CITY OF LINCOLNTON
BOARD OF ADJUSTMENT
MINUTES

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BOARD MEMBERS: Monte Tyson, Chair, *monte@cbdeastmain.com;* John Waters, Vice Chair, *h2os.john@gmail.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 21, 2026

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

Call to Order

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

Approval of Minutes

Chair Monte Tyson asked the Board if there were any additions or corrections to the minutes of the March 17, 2026 meeting. The motion is as follows:

Motion: *Trent Mason made a motion to approve the minutes as presented.*
Members voted 5-0 in favor of the motion.

Quasi-judicial Hearing:

Jean Derby swore in Ashley Jones, Kenneth Dodgin, Ginger Dodgin, and Matthew Meadows.

BOA-02-2026- Application from Alan and Susan Hutcherson requesting a variance of UDO Section 153.057 Accessory Structures in regard to setback requirements and size limitations for accessory buildings within residential districts. If approved, a 16 foot; x 30 foot carport would be constructed that would be eight (8) feet off the rear property line and 20 feet from East Pine Street.

The subject property is located at 215 North Oak Street (Parcel ID 16897).

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-02-2026.

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 for the accessory structures. The motion is as follows:

Motion: *John Waters made a motion to **approve** the first Finding of Fact. Members voted 4-1 in favor of the motion. Board Member Trent Mason voted no.*

Motion: *Kristin Radebaugh made a motion to **approve** the second Finding of Fact. Members voted 2-3 in favor of the motion. Board Members Trent Mason, Monte Tyson, and Jerry Hoffman voted no. Motion failed.*

Motion: *Trent Mason made a motion to **approve** the third Finding of Fact. Members voted 4-1 in favor of the motion. Board Member Trent Mason voted no.*

Motion: *Kristin Radebaugh made a motion to **approve** the fourth Finding of Fact. Members voted 4-1 in favor of the motion. Board Member Trent Mason voted no.*

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

Motion: *Trent Mason made a motion to **approve** the variance request. Members voted unanimously in favor of the motion to approve.*

BOA-03-2026- Application from Kenneth and Ginger Dodgin requesting a variance of UDO Section 153.123 Planned Residential Development District (PRD) rear yard setback requirements. If approved, an attached 12-foot x 15-foot screened porch will be constructed 15 feet from the rear property line instead of the required 25 feet as shown on the approved plat for Carpenter Farms Subdivision.

The subject property is located at 2231 Carpenter Farm Drive (Parcel ID 107134).

Jean Derby swore in Lawanda Wilson, neighbor to the subject property.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-03-2026.

After the presentation, the Board had questions, which were discussed with staff. The public portion of the hearing closed, and the board discussed the request.

Chair Monte Tyson asked if there was a motion for each of the four Findings of Fact for the variance request for the accessory structures. The motion is as follows:

Motion: *Trent Mason made a motion to **approve** the first Finding of Fact. Members voted 4-1 in favor of the motion. Board Member Trent Mason voted no.*

Motion: *Kristin Radebaugh made a motion to **approve** the second Finding of Fact. Members voted 4-1 in favor of the motion. Board Member Trent Mason voted no.*

Motion: *John Waters made a motion to **approve** the third Finding of Fact. Members voted 4-1 in favor of the motion. Board Member Trent Mason voted no.*

Motion: *Trent Mason made a motion to **approve** the fourth Finding of Fact. Members voted unanimously in favor of the motion.*

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

Motion: *Trent Mason made a motion to **approve** the variance request. Members voted unanimously in favor of the motion to approve.*

BOA-04-2026- Application from James Meadows requesting a variance of UDO Section 153.110 (B) (2) Front Yard Setback in the R-O District. If approved, an 8-foot x 20-foot front porch would be constructed, further encroaching on the required front yard setback.

The subject property is located at 421 Battleground Road (Parcel ID 21014).

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-04-2026. The neighbor at 406 Battleground Road spoke in support of the variance and had no objections. The Board had questions for staff regarding the footprint of the porch, what could be done with the porch in the future if the variance was approved, and board and staff discussed that this lot was peculiar in that it was created before the zoning ordinance, as it is today, was created.

Chair Monte Tyson asked if there was a motion for each of the four Findings of Fact for the variance request for the accessory structures. 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: *John Waters made a motion to **approve** the third Finding of Fact. Members voted 5-0 in favor of the motion.*

Motion: *Trent Mason made a motion to **approve** the fourth Finding of Fact. Members voted unanimously in favor of the motion.*

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

Motion: *Jerry Hoffman made a motion to **approve** the variance request. Members voted unanimously in favor of the motion to approve.*

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

Adjournment

Chair Monte Tyson 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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Becky Shaw