



CITY OF LINCOLNTON PLANNING BOARD MINUTES

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BOARD MEMBERS: Trent Mason, Chair, trentonbmason@gmail.com; Kristin Radebaugh, Vice Chair, kradebaugh6r6@gmail.com; Becky Shaw, beckygreer82@gmail.com; Greg McBryde, Gregory.McBryde@gmail.com; John Waters, jh2osk@aol.com; Monte Tyson, monte@cbdeastmain.com; Steve Lackey, stevellackey88@gmail.com

Tuesday, April 16, 2024

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

Absent: Becky Shaw

Call to Order

Chair Trent Mason called the meeting to order. It is noted that Becky Shaw was absent.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the February 20, 2024, meeting.

*Motion: Greg McBryde made a motion to approve the minutes.
Members voted 6-0 in favor of the motion.*

Public Hearing

CZ-1-2024 - Application from True Homes, LLC, requesting the Conditional Rezoning of 45.6 acres of land from O-I and R-15 Districts to the Planned Residential District (PRD) to construct 180 townhomes. The subject property lies south of East Gaston Street and west of U.S. Highway 321 (Parcel ID 89926).

Jean Derby presented the staff report in the agenda packet to the Board regarding CZ-1-2024.

After the applicant's presentation, public comment, and board discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

*Motion: Monte Tyson made a motion to approve with staff recommendations.
Members voted 5-1 in favor of the motion.*

ZMA-1-2024 - Application from Christopher Kilby, Kilby Ventures, requesting the rezoning of 0.10 acres from the Residential Office (R-O) District to the Central Business (C-B) District. The subject property is located at 125 W Water St (Parcel ID 00510).

Jean Derby presented the staff report in the agenda packet to the Board regarding ZMA-1--2024.

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 with staff recommendations.
Members voted 6-0 in favor of the motion.*

ZMA-2-2024 - Application from Rayna & Robert Brakefield requesting the rezoning of 0.803 acres from the Office Institutional (O-I) District to the Rural Residential (R-25) District. The subject property is located at 442 Buffalo Shoals Rd (Parcel ID 26134).

Jean Derby presented the staff report in the agenda packet to the Board regarding ZMA-2--2024.

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

*Motion: Kristen Radebaugh made a motion to approve with staff recommendations.
Members voted 6-0 in favor of the motion.*

ZTA-2-2024 - Application from Jason Cunningham, U.S. Bonding Company, Inc., requesting a text amendment to Section 153.117 General Manufacturing and Commercial (GMC) District of the Lincolnnton Unified Development Ordinance to allow bail bond service as a permitted use.

Jean Derby presented the staff report in the agenda packet to the Board regarding ZTA-2--2024.

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

*Motion: Monte Tyson made a motion to approve with staff recommendations.
Members voted 6-0 in favor of the motion.*

ZTA-3-2024 - Application from Jennifer Gunter requesting a text amendment to Section 153.113 (A)(2) Central Business (C-B) District of the Lincolnnton Unified Development Ordinance to allow permanent cosmetics as a permitted service.

Jean Derby presented the staff report in the agenda packet to the Board regarding ZTA-3--2024.

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 with staff recommendations.
Members voted 6-0 in favor of the motion.*

Chair Trent Mason asked the Board if there was any other business to be addressed. John Waters asked for clarification on Robert's Rules of Order.

Adjournment

Chair Trent Mason asked if there was a motion for adjournment. The motion is as follows:

*Motion: Greg McBryde made a motion to adjourn.
Members voted 6-0 in favor of the motion.*

Ashley Jones