LINCOLNTON BOARD OF ADJUSTMENT
AGENDA
February 18, 2025
4:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**

   3a January 21, 2025 meeting minutes

4. **Adjournment**

CITY OF LINCOLNTON
BOARD OF ADJUSTMENT
MINUTES

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www.lincolntonnc.org

BOARD MEMBERS: Greg McBryde, Chair, *Gregory.Mcbryde@gmail.com;* , Vice-Chair
Trent Mason, *trentonbmason@gmail.com;* Monte Tyson, *monte@cbdeastmain.com;* Kristin Radebaugh,*kradebaugh6r6@gmail.com;*
John Waters, *jh2osk@aol.com*; Steve Lackey, *stevelackey88@gmail.com*

Tuesday, January 21, 2025

Present: Trent Mason, Monte Tyson, Jerry Hoffman, John Waters and Steve Lackey
Absent: Kristin Radebaugh

Call to Order

Vice Chair Monte Tyson called the meeting to order and stated that Kristin Radebaugh was absent and that Steve Lacky would serve as first alternate for a quorum.

Election of Officers

After some discussion, Vice Chair Monte Tyson asked if there was a motion. The motion is as follows:

Motion: *Jerry made a motion to nominate Monte Tyson as Chair. Members voted 5-0 in favor of the motion.*

Motion: *Steve made a motion to nominate Monte Tyson as Chair. Members voted 5-0 in favor of the motion.*

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

Motion: *Trent Mason made a motion to nominate Trent Mason as Chair. Members voted 5-0 in favor of the motion.*

Motion: *John made a motion to nominate Trent Mason as Chair. Members voted 5-0 in favor of the motion.*

Motion: *Trent Mason made a motion to nominate Monte Tyson as Vice Chair. Members voted 5-0 in favor of the motion.*

Vice Chair Monte Tyson asked if there was a motion to approve the nominations. The motion is as follows:

Motion: *Becky Shaw made a motion to approve the nominations for the election of officers. Members voted 5-0 in favor of the motion.*

Approval of Minutes

Vice Chair Monte Tyson asked the Board if there were any additions or corrections to the minutes of the December 17, 2024 meeting.

Motion:

Trent Mason made a motion to approve the minutes. Members voted 5-0 in favor of the motion.

Quasi-judicial Hearing

BOA-1-2025 Application from Jerry Fletcher requesting a variance of Section 153.055 of the Unified Development Ordinance. The subject property is located at 627 West Main Street Ext. (Parcel ID 105900).

Jean Derby swore in Ashley Jones, Jerry Fletcher, and a citizen.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-1-2025.

After the presentation and discussion, Vice Chair Monte Tyson asked if there was a motion for each of the four Findings of Fact for the variance request. The motion is as follows:

Motion: *John Waters made a motion to approve the first Finding of Fact. Members voted 4-1 in favor of the motion.*

Motion: *Trent Mason made a motion to approve the second Finding of Fact. Members voted 5-0 in favor of the motion.*

Motion: *Steve Lackey made a motion to approve the third Finding of Fact. Members voted 4-1 in favor of the motion.*

Motion: *Trent Mason made a motion to approve the fourth Finding of Fact. Members voted 5-0 in favor of the motion.*

Vice Chair Monte Tyson asked if there was a motion to approve the request. The motion is as follows:

Motion: *Trent made a motion to approve the request with staff recommendations. Members voted 5-0 in favor of the motion.*

Regular Agenda

BOA-2-2025 Application from DR Horton, Inc. requesting a Temporary Use Permit for the purpose of a Sales Center located in the Clark Creek Landing subdivision. (Parcels 107753, 107754, 107755, 107756)

This decision does not require a quasi-judicial hearing.

Ashley Jones presented the staff report included in the agenda packet to the Board regarding BOA-3-2024.

After the applicant's presentation, Vice Chair Monte Tyson asked if there was a motion to approve the request. The motion is as follows:

Motion: *John Waters made a motion to approve the request. Members voted 5-0 in favor of the motion.*

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

Adjournment

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

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Kayla Reep