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, *h2os.john@gmail.com*; Monte Tyson, *monte@cbdeastmain.com;* Steve Lackey, *stevelackey88@gmail.com*; Jerry Hoffman, *jlskhoffman@charter.net*; Lee Huss *lee@gillelandrealty.com*

Tuesday, March 17, 2026

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

Absent: Monte Tyson

Call to Order

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

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the December 16, 2025 meeting.

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

Public Hearings

CZ-1-2026- Application from Manuel & Sherley Brito

Planning Director Jean Derby presented the staff report in the agenda packet to the Board requesting a conditional district rezoning from Residential Single and Two-Family Medium Density (R-8) to Residential Multi-Family Conditional District (RMF-CD) for townhome development.

Board members had several questions about the zoning comparison, the conditional district requirements, and utility services. Trent Mason clarified that townhomes would not be considered duplexes under the current zoning and confirmed that any changes to the approved site plan would require return to the board for approval.

Citizens were invited to provide comments to the board regarding CZ-1-2026. Six citizens signed up to speak, with the Planning Board limiting speakers to three minutes each.

Libby Baker opposed the development, citing flooding concerns, increased traffic, and the change in neighborhood character.

Rick Haulk echoed flooding concerns and cited existing traffic congestion during peak times.

Ed Baker focused on environmental concerns (flooding and water drainage issues).

Millie Baker expressed concerns regarding the character of the neighborhood changing.

Bobby Carswell spoke about existing traffic congestion and expressed that Georgetown Road would need to be widened and have proper lanes and markings designated if the project proceeds.

Teddy Houser, who owns a business across from the subject property, expressed additional concerns related to traffic, flooding, and crime at nearby duplexes.

The Applicant, John Whitley, responded and addressed the community concerns. He emphasized that the townhome concept was chosen specifically to minimize environmental impact compared to the duplex development allowed by right. The townhomes would allow more undisturbed land and vegetation to remain while achieving the same density. Whitley noted they planned to develop attractive units and were equally concerned about minimizing impact on the community.

When asked about property management, Whitley indicated there would be an on-site office but no current plans for a resident manager.

Regarding erosion control, Whitley praised Lincolnton's erosion control office as one of the toughest and most well-monitored in the state, expressing confidence that proper controls would be implemented and enforced.

The Board engaged in substantive discussion about the merits of the application. Mason noted that the choice was essentially between allowing the current zoning to proceed with potentially 14 duplexes and more ground disturbance, versus approving a site-plan-specific development with less environmental impact.

Board members discussed the conditional district's constraints, noting that the approved site plan would bind future development and prevent arbitrary changes without board approval. Waters raised concerns about traffic impacts and city street maintenance responsibilities.

Derby clarified that Georgetown Road is city-maintained and that Nathan Eurey would review and decide if a traffic impact analysis would be warranted before the application proceeds to City Council.

Kristin Radebaugh addressed community concerns about rental properties, noting that not all renters cause problems and that the development appeared to be a good site plan.

The Board acknowledged that their decision would advance to City Council for final approval on April 2, 2026, at 6:30 PM, where residents would have another opportunity to speak.

The Public Hearing portion of the meeting closed.

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

Motion: *Lee Huss made a motion to approve with staff recommendations, including an additional requirement for Nathan Eurey to review traffic impacts before the City Council hearing.*
Members voted 4-1 (John Waters, voting no). With a majority vote, the motion passed.

Other Business

Case CZ-3-2026 from Lincoln County was noted as deferred.

Election of Officers

The Planning Board proceeded with officer elections for the coming year.

For chair, Trent Mason was nominated by Kristin Radebaugh and elected unanimously to serve another term.

For vice chair, Kristin Radebaugh was nominated by Trent Mason and elected unanimously to serve another term.

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

Adjournment

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

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Becky Shaw