CITY OF LINCOLNTON
BOARD OF ADJUSTMENT
MINUTES

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

Tuesday, March 18, 2025

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

Call to Order

Vice-Chair John Waters called the meeting to order and recognized that Chair Monte Tyson was absent. Steve Lackey filled in as first alternate for a quorum.

Approval of Minutes

Vice-Chair John Waters asked the Board if there were any additions or corrections to the minutes of the February 18, 2025, meeting. The motion is as follows:

Motion:

Trent Mason made a motion to approve the minutes. Members voted 5-0 in favor of the motion.

Quasi-judicial Hearing

BOA-3-2025 Application from Brian Kenyon requesting a variance of Section 153.108 (B)(6) of the Lincolnton Unified Development Ordinance. The variance if granted, would allow a subdivision of land that doesn't meet the required lot width requirements for the R-8 District. The subject property is located at 509 Lee Avenue (Parcel ID 00951).

Jean Derby swore in Ashley Jones, Brian Kenyon, and citizen Jeffery Hopper.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-3-2025.

Jeffery Hopper spoke in opposition to the variance.

After the presentation and discussion, Vice-Chair John Waters asked if there was a motion for each of the four Findings of Fact for the variance request. The motion is as follows:

Motion: *Trent Mason made a motion to approve the first Finding of Fact. Members voted 5-0 in favor of the motion.*

Motion: *Kristin Radebaugh made a motion to approve the second Finding of Fact. Members voted 5-0 in favor of the motion.*

Motion: *Trent Mason made a motion to approve the third Finding of Fact. Members voted 5-0 in favor of the motion.*

Motion: *Kristin Radebaugh made a motion to approve the fourth Finding of Fact. Members voted 5-0 in favor of the motion.*

Vice-Chair John Waters asked if there was a motion to approve the request. The motion is as follows:

Motion: *Jerry Hoffman made a motion to approve the request with staff recommendations. Members voted 5-0 in favor of the motion.*

BOA-4-2025 Application from Stanley D. Stokes requesting a variance of Section 153.107 (B) (2) (4) of the Lincolnton Unified Development Ordinance. The variance, if granted, would allow for encroachment of a new structure upon the front setback and an existing structure upon the rear setback requirement of the R-10 district. The subject property is located at 801 North Grove Street (Parcel ID 17036).

Jean Derby swore in Stanley D. Stokes.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-4-2025.

Vice-Chair John Waters asked if there was a motion to approve the request. The motion is as follows:

Motion: *Jerry Hoffman made a motion to table BOA-4-2025 until the April 15th meeting. Members voted 5-0 in favor of the motion.*

Adjournment

Vice-Chair John Waters asked if there was a motion to adjourn. The motion is as follows:

Motion: *Trent Mason made a motion to adjourn. Members voted 5-0 in favor of the motion.*

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Kayla Reep