



## **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:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_



## 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.

Doublewide Mobile Home w/ brick underpinning 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.**



# 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: 11/23/2020 Scale: 1 Inch = 200 Feet

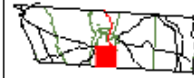


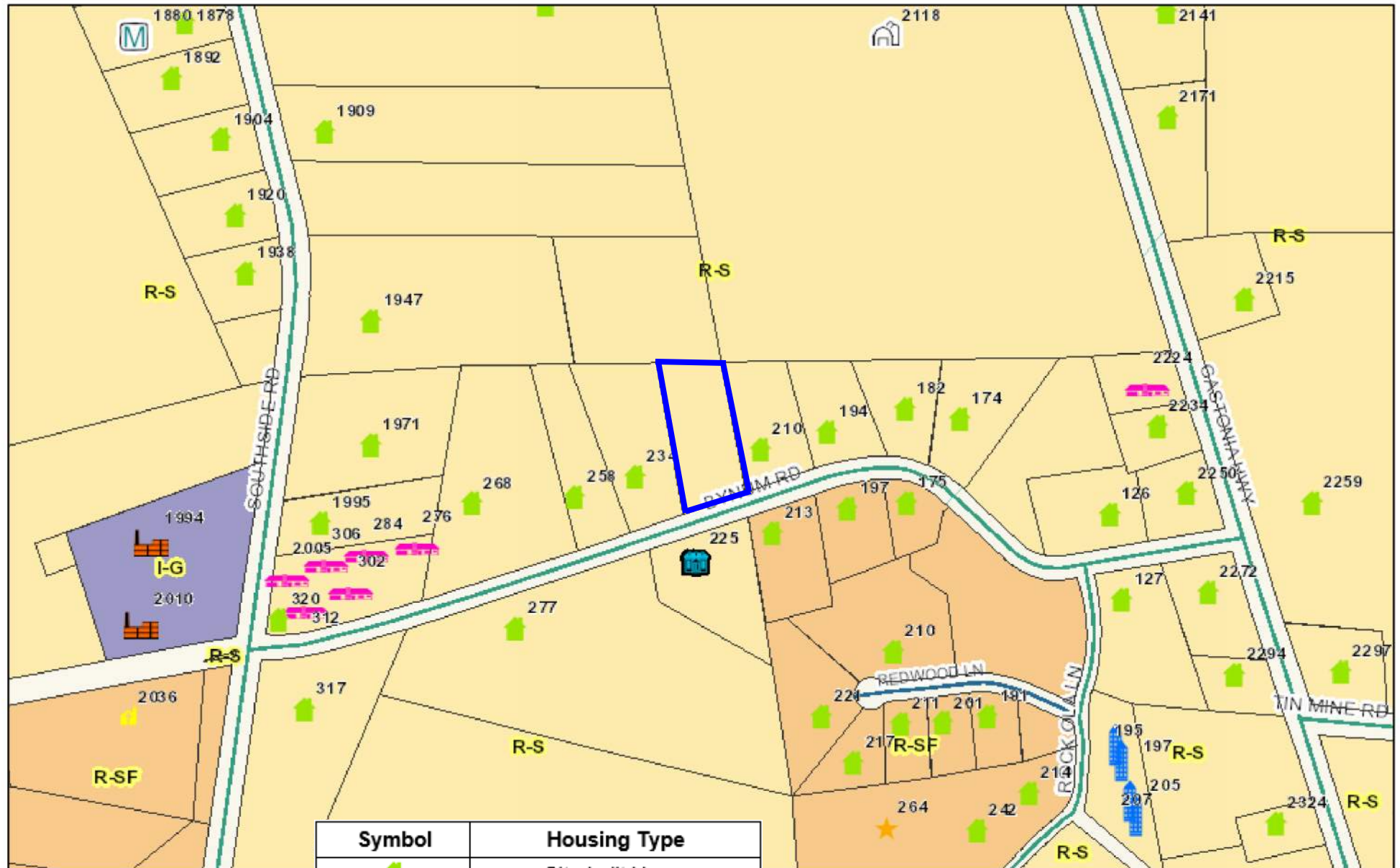
Photo Not  
Available

<b>Parcel ID</b>	19393	<b>Owner</b>	CONRAD WINSTON A
<b>Map</b>	3632	<b>Mailing</b>	104 SPRINGWOOD LN
<b>Account</b>	0266657	<b>Address</b>	STANLEY, NC 28164
<b>Deed</b>	2865 774	<b>Last Transaction Date</b>	12/02/2019
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$23,980	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>		<b>Sale Price</b>	\$18,000
		<b>Lot</b>	
		<b>Total Value</b>	\$23,980
-----All values for Tax Year 2020 -----			
<b>Description</b>	HOMESITE OFF HWY 321	<b>Deed Acres</b>	1.6
<b>Address</b>	BYNUM RD	<b>Tax Acres</b>	0.994
<b>Township</b>	LINCOLNTON	<b>Tax/Fire District</b>	SOUTH FORK
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
R-S	0.99	LB34	0.99
<b>Watershed</b>	0.99	<b>Sewer District</b>	0.99
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		070400	4002
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710363200	0.99



# Conditional Use Permit #434

subject property is outlined in blue

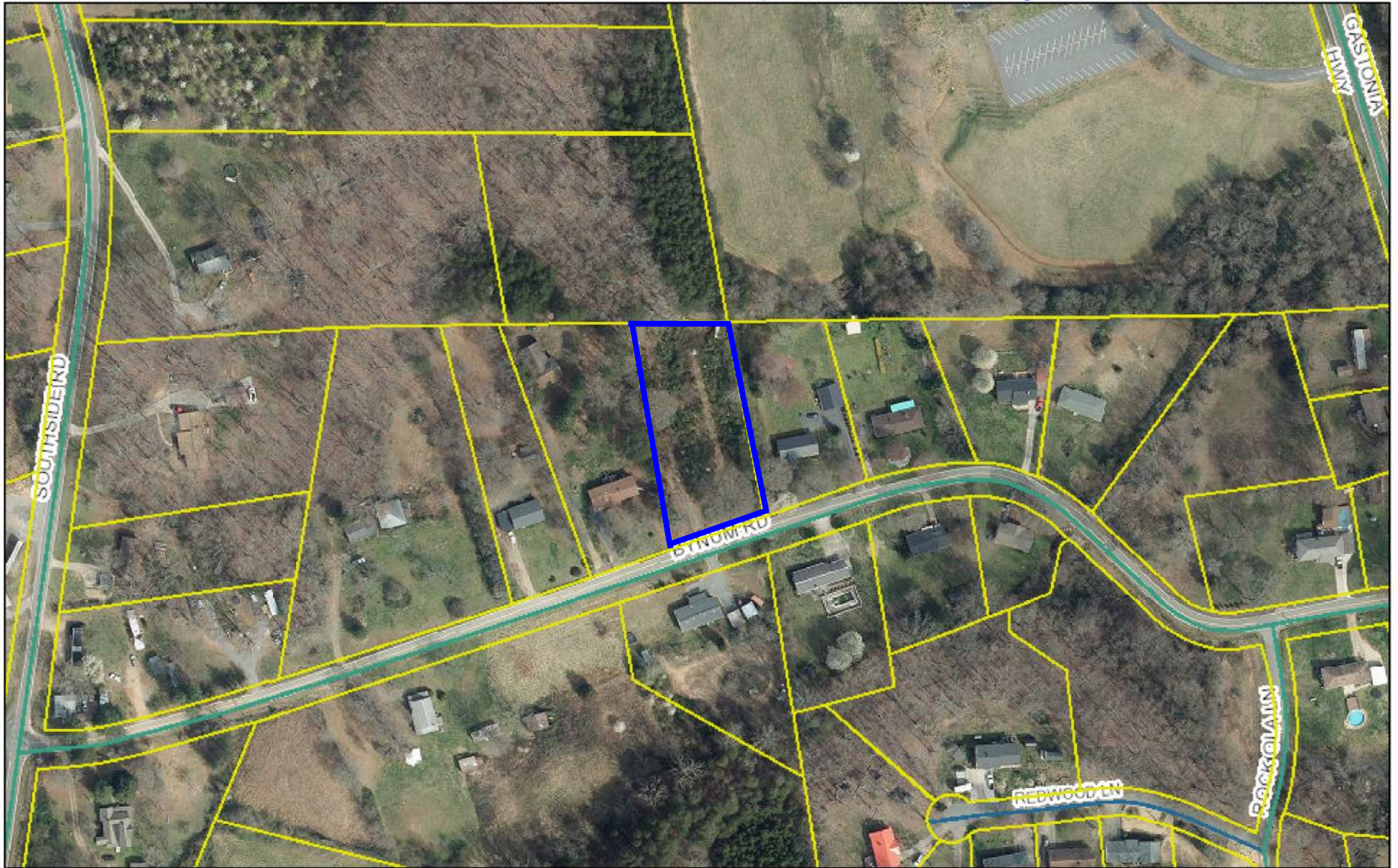








Conditional Use Permit #434  
aerial view of subject property and surrounding area



November 23, 2020

