CITY OF LINCOLNTON
PLANNING BOARD
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BOARD MEMBERS: Trent Mason, Chair, *trentonmason@gmail.com*;Greg McBryde,Vice-Chair, *Gregory.Mcbryde@gmail.com;* Gene Poinsette, *poinsetteg@charter.net;* Rebecca Abernethy, *rabernethy21@bellsouth.net*; Joy Smith, *joysmithmsnrn@gmail.com;* Monte Tyson, *monte@cbdeastmain.com*

Tuesday, June 21, 2022 Meeting

Present: Gene Poinsette, Rebecca Abernethy**,** Greg McBryde, Trent Mason, and Monte Tyson

Absent: Joy Smith

Call to Order

Chair Trent Mason called the meeting to order and stated that Joy Smith was absent.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the May 17, 2022 meeting.

Motion: *Gene Poinsette made a motion to approve the minutes. Greg McBryde seconded. Motion carried unanimously.*

CZ-5-2022- Application from Edgewater Ventures requesting the conditional zoning of 30.33 acres from Planned Business-Special Highway Overlay (PB SHO) District to the General Manufacturing and Commercial (GMC-CD) District for the purpose of constructing a 352,500 square foot industrial building. The subject property is located on the west side of Car Farm Road approximately 600 feet south of the intersection of Car Farm Road and Maiden Highway (Parcel ID 00822)

Mark Carpenter presented the staff report provided in the agenda packet to the board.

The applicant spoke about the project. Two neighbors spoke against the project stating traffic is terrible in the area and this would make it worse. Cliff Brumfield, from LEDA, spoke in favor of the project.

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

Motion: *Greg McBryde made a motion to approve. Gene Poinsette seconded. Motion carried unanimously.*

CZ-6-2022- Application from Bobby and Kawna Colvard requesting the conditional zoning of 1.766 acres from Neighborhood Business (NB) District to General Business (GB-CD) for the purpose of constructing a mini storage facility. The subject property is located at the southwest corner of North Aspen Street and Industrial Park Road (Parcel ID 16111)

Jean Derby presented the staff report provided in the agenda packet to the board.

David Ledford spoke about the project on behalf of the applicant.

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

Motion: *Gene Poinsette made a motion to approve. Monte Tyson seconded. Motion carried unanimously.*

ZMA-3-2022- Application from Carolina Elite Builders requesting the rezoning of 0.136 acres of land from Planned Business (PB) District to Residential-8 (R-8) District. The subject property is located on the north side of East Pine Street approximately 100 feet east of the intersection of East Pine Street and Dr. Martin Luther King Jr. Drive (Parcel ID 51771)

Jean Derby presented the staff report provided in the agenda packet to the board.

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

Motion: *Greg McBryde made a motion to approve. Rebecca Abernethy seconded. Motion carried unanimously.*

ZTA-1-2022 – Application from the City of Lincolnton requesting an amendment to Section 153.126 Transitional Infill Development (TID) to eliminate the current requirement for minimum lot size

Jean Derby presented the staff report provided in the agenda packet to the board.

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

Motion: *Rebecca Abernethy made a motion to approve. Monte Tyson seconded. Motion carried unanimously.*

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

Adjournment

Motion: *Greg McBryde made a motion to adjourn. Gene Poinsette seconded. Motion carried unanimously.*

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Jean Derby