CITY OF LINCOLNTON
BOARD OF ADJUSTMENT
MINUTES

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www.lincolntonnc.org

BOARD MEMBERS: Greg McBryde, Chair, *Gregory.Mcbryde@gmail.com;* Becky Shaw, Vice-Chair *beckygreer82@gmail.com;* Trent Mason, *trentonbmason@gmail.com;* Monte Tyson, *monte@cbdeastmain.com;* Kristin Radebaugh,*kradebaugh6r6@gmail.com;* John Waters, *jh2osk@aol.com*; Steve Lackey, *stevelackey88@gmail.com*

Tuesday, January 16, 2024

Present: Greg McBryde, Trent Mason, Monte Tyson, Kristin Radebaugh, and John Waters

Absent: Becky Shaw

Call to Order

Chair Greg McBryde called the meeting to order. It is to be noted that Becky Shaw was absent, and John Waters would serve as 1st alternate for a quorum.

Approval of Minutes

Chair Greg McBryde asked the Board if there were any additions or corrections to the minutes of the December 19, 2023, meeting.

Motion:

Trent Mason made a motion to approve the minutes. Members voted 5-0 in favor of the motion.

Public Hearing

BOA-1-2024 Application from Halie Cantrell requesting a variance of Section 153.050 of the Lincolnton Unified Development Ordinance in regard to lots abutting a dedicated street. The variance would allow the lot (Parcel ID 59121) to be served by a 20-foot easement to construct a single-family home. The subject property is located approximately 203 feet northeast of Henry Rhodes Road located behind property at 773 Henry Rhodes Road (Parcel ID 21428).

Jean Derby swore in Ashley Jones and Lisa Herman.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-1-2024.

Staff recommended that the driveway be expanded to 12 ft in width and made of gravel or asphalt.

After the presentation and discussion, Chair Greg McBryde asked if there was a motion for each of the four Findings of Fact for the variance request. The motion is as follows:

Motion: *John Waters 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: *Monte Tyson 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 5-0 in favor of the motion.*

Chair Greg McBryde 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.*

Adjournment

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

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Ashley Jones