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, April 15, 2025

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

Call to Order

Chair Monte Tyson called the meeting to order and recognized that all members were present for a quorum.

Approval of Minutes

Chair Monte Tyson asked the Board if there were any additions or corrections to the minutes of the March 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-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 Ashley Jones and Stanley D. Stokes.

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

After the presentation and discussion, Chair Monte Tyson 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: *John Waters made a motion to approve the second Finding of Fact. Members voted 5-0 in favor of the motion.*

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

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

Chair Monte Tyson asked if there was a motion to approve the request. The motion is as follows:

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

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

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Adjournment

Chair Monte Tyson asked if there was a motion to adjourn. The motion is as follows:

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

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Kayla Reep