CITY OF LINCOLNTON
BOARD OF ADJUSTMENT
MINUTES

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BOARD MEMBERS: Greg McBryde, Chair, *Gregory.Mcbryde@gmail.com;* Monte Tyson, Vice Chair, *monte@cbdeastmain.com;* Kristin Radebaugh, *kradebaugh6r6@gmail.com;* Trent Mason, *trentonbmason@gmail.com;* Jerry Hoffman, jlskhoffman@charter.net, Alternates: John Waters, *jh2osk@aol.com*; Steve Lackey, *stevelackey88@gmail.com*

Tuesday, December 17, 2024

Present: Greg McBryde, Trent Mason, Kristin Radebaugh, Monte Tyson, Jerry Hoffman

Call to Order

Chair Greg McBryde called the meeting to order and recognized that all members were present for a quorum.

Approval of Minutes

Chair Greg McBryde asked the Board if there were any additions or corrections to the minutes of the November 19, 2024, meeting. The motion is as follows:

Motion:

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

Regular Agenda

BOA-4-2024 Application from Archie Smith, Jr. requesting a variance of Section 153.105 of the Lincolnton Unified Development Ordinance regarding minimum lot requirements and setbacks. The variance would permit the lot (PID 15763) to be subdivided, allowing each existing home to be on its own lot. The subject property is located approximately 270 feet southwest of the intersection of Norville Rd and West NC Highway 150. The property includes 1111 and 1117 West NC Highway 150 and 564 Calvary Church Road.

Jean Derby swore in Ashley Jones and Archie Smith Jr..

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-4-2024.

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: *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: *Monte Tyson made a motion to approve the third Finding of Fact. Members voted 5-0 in favor of the motion.*

Motion: *Jerry Hoffman 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

Chair Greg McBryde asked if there was a motion to adjourn. The motion is as follows:

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

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Kayla Reep