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, May 19, 2026

Present: Trent Mason, 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 except for Kristin Radebaugh.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the April 21, 2026 meeting.

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

Public Hearings

CZ-5-2026- Application from Adam Baranski, E Pine Street (Parcel ID's: 18122, 16081, 20472)

Planning Director Jean Derby presented the staff report in the agenda packet to the Board requesting a conditional district rezoning from Planned Business (PB) to Residential 8 District (R8) to allow for three new duplexes to be built on the subject property.

Board members had questions about the existing buildings on the site, the neighborhood, and the neighboring businesses. Discussions touched on the "paper street" bordering one of the lots, with the general consensus being that it is highly improbable it will ever be developed into a valid street.

The applicant made a brief statement regarding the intentions of the project and made himself available for questions. Brief discussion between applicant and the Board regarding the owners of the lots surrounding the three subject parcels.

The Public Hearing portion of the meeting closed.

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

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

ZTA-1-2026- Amendment to Unified Development Ordinance

Planning Director Jean Derby presented the staff report in the agenda packet requesting two amendments to the UDO.

The first is in reference to the timeframe in which denied or withdrawn applications can be submitted to reapply for a zoning map amendment, zoning text amendment, or conditional zoning. State Legislation, passed in September 2025, prohibits us from imposing a waiting period and our current ordinance mandates a one-year waiting period. The current language needs to be updated to match the current legislation.

The second text amendment is adding language to the Transitional Infill Development zoning district that would allow redevelopment of existing mills. None of the current zoning districts would be appropriate to allow this use. Adding this language to TID would make redevelopment of the mills possible.

Planning director Jean Derby asked if the Board had any questions. Brief discussion regarding what type of redevelopment would be allowed and about the size of the acreage for new mill developments vs. redevelopment of the existing mills.

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

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

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 6-0 in favor of the motion.

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Becky Shaw