



**LINCOLNTON BOARD OF ADJUSTMENT
AGENDA
December 16, 2025
4:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 3a November 18, 2025 Minutes**
- 4. Regular Agenda**
 - 4a BOA-11-2025 Application from True Homes requesting Temporary Use Permits for a Sales Center/Model Homes located in the Huntington Hills Development (Parcels 108846, 108847)**
- 5. Adjournment**



**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, November 18, 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 October 21, 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:

There were no cases to be heard.

Other Business

Chair Monte Tyson asked if there was any other business. Board of Adjustment member John Waters stated the Variance Process Guide created by the planning department was well received. He had additional recommendations around adding application cost and a statement that there is an appeals process to the document. Planning staff agreed to make the additions to the document.

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.*

Deanna Bradish



BOA-11-2025

Application from True Homes requesting Temporary Use Permits for a Sales Center/Model Homes located in the Huntington Hills Development (Parcels 108846, 108847)

Ordinance:

- **§ 153.053 TEMPORARY STRUCTURES AND USES.**

(D) Structures, whether temporary or permanent, located in a subdivision, and used as sales offices for the subdivision development are permitted. **The permits shall be issued by the Board of Adjustment for a period of one year**, and are renewable for a period of time to be determined by the Board of Adjustment, provided the development is being actively marketed. At the completion of the sales in a tract or upon expiration of the permit, whichever occurs first, the temporary structure(s) shall be removed, and any permanent structure(s), temporarily used as a sales office shall be used only for a purpose otherwise permitted in that district.

Request:

The applicant requests a duration of 24 months. The hours of operation are 10:00 am – 6:00 pm.



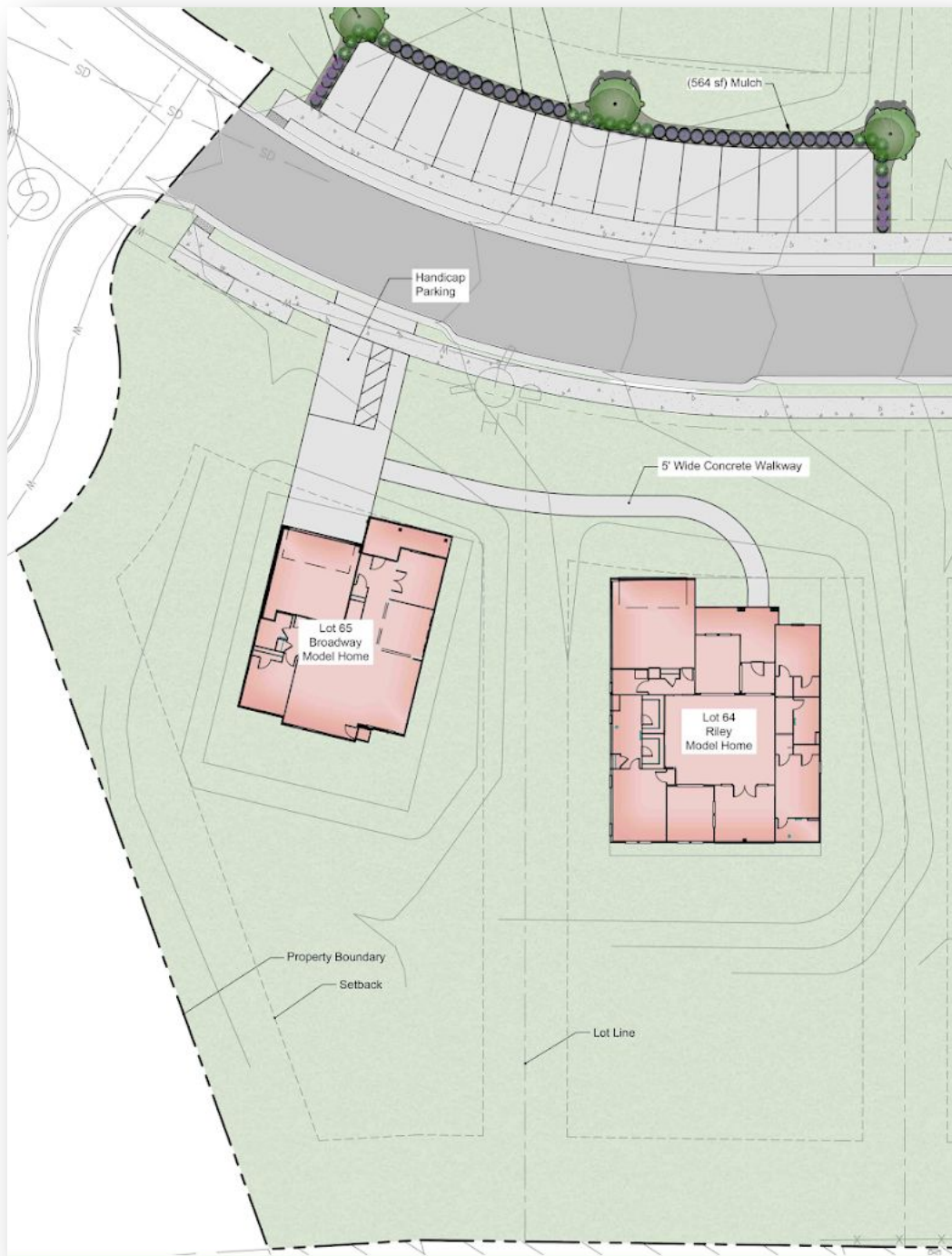
Lots 64 & 65: Sales Offices/Model Homes

- Will serve as sales offices/model homes until no longer needed. Then, they will be sold as single-family residences.
- Lot 65 will have handicapped parking.

Lot 66: Parking

- The front portion of the lot will serve as the parking for the sales office/model homes until it is no longer needed. Single-family home to be constructed.

- All ADA requirements must be met.
- Ground-mounted identification signs cannot exceed 5ft in height.



BOA-11-2025 is not a quasi-judicial decision.

Board Action:

- A motion to approve or deny**
- Majority vote**