CITY OF LINCOLNTON
BOARD OF ADJUSTMENT
MINUTES

PO DRAWER 617, LINCOLNTON, NC 28093
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BOARD MEMBERS: Monte Tyson, Chair, *monte@cbdeastmain.com;* John Waters, Vice Chair *jh2osk@aol.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, August 19, 2025

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

Call to Order

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

Approval of Minutes

Chair Monte Tyson asked the Board if there were any additions or corrections to the minutes of the July 15, 2025, 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.

Quasi-judicial Hearing

BOA-8-2025 Application from Ziggy Capital Fund 1 Requesting a variance of Section 153.108 R 8 District of the Lincolnton Unified Development Ordinance regarding minimum lot width. A proposed subdivision of the property into two lots does not meet the minimum 35 feet of dedicated street frontage. The subject property is located at 602/606 West Childs Street (Parcel ID 20771).

Jean Derby swore in Ashley Jones.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-8-2025.

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. 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: *Trent Mason made a motion to **approve** the second Finding of Fact. Members voted 5-0 in favor of the motion.*

Motion: *Kristin Radebaugh made a motion to **approve** the third Finding of Fact. Members voted 4-1 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 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 5-0 to approve the motion. Motion granted.*

BOA-9-2025 Application from Travis Sinclair and Charles and Gail Little requesting a variance of section 153.106 (B) of the Lincolnton Unified Development Ordinance regarding minimum lot size in the Residential-15 (R-15) District. The variance would allow a new lot to be created that doesn't meet the minimum lot size requirement of 15,000 square feet in the R-15 District. The subject properties are located at 911 and 919 East Park Drive (Parcel ID 15838 & 17201)

Jean Derby swore in Ashley Jones and the applicant, Travis Sinclair.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-9-2025.

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. The motion is as follows:

Motion: *Kristin Radebaugh made a motion to **approve** the first Finding of Fact. Members voted 5-0 in favor of the motion.*

Motion: *Trent Mason 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: *Kristin Radebaugh made a motion to **approve** the fourth Finding of Fact. Members voted 5-0 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 5-0 to approve the motion. Motion granted.*

Adjournment

Vice Chair John Waters 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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Kayla Reep