

**BOARD OF ADJUSTMENT - DECEMBER 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**

AGENDA

I. Call to Order

II. Agenda Items

A. Atlantic Logistics Park Sign Variance - , Planning & Neighborhood Services

III. Adjournment

Lumberton Board of Adjustment

Item: II.A.

Lumberton, North Carolina



Request for Action

Meeting Date: December 17, 2024

Originated By: Planning & Neighborhood
Services

Submission Date: 12/11/2024

Subject: Atlantic Logistics Park Sign Variance

Summary/Background of Subject Matter:

Atlantic Logistics Park QOZB LLC is requesting a variance from the requirements of section 35-277 (e) maximum sign height of 25' allowed in the M2 zoning district to allow for a sign with a height of 36', a difference of 11'.

Staff Recommendation:

Planning Staff recommends to hold tonight's public hearing and make a separate vote on each of the four (4) factors stated in the application.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. Application
2. Staff Report VARIANCE

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
CITY OF LUMBERTON, NORTH CAROLINA
APPLICATION FOR A VARIANCE

TO: THE BOARD OF ADJUSTMENT OF THE CITY OF LUMBERTON

1. Applicant:

Owner (if different from Applicant):

Atlantic Logistics Park QOZB LLC
(Name)
3105 Glenwood Avenue, Suite 105
(Address)
Raleigh, NC 27612
City/State/Zip
(919) 578-8772
(Telephone)

(Name)

(Address)

City/State/Zip

(Telephone)

2. Description of Property:

Sanchez Road, Lumberton, NC, 28358
(Address)
60
(Map Book)
70
(Page)

2367
(Deed Book)
2,665'
(Frontage)

545
(Page)
129 Acres
(Area)

3. Tax Map Identification:

Lumberton
(Township)
020901004
(Map)

(Block)

938024372400
(Parcel)

4. Proposed Use of Property: Storage (S-1)

5. Zoning District Designation of Property: M2

6. Variance requested to requirement of Section 35-: Section 35-277: Freestanding Signs

7. Purpose of Variance: Increase in allowable height from 25' to 36'

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

9. 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.

10. Factors Required to Grant a Variance: When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following "factors". In the spaces provided below, indicate the facts that you intend to show and the arguments that you intend to make so that the Board may conclude that the factors exist. (No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.):

a) Unnecessary hardship would result from the strict application of the ordinance:

If the Atlantic Logistics Park monument sign is limited to 25' in height, it would limit visibility from US 74. One of the defining features of this business park is it's visibility from US 74. Limiting this visibility could negatively impact our ability to bring businesses to this park and the City of Lumberton.

b) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

(Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.):

This property is separated from US 74 by a service road, which creates the need for additional height to maximize visibility.

Due to the distance from US 74, a sign designed to meet the current signage standards would be difficult to see. Also, vehicles are traveling at a high rate of speed when passing

this property, therefore a larger sign would allow for a more extended viewing window.

(Over)

File # _____ 1

c) The hardship did not result from actions taken by the applicant or the property owner:

No actions have been taken by the property owner to create this hardship.

d) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved:

Yes - The intent of this variance request is to allow for increased visibility due to the distance the property is set back from US 74.

The proposed sign will better align with the scale of the business park, increasing the likelihood that businesses will occupy space in Atlantic Logistics Park and bring jobs to the Town of Lumberton.

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



(Applicant Signature)

11/13/2024

(Date)



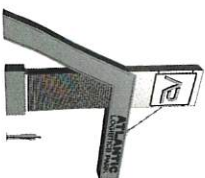
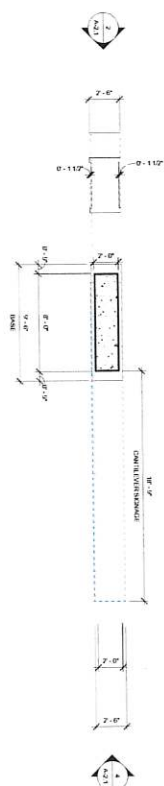
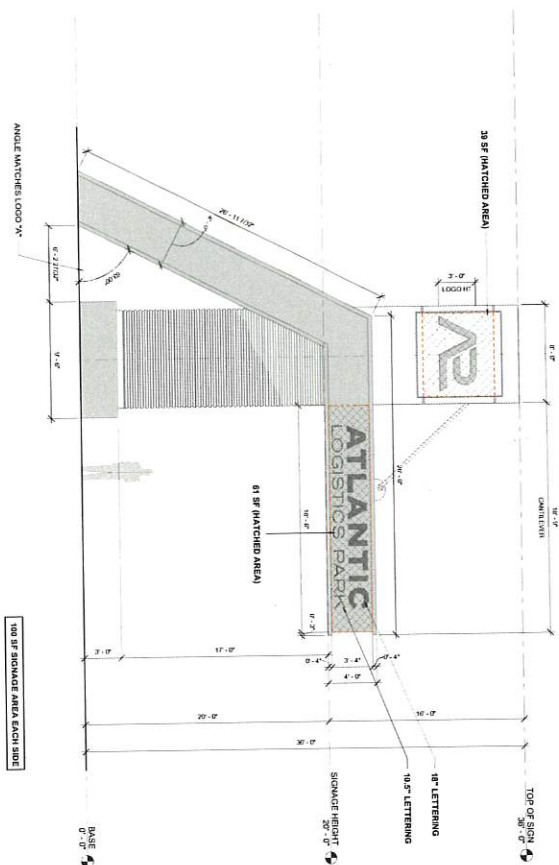
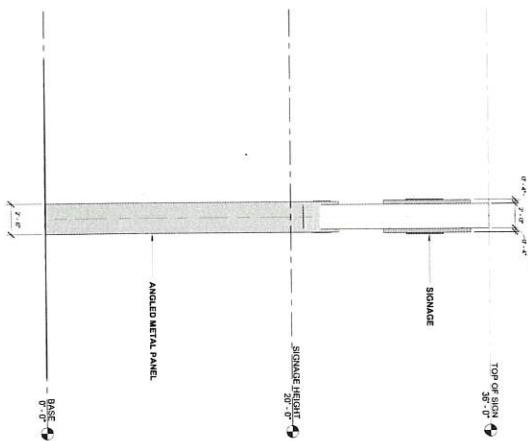
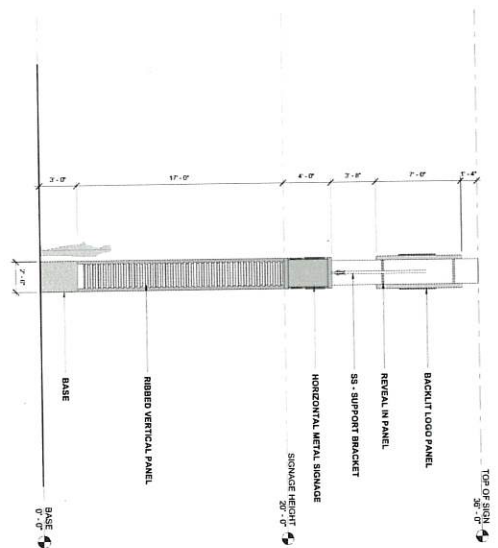
(Owner Signature)

11/13/2024

(Date)

(Received By)

(Date)



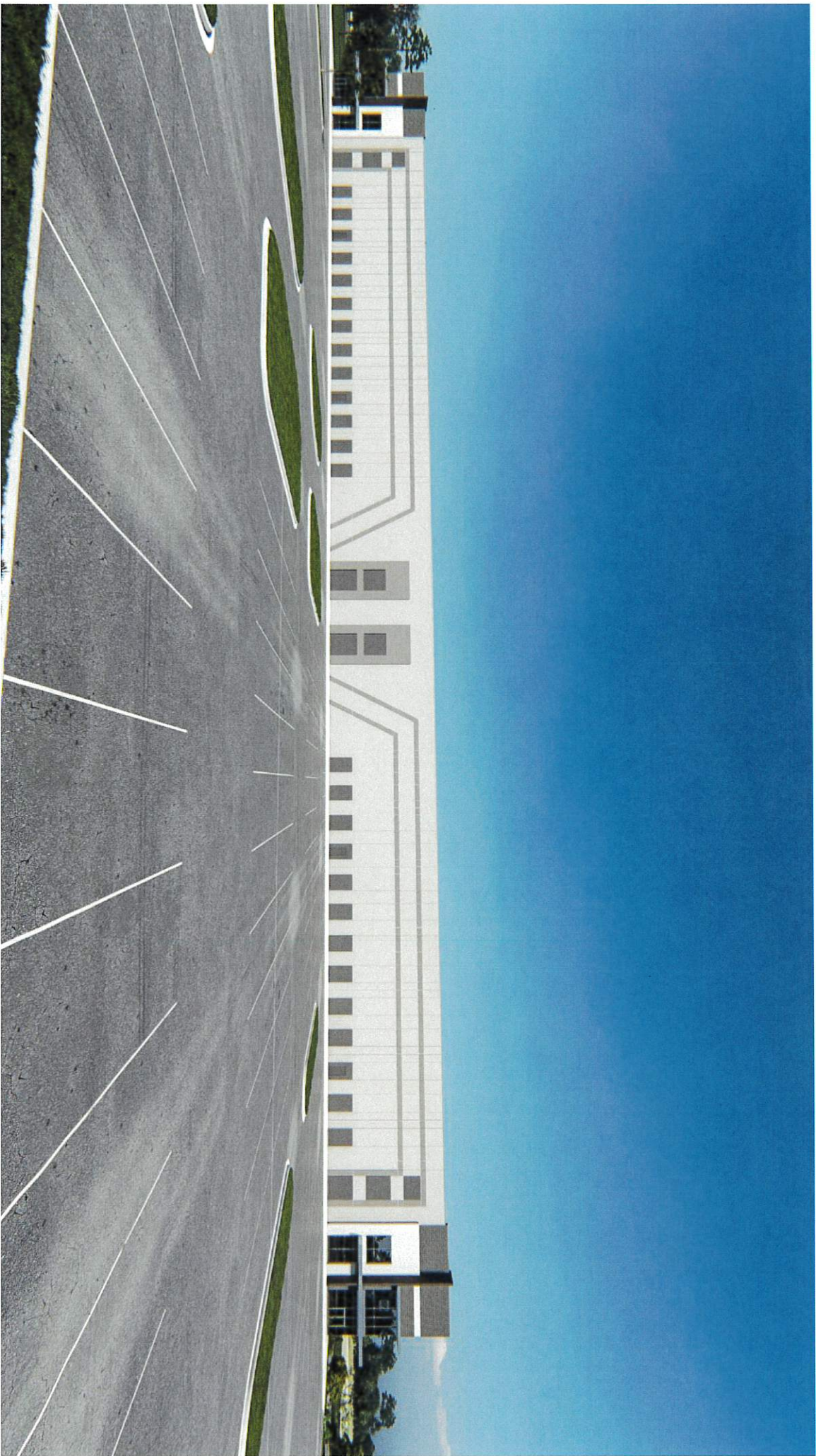
















City of *Lumberton*

Planning & Neighborhood Services

Request for Variance **Sanchez Rd. – Atlantic Logistics Park**

PETITIONER(S):	OWNER(S):
NAME OF PETITIONER: ATLANTIC LOGISTICS PARK QOZB LLC	NAME OF OWNER: : ATLANTIC LOGISTICS PARK QOZB LLC
ADDRESS: 3105 GLENNWOOD AVE SUITE 105	ADDRESS: 3105 GLENNWOOD AVE SUITE 105
CITY/STATE/ZIP: RALEIGH, NC 27612	CITY/STATE/ZIP: RALEIGH, NC 27612
PROJECT OVERVIEW: Atlantic Logistics Park QOZB LLC is requesting a variance from the requirements of section 35-277 (e) maximum sign height of 25' allowed in the M2 zoning district to allow for a sign with a height of 36', a difference of 11'.	

LOCATION:



City of *Lumberton*

Planning & Neighborhood Services

Zoning:



City of*Lumberton**Planning & Neighborhood Services***PLANNING & ZONING****STAFF ANALYSIS**

PARCEL INFORMATION					
Owner	Parcel #(s)	Address	Zoning	Area	Limits of Construction
ATLANTIC LOGISTICS PARK	020901004 (part)	Sanchez Rd	M2, (manufacturing)	Approx. 129 acres	Approx. 129 acres.

MINIMUM SETBACK, LOT SIZE AND MAXIMUM BUILDING HEIGHT						
Zoning District	Min. Lot Size	Min. Road Frontage	Maximum Height	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
M2	No min	100' Ft.	35 feet	40 Ft. building 20 ft. sign	25 ft for building and sign	25 ft for building and sign

ADJACENT PARCEL INFORMATION			
	Land Use/	Zoning	
Subject Property	Vacant/Land	M2	Manufacturing
North	Agriculture	A M2	Agriculture Manufacturing
South	County Agriculture		
East	Robeson County Jail Facility	M2	Manufacturing
West	Agriculture	A/M2	Agriculture/Manufacturing



Planning & Neighborhood Services

LAND USE PLAN AND COUNCIL PRECINCT

The Land Use Plan designates the future use of this parcel as industrial. The parcel is currently zoned M2 (manufacturing) and located in precinct 7.

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone: Zone X: 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: 3710938000K **Panel Effective Date:** 12/6/2019

DEVELOPMENT UPON APPROVAL

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

PLANNING STAFF RECOMMENDATION TO BOARD OF ADJUSTMENTS

Hold tonight's public hearing and make a separate vote on each of the four (4) factors stated in the application.

BOARD OF ADJUSTMENTS DECISION: