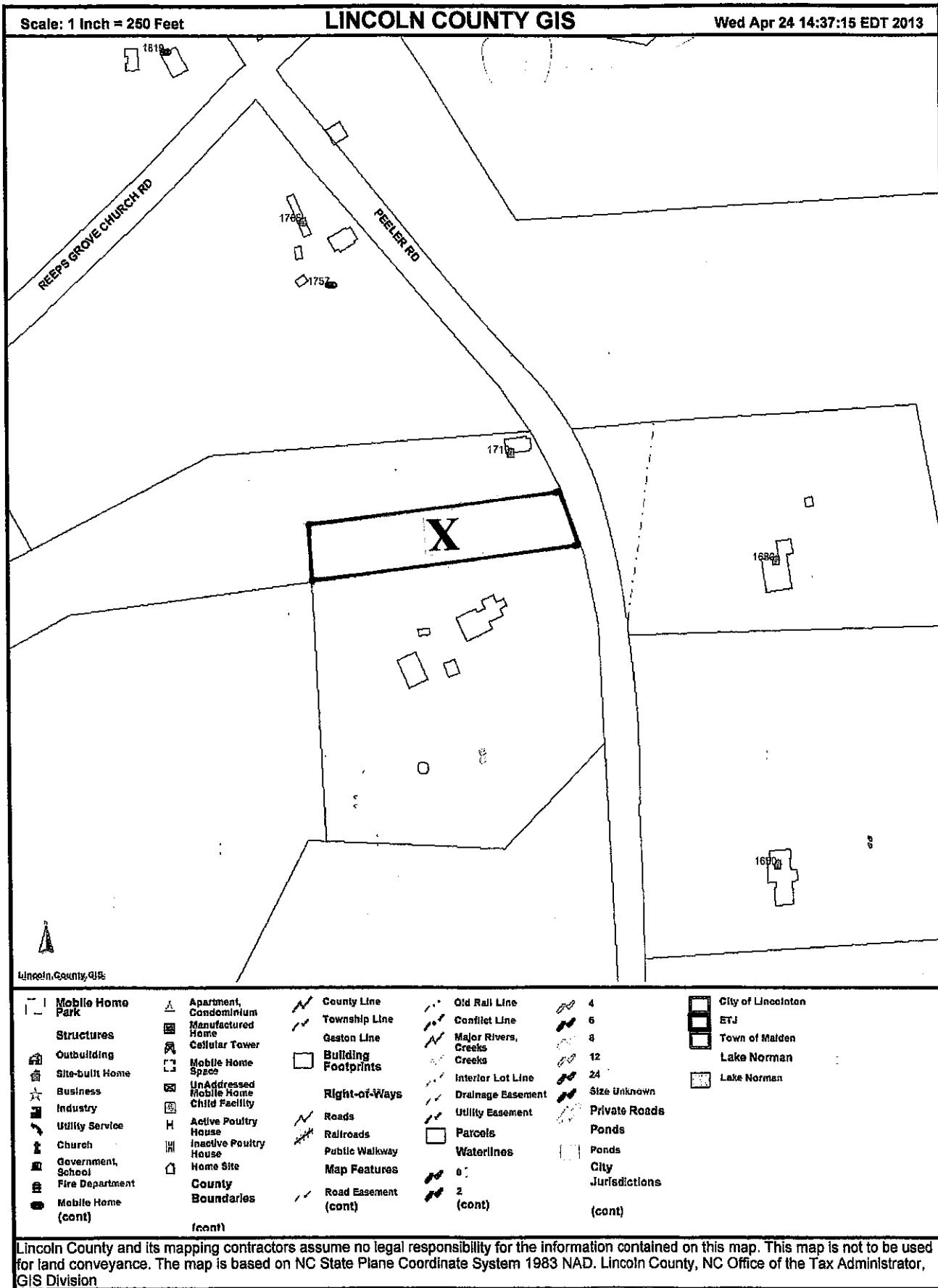
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.



Date: 4/24/2013 Scale: 1 Inch = 400 Feet



PHOTOS		PARCEL INFORMATION FOR 2675-19-2227						
		Parcel ID	11131	Owner	DORSEY MARGARET BUCHANAN SHUFORD			
		Map Account	2675-00 0155942	Mailing Address	1719 PEELER RD VALE NC 28168		Sale Price Previous Parcel	0
		Deed Land Value	1297-569 \$67,465	Recorded Total Value	12/3/2001 \$94,162			
		----- All values are for tax year 2013. -----						
		Description	SHUFORD LD RD 1113				Deed Acres	12
		Address	1719 PEELER RD				Tax Acres	10.19
		Township	NORTH BROOK		Tax/Fire District			
		Main Improvement		BUNGALOW				
		Main Sq Feet	864	Stories	1 Year Built	Value	\$26,597	
		Zoning District		Calculated Acres			Calculated Acres	
		R-S		10.19			10.19	
		Watershed Class						
		WS-IIP						
		2000 Census County						
		37109						
		37109						
		37109						
		Flood		Zone Description		Panel		
		X		NO FLOOD HAZARD		3710266400		10.19



X – Proposed site for Class C manufactured home

Conditional Use Permit #323

