# CITY OF LINCOLNTON
# PLANNING BOARD
# MINUTES

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**BOARD MEMBERS:** Greg McBryde, Gregory.Mcbryde@gmail.com; Trent Mason, trentonbmason@gmail.com; Becky Shaw beckygreer82@gmail.com; Monte Tyson, monte@cbdeastmain.com; Kristin Radebaugh, kradebaugh6r6@gmail.com; John Waters, jh2osk@aol.com; Steve Lackey, stevelackey88@gmail.com

**Tuesday, February 20, 2024**

**Present:** Greg McBryde, Trent Mason, Becky Shaw, Monte Tyson, Kristin Radebaugh, John Waters, and Steve Lackey

**Absent:** N/A

## Call to Order

Chair Trent Mason called the meeting to order and recognized that all members were present.

## Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the January 16, 2024 meeting.

*Motion:* *Greg McBryde made a motion to approve the minutes. Members voted 7-0 in favor of the motion.*

## Public Hearing

**CZ-2-2024** Application from Morris Long requesting a conditional district zoning map amendment from Central Business Transitional (CBT) to Transitional Infill Development (TID) for the purpose of building four duplex units on 0.733 acres of land. The subject property is located at the northwest corner of North Flint Street and East Main Street (Parcel ID 00670).

Jean Derby presented the staff report included in the agenda packet to the Board regarding CZ-2-2024.

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

*Motion:* *Greg McBryde made a motion to approve with staff recommendations and the added Board recommendation of a brick front façade on the units facing East Main Street. Members voted 5-2 in favor of the motion.*

**CZ-3-2024** Application from Olga R. Epple requesting a conditional district rezoning of approximately 71.20 acres of land from R-8, R-15, and RMF to Planned Residential District (PRD) to develop a residential community consisting of 80 single-family detached dwellings and attached 107 townhomes. The subject property is located along Wilma Sigmon Rd, adjacent to Lincoln Meadows Subdivision. (Parcel ID 01047, 17645, and a portion of 01049).

Jean Derby presented the staff report included in the agenda packet to the Board regarding CZ-3-2024.

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

*Motion:* *Monte Tyson made a motion to approve with staff recommendations. Members voted 7-0 in favor of the motion.*

**Election of Officers**

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

*Motion:* *Trent Mason made a motion to nominate Kristin Radebaugh as Vice Chair. Members voted 7-0 in favor of the motion.*

*Motion:* *Greg McBryde made a motion to nominate Trent Mason as Chair. Members voted 7-0 in favor of the motion.*

Chair Trent Mason asked if there was a motion to approve the nominations. The motion is as follows:

*Motion:* *Greg McBryde made a motion to approve the nominations for the election of officers. Members voted 7-0 in favor of the motion.*

Chair Trent Mason asked the Board if there was any other business to be addressed, to which there was none.

**Adjournment**

*Motion:* *Becky Shaw made a motion to adjourn. Members voted 7-0 in favor of the motion.*

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Ashley Jones