



CITY OF LINCOLNTON PLANNING BOARD MINUTES

PO DRAWER 617, LINCOLNTON, NC 28093

www.lincolntonnc.org

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

Tuesday, November 18, 2025

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

Call to Order

Chair Trent Mason called the meeting to order and recognized that all members were present. Planning Board Member Monte Tyson recused himself from the board portion of the meeting due to conflict of interest as the applicant.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the October 21, 2025 meeting.

*Motion: Kristin Radebaugh made a motion to approve the minutes.
Members voted 6-0 in favor of the motion.*

Public Hearings

ZTA-5-2025 - Zoning Text Amendments to Chapter 153 Unified Development Ordinance

Planning Board member Monte Tyson recused himself from the board member portion of the meeting due to a conflict of interest as the applicant.

Ashley Jones presented the staff report in the agenda packet to the Board regarding ZTA-5-2025.

Monte Tyson, Applicant, presented his case to the board regarding ZTA-5-2025.

Citizens were invited to provide comments to the board regarding ZTA-5-2025. Dennis Williams made comments.

The Public Hearing portion of the meeting closed.

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

Motion: Jerry Hoffman made a motion to approve with staff recommendations. Members voted 3-3 resulting in a tie. Without a majority vote, the motion failed.

After further discussion, Chair Trent Mason asked if there was another motion. The motion is as follows:

Motion: Kristin Radebough made a motion to approve with staff recommendations, but requested that the distance requirement be lessened to 1,000 feet. She included an action item for staff to define how the distance will be measured before being presented to the City Council. She recommended that the measurement be made in a straight line from the closest point of one property to the closest point of the other. Members voted 6-0 in favor of the motion.

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

Adjournment

Motion: John Waters made a motion to adjourn. Members voted 6-0 in favor of the motion.

Deanna Bradish