CITY OF LINCOLNTON
PLANNING BOARD
MINUTES

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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, June 16, 2026

Present: John Waters, Kristin Radebaugh, and Lee Huss

Call to Order

Vice Chair Kristin Radebaugh called the meeting to order and recognized that three members were present.

Approval of Minutes

Vice Chair Kristin Radebaugh asked the Board if there were any additions or corrections to the minutes of the May 19, 2026 meeting.

Motion: *John Waters made a motion to approve the minutes. Members voted 3-0 in favor of the motion.*

Public Hearings

CZ-6-2026- Chick-Fil-A, 1904 East Main Street (Parcel ID's: 22484 and 87361)

Planning Director Jean Derby presented the staff report in the agenda packet to the Board requesting a conditional district rezoning from Planned Business Conditional Use (PB-CU) to Planned Business Conditional District [PB (CD)] to allow the existing Fast Food Restaurant to restructure the parking lot to accommodate a dual-lane drive-thru on the subject property.

There was a brief discussion between the Board and the Planning Director regarding the addition of the back parcel, the parking spots, and the overall impervious area.

The applicant made himself available for questions, but the Board did not have questions.

The Public Hearing portion of the meeting closed.

Vice Chair Kristin Radebaugh asked if there was a motion. The motion was as follows:

Motion: *Lee Huss made a motion to approve with staff recommendations. Members voted 3-0 in favor of the motion.*

ZTA-2-2026- Amendment to Unified Development Ordinance

Planning Director Jean Derby noted that this case was deferred.

Vice Chair Kristin Radebaugh asked the Board if there was any other business to be addressed, to which there was none.

Adjournment

Motion: *John Waters made a motion to adjourn. Members voted 3-0 in favor of the motion.*

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Becky Shaw