



**CITY OF LINCOLNTON
BOARD OF ADJUSTMENT
MINUTES**

PO DRAWER 617, LINCOLNTON, NC 28093

www.lincolntonnc.org

BOARD MEMBERS: Monte Tyson, Chair, monte@cbdeastmain.com; John Waters, Vice Chair, h2os.john@gmail.com; Kristin Radebaugh, kradebaugh6r6@gmail.com; Trent Mason, trentonbmason@gmail.com; Jerry Hoffman, jlskhoffman@charter.net;
Alternates: Steve Lackey, stevelackey88@gmail.com; Lee Huss, lee@gillelandrealty.com

Tuesday, October 21, 2025

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

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 September 16, 2025, meeting. The motion is as follows:

Motion:

Trent Mason made a motion to approve the minutes as presented.

Members voted 5-0 in favor of the motion.

Quasi-judicial Hearing:

BOA-10-2025- Application from Robert Trull requesting a variance of the Lincolnton Unified Development Ordinance, Section 153.057 A (4). The variance would allow for a structure to remain on the site that doesn't meet the 10-foot side and rear yard setback. The subject property is located at 215 North Laurel Street (Parcel ID 50544)

Ashley Jones swore in Jean Derby and Robert Trull.

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 for the accessory structures. 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. Board Member Trent Mason voted no.*

*Motion: Jerry Hoffman made a motion to **approve** the second Finding of Fact. Members voted 4-1 in favor of the motion. Board Member Trent Mason voted no.*

*Motion: John Waters made a motion to **approve** the third Finding of Fact. Members voted 3-2 in favor of the motion. Board Members Trent Mason and Monte Tyson voted no. Motion failed.*

*Motion: Kristin Radebaugh made a motion to **approve** the fourth Finding of Fact. Members voted 4-1 in favor of the motion. Board Member Trent Mason voted no.*

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

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

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

Adjournment

Chair Monte Tyson 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.

Jean Derby