CITY OF LINCOLNTON
PLANNING BOARD
MINUTES

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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, March 18, 2025

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

Call to Order

Chair Trent Mason called the meeting to order. Monte Tyson was absent.

Approval of Minutes

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

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

Public Hearings

CZ-2-2025 Application from Lorrie V. Jones requesting a Conditional District Rezoning of 0.36 acres of land from Residental-10 (R-10) District to the Neighborhood Business Conditional Disctrict (NB-CD) for the purpose of using a portion of the existing church for a Hair Salon. The subject property is located at 416 Louise Avenue (Parcel ID 01233)

Jean Derby presented the staff report in the agenda packet to the Board regarding CZ-2-2025.

Three citizens spoke in opposition to the conditional rezoning due to traffic concerns.

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.*
Members voted 6-0 in favor of the motion.

ZMA-2-2025 Application from Danny B. Dellinger Jr. requesting the rezoning of approximately 21.56 acres of land from General Manufacturing and Commerical (GMC) District to the Residential-25 (R-25) District. The subject property is located to the south of Carolina Mill Circle (Parcel ID 53616)

Jean Derby presented the staff report in the agenda packet to the Board regarding ZMA-2-2025.

Chair Trent Mason asked if there was a motion. The motion is as follows:

Motion: *Lee Huss made a motion to approve with recommendations from staff.*
Members voted 5-1 in favor of the motion.

Adjournment

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

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Kayla Reep