



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

To: Board of County Commissioners

From: Joshua L. Grant, Division Manager

Date: February 12, 2024

Re: SUP #502  
David and Ashley Ribeiro, applicant  
Parcel ID# 11423

*The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on March 4, 2024.*

### Request

The applicant is requesting a special use permit to allow a Singlewide Manufactured Home in the R-S (Residential-Suburban) district. Under Article 2 of the Unified Development Ordinance table of uses, a Class C Manufactured Home requires the issuance of a special use permit subject to approval by the Board of County Commissioners.

### Site Area and Description

The request involves a 1.514-acre parcel located at on the south side of Hulls Grove Church Road approximately 500 feet east of John Richardson Lane in North Brook Township. The subject property is located in the R-S (Residential-Suburban) zoning district and is adjoined by property zoned R-S on all sides. Land uses in this area include residential including stick built and manufactured housing. This property is located in an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for Single-Family residential and manufactured homes.



### **Special 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 David and Ashley Ribeiro

Applicant Address 253 Tyree Trail, Burlington NC 27215

Applicant Phone Number 413-335-5063

Property Owner Name David and Ashley Ribeiro

Property Owner Address 1292 Hulls Grove Church Rd, Vale NC 28168

Property Owner Phone Number 413-335-5063

#### **PART II**

Property Location 1292 Hulls Grove Church Rd, Vale NC 28168 - North Brook - Lincoln County

Property ID (10 digits) 2675574379 Property size 1.514 acres

Parcel # (5 digits) 11423 Deed Book(s) 3192 Page(s) 534

#### **PART III**

Existing Zoning District R-S

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

The property is currently unoccupied with no existing structures  
\_\_\_\_\_  
\_\_\_\_\_

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

The proposed use will be for a home, adding a single wide trailer to the property  
\_\_\_\_\_  
\_\_\_\_\_

**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.*

Applicant's Signature

A handwritten signature in black ink, appearing to read "D. A. Ribeiro".

Date

1-19-24

Application # \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Name \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Property Location \_\_\_\_\_ Existing Zoning \_\_\_\_\_

Proposed Special Use \_\_\_\_\_

### **PROPOSED 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: single wide will be located where a previously delapidated single wide was located

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

FACTUAL REASONS CITED: all permits and applications will be submitted to the county for approval before the single wide is placed onto the property; the structure to be placed is considered a class C manufactured home and meets all standards as required by the UDO.

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: the single wide will replace a previously delapidated single wide that was on the property single wide to be moved has much better aesthetics and is structurally sound

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: The proposed structure is in harmony with the area that it will be located as there are two manufactured homes in the immediate area. This is also in conformity with the land use plan for rural living.



## 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: 2/12/2024



Photo Not Available

|   |   |                              |                                 |                             |
|---|---|------------------------------|---------------------------------|-----------------------------|
| <b>Parcel ID</b>                        | 11423   | <b>Owner</b>                 | RIBEIRO ASHLEY<br>RIBEIRO DAVID |                             |
| <b>Map</b>                              | 2675  | <b>Mailing</b>               | 253 TYREE TRL                   |                             |
| <b>Account</b>                          | 292590  | <b>Address</b>               | BURLINGTON, NC 27215            |                             |
| <b>Deed</b>                             | 3192 534  | <b>Last Transaction Date</b> | 08/29/2022                      | <b>Sale Price</b> \$0       |
| <b>Plat</b>                             |   | <b>Subdivision</b>           |                                 | <b>Lot</b>                  |
| <b>Land Value</b>                       | \$36,897  | <b>Improvement Value</b>     | \$0                             | <b>Total Value</b> \$36,897 |
| <b>Previous Parcel</b>                  |   |                              |                                 |                             |
| -----All values for Tax Year 2024 ----- |   |                              |                                 |                             |
| <b>Description</b>                      | J HUDSON HMST RD1104  |                              |                                 | <b>Deed Acres</b> 1.49      |
| <b>Address</b>                          | 1280 HULLS GROVE CHURCH RD  |                              |                                 | <b>Tax Acres</b> 1.514      |
| <b>Township</b>                         | NORTH BROOK   |                              | <b>Tax/Fire District</b>        | NORTH BROOK                 |
| <b>Main Improvement</b>                 |   |                              |                                 | <b>Value</b>                |
| <b>Main Sq Feet</b>                     |   | <b>Stories</b>               | <b>Year Built</b>               |                             |
| <b>Zoning District</b>                  |   | <b>Calc Acres</b>            | <b>Voting Precinct</b>          |                             |
| R-S                                     | 1.51  |                              | NB35                            | 1.51                        |
| <b>Watershed</b>                        |   | <b>Sewer District</b>        |                                 |                             |
| 1.51                                    |   | 1.51                         |                                 |                             |
| <b>Census County</b>                    |   | <b>Tract</b>                 | <b>Block</b>                    |                             |
| 109                                     |   | 070600                       | 2016                            | 1.51                        |
| <b>Flood Zone Description</b>           |   |                              |                                 | <b>Panel</b>                |
| X                                       | NO FLOOD HAZARD   |                              |                                 | 3710266400 1.29             |
| AE                                      | SPECIAL FLOOD HAZARD AREA BASE ELEVATION<br>DETERMINED - 100 YEAR |                              |                                 | 3710266400 0.22             |

SUP #502 | David and Ashley Ribeiro

1 in. = 300 ft.



**R-SF**

1433

1319

1699

1643

**R-S**

1315

1345

1350

JOHN RICHARDSON LANE

HULLS GROVE CHURCH ROAD

1216

1197

1153

**R-T**

**County Residential Districts**

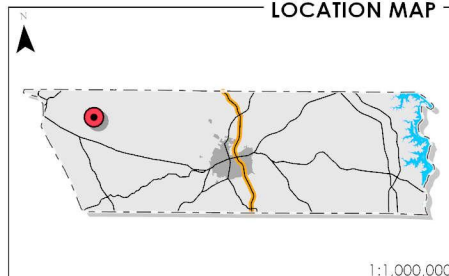
-  R-T | Transitional Residential
-  R-S | Residential Suburban
-  R-SF | Residential Single Family

**Parcel ID # 11423**

 - Property Location(s)

See Attached Application for Parcel Information

**LOCATION MAP**



 **Property Location(s)**

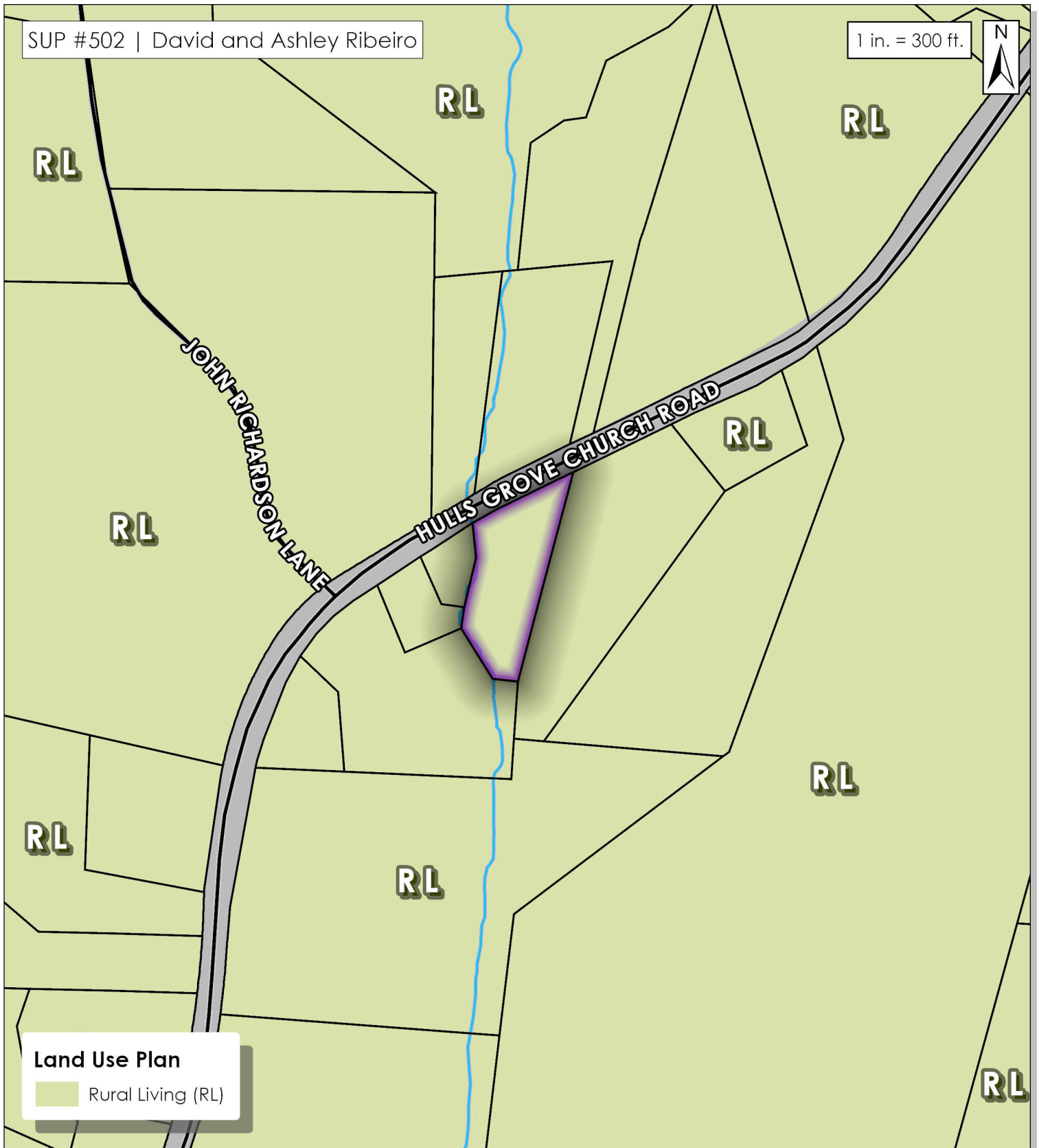


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### Land Use Plan

 Rural Living (RL)

Parcel ID # 11423

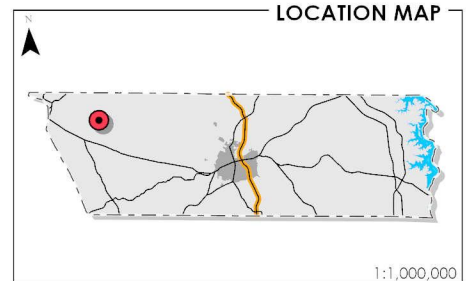
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### LOCATION MAP



 Property Location(s)

