# CITY OF LINCOLNTON
# PLANNING BOARD
# MINUTES

PO DRAWER 617, LINCOLNTON, NC 28093

www.lincolntonnc.org

**BOARD MEMBERS:** Trent Mason, Chair, *trentonbmason@gmail.com;* Kristin Radebaugh, Vice Chair, *kradebaugh6r6@gmail.com;* John Waters, *jh2osk@aol.com*; Monte Tyson, *monte@cbdeastmain.com;* Steve Lackey, *stevelackey88@gmail.com*; Jerry Hoffman, *jlskhoffman@charter.net*; Lee Huss *lee@gillelandrealty.com*

**Tuesday, April 15, 2025**

**Present:** Trent Mason, Kristin Radebaugh, John Waters, Steve Lackey, Jerry Hoffman, and Monte Tyson
**Absent:** Lee Huss

## Call to Order

Chair Trent Mason called the meeting to order and recognized that Lee Huss was absent.

## Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the March 18, 2025, meeting.

*Motion:* *John Waters made a motion to approve the minutes. Members voted 6-0 in favor of the motion.*

## Public Hearings

**ZTA-2-2025** Zoning Text Amendments to Chapter 152 Unified Development Ordinance

Ashley Jones presented the staff report in the agenda packet to the Board regarding ZTA-2-2025.

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

*Motion:* *John Waters made a motion to approve with recommendations from staff.*
*Members voted 6-0 in favor of the motion.*

**CZ-3-2025** Application from Greenway Residential Development LLC. requesting a Conditional District Rezoning of approximately 8.7 acres of land from the Planned Business (PB) District to the Planned Residential Development (PRD) District for the purpose of constructing a 60 unit Multi-Family development. The subject properties are located on the east side of South Generals Blvd and the west side of Jerry Crump Road, approximately 150 feet south of the intersection of Jerry Crump Road and Country Club Road (Parcel ID 55188, 18143, 18170, and a portion of 55187).

Jean Derby presented the staff report in the agenda packet to the Board regarding CZ-3-2025.

Nine citizens spoke in opposition to the conditional rezoning, citing several concerns—most notably, increased traffic.

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

*Motion:* *John Waters made a motion to deny with recommendations from staff. Steve Lackey seconded the motion.*
*Members voted 6-0 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:* *Jerry Hoffman made a motion to adjourn.*
*Members voted 6-0 in favor of the motion.*

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Kayla Reep