

**LINCOLNTON PLANNING BOARD
AGENDA
October 18, 2022
At 4:00 P.M. in City Council Chambers**

1. Roll Call
2. Call to Order
3. Approval of minutes from the September 20, 2022 meeting
4. Adjournment

PB Agenda102022

Absences(A=absent, C=cancelled)/**Not in Good Standing**

Member	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022
Gene Poinsette	✓	✓	✓	✓	✓	✓
Rebecca Abernethy	✓	✓	✓	A	✓	✓
Greg McBryde	✓	✓	✓	✓	✓	✓
Becky Shaw	n/a	n/a	n/a	✓	✓	✓
Trent Mason	✓	✓	✓	✓	✓	✓
Joy Smith	✓	✓	A	✓	✓	A
Monte Tyson	A	✓	✓	✓	A	✓



**CITY OF LINCOLNTON
PLANNING BOARD
PO DRAWER 617, LINCOLNTON, NC 28092
MINUTES
www.LincolntonNC.org**

BOARD MEMBERS: Trent Mason, Chair, trentonmason@gmail.com; Greg McBryde, Vice-Chair, Gregory.Mcbryde@gmail.com; Gene Poinsette, poinsetteq@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net; Becky Shaw, becky.greer82@gmail.com; Joy Smith, joysmithmsnr@gmail.com; Monte Tyson, monte@cbdeastmain.com

Tuesday, September 20, 2022 Meeting

Present: Gene Poinsette, Rebecca Abernethy, Greg McBryde, Trent Mason, Monte Tyson, and Becky Shaw

Absent: Joy Smith

Call to Order

Chair Trent Mason called the meeting to order and stated that Joy Smith was absent.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the August 16, 2022 meeting.

Motion: Greg McBryde made a motion to approve the minutes. Rebecca Abernethy seconded. Motion carried unanimously.

CZ-9-2022- Application from Edgewater Ventures requesting the conditional zoning of 30.33 acres from Planned Business-Special Highway Overlay (PB SHO) District to the General Manufacturing and Commercial (GMC-CD) District for the purpose of constructing a 270,000 square foot industrial building. The subject property is located on the west side of Car Farm Road approximately 600 feet south of the intersection of Car Farm Road and Maiden Highway (Parcel ID 00822)

Jean Derby presented the staff report provided in the agenda packet to the board.

Several neighbors spoke out against the project due to traffic issues and noise.

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

Motion: Greg McBryde made a motion to approve. Monte Tyson seconded. Motion carried unanimously.

MJS-2-2022- Major Subdivision Plat from BBC Clark Creek LLC requesting subdivision plat approval of 328 residential lots that were conditionally zoned as a Planned Residential Development (Clarks Creek Landing). The subject property is approximately 86 acres and consists of 328 residential lots (Parcel ID 15415).

Mark Carpenter presented the staff report provided in the agenda packet to the board.

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

Motion: Monte Tyson made a motion to approve. Gene Poinsette seconded. Motion carried unanimously

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

Adjournment

Motion: Gene Poinsette made a motion to adjourn. Monte Tyson seconded. Motion carried unanimously.

Jean Derby