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, April 21, 2026

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

Call to Order

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

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the March 17, 2026 meeting.

Motion: *Kristin Radebaugh made a motion to approve the minutes. Members voted 7-0 in favor of the motion.*

Public Hearings

CZ-2-2026- Application from Javier Brito

Planning Director Jean Derby presented the staff report in the agenda packet to the Board requesting a conditional district rezoning from Neighborhood Business (NB) to Residential 8 District (R8) to allow the applicant to live at the subject property.

Board members had several questions about the existing accessory buildings on the site, the conditional district requirements, and what would be allowed as a use for the property if the rezoning were to be granted.

Planning director Jean Derby verified with the applicant that he understood and agreed to the "Conditions of Approval" as listed in the agenda packet. The Board had no additional conditions to add.

The Public Hearing portion of the meeting closed.

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

Motion: *Kristin Radebaugh made a motion to approve with staff recommendations.*
Members voted 7-0 in favor of the motion.

CZ-4-2026- Application from Workforce Solutions, LLC

Before the beginning of the presentation on CZ-4-2026, Lee Huss recused himself from sitting on the board for this case.

Planning Director Jean Derby presented the staff report in the agenda packet to the Board requesting a conditional district rezoning from Planned Business (PB) and Residential-15 (R-15) to Residential Multifamily RMF (CD) to allow the applicant to build a 52-unit apartment complex.

The Board provided instructions and time restrictions for anyone signed up to speak for or against the proposed project.

Nine neighboring property owners spoke against the proposed project, citing the following concerns:

- Traffic on Lithia Inn Road;
- Single Ingress and Egress on an already busy road;
- The Character of the neighborhood and surrounding homes;
- Public safety (proximity of the railroad);
- Environmental concerns with previous use of the land for textile manufacturing;
- Privacy of the neighboring properties due to the height of the proposed complex; and
- Potential for increase in crime.

The applicant addressed concerns and made himself available to answer questions from the Board. The Public Hearing portion of the meeting closed.

The Board discussed ideas to mediate some of the concerns of the public: fence height, installation of a berm, or tree height. The desperate need for housing, maintenance of Jackson Drive, access for emergency vehicles, and the effect on property values were other topics discussed.

Planning director Jean Derby asked if the Board had any additional conditions to add. Board Chair Trent Mason added the condition of increasing tree height to a minimum of 15 feet (at the time of planting) for the buffer. The applicant verified that he agreed to the conditions listed in the agenda packet as well as the condition added by the Board.

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

Motion: *John Waters made a motion to deny.*
Members voted 5-1 (with Chair Trent Mason voting to approve) in favor of the motion to deny.

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

Adjournment

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

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Becky Shaw