



## 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 Peeleer RD vale NC 28168

Applicant Phone Number 828 514 0717

Property Owner Name Michael Allen shuford

Property Owner Address 1719 Peeleer RD Vale NC 28168

Property Owner Phone Number 828514 0717

**PART II**

Property Location 1719 Peeleer 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.

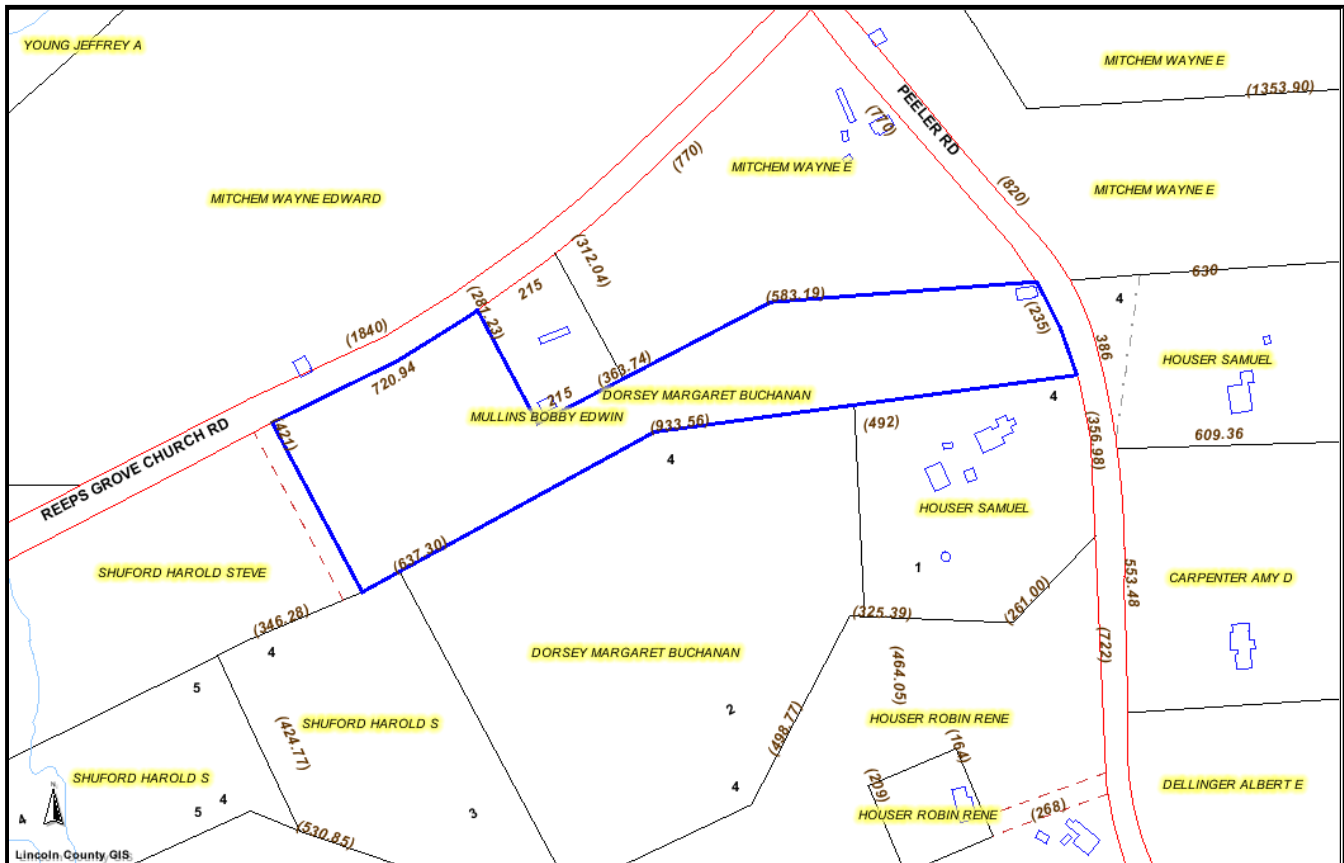
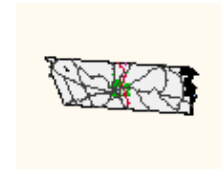
**The home will be a new one with a shingled roof and vinyl siding. Singlewide manufactured homes are located in this area.**

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**

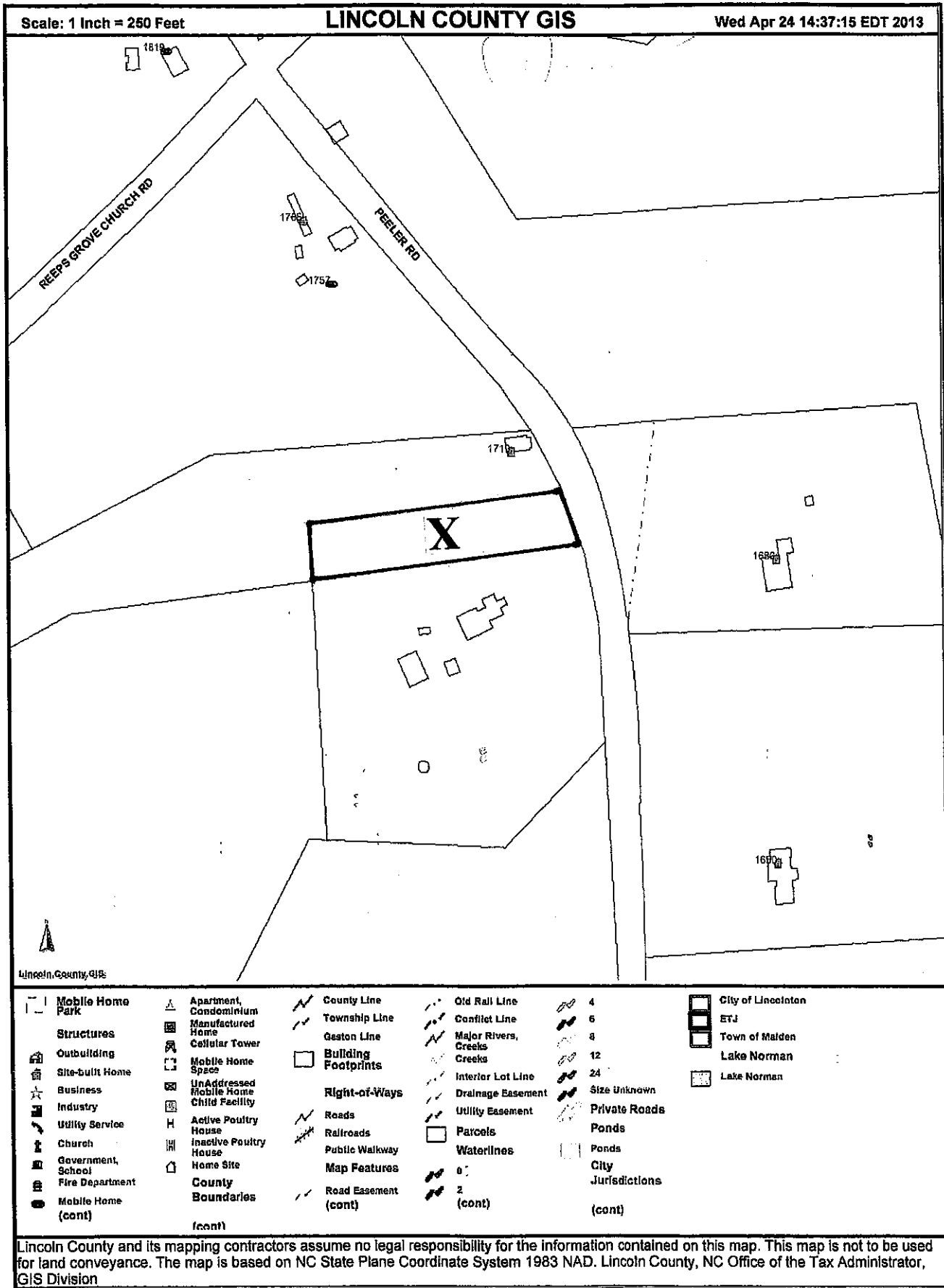


**PHOTOS**



**PARCEL INFORMATION FOR 2675-19-2227**

<b>Parcel ID</b>	<b>11131</b>	<b>Owner</b>	DORSEY MARGARET BUCHANAN SHUFORD	
<b>Map Account</b>	<b>2675-00</b>	<b>Mailing Address</b>	1719 PEELER RD VALE NC 28168	
<b>Deed</b>	0155942	<b>Recorded</b>	12/3/2001	<b>Sale Price Previous Parcel</b> 0
<b>Land Value</b>	1297-569	<b>Total Value</b>	\$94,162	
----- All values are for tax year 2013. -----				
<b>Description</b>	SHUFORD LD RD 1113		<b>Deed Acres</b>	12
<b>Address</b>	1719 PEELER RD		<b>Tax Acres</b>	10.19
<b>Township</b>	NORTH BROOK		<b>Tax/Fire District</b>	NORTH BROOK
<b>Main Improvement</b>	BUNGALOW	<b>Value</b>	\$26,597	
<b>Main Sq Feet</b>	864	<b>Stories</b>	1	<b>Year Built</b> 1930
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
R-S	10.19	NORTH BROOK 3 (NB03)	10.19	
<b>Watershed Class</b>	WS-IIP	<b>Sewer District</b>	Not in the sewer district 10.19	
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>	
		37109	070600	2003 0.5
		37109	070600	2011 0.16
		37109	070600	2018 9.54
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710266400	10.19	



**X – Proposed site for Class C manufactured home**

**Conditional Use Permit #323**

