CITY OF LINCOLNTON
PLANNING BOARD
MINUTES

PO DRAWER 617, LINCOLNTON, NC 28093

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*; Lee Huss *lee@gillelandrealty.com; TBD*

Tuesday, August 18, 2026

Present: Trent Mason, Kristin Radebaugh, John Waters, Monte Tyson, and Steve Lackey.

Call to Order

Chair Trent Mason called the meeting to order and recognized that 5 members were present, with Lee Huss being absent.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the July 21, 2026 meeting.

Motion: *Monte Tyson made a motion to approve the minutes. Members voted 5-0 in favor of the motion.*

Public Hearings

CZ-7-2026- Request from Piedmont Companies to amend a site plan in the Planned Residential District (PRD) to allow for a planned residential multifamily development consisting of 68 individually parceled units. The subject properties are located at 2350 and 1912 North Aspen Street (Parcel ID: 21600, 53769, and 21599).

Planning Director Jean Derby presented the staff report for this project. Board member John Waters questioned whether the road and existing lanes would be adequate to accommodate the increase in traffic that the townhomes would be likely to produce. The Board and Staff had a discussion about the existing lanes, who maintained the road, and what conditions the NCDOT listed regarding the project.

There was a brief discussion among Board members and Chair Trent Mason asked for a motion.

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

ZMA-2-2026 - Application from TC Lincolnton, LLC requesting the rezoning of the Town & Country Shopping Center from Planned Business (PB) District to the General Business District (GB). The subject property is located at 626-656 Center Drive (Parcel ID's: 93136, 93137, 00382).

Planning Director Jean Derby presented the staff report citing the location, the surrounding properties, and noting that the rezoning would cure the non-conformity of the shopping center.

Board Members presented questions to staff regarding the uses allowed within the General Business District that are not currently allowed in the Planned Business District. Applicant was asked if there were any businesses that were currently interested in renting space in the shopping center that were not currently allowed. She explained that they have had, in the past, interested tenants that were turned down because their use was not allowed and that the owner of the shopping center wants to be able to offer the current space and the outparcels for a greater variety of uses.

Gene Poinsette signed up to speak in opposition of the rezoning. He cited concerns about the desirability of the types of business that may go into the shopping center and the possible increases to traffic (especially if a service station or something similar were to go into that location).

Members of the Board closed the public hearing and discussed the zoning map amendment. Various members cautioned the "blanket" approval and preferred to have a hearing on a case-by-case basis if a non-allowed use applied.

Motion: *Monte Tyson made a motion to deny.*
Members voted 5-0 in favor of the motion, denying the application.

Steve Lackey made a motion to approve the statement of consistency and reasonableness for denial of the rezoning request.
Members voted 5-0 in favor of the motion.

ZTA-3-2026 - Application from Ashley Workman Stoffa requesting an amendment to Section 153.113, Central Business District (C-B), of the Unified Development Ordinance to allow Funeral Homes as a permitted use.

Planning Director Jean Derby presented Ms. Stoffa's application, but also combined a staff requested Zoning Text Amendment. While staff could not recommend approving Funeral Homes as a permitted use in the Central Business District as Ms. Stoffa requested, staff did recommend the creation and adoption of a Downtown Conditional District that would allow: churches; funeral homes, no crematorium; banks, financial institutions; Bed and Breakfasts; shopping centers, Class A; daycare centers; and event centers as permitted uses, with conditions.
Planning Director Jean Derby explained that adoption of the Downtown Conditional District would allow for a larger variety of uses, while maintaining control of undesirable effects such as

traffic congestion in the downtown area, reduction of available parking spaces that could be utilized by other businesses or patrons, businesses that do not have operational hours conducive to a lively community, etc.

Adopting the text amendment with staff recommendations would pave a path forward for Ms. Stoffa to apply for her desired location to be rezoned for the Downtown Conditional District, while still allowing the Planning Board and City Council to place conditions on the rezoning to maintain the community integrity and standards desired by residents.

Ms. Ashley Workman Stoffa, Mr. Doug Ballard, and Mr. Andy Thompson spoke about their business proposal. Ms. Stoffa emphasized modern services. Mr. Ballard noted that he desired for city residents to have more choices regarding their death care and death planning needs. Mr. Thompson explained how the industry has changed, with an increase of same day viewing and services. All three noted that cremation has become much more commonplace, which negates the need for funeral processions because some families are not going to gravesides or cemeteries.

The Board discussed the issue, with Chair Trent Mason citing concerns that it would not produce foot traffic or produce revenue (except on items such as coffins, vaults, and urns). There was discussion about the appeal and/or lack of appeal of a funeral home downtown, where people are walking around to shop and eat and the question was raised of what other use that building could be used for. Mr. Ballard brought it to the Board's attention that the building has been standing unoccupied and unused for approximately two years.

John Waters raised a point that, in his opinion, a funeral home would help preserve the small-town feel and character, as those were very common in older small communities.

There was further discussion between board members and then a motion was made.

Motion: *Steve Lackey made a motion to approve with staff recommendations.*
Members voted 4 in favor of the motion, with Trent Mason voting to deny.

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

Adjournment

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

_____
Becky Shaw