



# County Of Lincoln, North Carolina

302 North Academy Street, Suite A, Lincolnton, NC 28092

To: Lincoln County Planning Board  
Lincoln County Board of Commissioners

From: Jeremiah Combs  
Planner I

Date: August 24, 2018

Re: Plat Approval #45  
Denver Land Development LLC, Applicant  
Subdivision Sketch Plan

PID# 86899

*The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on September 10, 2018.*

## **Request**

The applicant is requesting preliminary plat review/ sketch plan approval for 3 additional lots off Waterview Trail in Quinlan Estates subdivision. The Lincoln County Planning Board approved the preliminary plat for the Quinlan Estates subdivision, including 37 residential lots and a future commercial lot, on November 6, 2006. The applicant is requesting to replace the future commercial lot with three residential lots. The Lincoln County Unified Development Ordinance states in Article 9.6, all preliminary plats meeting the definition of a major subdivision shall be submitted to the Planning Board and Board of Commissioners, in the form of a quasi-judicial public hearing for approval, disapproval or approval with conditions.

## **Site Area & Description**

The 4.6-acre site is located on the north side of N.C. 150 between Quinlan Lane, Waterview Trail and Diesel Drive in Ironton Township. The subject property is zoned R-S (Suburban Residential) and is adjoined by property zoned R-S. The applicant is proposing to serve the lots with county water and private septic systems. The lots would be accessed from Waterview Trail, which was dedicated and constructed as a public right-of-way when the Quinlan Estates subdivision was recorded in 2007.

## **Land Use Plan**

The Lincoln County Land Use plan designates this area as Large Lot Residential, suitable for residential development with densities of 0.20 units per acre to 1.35 units per acre.



# County Of Lincoln, North Carolina

## Planning Board

Application # PA 45 Date September 10, 2018

Applicant's Name Denver Land Development, LLC

Applicant's Address 7341 Sahalee Dr, Denver, NC 28037

Property Location Waterview Trail Existing Zoning R-S

Number of lots proposed 3

1. The subdivision is consistent with all adopted plans and policies of the County. YES \_\_\_\_\_ NO \_\_\_\_\_

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

2. The subdivision meets all required conditions and specifications of the UDO. YES \_\_\_\_\_ NO \_\_\_\_\_

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

3.. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area. YES \_\_\_\_\_ NO \_\_\_\_\_

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

4. The subdivision design will comply with the requirements of §9.8 and provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare. 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 approving of said plat, the following conditions were recommended by the Lincoln County Planning Board:

### **BOARD'S ACTION**

with attached conditions.



## **Plat Approval Application**

Lincoln County Planning & Inspections Department  
302 N. Academy St., Lincolnton, NC 28092  
Phone: (704)736-8440 Fax: (704)732-9010

### **PART I**

Applicant Name      Denver Land Development, LLC

Applicant Address    7341 Sahalee Drive    Denver, NC 28037

Applicant Phone Number    704-297-9477

Property Owner Name    Denver Land Development, LLC

Property Owner Address    7341 Sahalee Drive    Denver, NC  
28037

Property Owner Phone Number    704-297-9477 or 704-451-7819

### **PART II**

Property Location    Waterview Trail in the subdivision of Quinlan Estates

Property ID (10 digits) \_\_\_\_\_ Property size 4.64 acres

Parcel # (5 digits) 86899    Deed Book(s) 1751    Page(s) 713

### **PART III**

Zoning District R-S

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

Undeveloped Land and no structures

List the number of lots in the proposed subdivision and any other relevant information concerning the development

We are proposing dividing this property into 3 lots, each lot will exceed 1 acre in size.  
These 3 lots will be phase 2 of Quinlan Estates Subdivision and will be subject to all the  
Covenants and restrictions of this established Subdivision.

**\$300.00 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.*

  
Applicant's Signature

Manager    Denver Land Development, LLC

Date

7/12/2018

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

1. The subdivision is consistent with all adopted plans and policies of the County.

FACTUAL REASONS CITED:

**The property is located in an area designated by the Lincoln County Land Use Plan as Large Lot Residential, which is suitable primarily for single family homes in densities of 0.20 to 1.35 homes per acre.**

2. The subdivision meets all required conditions and specifications of the UDO.

FACTUAL REASONS CITED:

**All lots will meet or exceed the lot standards for the R-S zoning district. The existing Waterview Trail, which will provide access to the lots, was constructed in compliance with county standards when Quinlan Estates was recorded.**

3. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

FACTUAL REASONS CITED:

**The development of these lots for single family homes will be consistent with the rest of the Quinlan Estates development and the surrounding area. The Quinlan Estates HOA has provided a statement of support and intent to add these lots to the HOA.**

4. The subdivision design will comply with the requirements of §9.8 and provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

FACTUAL REASONS CITED:

**The lots will be accessed from Waterview Trail, which is an internal street for the Quinlan Estates subdivision, instead of being accessed from Highway 150. Until accepted by NCDOT, the subdivision roads will be maintained by the Quinlan Estates HOA. All lots will be served by county water and private septic systems.**

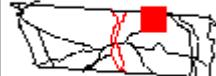


## Lincoln County, NC

### 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: 8/22/2018      Scale: 1 Inch = 400 Feet

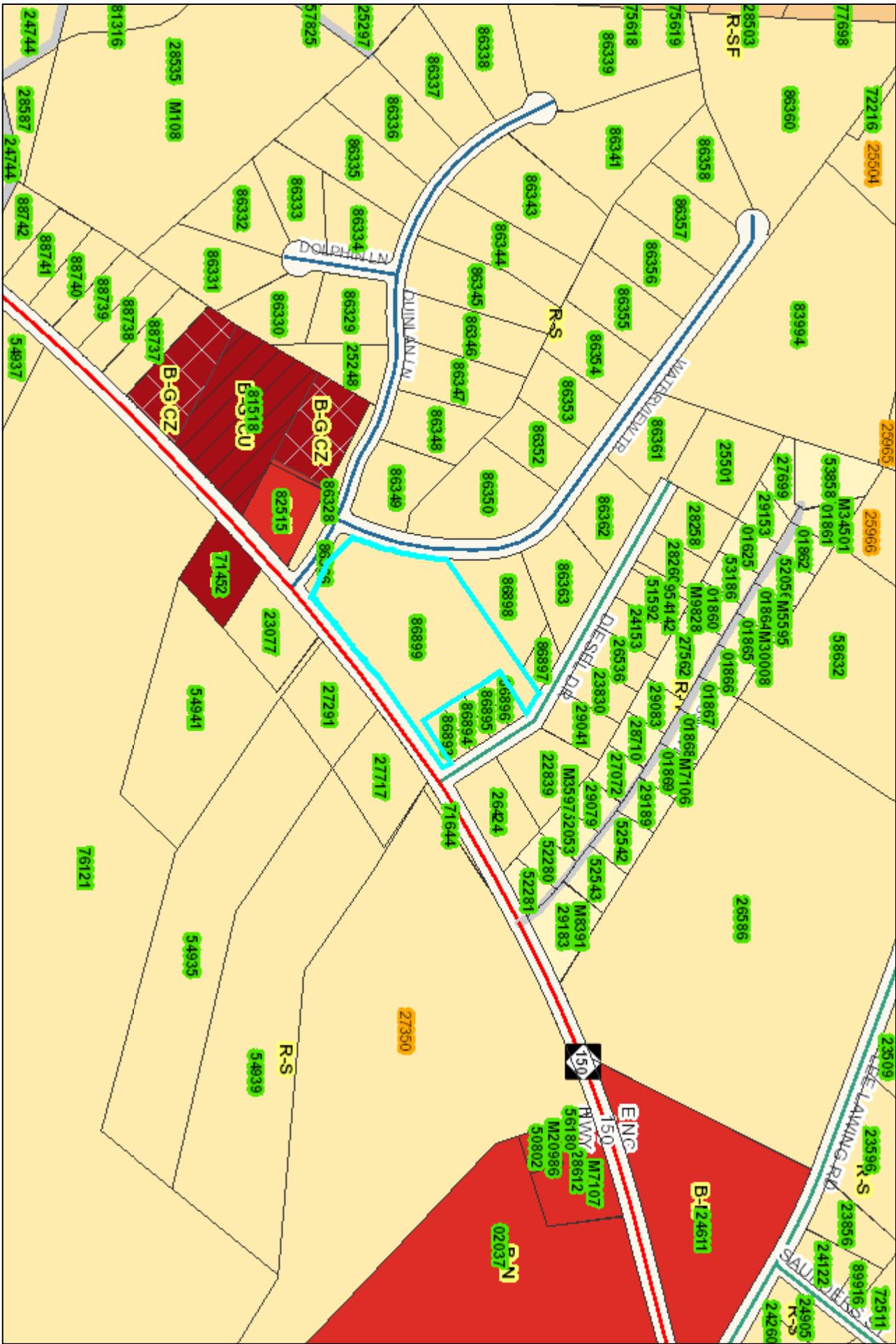


**Photo Not Available**

<b>Parcel ID</b>	86899	<b>Owner</b>	DENVER LAND DEVELOPMENT LLC
<b>Map</b>	3665	<b>Mailing</b>	7341 SAHALEE DR
<b>Account</b>	0188931	<b>Address</b>	DENVER, NC 28037
<b>Deed</b>	1751 713	<b>Last Transaction Date</b>	10/17/2005
<b>Plat</b>	14 209	<b>Subdivision</b>	QUINLAN ESTATES
<b>Land Value</b>	\$58,027	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>	86365		<b>Total Value</b> \$58,027
<b>-----All values for Tax Year 2018 -----</b>			
<b>Description</b>	#OUTPCL QUINLAN ESTATES	<b>Deed Acres</b>	4.636
<b>Address</b>	WATerview TR	<b>Tax Acres</b>	4.637
<b>Township</b>	IRONTON	<b>Tax/Fire District</b>	PUMPKIN CENTER
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
R-S	4.64	PC22	4.64
<b>Watershed</b>		<b>Sewer District</b>	
	4.64		4.64
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		070901	1015
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710366400	4.64

August 22, 2018

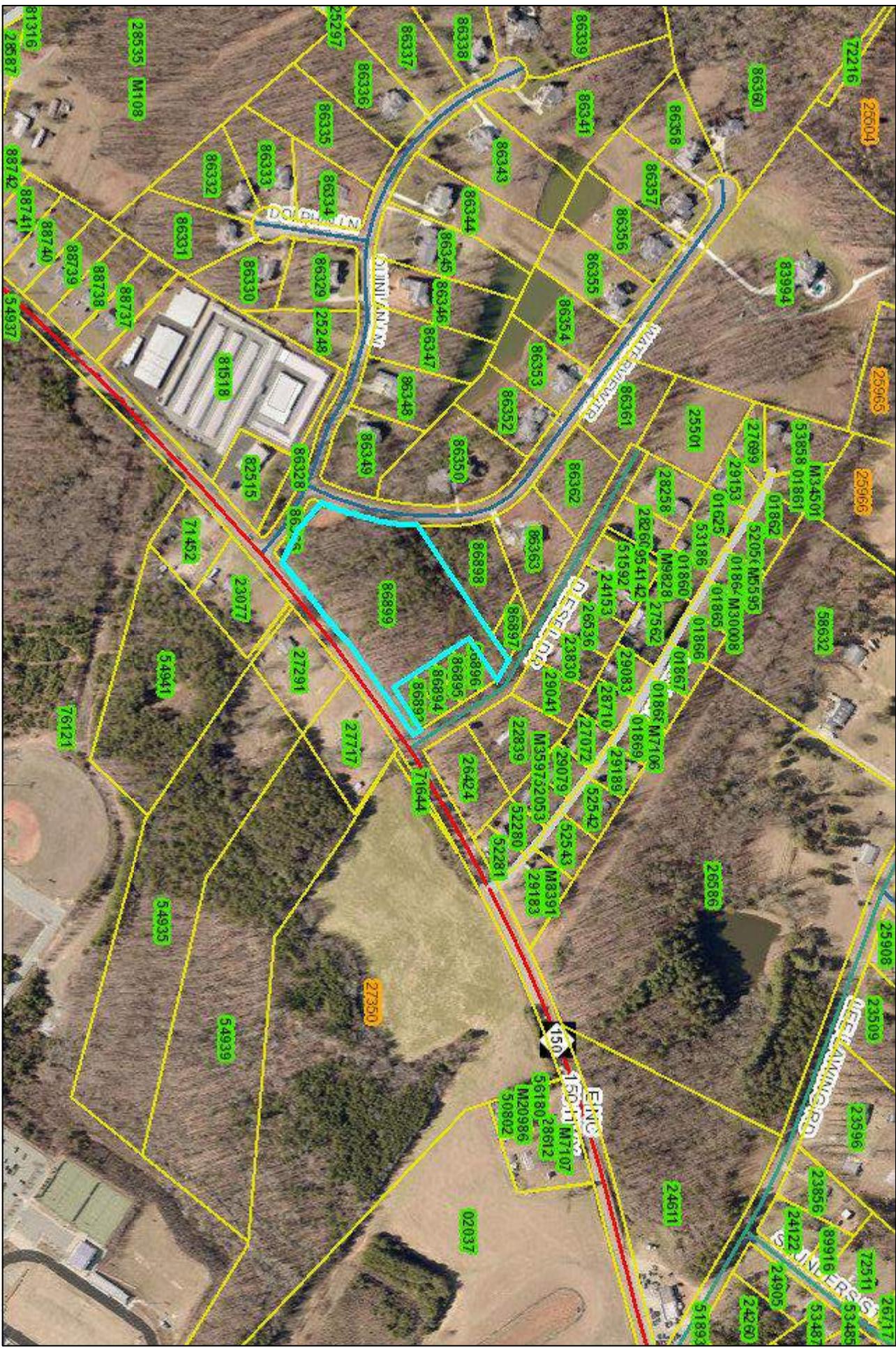
Esri, Inc., Lincoln County, NC



0 100 200 Feet

1 inch = 400 feet

August 22, 2018



0 100 200 F

1 inch = 400 feet

