

**PLANNING BOARD - NOVEMBER 19, 2024
COUNCIL CHAMBERS - 6:00 PM**

Joe Terranova
Greg Caulder
Angela Jones
Jeffery McLean
Mitchell Prevatte

Walter Smith
Lisa Douglas
Lee-Pam Odom
Randy Hammonds
Ray Britt

AGENDA

I. Call to Order

II. Minutes Approval

- A. September 17, 2024 Minutes Approval

III. Agenda Items

- A. Faith Community Christian Center Special Use Permit (SUP) for a church cemetery - 1220 Alamac Road – ETJ - Laney Mitchell-McIntosh, City Clerk, Planning & Neighborhood Services
- B. Sabrina Leshore-Cummings Special Use Permit (SUP) request for Christian School - Brian Nolley, Deputy Planning Director , Planning & Neighborhood Services
- C. Jimmy McRae (Le Benediction, LLC) Special Use Permit for a single-family residence with accessory apartment

- Brian Nolley, Deputy Planning Director , Planning & Neighborhood Services
- D. Proposed Creation of an Ordinance for Multifamily Conversion of Hotels/Motels - Laney Mitchell-McIntosh, City Clerk, Planning & Neighborhood Services

IV. Adjournment

MEMBERS - IF YOU ARE UNABLE TO ATTEND THE MEETING PLEASE CALL THE PLANNING DEPARTMENT AT 671-3838 BY 4 P.M.

**PLANNING BOARD MEETING – SEPTEMBER 17, 2024
COUNCIL CHAMBERS - 6:00 PM**

**Joe Terranova
Greg Caulder
Angela Jones
Jeffery McLean
Mitchell Prevatte
Walter Smith
Lisa Douglas**

**Lee-Pam Odom
Randy Hammonds
Ray Britt
STAFF
ArTriel Kirchner
Brian Nolley
Holt Moore**

MINUTES

I. NEW BUSINESS

Attendee Name	Title	Status	Arrived
Joe Terranova	Board Member	Present	
Greg Caulder	Board Member	Absent	
Angela Jones	Board Member	Present	
Jeffery McLean	Board Member	Present	
Mitchell Prevatte	Board Member	Present	
Walter Smith	Board Member	Present	
Lisa Douglas	Board Member	Present	
Lee-Pam Odom	Board Member	Present	
Randy Hammonds	Board Member	Present	
Ray Britt	Board Member	Absent	
ArTriel Kirchner	Planning Director	Present	
Brian Nolley	Deputy Planning Director	Present	
Holt Moore	City Attorney	Present	

II. CALL TO ORDER

III. MINUTES APPROVAL

A. Planning Board Minutes August 20, 2024 – ArTriel Kirchner, Planning Director

A draft copy of the minutes from the August 20, 2024 Planning Board is available for review.
<< Recommendation >>

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Walter Smith, Board Member
SECONDER:	Randy Hammonds, Board Member
AYES:	Terranova, Caulder, Jones, McLean, Prevatte, Smith, Douglas, Odom, Hammonds
ABSENT:	Britt

IV. AGENDA ITEMS

A. Proposed Creation of an Ordinance for Multifamily Conversion of Hotels/Motels – ArTriel Kirchner, Planning Director

The Planning staff received several requests to re-develop existing motels/hotels into multifamily use. Currently, we do not have an ordinance which accommodates this type of re-development within the City's jurisdiction. City Council approved a request from the Planning Department to move forward with developing an ordinance addressing hotel/multifamily conversions.

This item was advertised in the Robesonian on June 26, July 3, and July 10, 2024 giving notice of a public meeting.

The Planning staff requests comments regarding the first draft.

Planning Director, Dr. Kirchner gave an update to revisions to the proposed ordinance for multi-family conversion of hotel/motels. After some discussion, the board agreed for Dr. Kirchner to email them a list of changes/additions since the last draft.

RESULT:	NOT APPLICABLE
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B. Farouk Huraira is requesting a Special Use Permit for an electronic gaming center for property located at 2720 W. 5th Street P7. – ArTriel Kirchner, Planning Director

Farouk Huraira is requesting a Special Use Permit for an electronic gaming center for property located at 2720 W. 5th Street P7.

The Planning Staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

Board Chairman Joe Terranova relayed to the board that Mr. Britt representing the applicant requested to delay hearing the special use permit request until the November meeting. Ms. Odom motioned for the board not to delay and the Chairman agreed.

Mr. Hammonds motioned that since the applicant did not meet the ordinance that he would move not to hear the request. Attorney Moore suggested that since this was quasi-judicial that it might best to hold the hearing.

Planning Director Dr. Kirchner gave a brief overview of the request. The applicant, Mr. Huraira presented his application to the board.

Mr. Jerry Bass, gaming consultant spoke in favor of the gaming center.

Mr. Willie Kept, security officer for the business spoke in favor of the gaming center.

Mr. Randy Lewis stated he works in gaming businesses in the city and spoke in favor.

Ms. Hiawa Locklear spoke in opposition.

Mr. Nelson Ray Douglas resident at 2903 Olive Dr. informed the board the affidavits presented by the applicant contained one with his signature but he did not sign and alleged that his signature had been forged.

After some questions of the applicant from the board, the Chairman called for motion.

Mr. Hammonds made a motion to recommend denying the special use permit for operation of an electronic gaming center based on fact that the location does not meet the city ordinance for distance from residential areas. The motion was seconded by Ms. Douglas. The motion carried unanimously.

RESULT:	REFERRED [UNANIMOUS]	Next: 10/7/2024 6:00 PM
MOVER:	Randy Hammonds, Board Member	
SECONDER:	Lisa Douglas, Board Member	
AYES:	Terranova, Jones, McLean, Prevatte, Smith, Douglas, Odom, Hammonds	
ABSENT:	Caulder, Britt	

C. Rezoning Request for Patricio Ventura - 1003 MLK Jr. Dr. – ArTriel Kirchner, Planning Director

Patricio Ventura is requesting to rezone property located at 1003 MLK Jr. Dr.(parcel # 32430200301 & 324302003), from R-7 (Residential Single Family/Duplex) and B-4 (business general commercial) to CZ M-1 (conditional zoning light manufacturing) to operate a paint and body shop with auto sales only.

The Planning Staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

Planning Director, Dr. ArTriel Kirchner gave a brief overview of the request.

Mr. Ventura the applicant gave a presentation of his request along with his friend/interpreter Mr. Alfred Johnson.

After some questions from the board. Mr. Elijah Little adjacent property owner spoke with complaints against how the city add treated his business.

Chairman Terranova called for a motion. Mr. Smith made a motion to recommend denial of the rezoning request. That motion was seconded by Ms. Douglas. The motion failed by a vote of 2-6.

Mr. Hammonds made a second motion to recommend approval of the rezoning based upon the conditional rezoning and similar business were operating on adjacent properties with the same zoning. That motion was seconded by Mr. Prevatte. That motion carried by a vote of 6-2.

RESULT:	REFERRED [6 TO 2]	Next: 10/7/2024 6:00 PM
MOVER:	Randy Hammonds, Board Member	
SECONDER:	Mitchell Prevatte, Board Member	
AYES:	Terranova, Jones, McLean, Prevatte, Odom, Hammonds	
NAYS:	Smith, Douglas	
ABSENT:	Caulder, Britt	

D. Whitnee Roberts is requesting a Special Use Permit for a mental health, outpatient facility located at 4850 Fayetteville Road – ArTriel Kirchner, Planning Director

Whitnee Roberts is requesting a Special Use Permit for a mental health, outpatient facility located at 4850 Fayetteville Road, parcel # 10060100706AA deed book 628, pg. 295-309.

The Planning Staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

Planning Director, Dr. Kirchner gave a brief overview of the special use permit request.

Whitnee Roberts, applicant gave a presentation of the request.

After some questions and discussion Chairman Terranova called for a motion.

Ms. Jones made a motion to recommend approval of the special use permit. That motion was seconded by Ms. Odom. The motion carried unanimously.

RESULT:	REFERRED [UNANIMOUS]	Next: 10/7/2024 6:00 PM
MOVER:	Angela Jones, Board Member	
SECONDER:	Lee-Pam Odom, Board Member	
AYES:	Terranova, Jones, McLean, Prevatte, Smith, Douglas, Odom, Hammonds	
ABSENT:	Caulder, Britt	

V. ADJOURNMENT

Mr. Smith made a motion to adjourn the planning board. The motion carried and the meeting was adjourned.

**DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
CITY OF LUMBERTON, NORTH CAROLINA
APPLICATION FOR A SPECIAL USE PERMIT**

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the City Council of the City of Lumberton issue a Special Use Permit as hereinafter described:

1. Applicant:

Owner:

<u>Legal Name: Faith Community Christian Center Inc</u>	<u>Legal Name: Pastor Leo Barnwell</u>
<u>Physical Address: 1220 Alamac Rd.</u>	<u>Physical Address: 1220 Alamac Rd.</u>
<u>Lumberton, NC 28358</u>	<u>Lumberton, NC 28358</u>
<u>Mailing Address: P.O. Box 3536</u>	<u>Mailing Address: P.O. Box 3536</u>
<u>Lumberton, NC 28359</u>	<u>Lumberton, NC 28359</u>
<u>Telephone: 910-671-0339</u>	<u>Telephone: 910-671-0339</u>
<u>Name of Business:</u>	<u>Business Address:</u>
<u>EMAIL:</u>	

Description of Property:

2. 1220 Alamac Rd.	1139	580
(Address)	(Deed Book)	(Page)
N/A	210	5,570
(Map Book)	(Page)	(Area)

3. Tax Map Identification (parcel number): 101701018

4. Proposed Use of Property: Church Cemetary

5. Zoning District Designation of Property: R-20

6. Development Site Plan: See Appendix A of Land Use Ordinance.

7. Notice of Hearing: All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.

8. Supportive Information: At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

9. Application Fee: Submit the fee payment with application. The application fee is nonrefundable.

1 of 2
File # 7.183
5/28/21

CK# 3761
Trans# 40970
Page 6 of 44

ADDRESS: 1220 Alamac Rd

10. Briefly describe Applicants intended use of the property (Applicant must attach a detailed business plan, if applicable):

The church would like to add a cemetary on property for up to 100 plot, using 50x100 area in the back of church,
with a Baby section 15x20

11. Notarized Signatures:

I certify that all of the information presented by the undersigned in this Application is accurate to the best of my knowledge, information and belief.

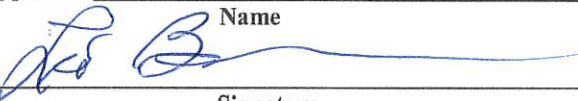
Applicant: Faith Community Christian Center Inc

1220 Alamac Rd.

Name

Physical Address

Applicant:



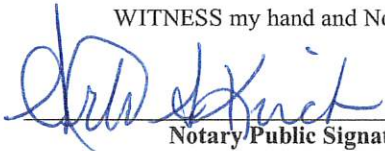
Signature

STATE OF North Carolina

COUNTY OF Robeson

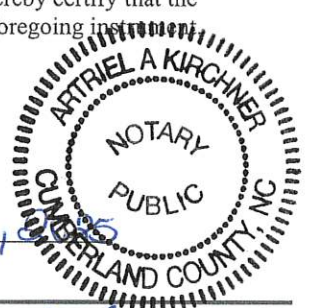
I, Arriel A. Kirchner, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 10th day of September, 2024



Notary Public Signature

My Commission Expires: October 4, 2025



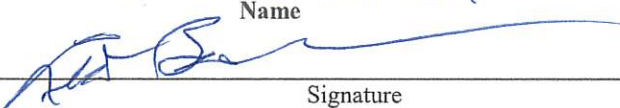
Owner: Leo Barnwell

Name

1220 Alamac Rd.

Physical Address

Owner:



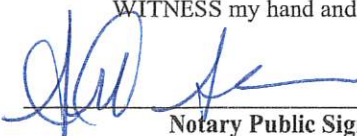
Signature

STATE OF North Carolina

COUNTY OF Robeson

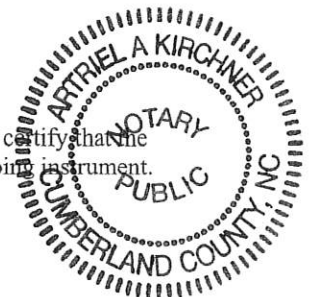
I, Arriel A. Kirchner, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 10th day of September, 2024



Notary Public Signature

My Commission Expires: October 4, 2025



File # 7.183

2 of 2

5/28/21



Planning & Neighborhood Services

Authorization to appear before City Council/Planning Board/Board of Adjustment on the behalf of the property owner(s).

Application File No.: 7.183

Property address: 1220 Alamac Rd. Parcel #: 101701018

I, Pastor Leo Barnwell (property owner), give Dr./Mr./Ms. Redean Cotton the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Faith Community Christian Center Inc

Signature: [Signature] (Authorized Person)

Authorized Actions: Appear before City Council/Planning Board/Board of Adjustment on property owner's behalf; Answer questions of the board(s) on property owner's behalf; Appear as the applicant.

1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law (The City Attorney can provide copies of these opinions). Simply providing factual or expert testimony as a witness does not violate this rule.
2. If the applicant is not present and the representative does not have sufficient knowledge regarding the application to satisfy the Planning Board or Board of Adjustment, this may cause the request to the tabled or denied.

I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

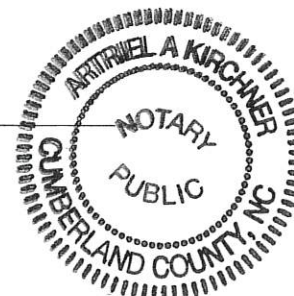
I, Artriel A. Kirchner, a Notary Public in and for said County and

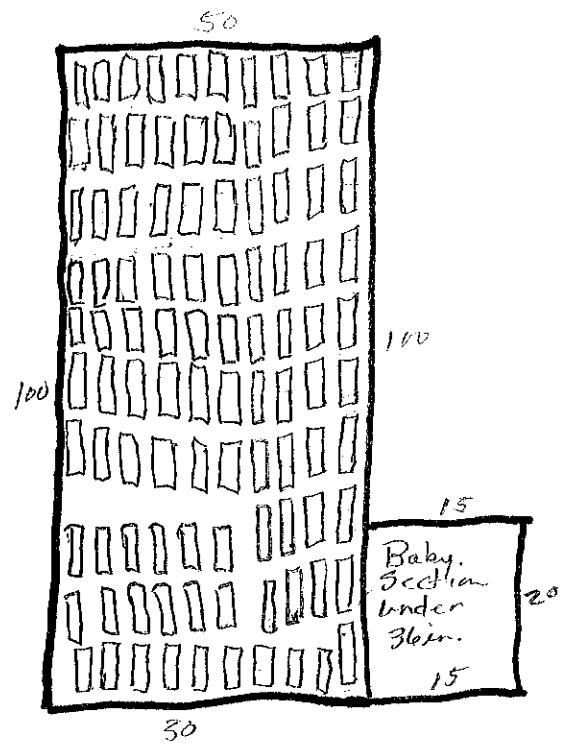
State, do hereby certify that Leo Barnwell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 10th day of September, 2024.

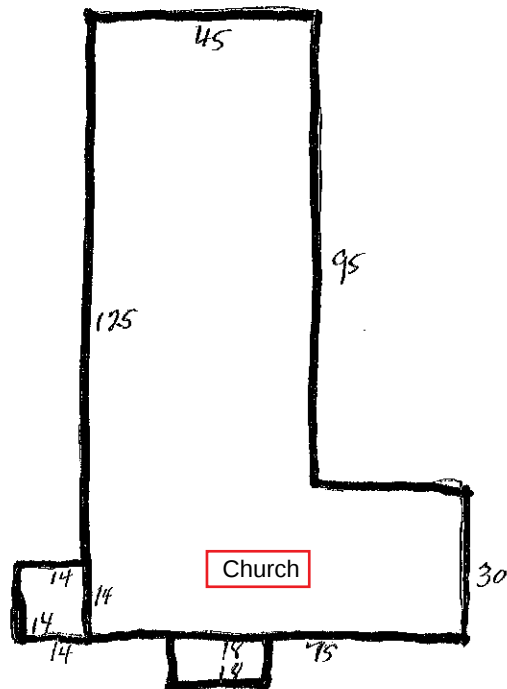
My Commission Expires: October 4, 2025.

[Signature]
Notary Public





Each will be
8x3 w/ 2 1/2
between each
grave.



City of



Lumberton

Planning & Neighborhood Services

Request for Special Use Permit
Faith Community Christian Center – 1220 Alamac Road

File# 7.183

PETITIONER(S):	OWNER(S):
Authorized Person Redean Cotton (910 474-3652) Pastor Leo Barnwell FAITH COMMUNITY CHRISTIAN CENTER INC ATTN: PASTOR LEO BARNWELL P O BOX 3536 LUMBERTON NC 28359 910-671-0339	Pastor Leo Barnwell FAITH COMMUNITY CHRISTIAN CENTER INC ATTN: PASTOR LEO BARNWELL P O BOX 3536 LUMBERTON NC 28359 910-671-0339

Special Use Permit Request: Faith Community Christian Center Special Use Permit (SUP) for a church cemetery - 1220 Alamac Road – ETJ

LOCATION:



City of Lumberton

Planning & Neighborhood Services

ZONING:



PROJECT OVERVIEW

Analysis: Faith Community Christian Center is requesting A Special Use Permit (SUP) for a church cemetery for property located at 1220 Alamac Road.

PLANNING & ZONING

Owner	Parcel #(s)	Zoning	Square Footage/ Area	PROPOSED USE#
Faith Community Christian Center	101701018	R-20, single family residential	PARCEL – 242,629 SQ.FT./5.570 ACRES PROPOSED CEMETERY – 5,300 SQ.FT./0.122 ACRES	21.100 Cemetery (accessory use to the existing church) Existing Use 5.200 Church



Planning & Neighborhood Services

MINIMUM (MAX) SETBACK AND LOT SIZE REQUIREMENTS

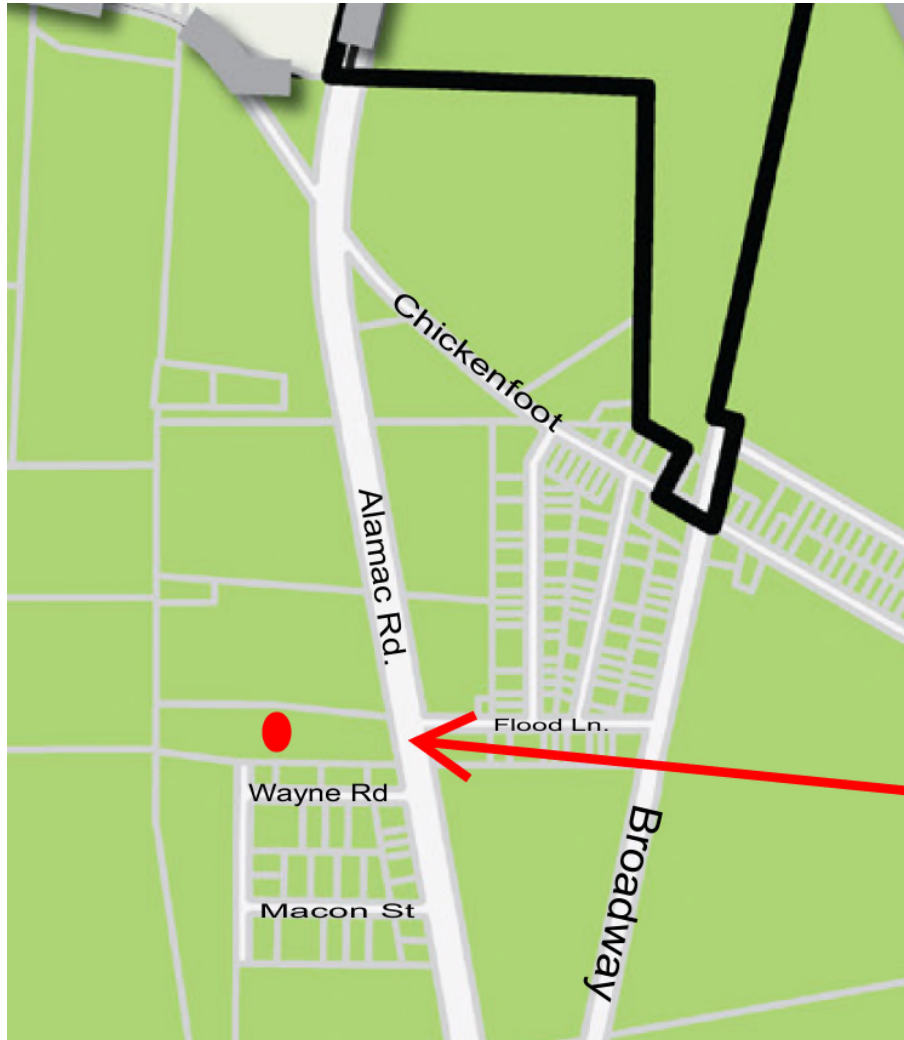
Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback	Max. Height
R-20	20,000 sq. ft.	100 feet	30 feet From all right of ways.	10 feet From all sides with no right of way	10 feet From all sides with no right of way	35 feet

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	R-20	Proposed Use 21.100 Cemetery (accessory use to the existing church) Existing Use 5.200 Church
North	A (Agriculture)	Single Family Residential
South	R-6 (Residential, class 'A' mobile homes)	Single Family Residential
East	B-4 (Business general commercial)	Alamac Road Vacant Manufacturing
West	A (Agriculture)	Vacant

EXISTING LOT INFORMATION: Current use of property – Church

Land Use Plan Designation: Rural. Precinct _ETJ_



RURAL

The Rural land use category is applied to those areas which are situated outside of areas deemed to have the most growth potential. Where development does occur in these areas, it is expected to be at less than 1 dwelling unit per acre and to not be served by the city's wastewater system. While generally agricultural and low density residential in character, certain nonresidential land uses that serve the surrounding rural community are appropriate when sited in locations that do not negatively impact the character, such as small convenience retail uses at rural crossroads or larger scale commercial uses that are intended to directly support the rural agricultural economy.

City of



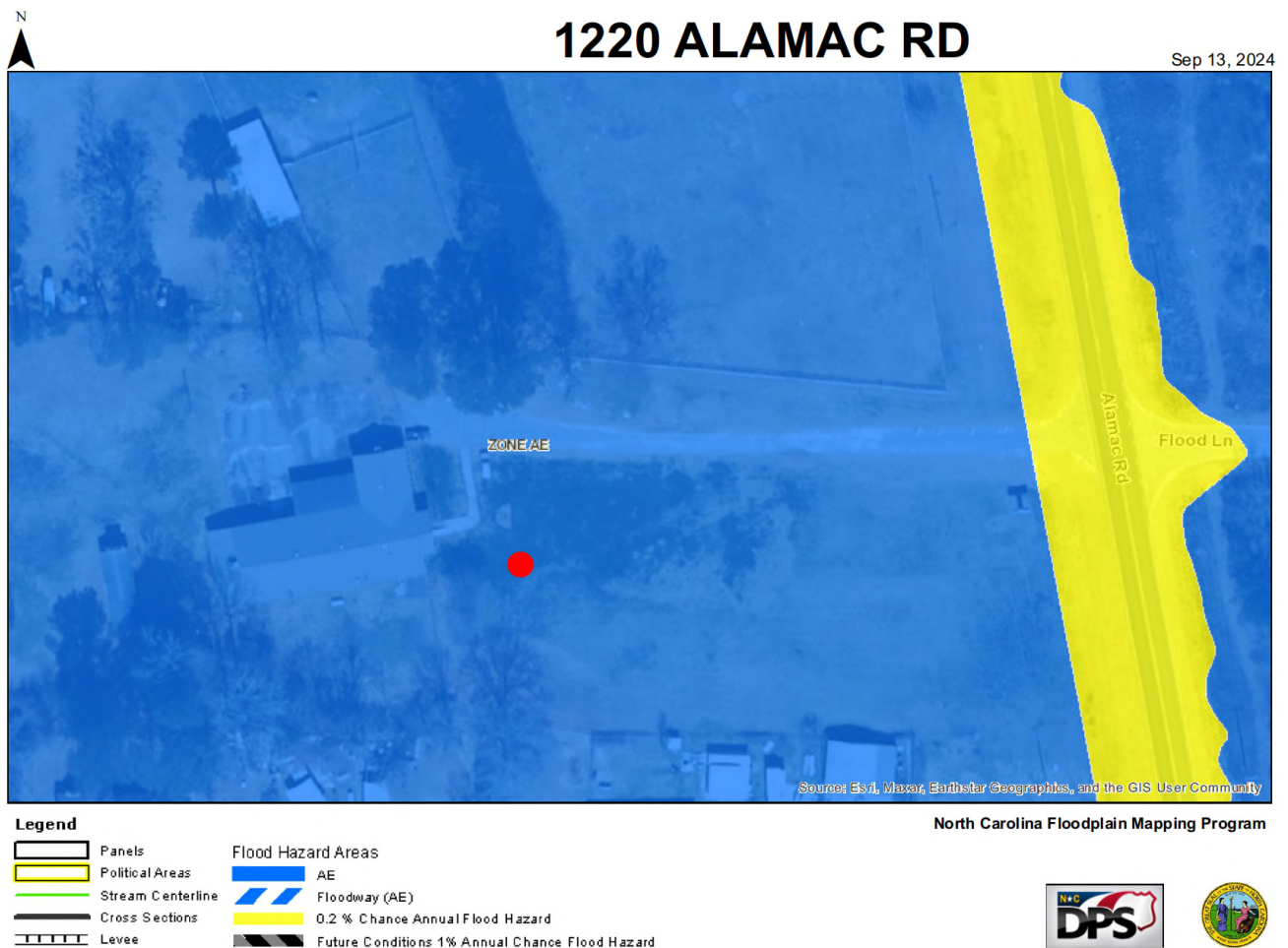
Lumberton

Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone AE 100-YR Flood: Zones AE and A1-A30 are the flood insurance rate zones used for the 1-percent-annual-chance floodplains that are determined for the FIS by detailed methods of analysis. In most instances, BFEs derived from the detailed hydraulic analyses are shown at selected intervals in this zone. Mandatory flood insurance purchase requirements apply.

Map Number: 3710939000K **Panel #** 9390 **Panel Effective Date:** 12/6/2019



City of



Lumberton

Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If this Special Use Permit is granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

PLANNING STAFF RECOMMENDATION TO COUNCIL – PLANNING BOARD

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

Use Description	A	R-20	R-15	R-11	PR-11	R-7	R-6	R-3	B-1	B-2	B-3	B-4	B-5	B-6	B-7	M-1	M-2	M-3
18.100 Towers and antennas fifty feet in height or less	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
18.200 Disguised/attached antennas	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
18.300 towers and antennas more than fifty feet in height	S															S	S	
19.000 <i>Open-Air Markets and Horticultural Sales</i>	Z											Z			Z			
20.000 <i>Funeral Homes</i>									Z	Z		Z		Z	Z			
21.000 <i>Cemetery and Crematorium</i>																		
21.100 Cemetery	S	S	S	S	S	S	S	S			S	S			S	S	S	
21.200 Crematorium	S											S			S	S	S	
22.000 <i>Nursery Schools; Day Care Centers</i>	S	S	S	S	S	S	S	S		Z	Z	Z			Z	Z	Z	S

**DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
CITY OF LUMBERTON, NORTH CAROLINA
APPLICATION FOR A SPECIAL USE PERMIT**

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the City Council of the City of Lumberton issue a Special Use Permit as hereinafter described:

1. Applicant:

Owner:

Legal Name: Sabrina O. Leshore-Cummings

Legal Name: Bethel Baptist Church Inc. of Lumberton

Physical Address: 604 N. Chestnut Street

Physical Address: 1106 N. Water Street

Lumberton NC 28358

Lumberton, NC 28358

Mailing Address: PO Box 13

Mailing Address: 130 Canecutter Road

Lumberton NC 28359

Lumberton NC 28358

Telephone: 973-901-6851

Telephone: 910-740-1659 (Joe West, Trustee)

Name of Business: Jirehs Remnant Youth Bible Training Acader y **Business Address:** 1106 N. Water Street Lumberton NC 28358

EMAIL: crossednc@gmail.com

Description of Property:

2. 1106 N. Water Street

2398

283

(Address)

(Deed Book)

(Page)

2

7

(Lower) (Lower)
129.92 Ft - 60.8 Ft

4472 Sq. Ft.

(Map Book)

(Page)

(Frontage)

(Area)

3. **Tax Map Identification (parcel number):** 322705008; 322705006

4. **Proposed Use of Property:** Small Christian 4-Day School

5. **Zoning District Designation of Property:** * Lmbr R7

6. **Development Site Plan:** See Appendix A of Land Use Ordinance.

7. **Notice of Hearing:** All property owners within 150' of the perimeter of the property subject of this Petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.

8. **Supportive Information:** At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

9. **Application Fee:** Submit the fee payment with application. The application fee is nonrefundable.

ADDRESS:

10. Briefly describe Applicants intended use of the property (Applicant must attach a detailed business plan, if applicable):

Bethel Baptist Church Inc. of Lumberton will allow Jirehs Remnant Youth Bible Training Academy to operate a small Christian day school housing approximately 60-90 youth grades K-12 on Monday- Thursday from 8am-4pm.

11. Notarized Signatures:

I certify that all of the information presented by the undersigned in this Application is accurate to the best of my knowledge, information and belief.

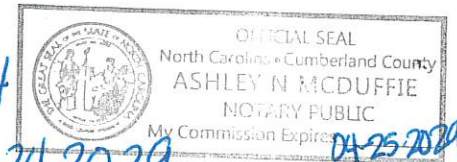
Applicant: Sabrina O. Leshore-Cummings 604 N. Chestnut Street
Name Physical Address

Applicant: [Signature]
Signature

STATE OF North Carolina COUNTY OF Robeson

I, Ashley N McDuffie, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 22nd day of October, 2024



Ashley N McDuffie My Commission Expires: April 24, 2029
Notary Public Signature

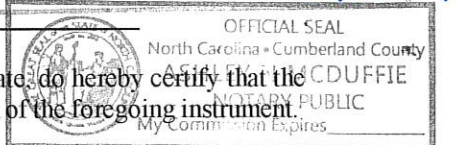
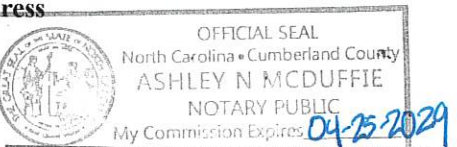
Owner: Bethel Baptist Church Inc. of Lumberton 1106 N. Water Street
Name Physical Address

Owner: [Signature]
Signature

STATE OF North Carolina COUNTY OF Robeson

I, Ashley N McDuffie, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 22nd day of October, 2024



Ashley N McDuffie My Commission Expires: April 24, 2029
Notary Public Signature

City of



Lumberton

Planning & Neighborhood Services

Authorization to appear before City Council/Planning Board/Board of Adjustment on the behalf of the property owner(s).

Application File No.: _____

Property address: 1106 N. Water Street Parcel #: 322705008

I, Bethel Baptist Church Inc. of Lumberton (property owner), give

Dr./Mr./Ms. Sabrina O. Leshore-Cummings the authority to appear before City Council/Planning

Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Joe West, Trustee Joseph Franklin West

Signature: Joseph Franklin West (Authorized Person)

Authorized Actions: Appear before City Council/Planning Board/Board of Adjustment on property owner's behalf; Answer questions of the board(s) on property owner's behalf; Appear as the applicant.

1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law (The City Attorney can provide copies of these opinions). Simply providing factual or expert testimony as a witness does not violate this rule.
2. If the applicant is not present and the representative does not have sufficient knowledge regarding the application to satisfy the Planning Board or Board of Adjustment, this may cause the request to the tabled or denied.

I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

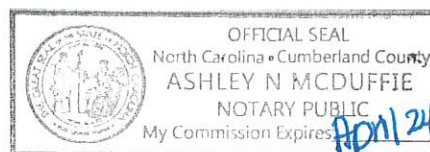
I, Ashley N McDuffie, a Notary Public in and for said County and

State, do hereby certify that Joseph Franklin West personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 22nd day of October, 2024.

Ashley N McDuffie
Notary Public

My Commission Expires: April 24 2029



City of *Lumberton*

Planning & Neighborhood Services

Special Use Permit

1106 N. Water St.

Date of Application Submittal:

PETITIONER(S):	OWNER(S):
Sabrina O. Leshore-Cummings 604 N. Chestnut St. Lumberton, NC 28358	Bethel Baptist Church Inc. of Lumberton 1106 N. Water St. Lumberton, NC 28358

Special Use Permit Request: Sabrina Leshore-Cummings is requesting a Special Use Permit for a Christian day school Jirehs Remnant Youth Bible Training Academy, grades K-12, operating Mon-Thurs. 8am-4pm. located at 1106 N. Water St (parcel # 322705008 & 322705006, deed book 2398, pg. 283).

LOCATION:



City of *Lumberton*

Planning & Neighborhood Services

ZONING DISTRICT:



Planning & Neighborhood Services

PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area	Limits of Construction
Bethel Baptist Church	322705008 & 322705006	R-7 Residential Single/Two Family	0.31 acre .25 acre	0.31 acre .25 acre

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	R-7, Residential single family	Existing Church. Proposed use Christian School
North	R-7, Residential single/-family	Single Family Residence
South	R-7, Residential single-family	Multi-Family/Apartments Town Village Apartments
East	R-7, Residential single-family	Single Family Residence
West	R-7, Residential single-family	Single Family Residence

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: Sabrina Leshore-Cummings is requesting a Special Use Permit for a Christian day school Jirehs Remnant Youth Bible Training Academy, grades K-12, operating Mon-Thurs. 8am-4pm. located at 1106 N. Water St (parcel # 322705008 & 322705006, deed book 2398, pg. 283).

PLANNING & ZONING

Setback and Lot Size (General to R-15 Zoning District):

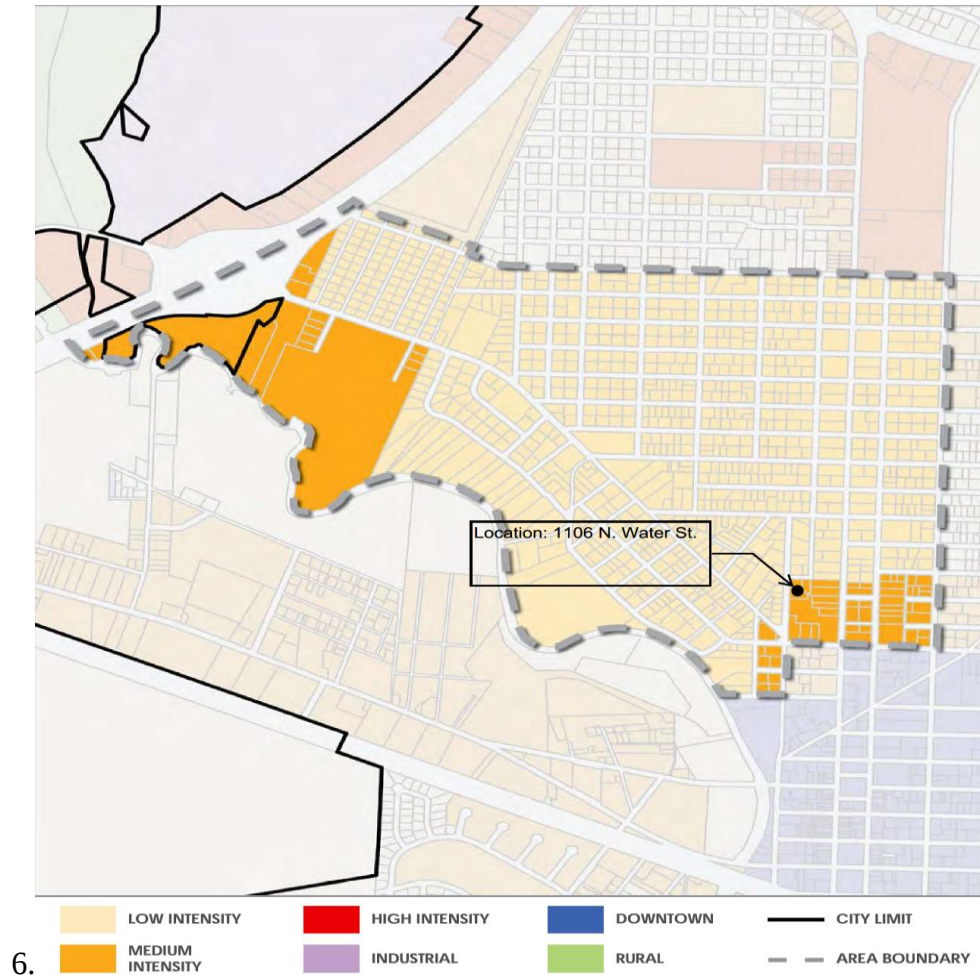
Zoning District	Min. Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks	Minimum Height
R-7	7,000 11,000 for duplex	70'	20'	8'	35'

Planning & Zoning Analysis

The property currently has a church. The applicant would like to operate a Christian school at the church facility. Use 5.110 Elementary and secondary schools (including associated grounds and athletic and other facilities) require a special use permit in the R-7 zoning district.

Planning & Neighborhood Services

Land Use Plan: The Land Use Plan designates the future use of this parcel as Medium Intensity, furthermore, this property is located within precinct 6.



MEDIUM INTENSITY

The Medium Intensity land use category is intended to accommodate medium density residential development (up to 10 dwelling units / acre), including both single family residences and larger scale multi-family dwellings. This land use category is also intended to accommodate the use and development of land for medium intensity nonresidential uses, such as churches, schools, neighborhood scale retail, professional offices and similar uses when sited in a manner that does not negatively impact adjoining residential uses located within this or an adjacent lower intensity land use category. In general, these areas are intended to provide a transition between low and high intensity land uses, as well as to facilitate redevelopment in areas where increased density and/or intensity of use is desired.

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone X-Not in 100-Year Floodplain: Zone X is the flood insurance rate zone that corresponds to areas outside the 0.2% annual chance floodplain, areas within the 0.2% annual chance floodplain, and to areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.

Map Number: 3710939100K **Panel Effective Date:** 12/6/2019



DEVELOPMENT UPON APPROVAL

If this Special Use Permit is granted the applicant must submit site development plans to the City of Lumberton, and other Federal and State Departments, if applicable, for review and approval prior to development. All conditions of the Special Use Permit must be addresses prior to the issuance of a Land Use Permit and/or Certificate of Occupancy (CO).

PLANNING STAFF RECOMMENDATION TO COUNCIL

Council review the request, refer the petition to the November 19, 2024 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

**DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
CITY OF LUMBERTON, NORTH CAROLINA
APPLICATION FOR A SPECIAL USE PERMIT**

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the City Council of the City of Lumberton issue a Special Use Permit as hereinafter

described:

1. Applicant:

Legal Name: Le Benediction, LLC

Physical Address: 11942 Winston Circle
Cincinnati, OH 45240

Mailing Address: 11942 Winston Circle
Cincinnati, OH 45240

Telephone: (513) 602-1284

Owner:

Legal Name: Le Benediction, LLC

Physical Address: 11942 Winston Circle
Cincinnati, OH 45240

Mailing Address: 11942 Winston Circle
Cincinnati, OH 45240

Telephone: (513) 602-1284

Name of Business: Le Benediction, LLC

Business Address: 11942 Winston Circle

EMAIL: LeT2TansDiamond@yahoo.com Cincinnati, OH 45240

Description of Property:

^{2.} 3125 Wellington Rd
(Address)

02227
(Deed Book)

0844
(Page)

#19
(Map Book)

88
(Page)

119.69
(Frontage)

0.41
(Area)

3. Tax Map Identification (parcel number): 320101046

4. Proposed Use of Property: Residential

5. Zoning District Designation of Property: R15

6. Development Site Plan: See Appendix A of Land Use Ordinance.

7. Notice of Hearing: All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.

8. Supportive Information: At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

9. Application Fee: Submit the fee payment with application. The application fee is nonrefundable.

File # 7.184

5/28/21

1 of 2

ADDRESS:

10. Briefly describe Applicants intended use of the property (Applicant must attach a detailed business plan, if applicable):

Property planned for 4: 2 bdrm, 1 bath, 750 sqft Living space
w/ 2 car garage and owner storage bay.
See Attached: Business Plan and Technical Drawings

11. Notarized Signatures:

I certify that all of the information presented by the undersigned in this Application is accurate to the best of my knowledge, information and belief.

Applicant: Le Benediction, LLC 11942 Winston Cir, Cmt, OH 45240
Name Physical Address

Applicant: [Signature]
Signature

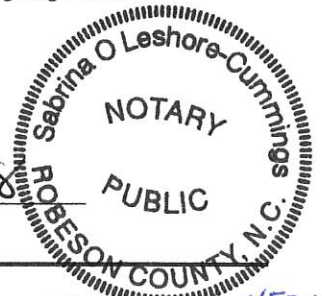
STATE OF North Carolina COUNTY OF Robeson

I, Sabrina O. Leshore-Cummings, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 28th day of August, 2021.

[Signature]
Notary Public Signature

My Commission Expires: 05/02/2028



Owner: Le Benediction, LLC 11942 Winston Cir, Cmt, OH 45240
Name Physical Address

Owner: [Signature]
Signature

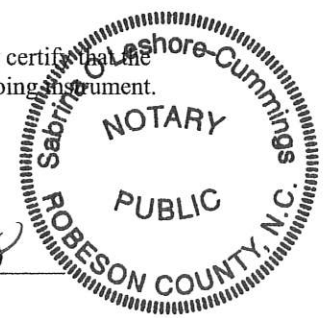
STATE OF North Carolina COUNTY OF Robeson

I, Sabrina O. Leshore-Cummings, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 28th day of August, 2021.

[Signature]
Notary Public Signature

My Commission Expires: 05/02/2028



File # 7.184 2 of 2
5/28/21

City of



Lumberton

Planning & Neighborhood Services

Authorization to appear before City Council/Planning Board/Board of Adjustment on the behalf of the property owner(s).

Application File No.: 7.184

Property address: 3125 Wellington Rd Parcel #: 320101046

I, Le Benediction, LLC (property owner), give Dr./Mr./Ms.

Jimmy L. McRae the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Jimmy L. McRae (Agent/Member)

Signature: Jimmy L. McRae (Agent/Member) (Authorized Person)

Authorized Actions: Appear before City Council/Planning Board/Board of Adjustment on property owner's behalf; Answer questions of the board(s) on property owner's behalf; Appear as the applicant.

1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law (The City Attorney can provide copies of these opinions). Simply providing factual or expert testimony as a witness does not violate this rule.
2. If the applicant is not present and the representative does not have sufficient knowledge regarding the application to satisfy the Planning Board or Board of Adjustment, this may cause the request to the tabled or denied.

I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

I, Sabrina O. Leshore-Cummings, a Notary Public in and for said County and State, do hereby certify that Jimmy L. McRae, an authorized signer w/ Le Benediction, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 20th day of August, 2024.

My Commission Expires: 05/02/2028

[Signature]
Notary Public



City of



Lumberton

Planning & Neighborhood Services

Authorization to appear before City Council/Planning Board/Board of Adjustment on the behalf of the property owner(s).

Application File No.: 7.184

Property address: 3125 Wellington Rd Parcel #: 320 101 046

I, Le Benediction, LLC (property owner), give Dr./Mr./Ms. Attorney Sabrina D. Leshere-Cummings the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Jimmy L. McKee (Agent/Member)

Signature: X Jimmy L. McKee (Agent/Member) (Authorized Person)

Authorized Actions: Appear before City Council/Planning Board/Board of Adjustment on property owner's behalf; Answer questions of the board(s) on property owner's behalf; Appear as the applicant.

1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law (The City Attorney can provide copies of these opinions). Simply providing factual or expert testimony as a witness does not violate this rule.
2. If the applicant is not present and the representative does not have sufficient knowledge regarding the application to satisfy the Planning Board or Board of Adjustment, this may cause the request to the tabled or denied.

I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

I, Little Townsend, a Notary Public in and for said County and

State, do hereby certify that Jimmy L. McKee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 28th day of August, 2024

My Commission Expires: 7/16/2026
Little Townsend
Notary Public

Le Benediction, LLC

Business Plan for: 3125 Wellington – Auxiliary Dwelling Unit *Jimmy L. McRae (Agent) – (513) 602-1284*

Business Objective: The objective of Annie L. McRae Foundation for the 3125 Wellington Rd – Auxiliary Dwelling Unit:

- Provide a family, elderly couple and/or deserving individual(s) displaced by Hurricane Mathew and/or Florence, during the 2016 / 2018 storms with affordable housing they can call HOME.
- Help Rebuild Blighted Properties in Robeson County that will improve the overall beauty and value of the property and neighborhood.

Business Results Thus Far: Le Benediction, LLC initiated the noted objectives in Feb. 2017 and has realized the following:

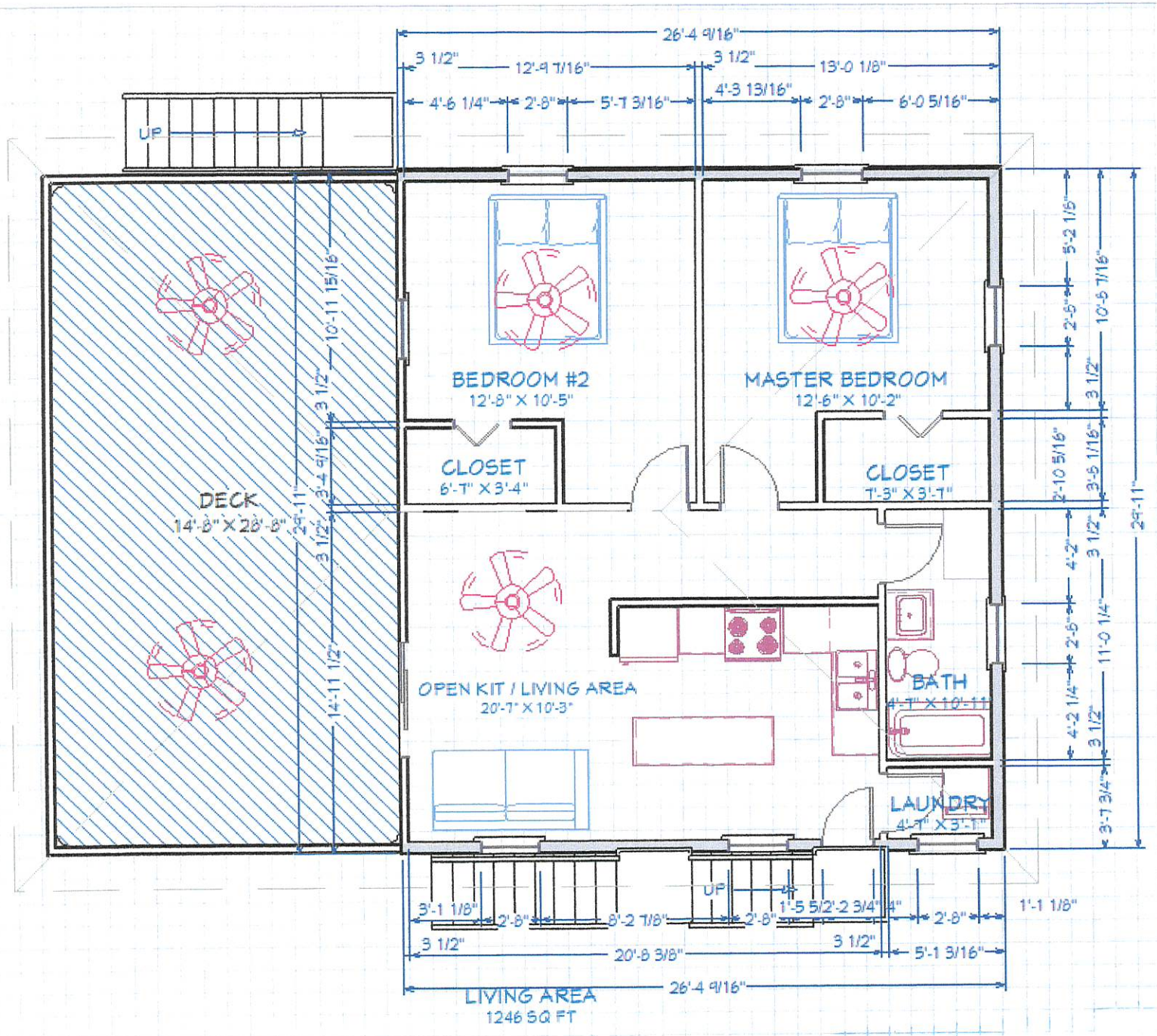
- Rebuilt 3 properties in the May Fair community – avg. rental \$1233.
- Rebuilt 2 properties in the Sunset Heights & Turner's Terrace community – avg. rental \$937.
- Rebuilt 1 property in the Brittswood community – avg. rental \$850.
- Assisted in the Rebuild / Cleanup of 3 additional properties in Lumberton.

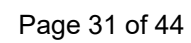
Rational & Proposed Benefits for 3125 Wellington Rd – Auxiliary Dwelling Unit:

- The dwelling is currently 65-70% complete and per initial inspection adheres to standard building codes. It was built sometime between 2008 & 2010 without approval from the City of Lumberton.
- The primary unit renovations were completed about June 11, 2021. All required permits were issued, complied with, inspected and approved by the City of Lumberton Inspections Department. The main unit has been occupied since June/July 2021.
- This property is zoned R-15. 1.130 Single-family residences with accessory apartment are an allowed 'use' within this zoning district.
- The property is planned for a: 2bdm, 1 bath, 750sqft of living space, w/2 car garage and a owners storage bay.
- Le Benediction, LLC projects the After Repair Value will be roughly ~\$125K and believe the project can be completed with roughly a ~\$58K budget.
- The project will help maintain work for local resources (s): carpenter, plumber, electrician, painter and HVAC.
- We believe the project will address all other property owner concerns that may arise in a positive manner. This is a WIN for May Fair property owners, a WIN for the City of Lumberton, a WIN for a deserving family, and a Blessing from the Annie L. McRae Foundation!!!!

It is understood and agreed that Le Benediction, LLC will complete all construction activities per the City of Lumberton building codes. The design of the Auxiliary Dwelling Unit will meet the aesthetics of a building within the May Fair community.

7.184





SURVEY DATA:

HORIZONTAL DATUM - BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83, US SURVEY FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORRS) NETWORK.
VERTICAL DATUM - NAVD 88

SURVEY NOTES:

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND AND EXPRESSED IN FEET AND DECIMAL OF FEET.
2. PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED HEREIN.
3. ALL PARCEL AREAS MATHEMATICALLY CLOSE GREATER THAN 1:10,000.
4. NO NGS MONUMENTS FOUND WITHIN 2000'.
5. AREA CALCULATED BY COORDINATE METHOD.

LEGEND AND ABBREVIATIONS:

- IRON PIPE FOUND (IPF)
- ▲ CALCULATED POINT (NO MONUMENT SET)
- PIN PARCEL IDENTIFICATION
- BK BOOK
- D.B. DEED BOOK
- B.M. BOOK MAP
- PG. PAGE
- SQ.FT. SQUARE FEET
- R/W RIGHT-OF-WAY

----- SUBJECT PROPERTY LINE
 ----- EASEMENT (AS NOTED)
 ----- ADJOINER PROPERTY LINE
 ----- TIE ----- TIE ----- TIE LINE

CERTIFICATION:

I, JOHN E. KAUKOLA JR., DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 OR GREATER; THAT THIS SURVEY WAS PERFORMED USING GNSS AND CONVENTIONAL SURVEY, THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

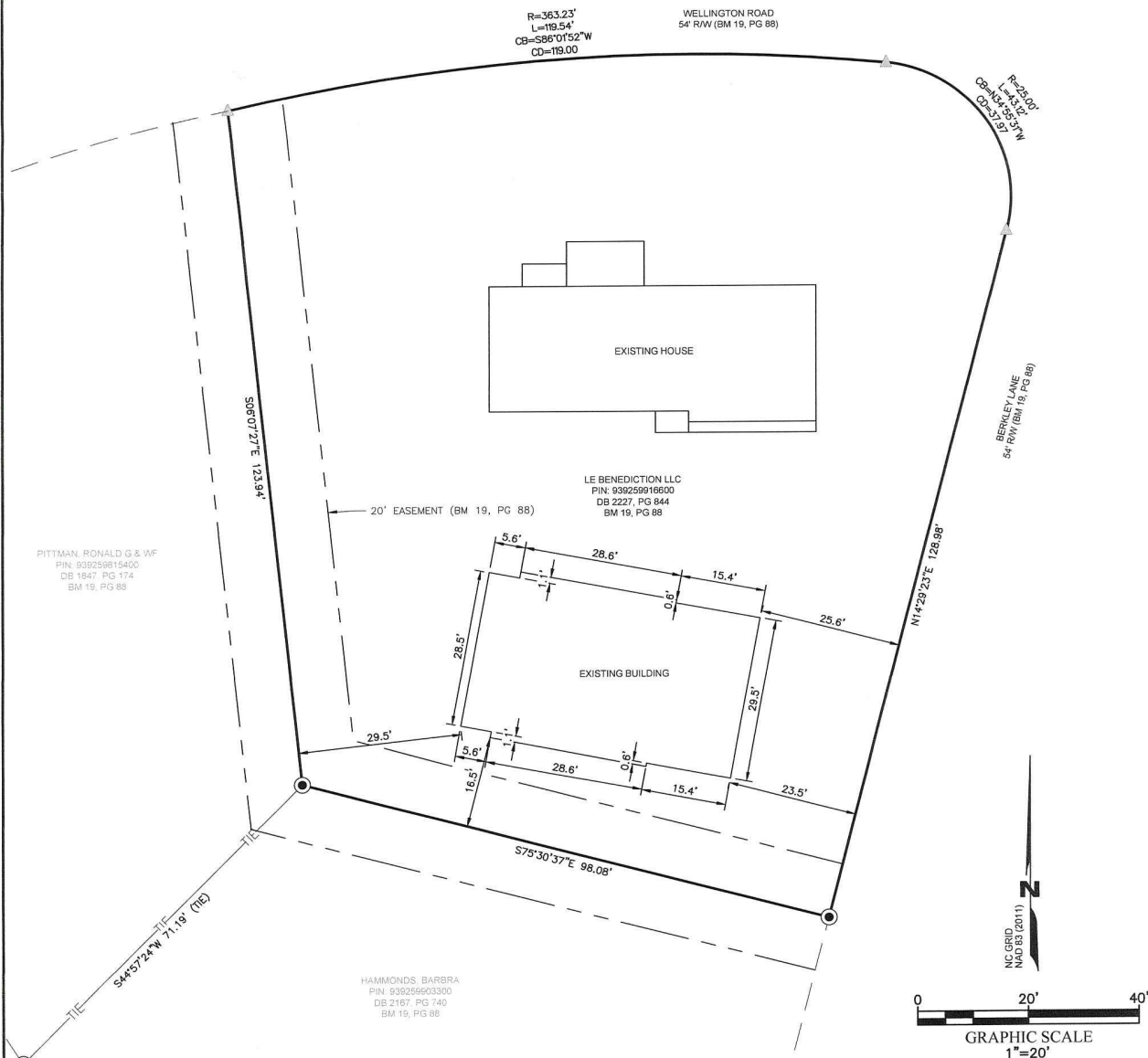
CLASS OF SURVEY: B
 POSITIONAL ACCURACY: 3.7CM + 90PPM
 TYPE OF GPS FIELD PROCEDURE: VRS RTK, RAPID STATIC
 DATES OF SURVEY: OCTOBER 1-7, 24-27 JANUARY, 8TH & 20TH FEBRUARY, 1ST MARCH
 DATUM/EPOCH: NAD 83 (2011) / 210.00
 PUBLISHED/FIXED-CONTROL USE: NCRX CORRS ARP
 GEDID MODEL: 12B
 UNITS: US SURVEY FEET
 COMBINED GRID FACTOR: 0.9999317279

John E. Kaukola Jr.,
 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3999
 john.kaukola@sam.biz
 (919) 752-8765

DATE: XX/XX/2023

SURVEYING AND MAPPING, LLC
 F-1442

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES



JOB NUMBER: 1023085135-011
 DATE: 06/18/2024
 SCALE: 1"=20'
 SURVEYOR: JEX
 TECHNICIAN: CDR
 DRAWING: 3125 WELLINGTON ST
 TRACT ID: AS SHOWN
 PARTIES: D.L.G.
 FIELDBOOKS: N/A



2548-B Fayetteville Road
 Lumberton, NC 28358
 Ofc: 910.827.8355
 Fax: 919.802.8898
 email: info@sam.biz
 F-1442

PERMIT MAP
 FOR
 JIMMY McRAE
 TOWNSHIP OF LUMBERTON
 COUNTY OF ROBESON
 STATE OF NORTH CAROLINA

PROJECT: JIMMY McRAE
 PERMIT MAP
 SHEET 1
 OF 1

7.184

Work Order Proposal For 3125 Wellington Rd, Lumberton NC 28360

<u>Item Description</u>	<u>Supplies</u> SF - 2bd, 1 bt	<u>Sales Tax</u> 0.0675	<u>Labor</u>	<u>Assumptions</u>
<u>Kitchen Items Appliances</u>	1,594	108	100	Install Appliances: Whirlpool Stove, Microwave, Refrig.
<u>Exterior Stairway</u>	1,681	113	1,018	stringers - to 5m/15ft. Fabricate and fit risers and treads. Balusters and Newel posts are separate if needed. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup
<u>Landscaping</u>	0	0	4,500	Cut and remove 3 large trees, grinding and removing the stump, and removing debris
<u>Roofing Remodel</u>	1,667	113	1,424	lbs per SF. UL Class A fire resistance and 110 mph wind resistance. 30 yr warranty. Quantity includes typical waste overage, material for repair and local delivery. Tear off Roof and Debris Removal
<u>Demo All Rooms</u>	200	14	500	Reconfigure existing walls & move existing wall
<u>Drywall & Insulation</u>	1,006	68	1,947	Non-discounted retail pricing for: Paper faced 1/2" thick gypsum board. 4' x 8' sheets. Quantity includes typical waste overage, material for repair and local delivery. Assume 1634 sqft
<u>Garage Remodel</u>	1,735	117	1,383	gauge steel roll up door. 4 panel. 5 yr limited warranty. Quantity includes typical waste overage, material for repair and local delivery.
<u>Cement Driveway</u>	1,941	131	2,046	Non-discounted retail pricing for: 4+ inch thick, fibermesh reinforced 3500 PSI concrete. Broom finish. Quantity includes typical waste overage, material for repair and local delivery. Est. for 769 sf. Area - includes Slab Excavation
<u>Kitchen Remodel</u>	2,327	157	1,506	Install cabinets, sink, kitchen wall, Island and lighting
<u>Reposition Exterior Front/Deck Wall</u> <u>(Open Concept)</u>	1,125	76	850	most homeowners spending \$10 to \$15 per linear foot. A laminated veneer lumber (LVL) beam costs \$60 to \$300 on average without installation
<u>Bed Room Remodel</u>	985	66	1,069	Reconfigure Master & Second Bdrm for 10 x 15 sqft. Install new window if required
<u>Bath Room Remodel</u>	1,806	122	784	Install DELTA White Acrylic One-Piece Shower with Integrated Seat (Common: 36-in x 48-in) or similar, Install Berkshire stone finished flooring. Install cabinets & sinks, update plumbing.

<u>Laundry Room Remodel</u>	265	18	391	Reroute Plumbing & Hot Water Heater, install subflooring & Berkshire stone finished flooring.
<u>Exterior Decking</u>	1,888	127	1,524	Non-discounted retail pricing for: 2" x 6" Select or better grade. 4 sides surfaced. Quantity includes typical waste overage, material for repair and local delivery. 638 sqft deck
<u>Doors</u>	1,697	115	1,438	Replace Doors, molding, base boards, door locks & handles, and window blinds as required.
<u>Windows & Siding (Replaceme</u>	462	31	348	
<u>Overall Paint Items (Re Post Gray - Sheran Williams)</u>	517	35	901	Prep & Paint all interior ceilings, walls, etc.. And exterior facia boards, etc.
<u>Flooring All Rooms (Bdrm, Living Rm, Halls, Kitchen and Den)</u>	1,523	103	1,240	Install Luxury Vinyl, Water Proff, Plank Flooring Throughout
<u>Windows Blinds Install</u>	153	10	294	Standard Vynal blinds
<u>Full House Cleaning</u>	368	25	529	
<u>Update Electrical</u>	553	37	2,082	Secure Permits. Replace all electrical sockets & switches, install new lights & ceiling fans. Install electric panel & run new wiring
<u>Update Plumbing</u>	1,358	92	1,335	Secure Permits. Install new water lines, to bath, sinks, laundry, etc.
<u>Heating System</u>	3,331	225	1,521	system. For horizontal, up flow, down flow and vertical installation. Requires 240V 25A electrical connection required at unit. 10 yr limited warranty
Total	28,183	1,902	28,728	
Project Grand Total			58,814	

City of



Lumberton

Planning & Neighborhood Services

Special Use Permit
3125 Wellington Rd.

Date of Application Submittal:

PETITIONER(S):	OWNER(S):
Le Benediction, LLC Attn: Jimmy McRae PO Box 40391 Cincinnati, OH 45240 11942 Winston Circle Cincinnati, OH 45240	Le Benediction, LLC Attn: Jimmy McRae PO Box 40391 Cincinnati, OH 45240 11942 Winston Circle Cincinnati, OH 45240

Special Use Permit Request: Jimmy McRae (Le Benediction, LLC) is requesting a Special Use Permit for a single-family residence with an accessory apartment located at 3125 Wellington Road (parcel # 3201-01-046/Deed Book/Page 02227 / 0844).

LOCATION:



City of Lumberton

Planning & Neighborhood Services



PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area	Limits of Construction
Le Benediction, LLC Attn: Jimmy McRae	320101046	R-15, Residential single-family	0.41 ac	0.41 ac

Planning & Neighborhood Services

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	R-15, Residential single-family	Proposed Single family residence with accessory apartment
North	R-15, Residential single-family	Single Family Residence
South	R-15, Residential single-family	Single Family Residence
East	R-15, Residential single-family	Single Family Residence
West	R-15, Residential single-family	Single Family Residence

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: Jimmy McRae (Le Benediction, LLC) is requesting a Special Use Permit for a single-family residence with accessory apartment (Use #1.130) located at 3125 Wellington Road (parcel # 3201-01-046/Deed Book/Page 02227 / 0844).

PLANNING & ZONING

Setback and Lot Size (General to R-15 Zoning District):

Zoning District	Min. Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks	Minimum Height
R-15	15,000	100'	30'	10' (unless its bordered by a right of way. Then right of way min setbacks are observed)	35'

Minimum Lot Size and Accessory Structure Maximums for Single-family Residence with Accessory Apartment (Use #1.130)



Planning & Neighborhood Services

Zoning District	Min. Lot Size	Existing Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks	Maximum Height
R-15	19,950 (133 percent of 15,000)	0.41 acre 17,859.6	100'	30'	10' (unless its bordered by a right of way. Then right of way min setbacks are observed)	35'

Accessory Structure Maximums

Accessory Structure – 789.21 sq. ft. living space + 420.44 sq.ft. deck = 1,209.65 total square feet (plans provided by applicant says 1,246 square feet).

Planning & Zoning Analysis

The property currently has a single-family residence and an unpermitted accessory structure. From my research, the accessory structure was constructed between 2008 & 2010 without permits from the City.

*****The request does not meet the minimum lot size requirement for a single-family residence with accessory apartment (Sec. 35-182. Residential density) and exceeds the maximum square feet of 750.*****

Definition:

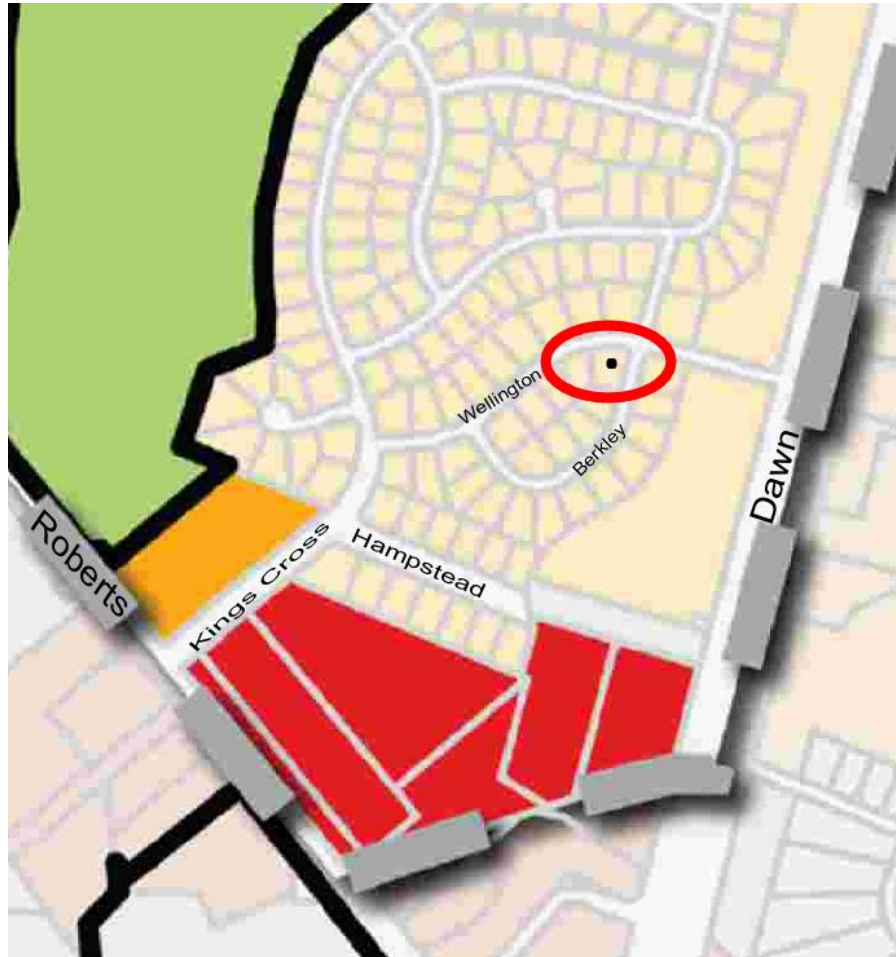
Residence, single-family with accessory apartment. A residential use having the external appearance of a single-family residence but in which there is located a second dwelling unit that comprises not more than twenty-five (25) percent of the gross floor area of the building nor more than a total of seven hundred fifty (750) square feet.

Sec. 35-182. Residential density.

(a) ... Every lot developed as a single-family residence with accessory apartment shall have the number of square feet equal to one hundred thirty-three (133) percent of the minimum required for single-family residences in that district.

Planning & Neighborhood Services

Land Use Plan: The Land Use Plan designates the future use of this parcel as Low Intensity, furthermore, this property is located within precinct 8.



LOW INTENSITY

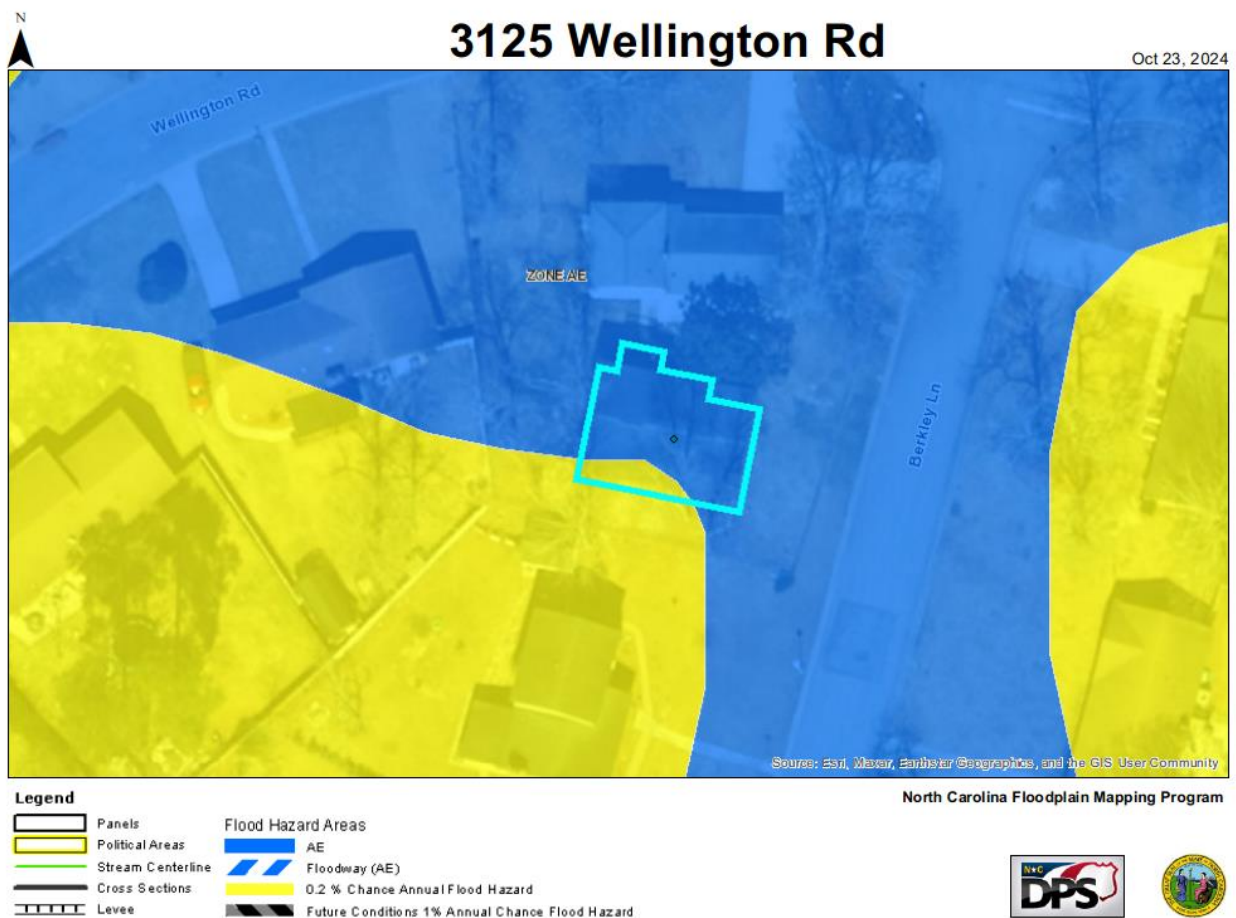
The Low Intensity land use category is intended to accommodate both the preservation and growth of low to medium density neighborhoods (4 to 6 dwelling units / acre) consisting primarily of single family residences, as well as small scale multi-family residential development, such as two and three family dwellings. While primarily residential in character, certain low impact nonresidential uses are appropriate for development within these areas, such as small churches, daycare centers, traditional home occupations and similar uses which will not conflict with the character of these areas when they are situated and developed in a manner that is consistent with an overall low intensity land use pattern.

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone ‘AE’ 100-YR Flood Zone: Zones AE and A1-A30 are the flood insurance rate zones used for the 1-percent-annual-chance floodplains that are determined for the FIS by detailed methods of analysis. In most instances, BFEs derived from the detailed hydraulic analyses are shown at selected intervals in this zone. Mandatory flood insurance purchase requirements apply.

Shaded Zone X (yellow), not in 100-year floodplain: Shaded Zone X (500-yr floodplain) 0.2 Percent Annual Chance Flood: The flood that has a 0.2% chance of being equaled or exceeded in any given year.

Map Number: 3 3710939200K **Panel Effective Date:** 12/6/2019





Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If this Special Use Permit is granted the applicant must submit site development plans to the City of Lumberton, and other Federal and State Departments, if applicable, for review and approval prior to development. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy (CO).

PLANNING STAFF RECOMMENDATION TO COUNCIL

CPC review the request, referred the petition to the November 19, 2024 Planning Board meeting for their review, and authorized the Planning Director to set the date of the public hearing.

Definitions:

Multifamily conversion – Single-family residence. A multifamily residence containing not more than four (4) dwelling units resulting from the conversion of a single building containing at least two thousand (2,000) square feet of gross floor area that was in existence on the effective date of this ordinance and that was originally designed, constructed and occupied as a single-family residence.

Multifamily conversion – Hotel/Motel. A conversion of a building from a hotel/motel, that have been in operation for over ten (10) years or are currently not operating but have operated in the past ten (10) years as a hotel/motel, to multi-family residential use.

Sec. 35-167. Multifamily developments.

(a) A multifamily residential development shall contain no more than one hundred seventy-five (175) units.

(b) A multifamily residential development shall not be located at a site where there exists more than three hundred fifty (350) approved multifamily residential units (including approved mobile home spaces and those within the proposed multifamily residential development) within a one-half-mile radius of the geographic center of the proposed multifamily residential development.

(c) In the case of a conversion of a building from a hotel/motel use to multi-family residential use, the structure is subject to the development and design standards provided in North Carolina Building Code as well as the conditions and design standards identified in Section 35-167. Multifamily developments, of the Lumberton Code of Ordinances.

1. Hotel/motel conversions allowed in the B-1 (central business), B-2 (Business Community), B-4 (general commercial), B-5 (highway service), and B-7 (general/commercial/manufactured home sales) zoning districts with a Special Use Permit.

2. Conversion is only allowed for hotel/motels that have been in operation for over ten (10) years or are currently not operating but have operated in the past ten (10) years as a hotel/motel.

3. Such building is designed to provide adequate access for firefighting personnel or the building inspector certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.

4. Notwithstanding any other provision of this article, a Hotel/Motel conversion shall be required to install any screening that is required between it and adjacent existing uses according to the table set forth in section 35-308, regardless of whether, in relation to such other uses, the multifamily conversion is the benefitted or burdened use.

Sec. 35-182. Residential density.

(d) With respect to lots where multifamily conversions of a single-family residence are proposed, the lot must contain at least the number of square feet equal to two hundred (200) percent if the minimum required for single-family residency if a conversion into three (3) dwelling units is proposed and two hundred fifty (250) percent of the minimum required for single-family residency if a conversion into four (4) dwelling units is proposed.

Use Description	A	R-20	R-15	R-11	PR-11	R-7	R-6	R-3	B-1	B-2	B-3	B-4	B-5	B-6	B-7	M-1	M-2	M-3
1.300 Multifamily residences																		
1.310 Other than mobile home parks					Z			Z	Z	Z	Z							
1.320 Mobile home parks		S																
1.330 Multifamily conversion - Single Family Residence				S		S	S	Z	Z	Z	Z							
1.340 Multifamily conversion-hotel/motel									S	S		S	S		S			
1.400 Homes																		