



**LINCOLN TON BOARD OF ADJUSTMENT  
AGENDA  
September 16, 2025  
4:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
  - 3a August 19, 2025 meeting minutes**
- 4. Adjournment**



**CITY OF LINCOLNTON  
BOARD OF ADJUSTMENT  
MINUTES**

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[www.lincolntonnc.org](http://www.lincolntonnc.org)

**BOARD MEMBERS:** Monte Tyson, Chair, [monte@cbdeastmain.com](mailto:monte@cbdeastmain.com); John Waters, Vice Chair [jh2osk@aol.com](mailto:jh2osk@aol.com); Kristin Radebaugh, [kradebaugh6r6@gmail.com](mailto:kradebaugh6r6@gmail.com); Trent Mason, [trentonbmason@gmail.com](mailto:trentonbmason@gmail.com); Jerry Hoffman, [jlskhoffman@charter.net](mailto:jlskhoffman@charter.net); Alternates: Steve Lackey, [stevelackey88@gmail.com](mailto:stevelackey88@gmail.com); Lee Huss [lee@gillelandrealty.com](mailto:lee@gillelandrealty.com)

**Tuesday, August 19, 2025**

**Present:** Monte Tyson, John Waters, Trent Mason, Kristin Radebaugh, Jerry Hoffman

**Call to Order**

Chair Monte Tyson called the meeting to order and recognized that all regular members were present for a quorum.

**Approval of Minutes**

Chair Monte Tyson asked the Board if there were any additions or corrections to the minutes of the July 15, 2025, meeting. The motion is as follows:

*Motion:*

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

**Quasi-judicial Hearing**

**BOA-8-2025** Application from Ziggy Capital Fund 1 Requesting a variance of Section 153.108 R 8 District of the Lincolnton Unified Development Ordinance regarding minimum lot width. A proposed subdivision of the property into two lots does not meet the minimum 35 feet of dedicated street frontage. The subject property is located at 602/606 West Childs Street (Parcel ID 20771).

Jean Derby swore in Ashley Jones.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-8-2025.

After the presentation and discussion, 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 5-0 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: Kristin Radebaugh 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.*

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

*Motion: Trent Mason made a motion to **approve** the variance request. Members voted 5-0 to approve the motion. Motion granted.*

**BOA-9-2025** Application from Travis Sinclair and Charles and Gail Little requesting a variance of section 153.106 (B) of the Lincolnton Unified Development Ordinance regarding minimum lot size in the Residential-15 (R-15) District. The variance would allow a new lot to be created that doesn't meet the minimum lot size requirement of 15,000 square feet in the R-15 District. The subject properties are located at 911 and 919 East Park Drive (Parcel ID 15838 & 17201)

Jean Derby swore in Ashley Jones and the applicant, Travis Sinclair.

Ashley Jones presented the staff report in the agenda packet to the Board regarding BOA-9-2025.

After the presentation and discussion, 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: Kristin Radebaugh made a motion to **approve** the first Finding of Fact. Members voted 5-0 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: John Waters made a motion to **approve** the third Finding of Fact. Members voted 5-0 in favor of the motion.*

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

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

*Motion: Jerry Hoffman made a motion to **approve** the variance request. Members voted 5-0 to approve the motion. Motion granted.*

### **Adjournment**

Vice Chair John Waters asked if there was a motion to adjourn. The motion is as follows:

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

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Kayla Reep