



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: November 7, 2025

Re: PA #64
Dream Finders Homes, LLC, applicant
Parcel ID# 56190 and 91273

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on December 1, 2025.

Request

The applicant is requesting approval of a preliminary plat for a residential subdivision with up to 34 lots for single-family homes. Article 9.6 of the Lincoln County Unified Development Ordinance states that all preliminary plats meeting the definition of a major subdivision shall be submitted to the Board of Commissioners, in the form of a quasi-judicial public hearing, for approval, disapproval, or approval with conditions.

The proposed site plan shows a network of new roads within the subdivision with three points of vehicular access to Campground Road (two in Lincoln County and one in Catawba County). The remainder of the proposed subdivision is located in Catawba County.

Site Area and Description

The 71.24-acre site is located on the north side of Campground Road at the Catawba County-Lincoln County line in Catawba Springs Township. The subject property is zoned R-T (Transitional Residential) and all adjoining parcels in Lincoln County are zoned R-T. Land uses in this area are residential.



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Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre.

Utilities

The applicant intends to serve the development with community wells and a community septic system, subject to review and approval of fully designed utility plans by the North Carolina Department of Environmental Quality.

Additional Information

The proposed plan complies with the UDO's subdivision standards for lot dimensions, external access, internal road connectivity, and sidewalks.

This parcel is located within the WS-IV Critical Area of the Catawba/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 2.0 units per acre.



Plat Approval Application

PART I

Applicant Name Dreamfinders Homes, LLC

Applicant Address 301 McCullough Dr. STE 109 Charlotte, NC 28262

Applicant Phone Number 434-426-8049

Property Owner Name Denver Vaults LLC

Property Owner Address 919 Berryhill Rd STE 100 Charlotte, NC 28208

Property Owner Phone Number _____

PART II

Property Location Campground Rd. Denver NC 28037

Property ID (10 digits) 4605197404 & 4606300129 Property size 71.24 AC

Parcel # (5 digits) 91273 & 56190 Deed Book(s) 2742 Page(s) 485

PART III

Zoning District R-T

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

The property is currently a wooded, undeveloped area with two streams running through the subject parcel. There are no existing structures on site.

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

The prop development is a single-family residential subdivision consisting of 34 lots. It includes 6.46 acres of impv area, making up 9.07 % of the site while the development provides 54.37 % open space

\$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.

DocuSigned by:

Jeff OH
9B673591C2994AF...

10/29/2025

Applicant's Signature

Date



Plat Approval Application

Applicant's Proposed Findings of Fact

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

FACTUAL REASONS CITED: **The proposed use as a single-family residential subdivision aligns with the county's comprehensive plan and future land use map designation for the area. The development meets all UDO specifications provided.**

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

FACTUAL REASONS CITED: **The project preserves 51.44% open space, exhibits the correct lot sizings for Lincoln subdivisions, infrastructure plans comply with county engineering and public works standards.**

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 proposed single-family lots are consistent with nearby residential properties. The layout and design follow applicable subdivision and zoning regulations, ensuring orderly development.**

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 road network is designed to efficiently and safely distribute traffic and connect with existing public streets. Utilities such as water, sewer, and stormwater systems are planned to connect to existing infrastructure.**



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 11/10/2025 Scale: 1 Inch = 500 Feet

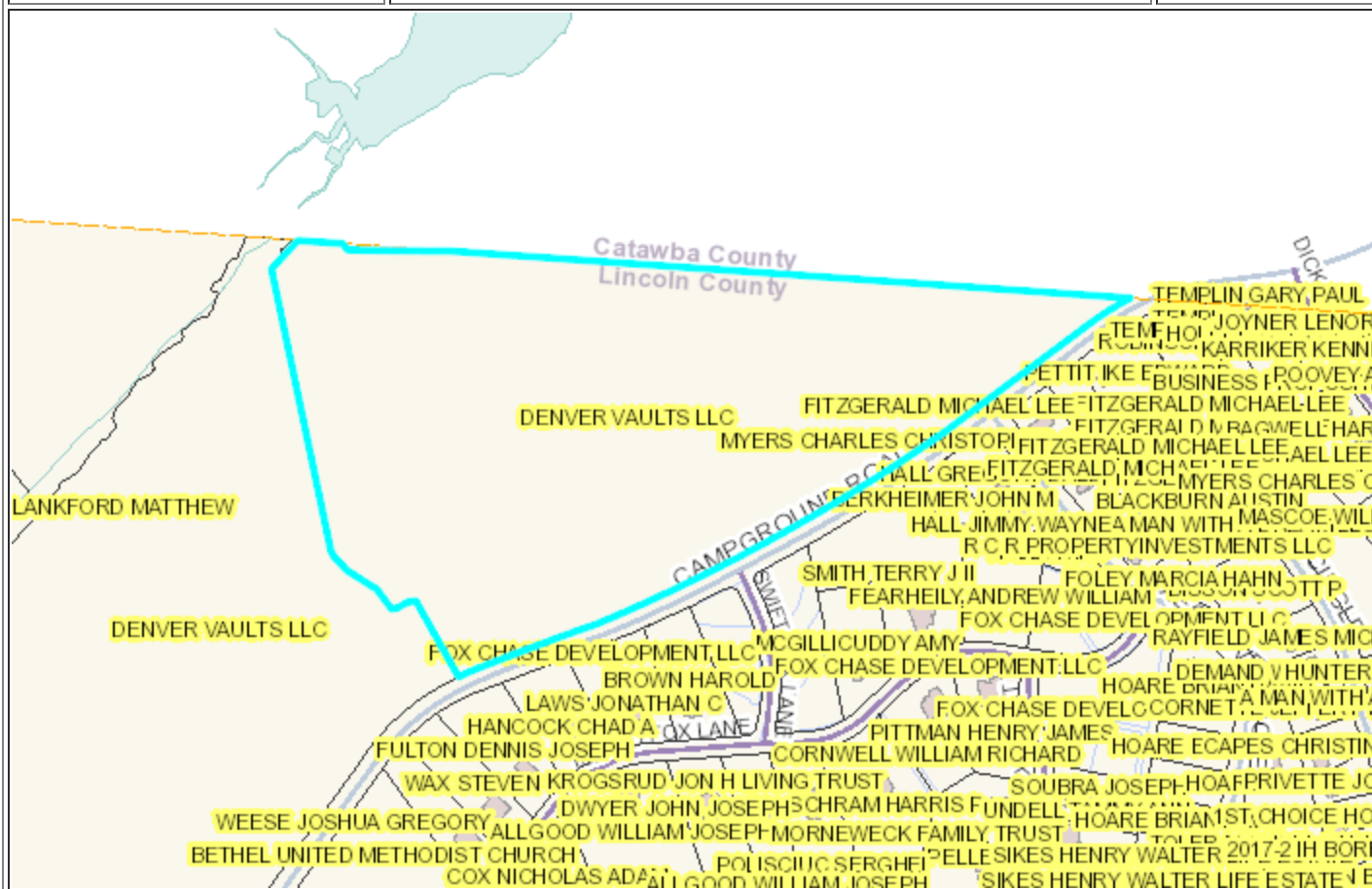


Photo Not Available

Parcel ID	56190	Owner	DENVER VAULTS LLC	
Map	4606	Mailing	919 BERRYHILL ROAD SUITE 100	
Account	0267564	Address	CHARLOTTE, NC 28208	
Deed	2742 485	Last Transaction Date	05/14/2018	Sale Price \$800,000
Plat	12 188	Subdivision	CAROLINA CENTERS LLC	Lot PT PARCEL 4
Land Value	\$601,440	Improvement Value	\$0	Total Value \$601,440
Previous Parcel				
-----All values for Tax Year 2025 -----				
Description	PT PRCL 4 CAROLINA CENTER			Deed Acres 0
Address	CAMPGROUND RD			Tax Acres 35.179
Township	CATAWBA SPRINGS			Denver
Main Improvement				Value
Main Sq Feet				Year Built
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-T		35.18	DN29	35.18
Watershed				Sewer District
	35.18			35.18
Census County				Block
109				2012 35.07
109				2009 0.11
Flood	Zone Description			Panel
X	NO FLOOD HAZARD			3710460500 12.12



Lincoln County, NC

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Date: 11/10/2025 Scale: 1 Inch = 500 Feet

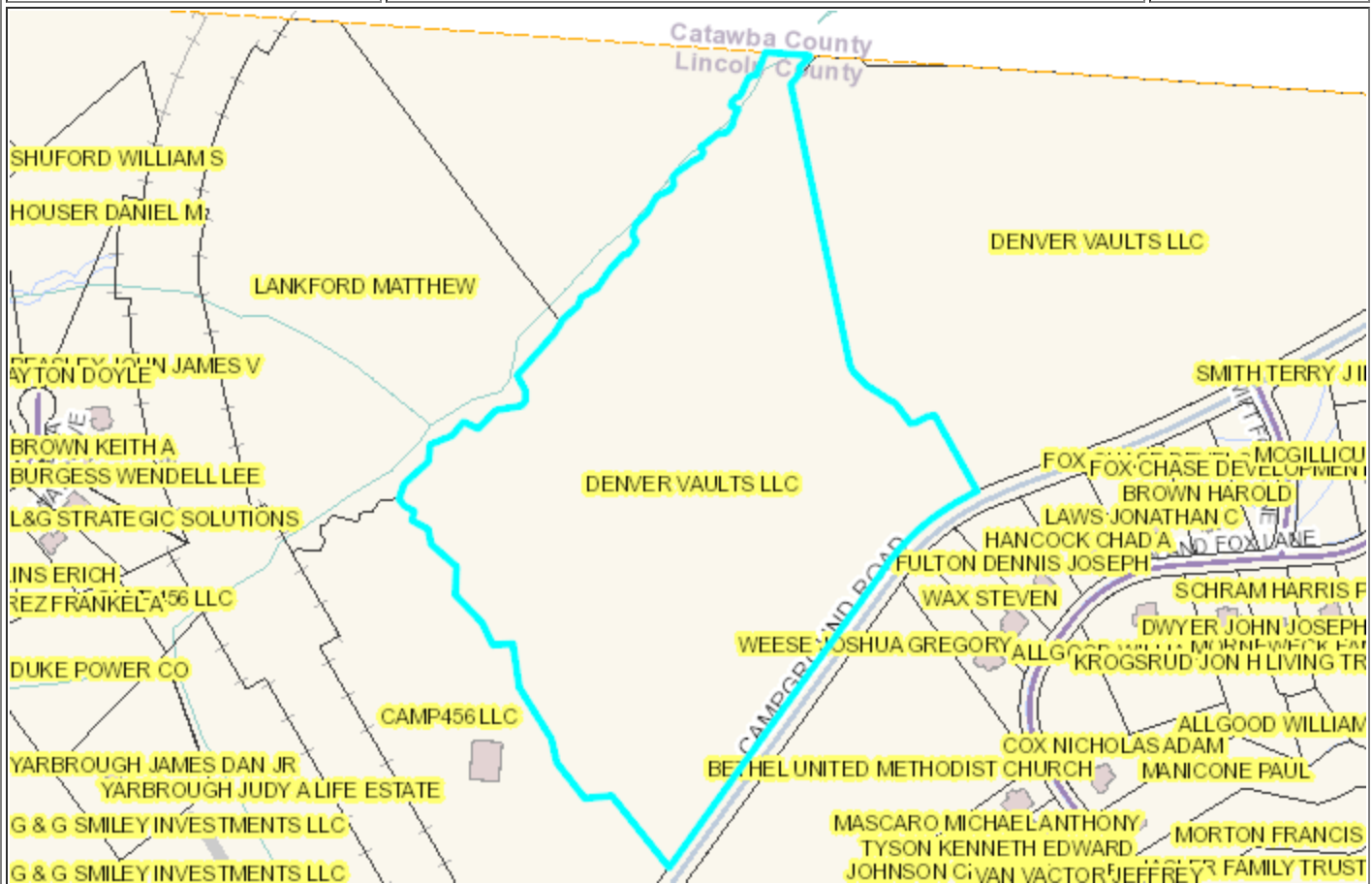
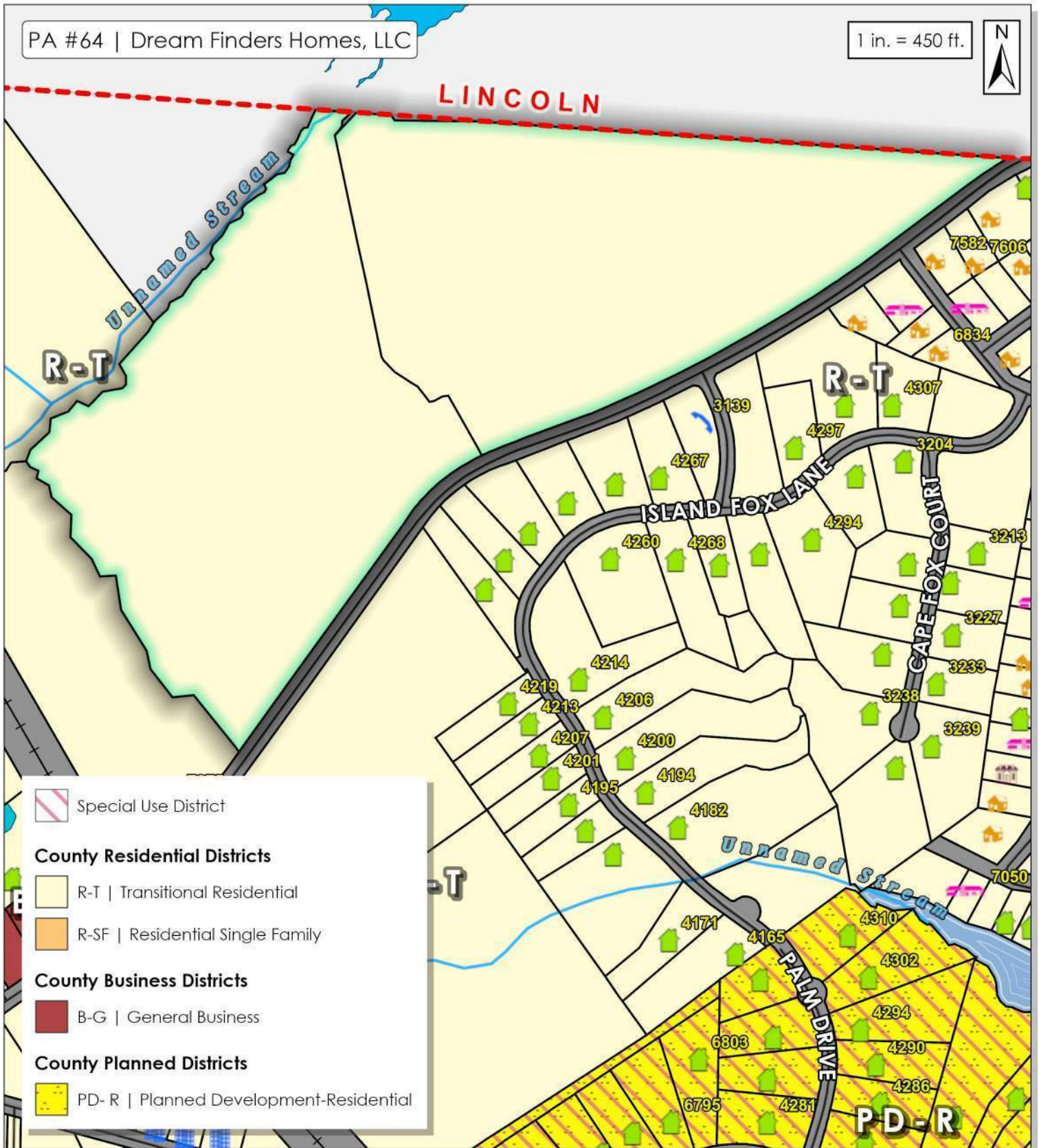


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Parcel ID	91273	Owner	DENVER VAULTS LLC
Map	4605	Mailing	919 BERRYHILL ROAD SUITE 100
Account	0267564	Address	CHARLOTTE, NC 28208
Deed	2742 485	Last Transaction Date	05/14/2018
Plat	16 100	Subdivision	UMI 204 205 246 & 423 MAP 2
Land Value	\$580,610	Improvement Value	\$0
Previous Parcel	82211	Total Value	\$580,610
-----All values for Tax Year 2025 -----			
Description	PT SURPLUS TRACT 3230-05		Deed Acres 36.472
Address	CAMPGROUND RD		Tax Acres 35.844
Township	CATAWBA SPRINGS		Denier
Main Improvement			Value
Main Sq Feet	Stories		
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-T		35.84	DN29 35.84
Watershed	35.84	Sewer District	35.84

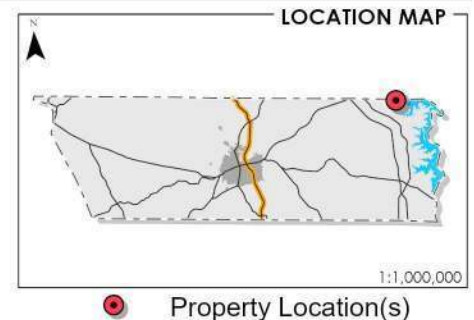


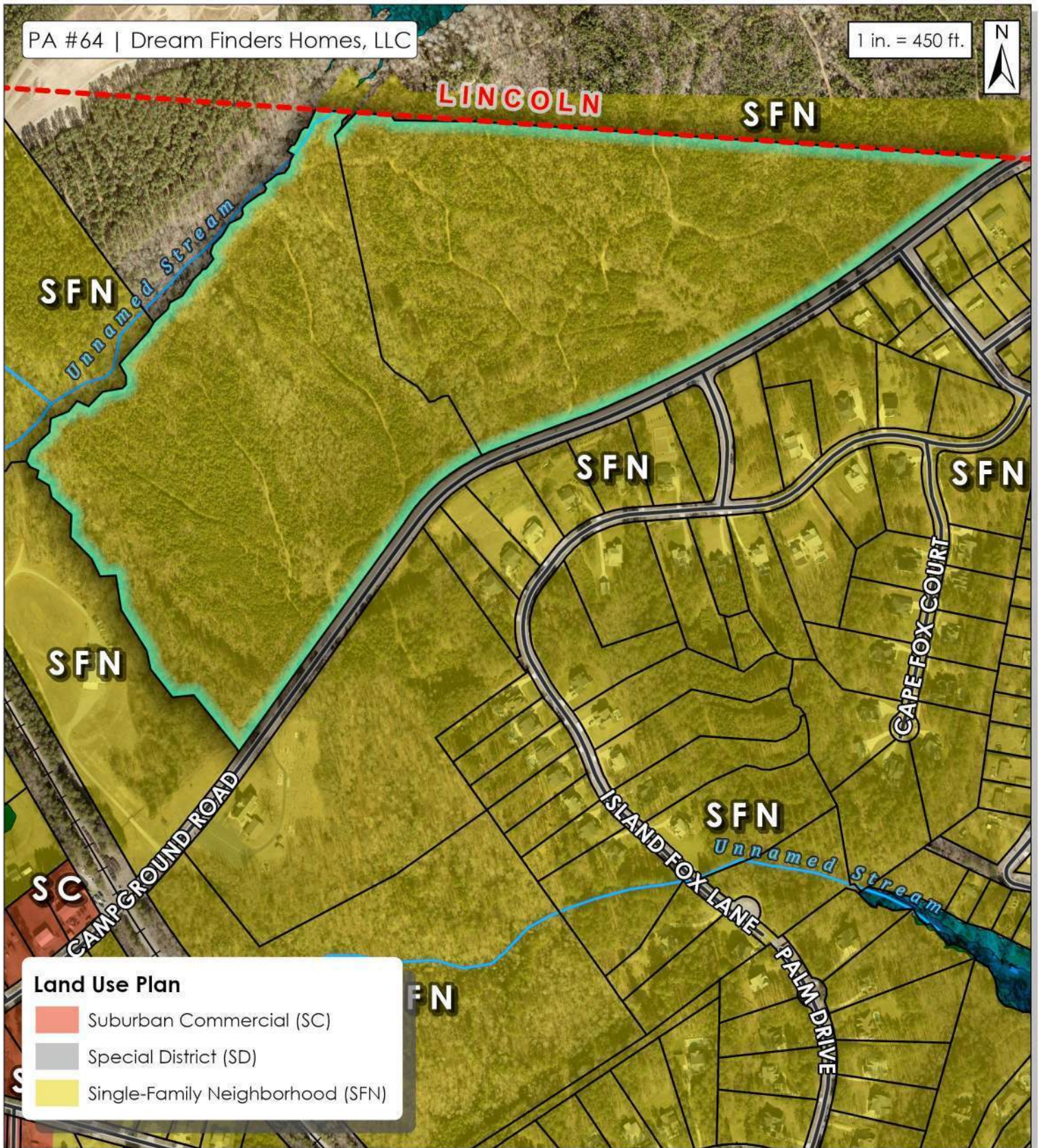
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 56190 & 91273

 - Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

-  Suburban Commercial (SC)
-  Special District (SD)
-  Single-Family Neighborhood (SFN)



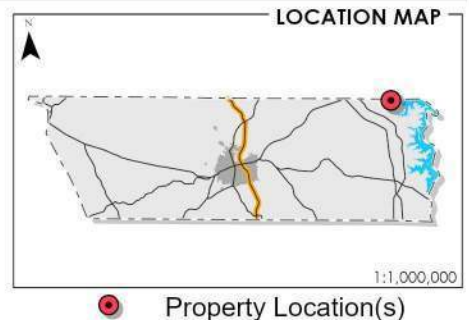
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 56190 & 91273

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP





Lincoln County Project Reviews

Project Number: PREAPP25-00132

Description: Campground Road

Project Type: PRE APPLICATION CONFERENCE

Parcel ID: 56190

Sub Type:

Applicant: Benji Layman

Applied: 4/11/2025

Approved:

Owner: DENVER VAULTS LLC

Status: COMPLETE

Balance: \$ 0.00

Surveyor: <NONE>

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

5/8/2025	9/15/2025	5/29/2025	ENVIRONMENTAL HEALTH - FOOD-FACILITIES	Stacy Adcock	NOT APPLICABLE	Not applicable-SEE NOTES
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Notes:

please contact the department for their comments.

There does not appear to be planned amenities such as a neighborhood/association public swimming pool. There for review is NA to EH Food and Facilities Division.

Review Group: AUTO

4/11/2025	4/11/2025		PRE-APPLICATION CHECK-IN	Maegan Rhoades	COMPLETE	
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Notes:

Review Group: TRC PRE-APPLICATION

4/11/2025	5/29/2025	5/8/2025	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	NOT APPLICABLE	No permits requested
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Notes:

4/11/2025	5/7/2025	5/8/2025	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	RESUBMITTAL REQUIRED	
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Notes:

Only one entrance is in Lincoln County

If streets are to be NC State maintained, they shall meet the NC Subdivision Street specs, If the streets, cul-d-dsacs, and turn arounds are going to be private, they shall meet the current street specs in the most current NC Fire Code Appendix "D"

4/11/2025	5/5/2025	5/8/2025	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
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Notes:

Bench all slopes

Provide phase 3 vertical EC plan for individual lot controls if developer is same as vertical builder

Provide sheets showing all offsite land disturbance areas and EC measures for such



Lincoln County Project Reviews



Provide NCDOT permit approval.
No clearing or instalation of EC measures except silt fence in the 50" buffer.
Will septic area/spray field be disturbed for any installations or is it strictly all spray?

4/11/2025	5/8/2025	5/8/2025	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
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Notes:

For full review, provide:

- 1) full civil plans, including storm drainage, utilities, etc.
- 2) storm calculations for pipe system and inlets
- 3) offset cul-de-sac typical
- 4) typical cross-section detail with slopes
- 5) detail for curb types (and curb transition detail for standard catch basins)
- 6) specified base course material

Consider using standard 30" curb and gutter along collector roads, since there should be no driveway access along those

4/11/2025	5/6/2025	5/8/2025	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
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Notes:

This will be served by a private water and sewer system

4/11/2025	5/8/2025	5/8/2025	ZONING - COUNTY PRE-APPLICATION	Jeremiah Combs	COMPLETE	
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Notes:

- 1) Revise the Lincoln County Development Data to accurately state the minimum lot size in the R-T district is 32,670 square feet and the minimum lot width in the R-T district is 100 feet.
- 2) If a setback typical is going to be shown, then please include a version for each county, and label them accordingly.
- 3) Revise the cul-de-sac to comply with the 200-foot minimum cul-de-sac length.
- 4) Sidewalks are required on one side of all new subdivision roads, both local and collector, in Lincoln County.



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CAMP456, LLC
DB 2453 PG 348
SURPLUS TRACT
MB 16 PG 100
PID #91272
(LINCOLN COUNTY)

CAMP456, LLC
DB 2453 PG 348
SURPLUS TRACT
MB 16 PG 100
PID #91272
(LINCOLN COUNTY)

MATTHEW P. LANKFORD
DB 2431 PG 357
MB 13 PG 9
PID #56246
(LINCOLN COUNTY)

MATTHEW P. LANKFORD
DB 3220 PG 1416
MB 60 PG 37
PID #460603119278
(CATAWBA COUNTY)

1,588,798 SQ. FT.
36.4738 ACRES
DENVER VAULTS, LLC
DB 2742 PG 485
MB 16 PG 100
PID #91273
(LINCOLN COUNTY)

200' STREAM BUFFER
(FOR SEPTIC USE)
100' STREAM BUFFER
EXISTING JURISDICTIONAL STREAM
PROPOSED 50' PERIMETER BUFFER
PROPERTY LINE, TYP.

OPEN SPACE =
32.94 AC

ADAM DELLINGER
JAN JETTON
JIM LEDFORD
JOANNE CHARLES
SCOTT COOPER

CAMPGROUND ROAD
NCSR #1373
60' PUBLIC RIGHT-OF-WAY
MB 12 PGS 188-189
(LINCOLN COUNTY)

EXISTING JURISDICTIONAL STREAM

100' STREAM BUFFER

PROPOSED 50' PERIMETER BUFFER
EXISTING JURISDICTIONAL STREAM
100' STREAM BUFFER

10' SIDE YARD SETBACK, TYP.
40' REAR YARD SETBACK, TYP.
30' FRONT YARD SETBACK, TYP.

LOT 6

LOT 5

LOT 4

LOT 3

FOX CHASE
PHASE 1 MAP 1
MB 16 PG 342
(LINCOLN COUNTY)

LOT 2

APPROXIMATE RIGHT-OF-WAY

LEGEND

SYMBOL



PROPOSED SIDEWALK



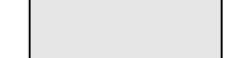
PROPOSED ACCESSIBLE RAMP



PROPOSED OPEN SPACE



PROPOSED SEPTIC FIELD



CATAWBA COUNTY PROJECT SIDE



CONCRETE DRIVEWAY



PROPOSED 2' CONCRETE VALLEY GUTTER

DETAIL

-/-

-/-

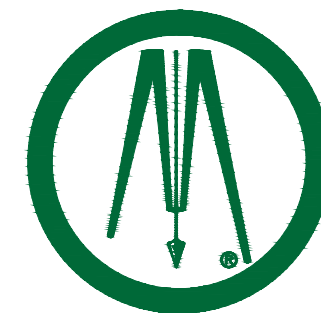
-/-

-/-

-/-

-/-

-/-



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NC 28206
Phone: (704) 376-1555
Email: Charlotte@bolton-menk.com
www.bolton-menk.com

**DREAM FINDERS
HOMES**

301 MCCULLOUGH DRIVE
SUITE 109
CHARLOTTE, NC 28262

**CAMPGROUND ROAD
SUBDIVISION**

**DIMENSION
CONTROL PLAN**

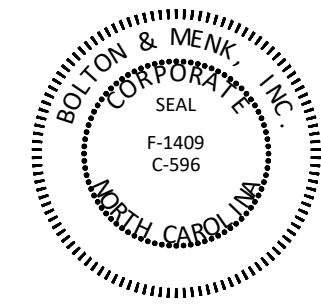
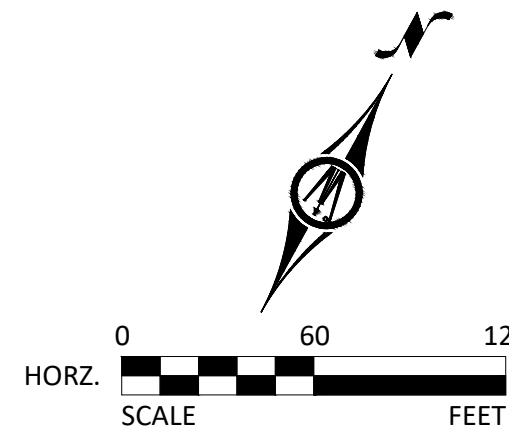
PROJECT NO:

25XS0048700

REVISIONS:

2025-09-30 - CATAWBA COUNTY RESUBMITTAL

2025-10-06 - LINCOLN COUNTY RESUBMITTAL



**NOT
FOR
CONSTRUCTION**

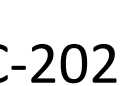
DATE: 10/27/25

DESIGNED BY: TLB

DRAWN BY: JAB

CHECKED BY: WES

C-201



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LEGEND

SYMBOL	DETAIL
	PROPOSED SIDEWALK -/-
	PROPOSED ACCESSIBLE RAMP -/-
	PROPOSED OPEN SPACE -/-
	PROPOSED SEPTIC FIELD -/-
	CATAWBA COUNTY PROJECT SIDE -/-
	CONCRETE DRIVEWAY -/-
	PROPOSED 2' CONCRETE VALLEY GUTTER -/-



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**DREAM FINDERS
HOMES**

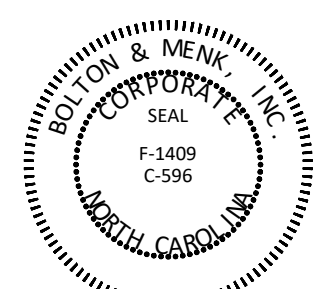
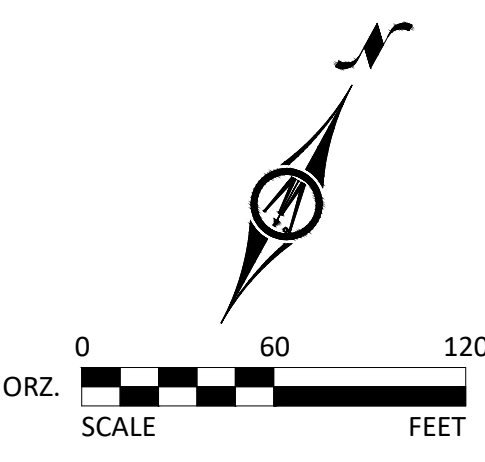
301 MCCULLOUGH DRIVE
SUITE 109
CHARLOTTE, NC 28262

**CAMPGROUND ROAD
SUBDIVISION**

**DIMENSION
CONTROL PLAN**

PROJECT NO:
25X50048700

REVISIONS:
2025-09-30 - CATAWBA COUNTY RESUBMITTAL
2025-10-06 - LINCOLN COUNTY RESUBMITTAL



**NOT
FOR
CONSTRUCTION**

DATE:	10/27/25
DESIGNED BY:	TLB
DRAWN BY:	JAB
CHECKED BY:	WES