



**CITY OF LINCOLNTON  
PLANNING BOARD  
PO DRAWER 617, LINCOLNTON, NC 28092  
MINUTES  
[www.LincolntonNC.org](http://www.LincolntonNC.org)**

**BOARD MEMBERS:** Greg McBryde, [Gregory.Mcbryde@gmail.com](mailto:Gregory.Mcbryde@gmail.com); Trent Mason, [trentonbmason@gmail.com](mailto:trentonbmason@gmail.com);  
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**Tuesday, March 21, 2023**

**Present:** Greg McBryde, Trent Mason, Becky Shaw, Monte Tyson, Kristin Radebaugh, John Waters, Steve Lackey

**Absent:** N/A

**Call to Order**

Chair Trent Mason called the meeting to order and recognized that all members were present.

**Approval of Minutes**

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the February 21, 2023, meeting.

*Motion: Greg McBryde made a motion to approve the minutes.  
Members voted 7-0 in favor of the motion.*

**ZMA-2-2023** - Application from Carolina Elite Builders requesting the rezoning of 11.844 acres of land from General Manufacturing and Commercial (GMC) to Residential-25 (R-25). The subject property is located at the southwest corner of South Grove Street Ext. and Burriss Blvd. (Parcel ID 52489).

Jean Derby presented the staff report included in the agenda packet to the Board regarding ZMA-2-2023.

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

*Motion: John Waters made a motion to approve.  
Members voted 7-0 in favor of the motion.*

**ZMA-1-2023-** Application from JJW Properties, LLC requesting the rezoning Parcel 17871 from Residential-10 (R-10) to Residential-8 (R-8).

Jean Derby presented the staff report included in the agenda packet to the Board regarding ZMA-1-2023.

*Motion: John Waters made a motion to approve.  
Members voted 7-0 in favor of the motion.*

**ZTA-1-2023-** Zoning Text Amendments to Chapter 153 Unified Development Ordinance

Jean Derby presented the staff report included in the agenda packet to the Board regarding ZTA-1-2023.

*Motion: John Waters made a motion to approve.  
Members voted 7-0 in favor of the motion.*

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 7-0 in favor of the motion.*

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Ashley Jones