



**CITY OF LINCOLNTON  
BOARD OF ADJUSTMENT  
MINUTES**

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**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, July 15, 2025**

**Present:** John Waters, Trent Mason, Steve Lackey, and Lee Huss

**Call to Order**

Vice Chair John Waters called the meeting to order and recognized that Chair Monte Tyson, Kristin Radebaugh, and Jerry Hoffman were absent.

**Approval of Minutes**

Vice Chair John Waters asked the Board if there were any additions or corrections to the minutes of the June 15, 2025, meeting. The motion is as follows:

*Motion:*

*Trent Mason made a motion to approve the minutes.  
Members voted 4-0 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).

Vice Chair John Waters recognized that there were not enough members present for a quorum and made a note to postpone BOA-8-2025 to the next meeting.

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

## **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 4-0 in favor of the motion.*

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Kayla Reep