



## LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092  
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: December 11, 2020

Re: CUP #434  
Winston Conrad, applicant  
Parcel ID# 19393

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 4, 2021.*

### REQUEST

The applicant is requesting a conditional use permit to place a Class B manufactured home in the R-S (Residential Suburban) district. A Class B manufactured home is a doublewide that meets the Unified Development Ordinance's appearance standards. Under the UDO, a Class B manufactured home may be placed in the R-S district subject to the issuance of a conditional use permit.

### SITE AREA AND DESCRIPTION

The 1.0-acre parcel is located on the north side of Bynum Road about 1,100 feet west of Gastonia Highway. It is adjoined by property zoned R-S and R-SF (Residential-Single Family). Land uses in this area include residential and institutional (church). Site-built and modular homes are located in the immediate area around the subject property. A manufactured home park is located about 700 feet to the west. This property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Winston Conrad**

Application No. **CUP #434**

Location **Bynum Road**

Parcel # **19393**

Zoning District **R-S**

Proposed Use **Class B (doublewide)  
manufactured home**

### **FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The use meets all required conditions and specifications. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

After having held a Public Hearing on \_\_\_\_\_ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

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In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:

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## Conditional Use Permit Application

Lincoln County Planning and Inspections Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440 Fax: (704) 732-9010

### PART I

Applicant Name Winston A. Conrad

Applicant Address 104 Springwood Lane Stanley NC 28164

Applicant Phone Number 704 747 0909

Property Owner Name Winston A. Conrad

Property Owner Address 104 Springwood Lane Stanley NC 28164

Property Owner Phone Number 704.747-0909

### PART II

Property Location Bynum Road

Property ID (10 digits) 3632325102 Property size 0.994

Parcel # (5 digits) 19373 Deed Book(s) 2865 Page(s) 774

### PART III

Existing Zoning District R-S

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

Vacant lot - old home site well/Septic installed only current structure is a storage building.

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

Double-wide Mobile Home w/ brick underpinnning as a single family home

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)**  
**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.*

Winston A. Conrad

Applicant's Signature

11/17/2020

Date

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

Application No. **CUP #434**

Applicant **Winston Conrad**

Property Location **Bynum Road**

Parcel ID# **19393**

Zoning District **R-S**

Proposed Use **Class B (doublewide)  
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 to connect the home to an existing septic system must be obtained. The home must be set up in compliance with the State Building Code.**

2. The use meets all required conditions and specifications.

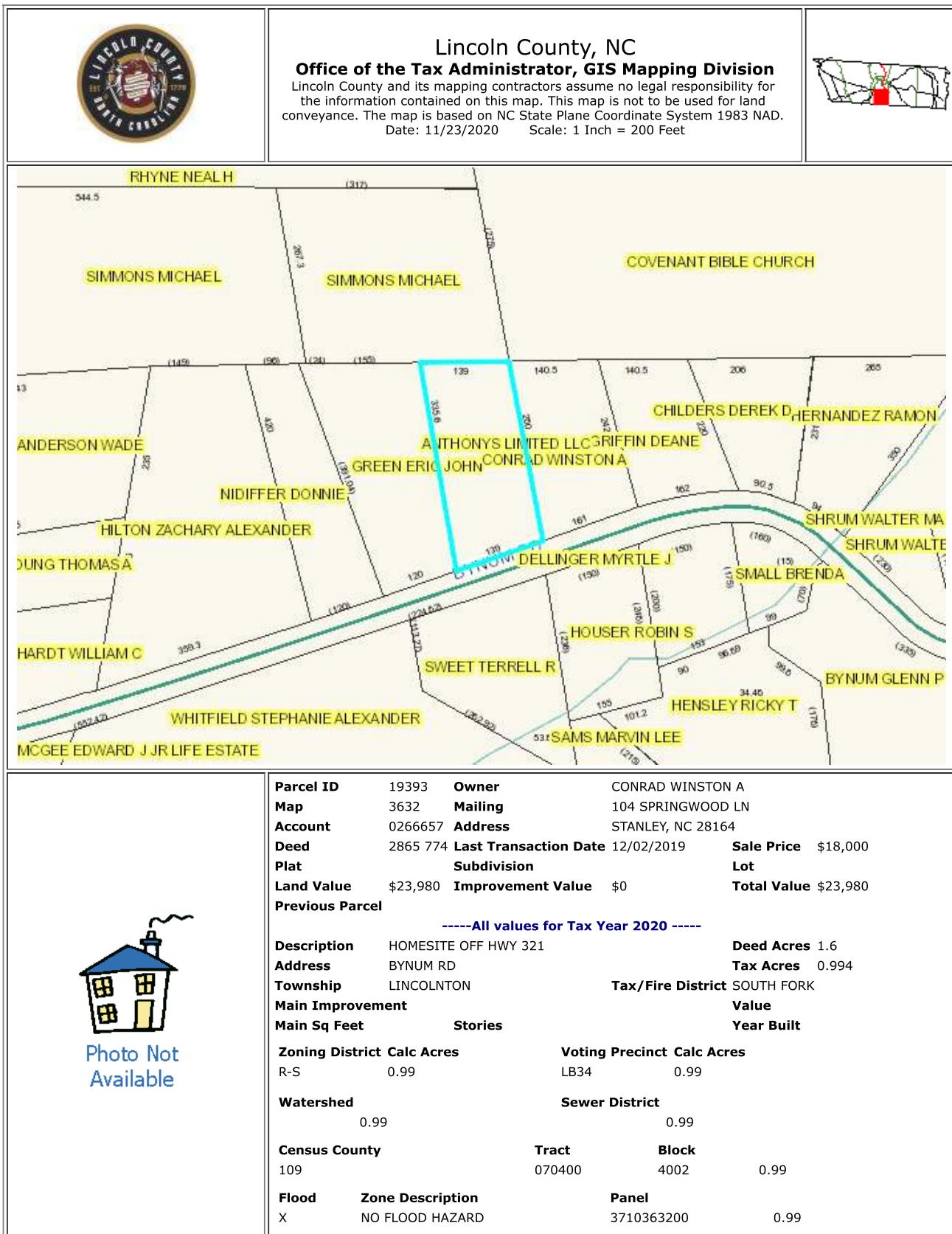
**A manufactured home is a conditional use in the R-S district. The home will meet the Unified Development Ordinance's appearance requirements and minimum setbacks from property lines.**

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

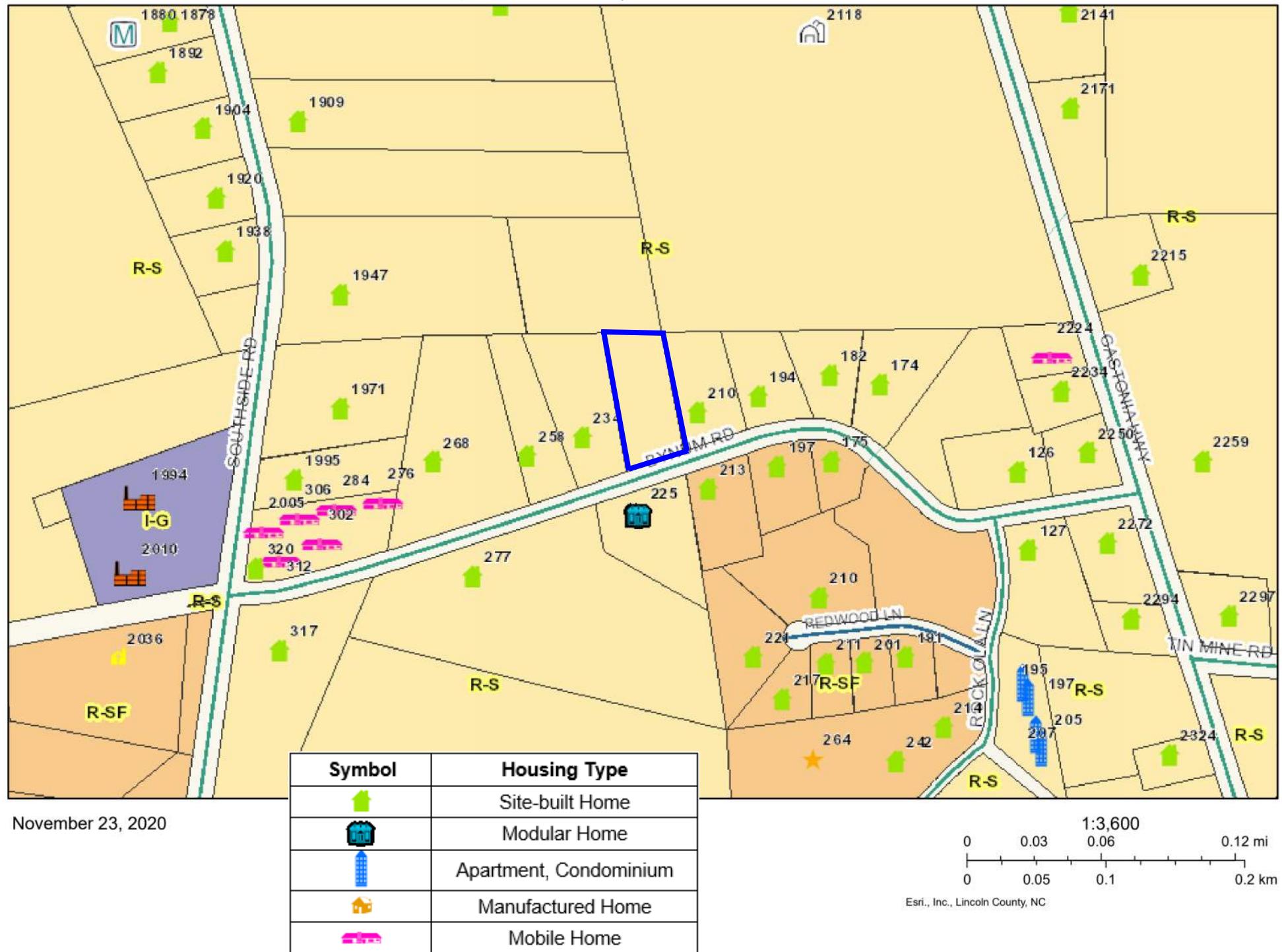
**Singlewide manufactured homes are located in this area. This will be a doublewide manufactured home.**

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 is an area that includes manufactured homes. This property is part of an area designated by the Land Use Plan as Large Lot Residential, suitable for single-family homes.**



Conditional Use Permit #434  
subject property is outlined in blue



WINDMILL LN

CUP #434 Winston Conrad

1 in. = 250 ft.



SOUTHSIDE RD

LLR

LLR

LLR

BYNUM RD

#### Land Use Plan

- [Green] Open Space (OS)
- [Light Green] Rural Living (RL)
- [Light Blue] Industrial Center (IC)
- [Yellow] Large Lot Residential (LLR)
- [Yellow] Single-Family Neighborhood (SFN)
- [Yellow] Multifamily Neighborhood (MFN)
- [Orange] Rural Crossroads (RC)
- [Red] Suburban Commercial (SC)
- [Red] Suburban Office (SO)
- [Grey] Special District (SD)
- [Purple] Walkable Neighborhood (WN)
- [Dark Purple] Walkable Activity Center (WC)

REDWOOD LN

ROCKOLA LN

LLR



Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

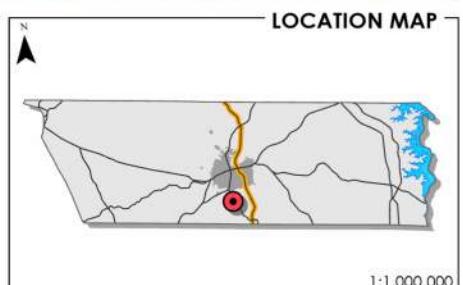
Parcel ID# 19393

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

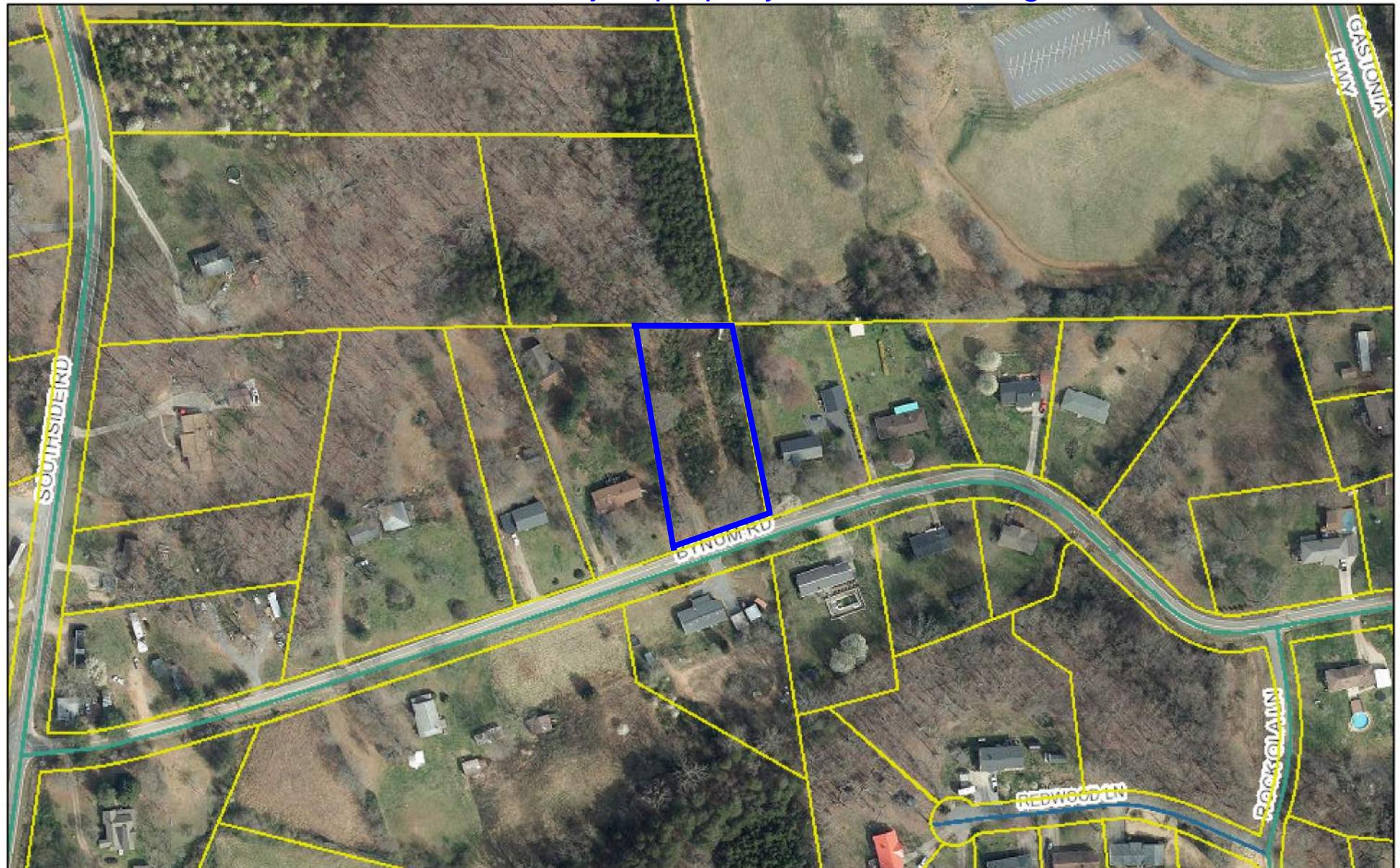
LOCATION MAP



1:1,000,000

Property Location(s)

Conditional Use Permit #434  
aerial view of subject property and surrounding area



November 23, 2020

1:2,400  
0 0.02 0.04 0.08 mi  
0 0.03 0.07 0.13 km