

**PLANNING BOARD - MARCH 18, 2025  
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. Planning Board - Regular Meeting - DATE

**III. Agenda Items**

- A. D. Locklear Bailey Rd - Special Use Permit - P1 WITHDRAWN - ArTriel Kirchner, Planning & Neighborhood Services
- B. **Mark Tippet rezoning Dunn Rd.- ETJ**  
- ArTriel Kirchner, Planning & Neighborhood Services
- C. **Mark Tippet SUP Dunn Rd.- ETJ** - ArTriel Kirchner, Planning & Neighborhood Services
- D. QBA Management La Quinta Rezoning-P1 - ArTriel Kirchner, Planning & Neighborhood Services
- E. Faith Community Christian Center – 1220 Alamac Road ETJ - ArTriel Kirchner, 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.

**Lumberton Planning Board**

Item: II.A.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** March 18, 2025

**Originated By:**

**Submission Date:** 03/03/2025

**Subject:** Planning Board - Regular Meeting - DATE

**Summary/Background of Subject Matter:**

**Staff Recommendation:**

**City Manager's Comments:**

**Signature:**

**Department:**

**ATTACHMENTS:**

1. February 18, 2025





# CITY OF LUMBERTON

## PLANNING BOARD

### MINUTES • FEBRUARY 18, 2025

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**Council Chambers**

Joe Terranova  
Greg Caulder  
Angela Jones  
Jeffery McLean  
Mitchell Prevatte

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

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**6:00 PM**

#### **I. Call to Order**

#### **II. Minutes Approval**

- A. Approval of Minutes from January 21st, 2025

#### **III. Agenda Items**

- A. **Pradeep Sharma (Ajay Mulchandani) is requesting a Rezoning for property located on Wintergreen Drive. P-1 - ArTriel Kirchner, Planning & Neighborhood Services**

Planning Director, Dr. Kirchner gave a brief overview of the rezoning request. The applicant, Pradeep Sharma, gave a presentation of the rezoning request. Mr. Kenneth Richardson, property owner, spoke in favor of the rezoning. Adjacent Property owner, Jerri Gibson, spoke in favor of the project but wanted assurance that required screening would be installed. After some questions from the board, Chairman Terranova called for a motion. Mr. Hammonds made a motion to recommend approval of the rezoning based on prior precedent set by the board on similar rezoning, the request is in harmony with the surrounding area, and was not in conflict with the land use plan. That motion was seconded by Mr. Britt, the motion carried unanimously.

- B. **Pradeep Sharma (Ajay Mulchandani) is requesting a Special Use Permit (SUP) for a major subdivision for property located on Wintergreen Drive. P1 - ArTriel Kirchner, Planning & Neighborhood Services**

Planning Director, Dr. Kirchner gave a brief overview of the special use permit request. City Attorney, Holt Moore, swore in staff, the applicant, and others who wished to speak on the matter. The applicant, Pradeep Sharma, gave a presentation of the rezoning request. After some questions from the board, Chairman Terranova called for a motion. Mr. Hammonds made a motion to recommend approval of the special use permit based on recommending approval of the previous agenda item and

testimony for the rezoning. That motion was seconded by Mr. McLean, the motion carried unanimously.

C. D. Locklear Bailey Rd - Special Use Permit - P1 - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. Kirchner gave a brief overview of the special use permit request. Shanna Emery, representing the applicant, gave a presentation of the request. After some questions and discussion from the board, Chairman Terranova called for a motion. Mr. Caulder made a motion to recommend approval with the conditions that no more than 9 single-family cottages be constructed not to exceed 900 sq. ft. The motion was seconded by Ms. Jones. The motion carried unanimously.

#### **IV. Adjournment**

Hearing no other business before the board. Chairman Terranova called for a motion to adjourn. Mr. Hammonds made a motion to adjourn and was seconded by Mr. Caulder. The meeting was adjourned.

**Lumberton Planning Board**

Item: III.A.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** March 18, 2025

**Originated By:** Planning & Neighborhood  
Services

**Submission Date:** 03/11/2025

**Subject:** D. Locklear Bailey Rd - Special Use Permit - P1 WITHDRAWN

**Summary/Background of Subject Matter:**

**Devance Locklear is requesting to withdraw this request:**

**Devance Locklear is requesting a Special Use Permit for property located at 550 Bailey Road (parcel # 10090100501, 10090100501B, and 10090100501D/ Deed Book 2320 Page 328).**

**Staff Recommendation:**

The Planning Staff recommends that the Planning Board send Council a recommendation to accept Mr Locklears' withdrawal request.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood  
Services

**ATTACHMENTS:**

1. Withdrawl letter
2. D. Locklear SUP Baily Rd Application PB

## Askew, ArTriel

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**From:** Davance Locklear <davance.locklear@gmail.com>  
**Sent:** Friday, March 7, 2025 7:41 AM  
**To:** Askew, ArTriel  
**Subject:** Withdraw of Application

Ma'am ,

We have decided to withdrawal our application a for special use permit at 550 Bailey Rd and intent to pursue the multi family option. Thanks for your help in the matter.

Davance Locklear  
Sent from my iPhone

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: Darance Locklear

Physical Address: 550 Bailey Rd

Lumberton NC 28358

Mailing Address: 2603 Cherry Plum Dr

Fayetteville NC 28306

Telephone: 910-778-0025

**Owner:**

Legal Name: Darance Locklear

Physical Address: 550 Bailey Rd

Lumberton NC 28358

Mailing Address: 2603 Cherry Plum Dr

Fayetteville NC 28306

Telephone: 843-754-5147

Name of Business: CAC Management

Business Address: 550 Bailey Rd

EMAIL: \_\_\_\_\_

Lumberton NC 28358

**Description of Property:**

<sup>2</sup> Next to 550 Bailey Rd 2320

(Address)

(Deed Book)

328

(Page)

(Map Book)

(Page)

560.27

(Frontage)

7.00 ACRES

(Area)

3. Tax Map Identification (parcel number): 10090100501B + 10090100501

4. Proposed Use of Property: #1.420

5. Zoning District Designation of Property: B3

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):

Looking to add 8-10 Senior Living Cottages  
approximately 900 sq feet.  
Senior living cottages will market  
to 55 older population.

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: Darance Lockyer 550 Bailey Rd Lumberton  
Name Physical Address NC 28358

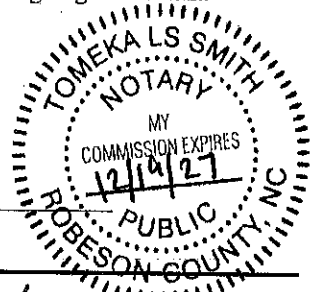
Applicant: [Signature]  
Signature

STATE OF NC COUNTY OF Hobeson

I, Tomeka L.S. Smith, 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 11 day of December, 2024

Tomeka L.S. Smith My Commission Expires: 12/19/27  
Notary Public Signature



Owner: Darance Lockyer 550 Bailey Rd Lumberton  
Name Physical Address NC 28358

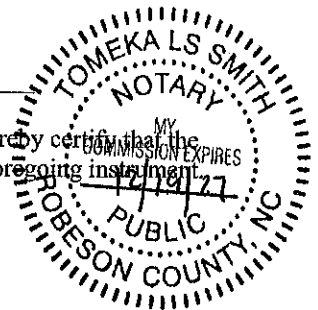
Owner: [Signature]  
Signature

STATE OF NC COUNTY OF Hobeson

I, Tomeka L.S. Smith, 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 11 day of December, 2024.

Tomeka L.S. Smith My Commission Expires: 12/19/27  
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: 550 Bailey Rd. Parcel #: 1009 01 005D13

I, Darance Locklear (property owner), give Dr./Mr./Ms.  
Torrey Locklear the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Torrey Locklear

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 NC COUNTY OF Robeson

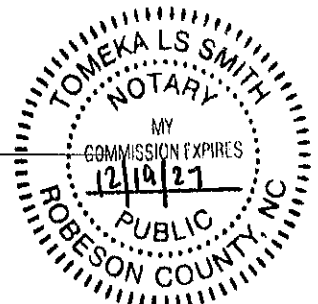
I, Tomeka L.S. Smith, a Notary Public in and for said County and

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

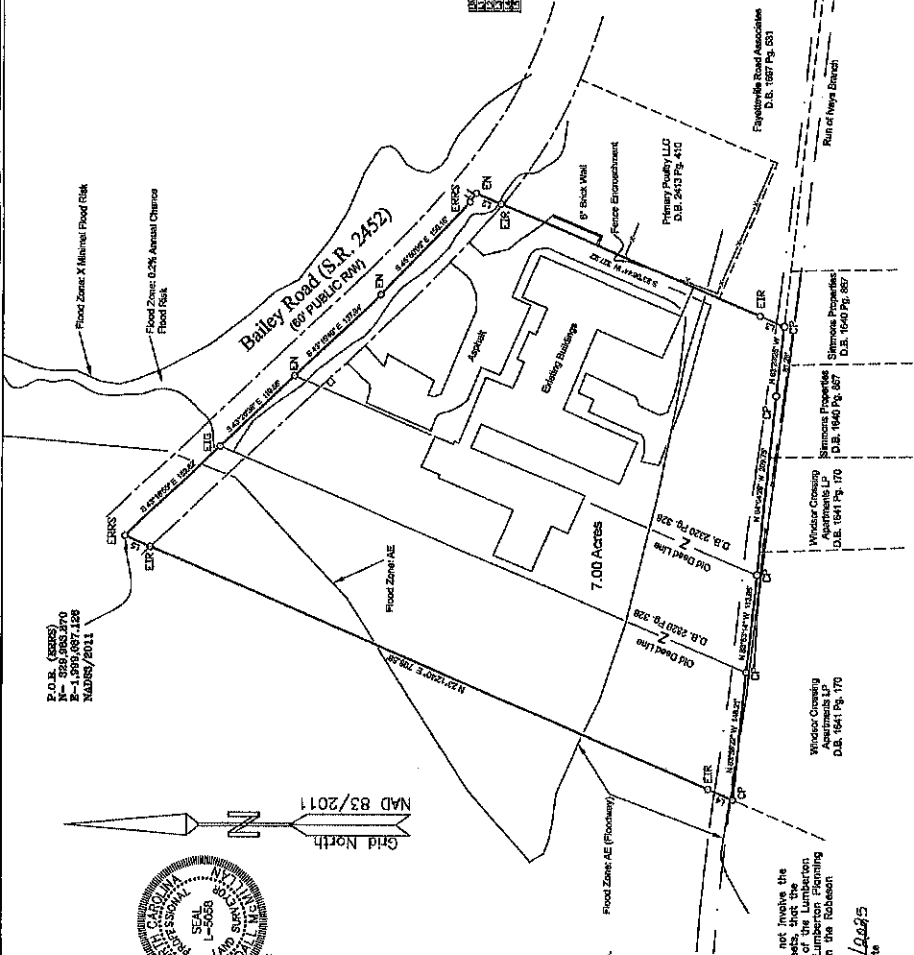
WITNESS my hand and Notarial Seal this 11 day of December, 2024.

[Signature]  
Notary Public

My Commission Expires: 12/19/27



9



2025000193  
ROBESON CO. NC FEE \$21.00  
PAID-INTENT & RECEIVED  
01-09-2025 03:19:35 PM  
VICKI L LOCKLEAR  
RECORDS OF DEEDS  
BY JAGANA DITZ  
42-111  
BK: M 66  
PG: 16-16

**Flood Statement**  
According to FEMA Map Number 3710939200K, dated 12/8/2019, the property illustrated hereon is not located within a special flood hazard area.

**Title Reference**  
Deed Book 2320, Page 328

### Legend

|     |                           |
|-----|---------------------------|
| C   | Completed Point           |
| D   | Dead Book                 |
| EN  | Existing Mag Nail         |
| ENR | Existing Reinforced Spike |
| EIS | Existing Iron Stake       |
| ESG | Existing Gear             |
| ERS | Existing Rod Set          |
| ESD | Existing Datum            |
| EPB | Existing Pipe Bolt        |
| EPS | Existing Iron Pipe Set    |
| EPF | Existing Iron Pipe        |
| ESP | Existing Square Iron Pipe |
| ESM | Existing Masonry Nail     |
| MAS | Mag Nail Set              |
| PK  | Power Pole                |
| RW  | Right-of-Way              |
| S   | Secondary Road            |
| SR  | Surveyed Boundary Lines   |
| SL  | Submerged Line            |
| T   | Top Right-of-way Line     |
| U   | Underground Utility       |
| V   | Overlaid Power Lines      |
| X   | Fence Line                |

RETURN: CITY OF LUMBERTON

Recombination Survey for  
**CAC Management, LLC**  
Robeson County      Lumberton Township  
North Carolina      North Carolina  
Grid Meridian      Grid Meridian  
Scale: 1"=100'

Ratio of Precision 1:10,000+  
Surveyed: 01 September 2024  
Map Completed: 20 Sep 2024



**M3 Land Surveying, PLLC**  
FRAA LICENSE No. P-2395  
774 FERGUSALLY LANE  
ROWLAND, NORTH CAROLINA 28383  
randal\_mccall@pshgsm.com  
PHONE (910) 374-5312  
Map Number: 10090100501  
8392891502000  
Project: 20241329

I, Randall McMillan, certify that this plot was drawn under my supervision from an actual survey made under my supervision (see "Title Reference" on face of plot); that the boundaries not surveyed are clearly indicated; That the positional accuracy as calculated is 0.12"; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 20th day of September, A.D. 2024.

This is to certify that the survey illustrated hereon creates a subdivision of land within the area of a county or municipality that has an ordinance that remittes parcels of land.

|                             |                          |
|-----------------------------|--------------------------|
| Class of Survey             | Class B                  |
| Positional Accuracy         | 0.12' Horizontal         |
| Type of GPS Field Procedure | Real Time-Network        |
| Real-Time Kiosk             |                          |
| Survey Date                 | 01September2024          |
| Datum/Epoch                 | NAD 83 (2011)            |
| Published/Field Control     | Yes: North Carolina Real |
| Geoid Model                 | Geoid 12B                |
| Combined Grid Factor        | 0.999925713              |

Randall McMillan 17 October 2014 Date  
Randall McMillan, P.S. L-5058

State of North Carolina  
County of Robeson, I, Lee K. S. Sisson, Review Officer  
of Robeson County, certify that the map or plat to which this  
certification is affixed meets all statutory requirements for  
recording.

Review Officer: Wachira S. Eschen Date: 01-09-2025

Notes

1. All distances are horizontal ground unless otherwise noted.
2. Area was computed by coordinate method.
3. Property subject to city and all easements.
4. All property lines and corners established using existing corners found, existing boundary evidence and deeds.
5. Dashed or broken lines are from deed descriptions and plats of record and not an actual field survey.
6. No subsurface investigation was performed to locate underground utilities, septic tanks, drain lines and wells. Any underground

**Certificate of Approval for Recording Final Plate:**

herby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any changes in existing public streets, that the subdivision shown is in all respects in compliance with chapter 35 of the Lumbermen City Code, and that therefore this plat has been approved by the Lumbermen Planning and Neighborhood Services Director, subject to its being recorded in the Robeson County Registry within 30 days of the date below.

1/9/2025  
Date

John A. Kuch  
Planning and Neighborhood Services Director



North Carolina Department of Transportation  
Division of Highway Approved for Recordation:

By: N/A

Date: N/A

**Certificate of Ownership and Dedication**

I hereby certify that I am the owner of the property shown and described herein and that I adopt this plan of subdivision with my free consent, establish minimum building setbacks, lines, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted. Furthermore, I dedicate all public sewer and water lines to the appropriate municipality if applicable.

Owner: Print DAVANCE LOCKLEAR

Owner Sign [Signature] Date 1-7-20

Owner Print \_\_\_\_\_  
Owner Sign \_\_\_\_\_  
Date \_\_\_\_\_

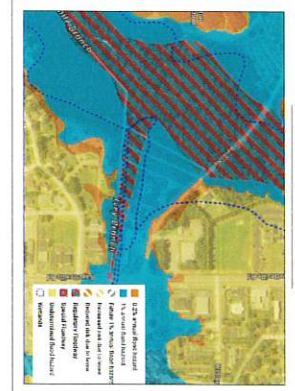


# SITE PLAN

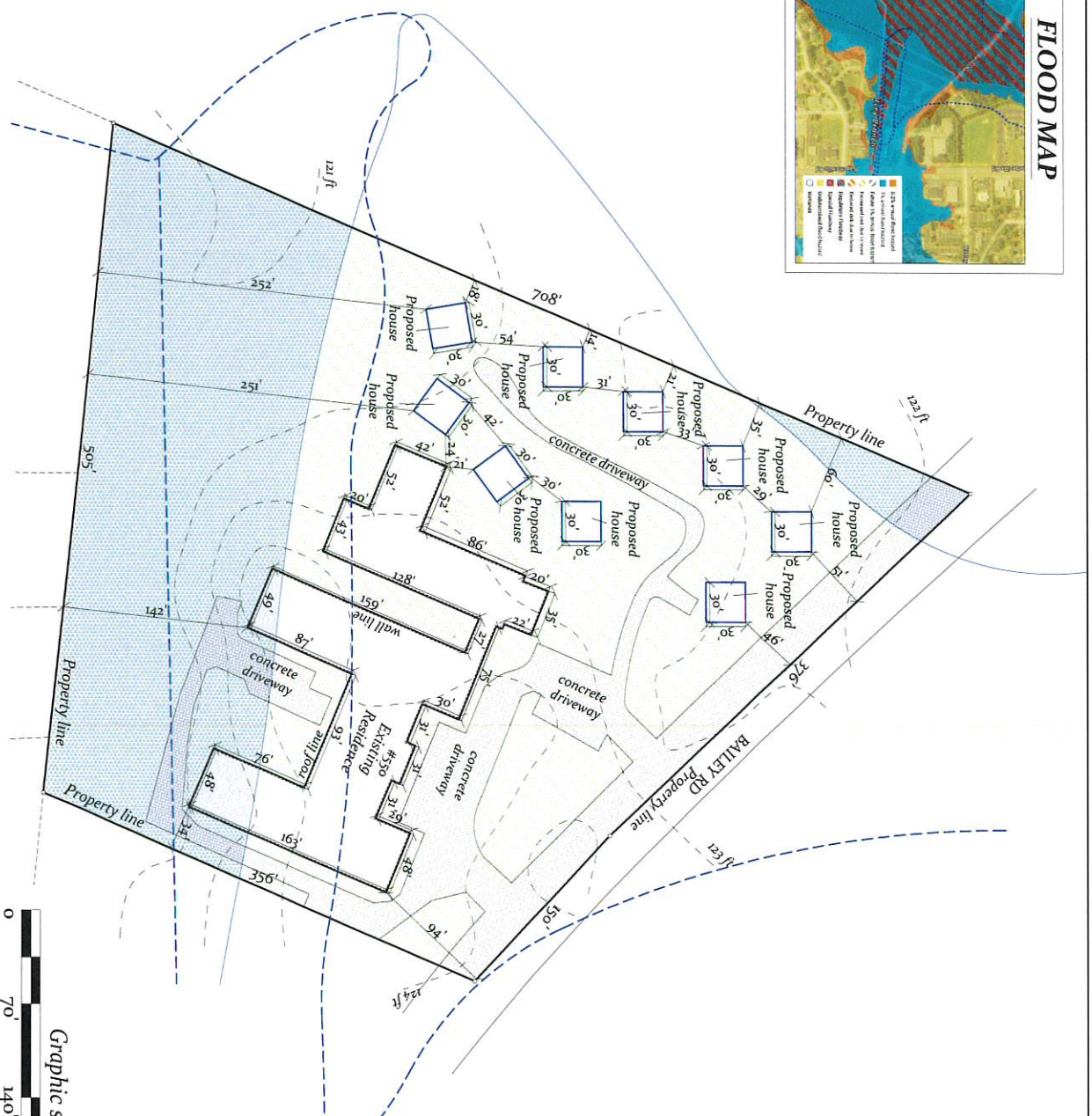
Address:  
550 BAILEY RD  
LUMBERTON, NC 28358  
Assessor's Parcel Number:  
10090100501B  
Parcel Area:  
0.91 Acres  
and Use:  
COMMERCIAL  
HOSPITALS,  
CONVALESCENT HOMES  
Zoning: /  
Legal Description:  
AC/S/S BAILEY RD HERMITAGE  
RETIREMENT CENTER  
Subdivision:  
/  
Owner: CAC  
MANAGEMENT LLC  
Paper size & scale:  
11" x 17", 1"=80'  
Date: December, 2024



VICINITY MAP



FLOOD MAP



Graphic scale

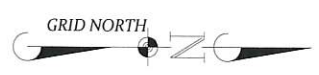
## Disclaimer

This is a legal survey, and it is intended to be used as such. These measurements are approximate and are for illustrative purposes only. This work product represents only generalized location of features, objects or boundaries and is not intended to be used as a substitute for the precise location of any feature, object or boundary.

## Legend

- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

Scale:  
1"=80'  
Paper size:  
11" x 17"

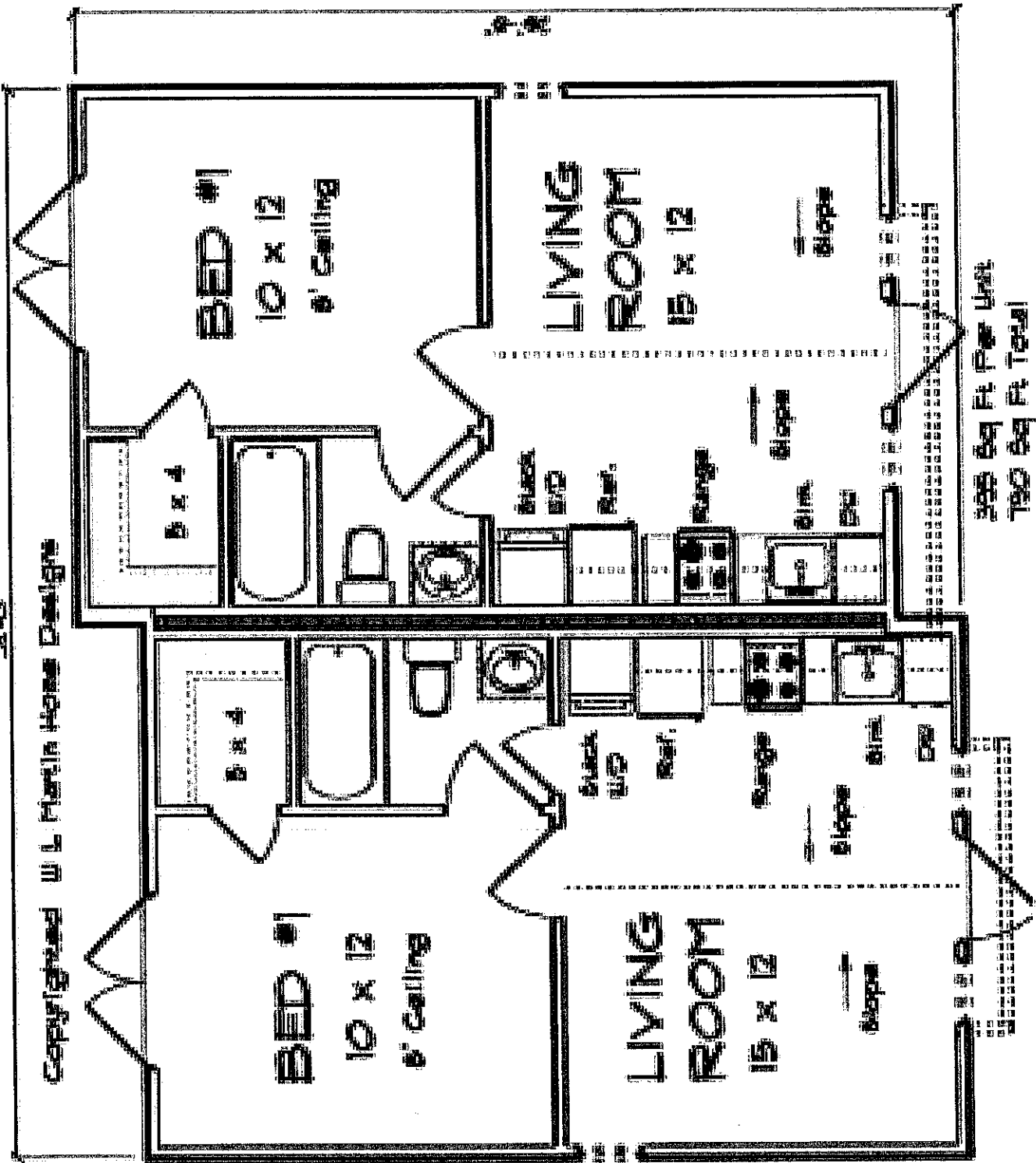






58-03

Copyrighted W. L. Martin Home Designs



285 Sq Ft Per Unit  
790 Sq Ft Total



*City of*



*Lumberton*

*Planning & Neighborhood Services*

**Request for Special Use Permit**  
**Bailey Road**

|                                                                                                                                                                                                                                                 |                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>PETITIONER(S):</b><br><b>Name of Petitioner:</b><br>Davance Locklear/CAC Management, LLC<br>2603 Cherry Plum Drive<br>Fayetteville, NC 28306<br>(910) 778-0025<br><a href="mailto:davance.locklear@gmail.com">davance.locklear@gmail.com</a> | <b>OWNER(S):</b><br><b>Name of Owner:</b><br>Same as applicant |
| <b>Special Use Permit Request:</b> Davance Locklear is requesting a Special Use Permit for property located at 550 Bailey Road (parcel # 10090100501, 10090100501B, and 10090100501D/ Deed Book 2320 Page 328).                                 |                                                                |

**LOCATION:**



# City of Lumberton

## Planning & Neighborhood Services



| PARCEL INFORMATION                   |                                                                                         |                         |                      |                        |
|--------------------------------------|-----------------------------------------------------------------------------------------|-------------------------|----------------------|------------------------|
| Owner                                | Parcel #(s)                                                                             | Zoning                  | Area                 | Limits of Construction |
| Davance Locklear/CAC Management, LLC | Recently combined into one parcel.<br><br>(10090100501, 10090100501B, and 10090100501D) | B-3, Office residential | 7 acres more or less | 7 acres more or less   |

*Planning & Neighborhood Services*

| ADJACENT PROPERTY SITE DATA |                                                                 |                                                                 |
|-----------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|
|                             | Zoning                                                          | Land Use                                                        |
| Subject Property            | B-3, Office residential                                         | - To construct cottages for the existing nursing care community |
| North                       | B-3, Office residential                                         | - City of Lumberton Fire Station<br>- National Guard Armory     |
| South                       | - R-3, multifamily<br>- B-4, Business general commercial        | - Multifamily Residential<br>- Vacant                           |
| East                        | - B-3, Office residential<br>- B-4, Business general commercial | - Day Care Center<br>- Center at Bailey Road Shopping Center    |
| West                        | - B-3, Office residential                                       | - Vacant City of Lumberton Property                             |

**STAFF ANALYSIS****PROJECT OVERVIEW**

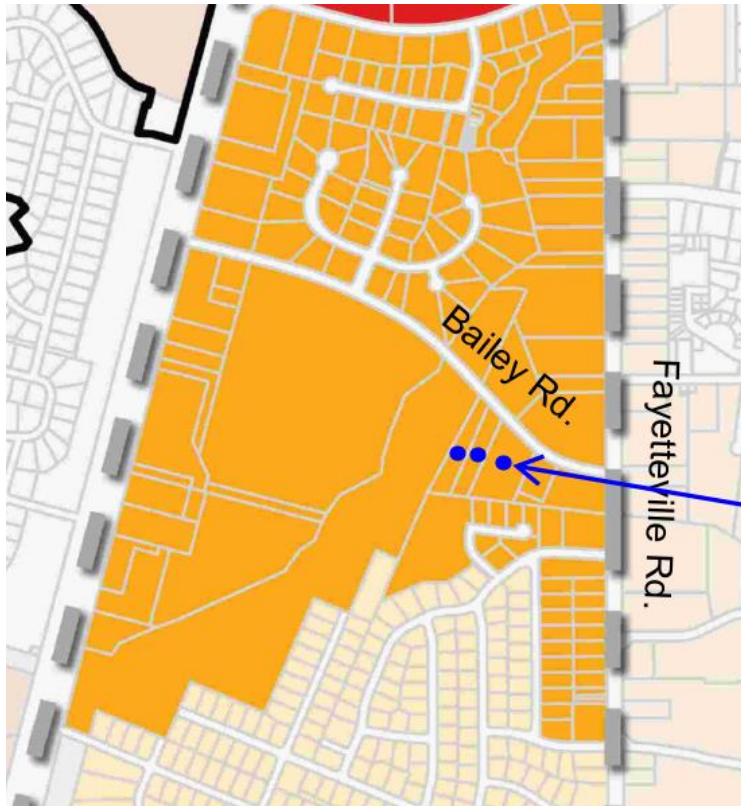
**Analysis:** Davance Locklear requests a Special Use Permit to construct 8-10 senior living cottages at approximately 900 square feet each for the existing nursing care community. The senior living cottages will be marketed to ages 55 years and older.

This property is currently zoned -B-3, Office residential and to add on to a nursing care facility at this location requires a Special Use Permit.



**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan designates the future use of this parcel as Medium Intensity, furthermore, this property is located within precinct 1.



**Setback and Lot Size:**

| Zoning District | Min. Lot Size | Min. Lot Width | Min. Front Setback (right of way) | Min. Side & Rear Setbacks                                                               | Minimum Height |
|-----------------|---------------|----------------|-----------------------------------|-----------------------------------------------------------------------------------------|----------------|
| B-3             | 7,000 sq.ft.  | 70'            | 20'                               | 10'(unless its bordered by a right of way. Then right of way min setbacks are observed) | 35'            |

**Screening Requirement:** Screening is not required

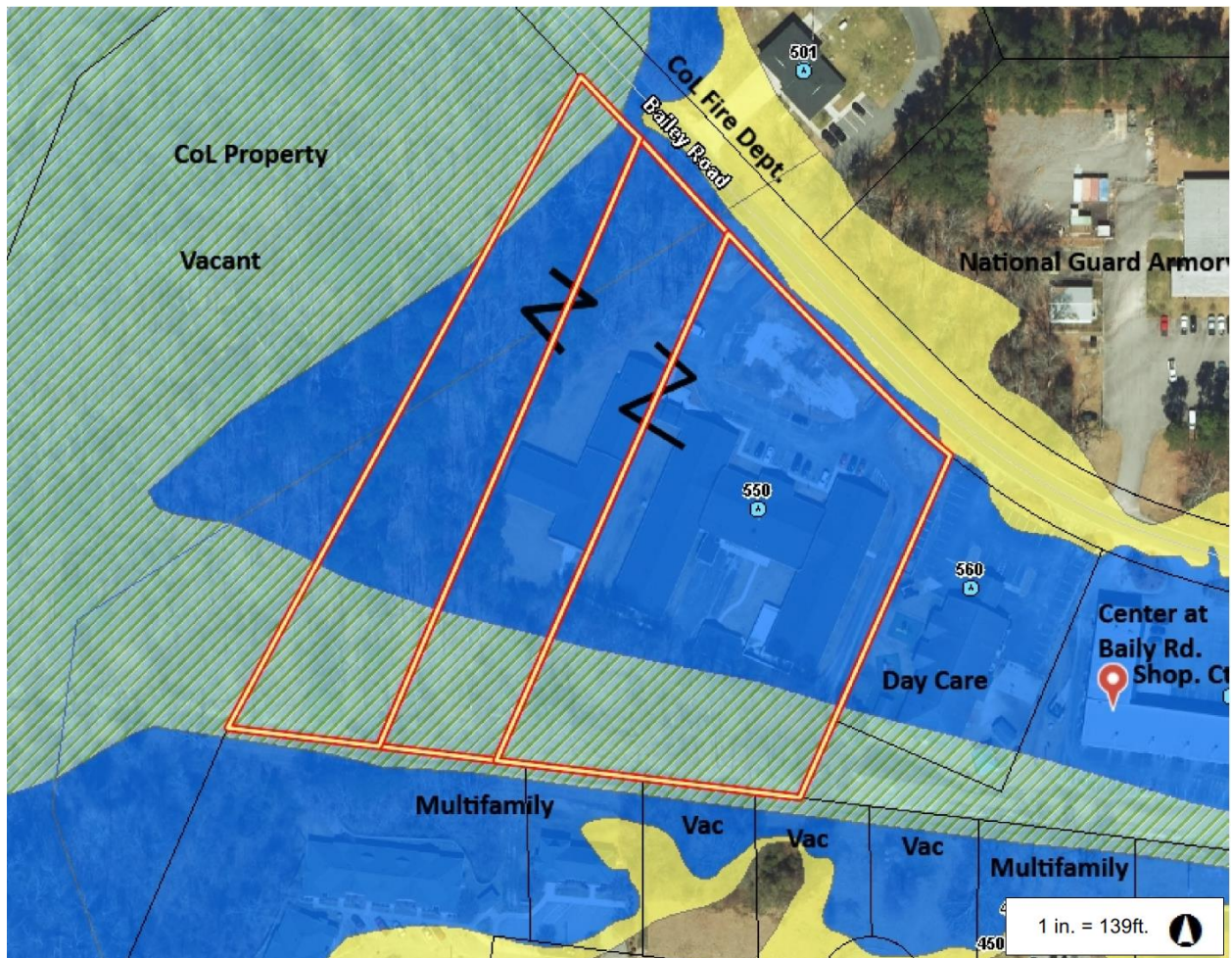
**FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION**

**Flood Zone AE:** Special Flood Hazard Area inundated by the 100-year flood; base flood elevations are determined.

**Flood Zone AE Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**Map Number:** 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 permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

### **PLANNING STAFF RECOMMENDATION TO COUNCIL**

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.

**Lumberton Planning Board**

Item: III.B.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** March 18, 2025

**Originated By:** Planning & Neighborhood  
Services

**Submission Date:** 03/11/2025

**Subject:** Mark Tippet rezoning Dunn Rd.- ETJ

**Summary/Background of Subject Matter:**

Mark Tippet requests the rezoning of two parcels located off of Dunn Road, from 'A' (agriculture) and B-3 (office residential) to M-2, Heavy Manufacturing, to construct a solar energy farm.- ETJ

**Staff Recommendation:**

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.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood  
Services

**ATTACHMENTS:**

1. Application Staff Report REZONING2 (PB)

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the Official Zoning Map of the City of Lumberton, North Carolina be amended as hereinafter described:

(NOTE: Please complete this application by typing or printing legibly.)

1. Applicant:

Owner:

Full Legal Name: MARK F. TIPPETT, YAROTEK LLC

Full Legal Name: LARRY H STONE AND DEBORAH STONE

Physical Home Address:

Physical Home Address:

800, 4th Ave, Suite 706, Hallandale, FL 33009

P.O. Box 787, Lumberton, NC 28359-0787

Mailing Address:

Mailing Address:

800, 4th Ave, Suite 706, Hallandale, FL 33009

P.O. Box 787, Lumberton, NC 28359-0787

Telephone: (917) 770-2323

Telephone:

Legal Name of Business: Renewable Energy projects

NYE LANDS LLC

EMAIL: mark@yarotek.com

c/o C. Howard Nye  
3148 Eton Dr., Raleigh, NC 27608

2. Description of Property:

Wilshire Dr, Lumberton township, Robeson county, NC at the geographical location of 4°37'17.0" N 79°01'48.6" W.

| (Address)  |        | (Deed Book) | (Page) |
|------------|--------|-------------|--------|
| (Map Book) | (Page) | (Frontage)  | (Area) |

3. Tax Map Identification Number (parcel number): # 101301003 ; 101301004

4. Existing Zoning District Designation of Property: B-3, office residential ; A

5. Requested Zoning District Designation of Property: M2

6. Applicant's Interest In Property (check one): ☐ Owner ☐ Owner's Agent ☐ Lease-to-Own

☐ Tenant ☐ Family member ☐ Other (explain) \_\_\_\_\_

7. Legal Description of Property: Attach a running description of the portion of the property to be rezoned in metes and bounds sufficient to reconstruct the same on the property.

8. Site Map: Attach a map of the property in question.

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

1 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature page(s) are available upon request.\*\*\*

File # \_\_\_\_\_

2/6/2014

Updated 4/5/2012

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone : 910-671-3838 ♦ Fax : 910-671-3975

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

10. Applicant's Intended Use of Property (Applicant should attach a detailed business plan which includes the intended use of the property):

YAROTEK LLC, proposes to develop a 45.22MW utility scale SEPGS (Solar- energy power-generation system) within an area of 416.31 acres of which 174.74 acres would be the actual solar farm.

The environment and bio-life are not adversely affected by the installation of solar PV farms and local employment increases

#101301003 The parcel currently owns by Larry H stone and Deborah stone, currently zoned as B3, Office residential, hence this application is for changes in Zoning to M2 (For special use permits for solar PV farms)

101301004 The parcel currently owned by NHE LANDS LLC, currently zoned as A, Agricultural, hence this Application for change in zoning to M2 (for special use permit for solar PV farm)

2 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature page(s) are available upon request.\*\*\*

File #

2/6/2014

Updated 4/5/2012

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone: 910-671-3838 ♦ Fax: 910-671-3975



# City of



# Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: **MARK F. TIPPETT** Physical Address: **800, 4th Ave, Suite 706, Hallandale, FL 33009**

Full Legal Name (type or print)

Home Address

STATE OF FL, COUNTY OF Virginia Beach

I, Patrick Maurice Nelson, 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.

Applicant: Mark F. Tippett

Signature

WITNESS my hand and official seal, this the 27<sup>th</sup> day of January, 2025

(Official Seal)



Patrick Maurice Nelson  
Commonwealth of Virginia  
Notary Public  
Commission No. 7989793  
My Commission Expires 2/28/2026

Patrick Maurice Nelson  
Official Signature of Notary

Patrick Maurice Nelson, Notary Public  
Notary's printed or typed name

My Commission Expires: 02/28/2026

Owner: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Full Legal Name (type or print)

Home Address

STATE OF NC, COUNTY OF NC

I, \_\_\_\_\_, 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.

Owner: \_\_\_\_\_

Signature

WITNESS my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Official Seal)

\_\_\_\_\_  
Official Signature of Notary

\_\_\_\_\_, Notary Public  
Notary's printed or typed name

My Commission Expires: \_\_\_\_\_

3 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone: 910-671-3838 ♦ Fax: 910-671-3975

# City of



# Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: **MARK F. TIPPETT** Physical Address: **800, 4th Ave, Suite 706, Hallandale, FL 33009**

Full Legal Name (type or print) Home Address  
VA Virginia Beach  
STATE OF VA COUNTY OF FL

I, Patrick Maurice Nelson, 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.

Applicant:

Signature

WITNESS my hand and official seal, this the 27<sup>th</sup> day of January, 2025

(Official Seal)



Patrick Maurice Nelson  
Commonwealth of Virginia  
Notary Public  
Commission No. 7989793  
My Commission Expires 2/28/2026

Patrick Maurice Nelson  
Official Signature of Notary

Patrick Maurice Nelson, Notary Public  
Notary's printed or typed name

My Commission Expires: 02/28/2026

Owner: **LARRY H STONE AND DEBORAH STONE** Physical Address: **P.O. Box 787, Lumberton, NC 28359-0787**

LARRY H. STONE Deborah Stone 5006 Live Oak Lane, Lumberton, NC 28358  
Full Legal Name (type or print) Home Address

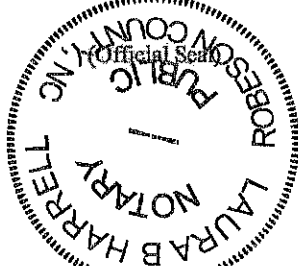
STATE OF NC, COUNTY OF NC

I, Laura B Harrell, 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.

Owner:

Signature

WITNESS my hand and official seal, this the 3 day of February, 2025



Laura B Harrell  
Official Signature of Notary

Laura B Harrell, Notary Public  
Notary's printed or typed name

My Commission Expires: May 19, 2026

3 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone: 910-671-3838 ♦ Fax: 910-671-3975

# City of



# Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: MARK F. TIPPETT Physical Address: 800, 4th Ave, Suite 706, Hallandale, FL 33009

Full Legal Name (type or print)

Home Address

STATE OF FL, COUNTY OF Virginia Beach

Patrick Maurice Nelson, 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.

Applicant:

Signature

WITNESS my hand and official seal, this the 27<sup>th</sup> day of January, 2025

(Official Seal)



Patrick Maurice Nelson  
Commonwealth of Virginia  
Notary Public  
Commission No. 7989793  
My Commission Expires 2/28/2028

Patrick Maurice Nelson  
Official Signature of Notary

Patrick Maurice Nelson, Notary Public  
Notary's printed or typed name

My Commission Expires: 02/28/2028

NVE LANDS LLC

3113 ETON ROAD

Owner:

C. Howard Nye Mar.

Physical Address: RALEIGH, NC 27608

Full Legal Name (type or print)

Home Address

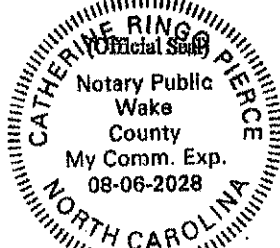
STATE OF NC, COUNTY OF NC

Catherine Ringo Pierce, 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. NVE LANDS LLC

Owner: By:

[Signature]  
Signature Manager

WITNESS my hand and official seal, this the 3<sup>rd</sup> day of February, 2025



Catherine R. Pierce  
Official Signature of Notary

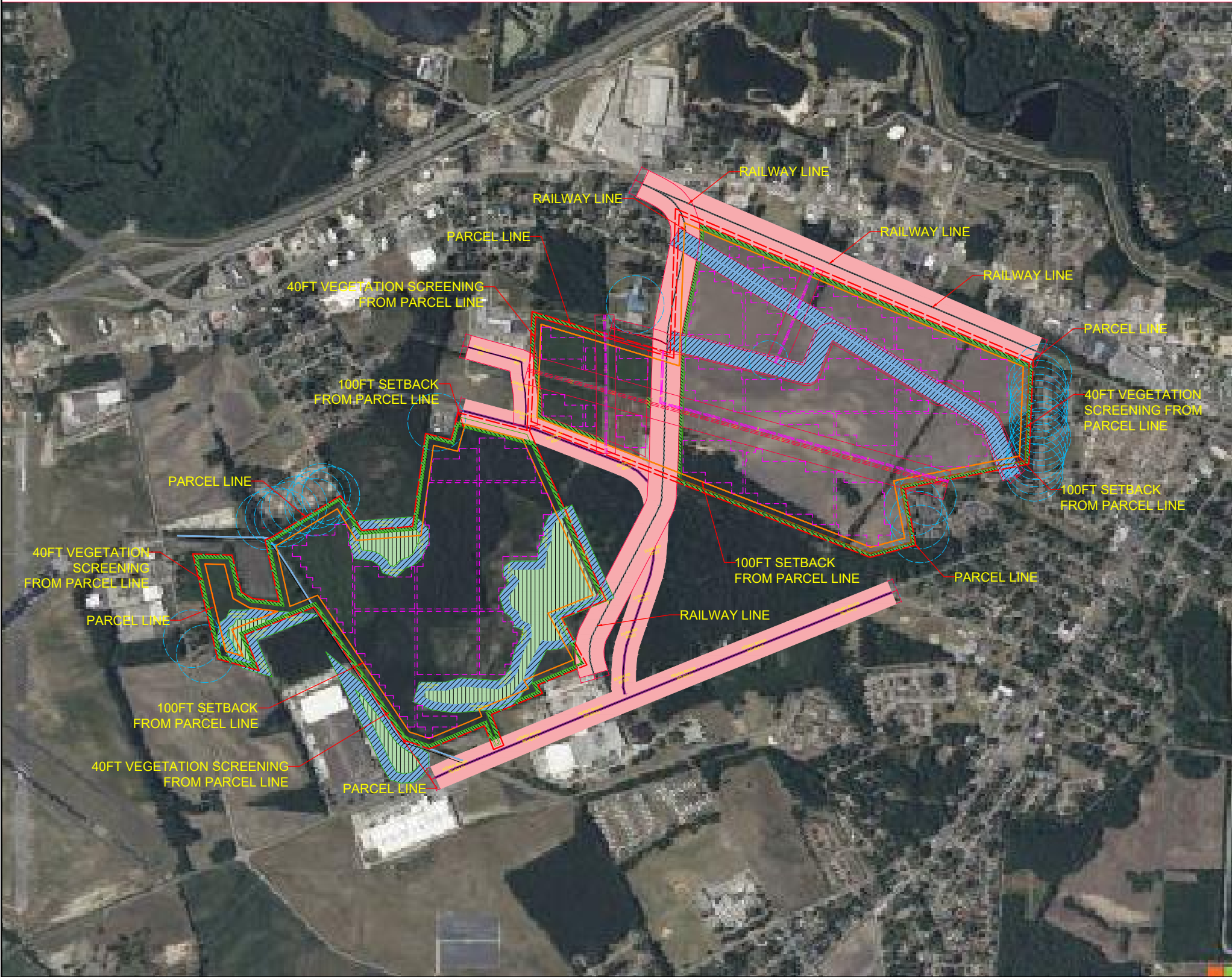
Catherine Ringo Pierce, Notary Public  
Notary's printed or typed name

My Commission Expires: 08-06-2028

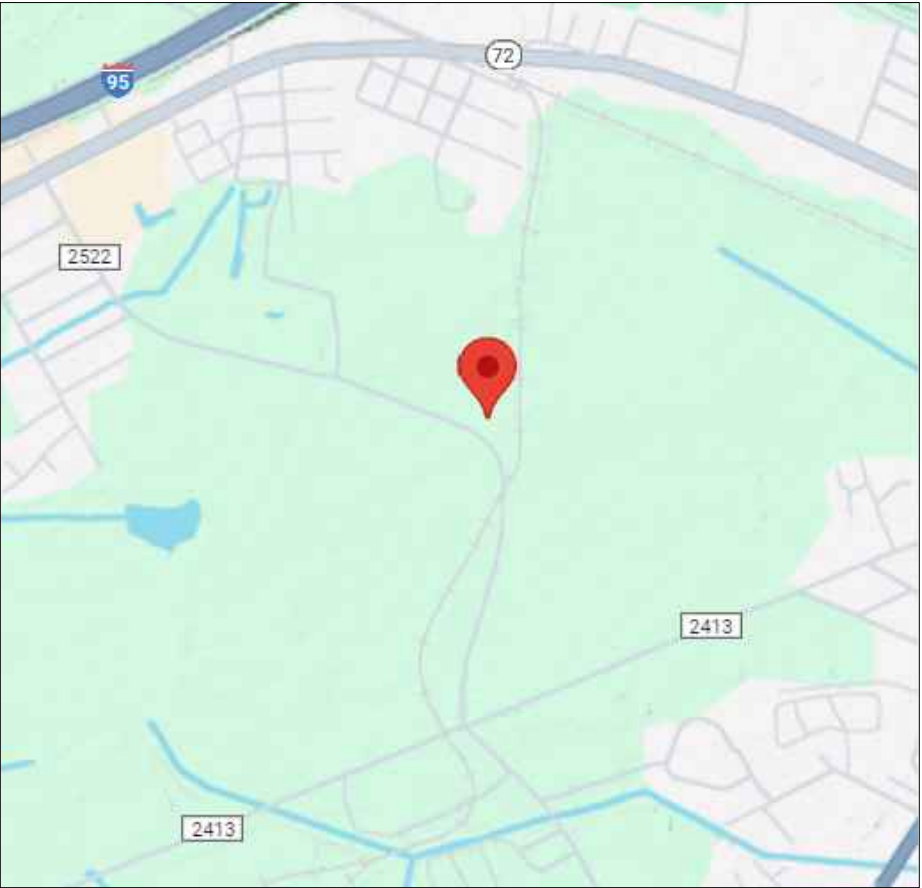
3 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone: 910-671-3838 ♦ Fax: 910-671-3975



1 SITE PROJECTION  
SCALE: NTS



2 LOCATION PLAN  
SCALE: NTS

DEVELOPMENT APPLICATION

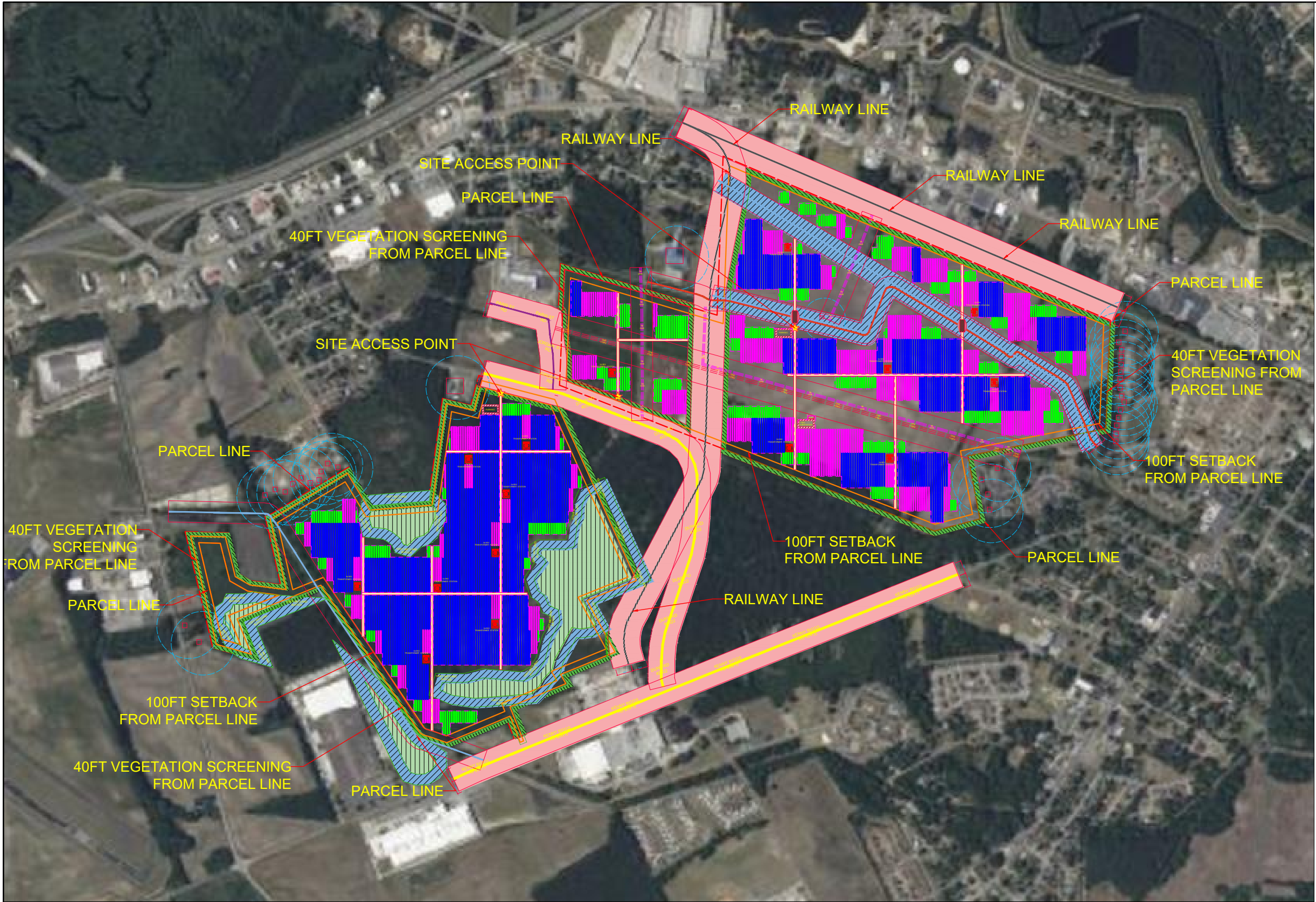
|                        |                                              |
|------------------------|----------------------------------------------|
|                        | TRANSMISSION LINE 115KV                      |
| TYPE                   | AC; OVER HEAD                                |
| STATUS                 | IN SERVICE                                   |
| Naics _ Code           | 221121                                       |
| Naics _ Desc           | ELECTRIC BULK POWER TRANSMISSION AND CONTROL |
| OWNER                  | PROGRESS ENERGY CAROLINAS INC                |
| VOLTAGE                | 115 KV                                       |
| VOLTAGE CLASSIFICATION | 100 - 161 KV                                 |
| INFERRED               | YES                                          |
| Sub _ 1                | UNKNOWN 114009                               |
| Sub _ 2                | TAP146808                                    |

| NO. | STAGE | DATE | NOTES | PARTNERS |
|-----|-------|------|-------|----------|
| 1   | ----  | ---- |       |          |
| 2   | ----  | ---- |       |          |
| 3   | ----  | ---- |       |          |
| 4   | ----  | ---- |       |          |
| 5   | ----  | ---- |       |          |
| 6   | ----  | ---- |       |          |

YAROTEK , LLC  
800, 4TH AVE, SUITE 706  
HALLANDALE, FL 33009  
WWW.YAROTEK.COM

|                                                                    |    |                |                                                                                     |
|--------------------------------------------------------------------|----|----------------|-------------------------------------------------------------------------------------|
| DRAWN                                                              | SR | DRAWING        | LOCATION                                                                            |
| CHECKED                                                            | NV |                | ----                                                                                |
| APPROVED                                                           | NV |                |                                                                                     |
| DO NOT SCALE.<br>ALL MEASUREMENTS IN FEET UNLESS OTHERWISE STATED. |    | PROJECT        | NYE LANDS LLC SOLAR FARM - 45.22MW                                                  |
|                                                                    |    | CLIENT ADDRESS | YAROTEK , LLC<br>800, 4TH AVE, SUITE 706<br>HALLANDALE, FL 33009<br>WWW.YAROTEK.COM |
|                                                                    |    | SHEET NO.      | PV- 3.0                                                                             |
|                                                                    |    | SCALE          | AS NOTED                                                                            |
|                                                                    |    | SHEET SIZE     | ANSI B 11" X 17"                                                                    |
|                                                                    |    | ORIG. DATE     | 20/07/2024                                                                          |
|                                                                    |    | REV. DATE      | 20/07/2024                                                                          |
|                                                                    |    | REV NO.        | 6                                                                                   |





| LEGEND |                                                                                            |
|--------|--------------------------------------------------------------------------------------------|
|        | PARCEL LINE                                                                                |
|        | 75' SETBACK FROM PARCEL LINE                                                               |
|        | 400' SETBACK FROM OFF-SITE RESIDENCES                                                      |
|        | INTERNAL ROAD                                                                              |
|        | ENTRANCE                                                                                   |
|        | 40' VEGETATION SCREENING FROM PARCEL LINE                                                  |
|        | WETLANDS                                                                                   |
|        | 125' SETBACK FROM CENTERLINE OF STATE MAINTAINED ROADS #DUNN RD 2522, #KENNY BIGGS RD 2413 |
|        | 125' SETBACK FROM CENTERLINE OF MAINTAINED ROADS #PARIS ST, #JORDAN ST                     |
|        | SETBACK AREA FOR STATE MAINTAINED HWY'S & ROADS                                            |
|        | EXISTING RAILWAY LINES                                                                     |
|        | 1 STRING TRACKER (28 MODULES)                                                              |
|        | 2 STRING TRACKER (56 MODULES)                                                              |
|        | 3 STRING TRACKER (84 MODULES)                                                              |
|        | FENCE LINE                                                                                 |
|        | EXISTING OVERHEAD ELECTRICAL LINES #115KV                                                  |
|        | EXISTING OVERHEAD ELECTRICAL LINES #3-Ø LINES                                              |
|        | RESIDENTIAL AMENITIES SETBACK 300'                                                         |
|        | FOOTOVER BRIDGE                                                                            |

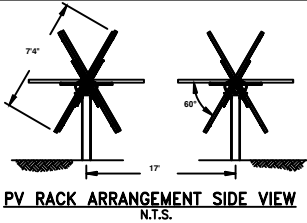
- FOLLOWING SETBACKS ARE MAINTAINED
- 1) 100ft SETBACK FROM PARCEL LINES/PROPERTY BOUNDARY
  - 2) 40ft WIDE AREA FOR VEGETATION
  - 3) 300ft SETBACKS FOR ONSITE STRUCTURES/AMENITIES
  - 4) 6ft HEIGHT MAINTAINED FOR FENCING
  - 5) 125ft SETBACK FROM STATE HIGHWAY / MAINTAINED ROADS
  - 6) 150ft SETBACK FROM EXISTING RAILWAY LINES
  - 7) 100ft SETBACK FROM WATER BODIES/WATERWAYS
  - 8) 100ft SETBACK FROM WETLANDS
  - 9) 20ft WIDTH ROADS MAINTAINED FOR INTERNAL ACCESS FOR SOLAR PV

1

GENERAL ARRANGEMENT PLAN

SCALE: NTS

| NO. | STAGE | DATE |
|-----|-------|------|
| 1   | ----  | ---- |
| 2   | ----  | ---- |
| 3   | ----  | ---- |
| 4   | ----  | ---- |
| 5   | ----  | ---- |
| 6   | ----  | ---- |



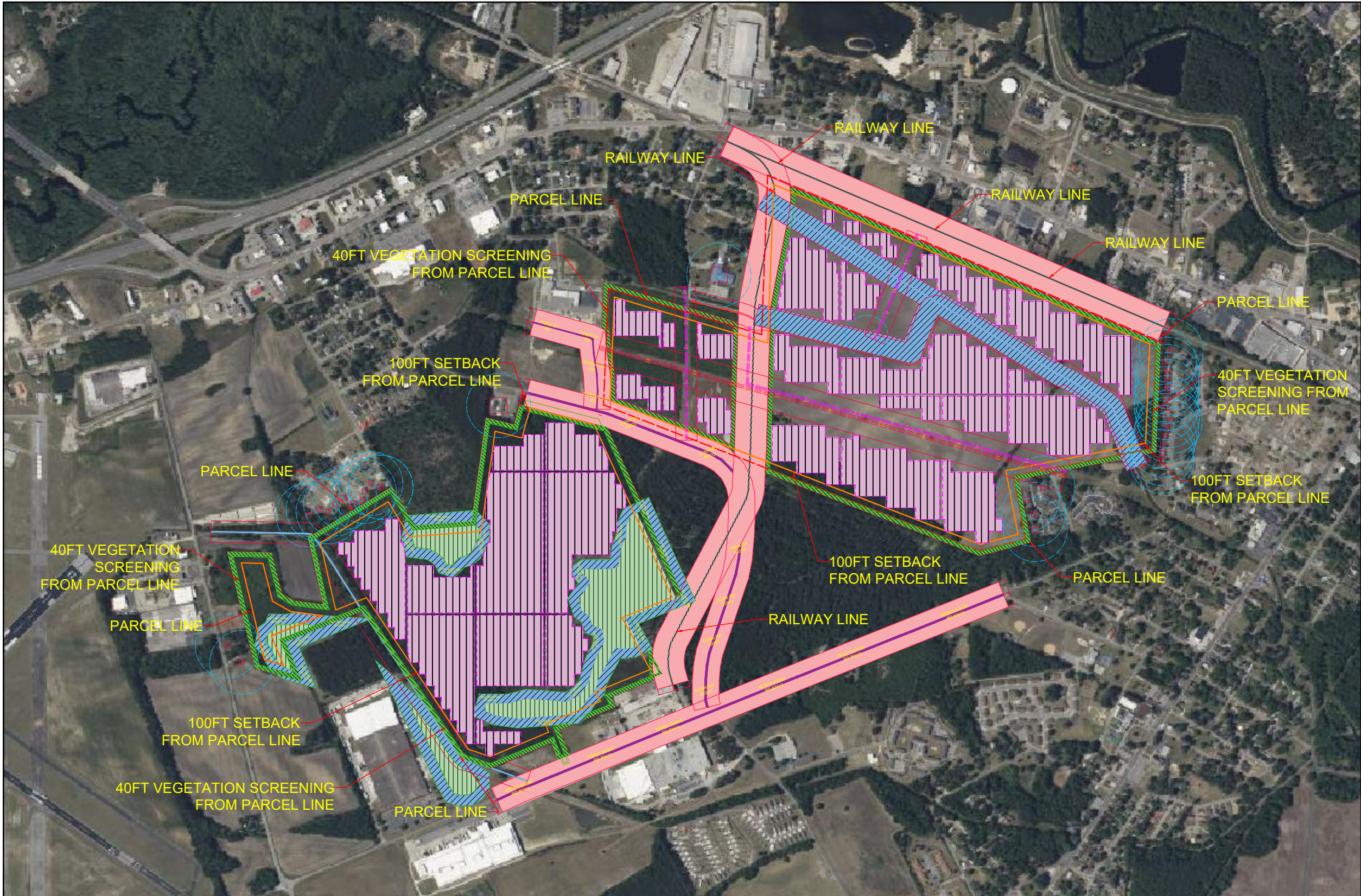
PARTNERS

YAROTEK , LLC  
800, 4TH AVE, SUITE 706  
HALLANDALE, FL 33009  
WWW.YAROTEK.COM

|                                                                    |    |
|--------------------------------------------------------------------|----|
| DRAWN                                                              | SR |
| CHECKED                                                            | NV |
| APPROVED                                                           | NV |
| DO NOT SCALE.<br>ALL MEASUREMENTS IN FEET UNLESS OTHERWISE STATED. |    |

|                |                                                                                     |            |                  |
|----------------|-------------------------------------------------------------------------------------|------------|------------------|
| DRAWING        | SITE PLAN                                                                           |            |                  |
| ----           |                                                                                     |            |                  |
| PROJECT        | NYE LANDS LLC SOLAR FARM - 45.22MW                                                  | SCALE      | AS NOTED         |
| CLIENT ADDRESS | YAROTEK , LLC<br>800, 4TH AVE, SUITE 706<br>HALLANDALE, FL 33009<br>WWW.YAROTEK.COM | SHEET SIZE | ANSI B 11" X 17" |
|                |                                                                                     | ORIG. DATE | 20/07/2024       |
|                |                                                                                     | REV. DATE  | 20/07/2024       |
| SHEET NO.      | PV- 4.0                                                                             | REV NO.    | 7                |





TOTAL AREA : 416.31 ACERS  
FENCED AREA : 174.74 ACERS

|  | LEGEND                                                                                     |
|--|--------------------------------------------------------------------------------------------|
|  | PARCEL LINE                                                                                |
|  | 100' SETBACK FROM PARCEL LINE                                                              |
|  | 300' SETBACK FROM OFF-SITE RESIDENCES                                                      |
|  | 40' VEGETATION SCREENING FROM PARCEL LINE                                                  |
|  | WETLANDS                                                                                   |
|  | 125' SETBACK FROM CENTERLINE OF STATE MAINTAINED ROADS #DUNN RD 2522, #KENNY BIGGS RD 2413 |
|  | 125' SETBACK FROM CENTERLINE OF MAINTAINED ROADS #PARIS ST, #JORDAN ST                     |
|  | SETBACK AREA FOR STATE MAINTAINED HWY'S & ROADS                                            |
|  | EXISTING RAILWAY LINES                                                                     |
|  | FENCE LINE                                                                                 |
|  | EXISTING OVERHEAD ELECTRICAL LINES #115KV                                                  |
|  | EXISTING OVERHEAD ELECTRICAL LINES #3-Ø LINES                                              |
|  | RESIDENTIAL AMENITIES SETBACK 300'                                                         |
|  | FOOTOVER BRIDGE                                                                            |

1

PROJECT COVERAGE AREA

SCALE: NTS

DEVELOPMENT APPLICATION

| NO. | STAGE | DATE | NOTES | PARTNERS | YAROTEK , LLC<br>800, 4TH AVE, SUITE 706<br>HALLANDALE, FL 33009<br>WWW.YAROTEK.COM | DRAWN SR<br>CHECKED NV<br>APPROVED NV                              | DRAWING | PROJECT COVERAGE AREA |                                                                                     |
|-----|-------|------|-------|----------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------|-----------------------|-------------------------------------------------------------------------------------|
| 1   | ----  | ---- |       |          |                                                                                     | DO NOT SCALE.<br>ALL MEASUREMENTS IN FEET UNLESS OTHERWISE STATED. |         | PROJECT               | NYE LANDS LLC SOLAR FARM - 45.22MW                                                  |
| 2   | ----  | ---- |       |          |                                                                                     |                                                                    |         | CLIENT ADDRESS        | YAROTEK , LLC<br>800, 4TH AVE, SUITE 706<br>HALLANDALE, FL 33009<br>WWW.YAROTEK.COM |
| 3   | ----  | ---- |       |          |                                                                                     |                                                                    |         | SHEET NO.             | PV- 5.0                                                                             |
| 4   | ----  | ---- |       |          |                                                                                     |                                                                    |         | SCALE                 | AS NOTED                                                                            |
| 5   | ----  | ---- |       |          |                                                                                     |                                                                    |         | SHEET SIZE            | ANSI B 11" X 17"                                                                    |
| 6   | ----  | ---- |       |          |                                                                                     |                                                                    |         | ORIG. DATE            | 20/07/2024                                                                          |
|     |       |      |       |          |                                                                                     |                                                                    |         | REV. DATE             | 20/07/2024                                                                          |
|     |       |      |       |          |                                                                                     |                                                                    |         | REV NO.               | 8                                                                                   |



# NYE ESA PHASE 1 Transect Report

April 15, 2024

Prepared for

**Yarotek**

county(ies)/state(s)

**Robeson County**/North Carolina

prepared by



transect

Real-Time Environmental Due Diligence

# LETTER FROM THE FIELD

---

Hi, I'm Robin!

I am pleased to provide this Transect report for the NYE lands new KML project in .

The U.S. abounds with sensitive plant, animal, water, land, geologic, cultural, and other sensitive natural resources that are legally protected through federal laws, like the Endangered Species Act and Clean Water Act, and through state and local laws. These laws are designed to protect these sensitive resources from the negative effects of land development. All public and private entities are subject to these laws, and intentional or incidental violations may result in civil or criminal penalties.

The purpose of a Transect report is to inform the potential for natural and cultural resources to occur within the defined area of interest (AOI), to explain the regulations and permits relevant to those resources, and to provide site-specific insight on recommendations, next steps, and timelines to move forward with the proposed project. The information and recommendations provided by Transect should not be relied upon as the final determination of onsite conditions or permitting requirements. Timelines may vary pending project complexity.

Let's talk about concern levels. Data on a map or in a table is helpful, but what does it mean for your project success? Transect reports use high, medium, and low concern ratings to help you better understand key roadblocks to successful development on the site.

A quick note: The content of this Transect report PDF has been prepared in accordance with your selected reporting requirements. As such, this report may not represent the full breadth of information available for this AOI in the Transect platform. A list of additional information available for this AOI is provided on the final page of this report, and the additional information is viewable at [www.app.transect.com](http://www.app.transect.com). Was this PDF provided to you? Contact the sender to request online access.

If you have any questions or comments about the contents of this Transect report, please do not hesitate to reach out to us at [support@transect.com](mailto:support@transect.com).

Cheers!

*Robin Laine*



Robin Laine  
CEO and Co-founder of Transect

---

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- ♦ Letter from the field
- ♦ site Location Map
- ♦ Executive summary
- ♦ permit Matrix
- ♦ critical Habitat Map
- ♦ species
- ♦ **wetlands And waterways Map**
- ♦ Floodplains Map
- ♦ **waters**
- ♦ other Regulations
- ♦ protected Areas Map
- ♦ protected Area
- ♦ **Parcels Map**
- ♦ **Parcel**
- ♦ References



## Site Location Map

Yarotek

NYE lands NEW KML

408.27 acres

North Carolina

Robeson county

34.617253, -79.035545

transect

## Legend

BU er AOI

## Executive Summary

### Summary & Context Question Answers

Project center: 34.617253, -79.035545  
 Area: 408.27 AC.  
 Project type: Renewable Energy Generation  
 Project subtype: Solar  
 construction type: New construction  
 Federal Funds: yes  
 Plan to impact any rivers, streams, or wetlands: yes

#### AOI SUMMARY

**408.27 Acres**

6 Parcels

BUILDABLE AREA  
 Create



#### NEAREST TRANSMISSION LINE

**On Site**

#### NEAREST SUBSTATION

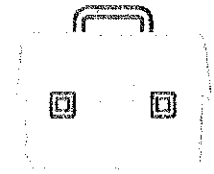
**0.44 miles**



#### OWNERSHIP

**6 Owners**

KEY OWNER  
 CITY OF LUMBERTON (0.91 Acres)



## Expert Review

An expert review was not requested for this report.



# Concern Levels



## Federally Protected Species

2 Active Regulations

3 permits

0 recommendation

### Next Steps

protected species may occur within the project if appropriate habitat is present. species listed as May occur have a lower potential to occur based on information available and are therefore not a species of concern, but may still require consultation with respective agencies depending on other permitting efforts for the project. A habitat assessment and/or presence/absence survey may be warranted; contact a qualified biologist to assist in this evaluation and discuss project-specific avoidance and minimization strategies at your discretion or at the direction of the regulatory authority. In general, we recommend you avoid impacts to species and their habitat to the greatest extent practicable to avoid permitting delays and mitigation. species listed as Not Likely to occur have been excluded as a concern due to lack of appropriate habitat or geography. A field survey to confirm this result can be performed by a consultant at your discretion.

Transect uses the best available data from multiple public and private sources. When there are discrepancies with species data on IPAC reports and Transect reports, we recommend that you contact the USFWS to determine the next steps for your project.

### Snapshot

- 0 species of concern
- 6 species may occur
  - Bald eagle (*Haliaeetus leucocephalus*)
  - Tricolored bat (*Perimyotis subflavus*)
  - Michaux's sumac (*Rhus michauxii*)
  - Monarch butterfly (*Danaus plexippus*)
  - Red-cockaded woodpecker (*Picoides borealis*)
  - Wood stork (*Mycteria americana*)
- 1 species are Not Likely to occur

## Recommendations

| species           | Recommendation(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bald eagle        | <ul style="list-style-type: none"> <li>if active eagle nests or roost sites are present, up to a 660-foot buffer may be warranted during project activities to avoid take. visit the <a href="#">National Bald Eagle Management Guidelines</a> and <a href="#">USFWS's Eagle Management website</a> for more information. Page 6 of the guidelines provides a calendar advising when surveys should occur based on geographic region.</li> </ul>                                                                                                                                                                                       |
| Tricolored bat    | <ul style="list-style-type: none"> <li>Although this bat is not officially listed as endangered yet, consideration of this species may be required in areas of the project where a federal nexus is triggered. A common federal nexus is at wetland and waterway crossings, which are regulated under the clean water Act. In forested areas, avoid impacts to federally-regulated streams and wetlands to avoid triggering clean water Act permitting under a Nationwide Permit.</li> </ul>                                                                                                                                           |
| Michaux's sumac   | <ul style="list-style-type: none"> <li>Consideration of this plant species is only required if: 1. it occurs within the project, and 2. the project requires a federal permit, is on federal land, or is receiving federal funds. Private actions on private lands are allowed to impact federally protected plants without penalty unless a state law prohibits it.</li> </ul>                                                                                                                                                                                                                                                        |
| monarch butterfly | <ul style="list-style-type: none"> <li>This species was recently designated by USFWS as a candidate species across the entire U.S. Candidate species are not statutorily protected under the Endangered species Act, and therefore effects to the butterfly from this project are not unlawful (although consideration of this species may be required if the project is on federal lands or subject to NEPA environmental review). However, effects to the butterfly could become unlawful in the future should the USFWS decide to list it as endangered or threatened, a process which could take up to 4 years or more.</li> </ul> |
| wood stork        | <ul style="list-style-type: none"> <li>during times of the year when storks are present, avoid human activities within 1,000 feet of roosting (non-nesting) sites. Avoid any tree removal activities within 1,500 feet of active nesting colonies.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                          |



## Waters

3 Active Regulations

6 permits

4 Recommendations

### Next Steps

There are streams and/or wetlands within your project, impacts to which could trigger federal or state permitting. Contact a wetlands biologist to delineate streams and wetlands. Use the delineation to develop an avoidance and minimization plan early in the planning process. Typically, if you do not impact any waters or wetlands, then federal or state waters/wetland permitting is not required.

### Snapshot

#### Wetlands

- 13 wetlands
  - Total 38.3 acres

#### Waterbodies

- 7 waterbodies
  - Total 8,546.13 feet

#### Floodplains

- 2 Flood Hazard Areas
  - X: 254.3
  - AE: 155.84
  - AH: 0



## Protected Areas

### Next Steps

non-federal, publicly owned or managed lands intersecting your project. Contact the agency as soon as practical during your planning process to find if any environmental review, specific surveys, or additional permitting will be required. A consultant will be able to assist in these efforts.

AOI intersects a Tribal Reservation. Check land title to determine if the lands are trust, Allotted, or private. If trust or allotted lands are present, contact the Bureau of Indian Affairs (BIA) to determine the level of review and NEPA permitting that will be required. An experienced consultant will be able to assist you. We recommend contacting a tribal consultant, tribal leadership and/or tribal historic preservation office (THPO) to understand any concerns they may have, or if there are Traditional Historic Properties that may be affected. If lands are privately owned, no BIA permitting actions are necessary; however, you may still elect to contact the tribe as a respectful courtesy.

### Snapshot

- 0 Federally owned or Managed
- 1 Tribal Area(s)
- 0 State owned or Managed
- 0 Other





## Environmental Compliance

### Next Steps

Transect has not identified any registered facilities or contaminated sites within or adjacent to the AOI. This preliminary assessment does not replace a Phase 1 Environmental site Assessment.

### Snapshot

- 0 environmental compliance catalog features within AOI or buffer
- 0 federal registered facilities within your AOI or buffer have a formal action, penalty, violation, and/or RCRA id.

This space is intentionally left blank to comply with the Transect's report format.

## Permit Matrix

### USFWS Consultation/Permitting

| Trigger                                | Timeline                                                              | Assoc. Regulator               | Assoc. Regulation      |
|----------------------------------------|-----------------------------------------------------------------------|--------------------------------|------------------------|
| Impacts to federally-protected species | 1-6+ months for Section 7 consultation;<br>18-24+ mo for 10(a) Permit | U.S. Fish and Wildlife Service | Endangered Species Act |

#### Recommendations

If the species concern level is moderate or high, a habitat assessment or presence/absence survey for the federally-listed species of concern by a qualified biologist is typically recommended and USFWS may be required for effects to protected species. If the species concern level is low, we generally do not recommend additional actions as warranted, though a habitat assessment may be conducted at your discretion.

Running a USFWS Information for Planning and Consultation (IPaC) report can assist you in further analyzing your project for species effects and with USFWS consultation. In some simple cases, an IPaC report may satisfy consultation requirements. In other cases where effects to species will occur, additional consultation will be required.

### NEPA Environmental Review

| Trigger                | Timeline                                      | Assoc. Regulator | Assoc. Regulation                 |
|------------------------|-----------------------------------------------|------------------|-----------------------------------|
| Federal funds or lands | Variable, pending level of review (CE/EA/EIS) |                  | National Environmental Policy Act |

#### Recommendations

NEPAssist is an online tool that can facilitate the environmental review process and project planning about environmental considerations.

Contact the lead federal agency (the one whose land the project is on, or the one providing federal funding) as early as possible to discuss your project plans. Their environmental requirements will be based on your project footprint and impacts.

## Local Floodplain Permit

| Trigger           | Timeline | Assc. Regulator                     | Assc. Regulation                 |
|-------------------|----------|-------------------------------------|----------------------------------|
| Flood hazard zone | Variable | Federal Emergency Management Agency | National Flood Insurance Program |

### Recommendations

AOI intersects a flood hazard zone. If excavation or any above ground facilities are expected to be installed within the zone, a permit may be needed. Contact the local floodplain administrator to determine if there are any floodplain permit requirements.

## 401 Certification (NC)

| Trigger            | Timeline | Assc. Regulator                                    | Assc. Regulation       |
|--------------------|----------|----------------------------------------------------|------------------------|
| Waters of the U.S. | 60+ days | North Carolina Department of Environmental Quality | CWA 401 North Carolina |

### Recommendations

Conditional 401 WQC was issued for use with the NWP; all conditions must be adhered to or an individual 401 WQC is required. If an individual WQC is needed, a pre-filing meeting must be requested

Blanket authorization is limited to 150 feet of stream impacts, 1/10 acre of wetland impacts any permanent impacts to coastal wetlands, state designated waters or regulated buffer areas.

## NCG01 Certificate of Coverage for Stormwater

| Trigger                                                                                     | Timeline                                           | Assc. Regulator                                      | Assc. Regulation       |
|---------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------|------------------------|
| 1 or more acres of land disturbed. O&G generally exempt unless reportable quantity release. | Varies by authority (see "Regulation Description") | NCDEQ Division of Energy, Mineral and Land Resources | CWA 402 North Carolina |

### Recommendations

Erosion and Sedimentation Control plan must be submitted and approved by the regulator prior to submitting the Notice of Intent; time for approval varies. Time from submitting the NOI to receipt of coverage is approximately 1 week.



## Section 408 Civil Works

| Trigger              | Timeline    | Assc. Regulator              | Assc. Regulation                                              |
|----------------------|-------------|------------------------------|---------------------------------------------------------------|
| Civil works projects | 3-6+ months | U.S. Army Corps of Engineers | Section 408: Civil Works, Civil Works 408 Wilmington District |

### Recommendations

AOI intersects a USACE civil works project, per the National Levee Database or National Dam Inventory. Contact the USACE to determine if review and approval is necessary based on proposed project plans. If so, some projects qualify for a categorical exclusion and others require full NEPA review. You may also need check with USACE real estate division to see if any flowage easements are crossed.

## NWP 51- Land-Based Renewable Energy (NC)

| Trigger                       | Timeline                                                       | Assc. Regulator           | Assc. Regulation       |
|-------------------------------|----------------------------------------------------------------|---------------------------|------------------------|
| Impacts to waters of the U.S. | If PCN is required, 3-6+ months (pending level of env impacts) | USACE Wilmington District | CWA 404 North Carolina |

### Recommendations

Available for impacts in non-tidal waters of the U.S. resulting in no more than 0.50 acre of fill or loss up to 0.05 acre of streambed. Preconstruction notification (PCN) to USACE is required in several instances, notably for greater than 0.10 acre of fill or loss of 0.002 acre of streambed. All general and regional conditions must be met or an individual permit must be obtained.

The USACE is currently interpreting the post of a solar panel as a temporary impact that does not count towards the 1/2-acre of fill threshold for this permit.

## FAA Obstruction Evaluation / Airport Airspace Analysis (OE/AAA)

| Trigger                           | Timeline                                  | Assc. Regulator                 | Assc. Regulation              |
|-----------------------------------|-------------------------------------------|---------------------------------|-------------------------------|
| Within the vicinity of an airport | File notice 45 days prior to construction | Federal Aviation Administration | FAA Obstruction Determination |

### Recommendations

The AOI intersects or is within 5 miles of an airport. Projects near an airport or planning to construct a structure greater than 200 feet tall must file a notice with the FAA's Obstruction Evaluation Group at least 45 days prior to construction. Use the Notice Criteria Tool to determine if this is needed for your project. If an evaluation is needed, and the project is not located on airport property, submit FAA Form 7460-1 (Notice of Proposed Construction) and Form 7460-2 via the e-filing system. If the project is on airport property, submit only Form 7460-1. The FAA may provide project-specific requirements and recommendations.

## EPA/Tribal Permitting

| Trigger            | Timeline                  | Assc. Regulator                      | Assc. Regulation                                                                                        |
|--------------------|---------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------|
| Indian Reservation | Variable, pending impacts | U.S. Environmental Protection Agency | EPA Policy for the Administration of Environmental Programs on Indian Reservations (1984 Indian Policy) |

### Recommendations

**i** A data gap has been identified. See recommendations.

The project is located within the boundaries of a Reservation. If on Trust lands, the Clean Water Act (except for 404) is regulated by the EPA or the respective tribe (if that tribe has delegated authority), and not the agency with state delegated authority. Verify land ownership, check with the Tribe and/or or respective EPA or BIA office on jurisdiction.



## NC Natural Heritage Data Explorer

| Trigger          | Timeline  | Assoc. Regulator                                                  | Assoc. Regulation         |
|------------------|-----------|-------------------------------------------------------------------|---------------------------|
| Voluntary Review | Immediate | North Carolina<br>Department of Natural<br>and Cultural Resources | Endangered Species<br>Act |

### Recommendations

The North Carolina Natural Heritage Data Explorer provides free access to maps and data representing Natural Heritage resources and other conservation values in North Carolina. For a fee, users can also view confidential species data and generate unlimited project review reports. We recommended you visit the Data Explorer as part of your project due diligence.

## NWP NC Regional Condition D.8: Floodplain

| Trigger    | Timeline                              | Assoc. Regulator             | Assoc. Regulation         |
|------------|---------------------------------------|------------------------------|---------------------------|
| Floodplain | 6-12+ months for<br>Individual Permit | USACE Wilmington<br>District | CWA 404 North<br>Carolina |

### Recommendations

AOI intersects the 100-hr floodplain, dredge and fill resulting in higher grade within this floodplain are precluded from use of NWP and will require an individual permit.

## Spill Prevention, Control and Countermeasure (SPCC) Plan

| Trigger            | Timeline                                    | Assoc. Regulator                        | Assoc. Regulation                                               |
|--------------------|---------------------------------------------|-----------------------------------------|-----------------------------------------------------------------|
| Oil storage volume | Must have in place<br>prior to construction | U.S. Environmental<br>Protection Agency | The Oil Pollution<br>Prevention Regulation<br>(40 CFR Part 112) |

### Recommendations

Aboveground tanks, transformers, and other oil-storing containers above certain volume thresholds may be subject to planned oil preparedness and prevention measures (in the form of an SPCC plan).



## Bald and Golden Eagle Self-Certified General Permit

| Trigger                                                | Timeline                     | Assoc. Regulator               | Assoc. Regulation                                            |
|--------------------------------------------------------|------------------------------|--------------------------------|--------------------------------------------------------------|
| Impacts to eagles that meet general permit eligibility | Immediate self-certification | U.S. Fish and Wildlife Service | Bald and Golden Eagle Protection Act, Endangered Species Act |

### Recommendations

Authorizes incidental take of bald and golden eagles for projects that meet eligibility criteria. General permit applicants must self-identify eligibility and register with USFWS, including providing required application information and fees, as well as certifying that they meet eligibility criteria and will implement permit conditions and reporting requirements. USFWS review is not required prior to obtaining a permit. Instead, a general permit is generated using permit conditions and reporting requirements for the activity.

USFWS allows the use of general permits for the following activities:

- eagle incidental take permits for wind energy
- eagle incidental take permits for power lines
- eagle disturbance take permits
- eagle nest take permits

Nest disturbance and nest take general permits require a fee of \$100 per disturbance or take per year. All take of golden eagle nests will not be eligible for a general permit and will require a specific permit. For both specific and general permits, approved avoidance and minimization measures are required, and compensatory mitigation may be required depending on the type of activity and whether it affects bald or golden eagles.

Review the Final Rule on Permits for Incidental Take of Eagles and Eagle Nests and contact USFWS to determine project-specific requirements for your project.

## Certificate of Public Convenience and Necessity (Transmission Lines)

| Trigger                                                      | Timeline          | Assc. Regulator                     | Assc. Regulation                                                  |
|--------------------------------------------------------------|-------------------|-------------------------------------|-------------------------------------------------------------------|
| Construction of new transmission facilities 161 kV and above | Varies by project | North Carolina Utilities Commission | North Carolina § 62-101 Article 5A – Siting of Transmission Lines |

### Recommendations

A CPCN is required for a public utility or person to begin construction of a new transmission line by obtaining a certificate of environmental compatibility and public convenience and necessity for lines 161 kV and above. The certificate is not required for expansion of existing transmission facilities. The project developer should consult with the North Carolina Utilities Commission early in the planning process for specific project requirements. Refer to Chapter 62-102 for the application process.

## Regulation-related Recommendations

| regulation                                                                                              | recommendation(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EPA Policy for the Administration of Environmental Programs on Indian Reservations (1984 Indian Policy) | The project is on or intersects the boundaries of a reservation. Reservations include Trust lands and Private Lands; Trust Lands are under the jurisdiction of the BIA and NEPA permitting may be required. Also on Trust Lands, the EPA or delegated Tribe is responsible for CWA authorizations (other than Section 404) instead of the state delegated permitting authority. We recommend verifying the title of the parcel(s) and checking with the Regional EPA office to determine jurisdiction.                                                                                                                                                                                                                                                                                                                              |
| USDA Business & Industry Guaranteed Loan Eligibility Area (B&I)                                         | Your project is located within the eligibility area for the USDA Business & Industry (B&I) and may qualify for guaranteed loans for development. View the USDA B&I Loan Guarantees link and contact your local program specialist to obtain more information and determine if your project qualifies for the program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Farmland Protection Policy Act of 1981 (FPPA)                                                           | <p>The project has areas of prime farmland, farmland of statewide importance, farmland of local importance, or farmland of unique importance. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a Federal agency or with assistance from a Federal agency.</p> <p>If your project intends to convert farmland to nonagricultural use and is completed by or with assistance from a Federal agency, contact that agency to complete the site assessment portion of the AD-1006 form and determine next steps.</p> <p>The project has areas of prime farmland or farmland of statewide importance. Some counties or municipalities may have avoidance or minimization requirements for solar projects on these soil types.</p> |



## regulation

## recommendation(s)

Disadvantaged  
Community - Justice  
40 Initiative

AOI is wholly or partially within a Disadvantaged Community identified through the CEQ's Climate and Economic Justice Screening Tool. The current administration seeks to invest 40% of federal funds allocated through the Inflation Reduction Act, Infrastructure Investment and Jobs Act, and similar bills to improve Disadvantaged Communities. Renewable energy development in Disadvantaged Communities may receive preferential funding during federal decision-making. Contact the agency that the project will seek funding from for additional information.

USDA Rural Energy for  
American Program  
Guaranteed Loan &  
Grants Eligibility Area  
(REAP)

Your project is located within the eligibility area for the USDA Rural Energy for American Program (REAP) and may qualify for guaranteed loans and grants for renewable development. View the REAP Renewable Energy Systems & Energy Efficiency Improvement Guaranteed Loans & Grants link and contact your State Rural Development Energy Coordinator to obtain more information and determine if your project qualifies for the program.

Section 106 of the  
NHPA

Section 106 consultation with the State Historic Preservation Office (SHPO) is typically conducted in tandem with other federal permits (e.g. NEPA or CWA 404). The first step in Section 106 consultation is conducting a SHPO Records Search, which you can do in the Transect Marketplace. Depending on the results of the SHPO Record Search, the SHPO office may recommend that you contact an archaeologist to conduct a site investigation and prepare a SHPO request for review. After receiving a request for review, SHPO has 30 days to provide concurrence or comment.

Section 404: Permits  
for Dredged or Fill  
Material

The definition of Waters of the U.S. (WOTUS) has been debated since the inception of the Clean Water Act 1977 and has been highly politicized and litigated since 2005. In June 2021, the EPA announced its intentions to repeal the 2020 definition and draft a new one. Then, in August 2021, a US District Court vacated the 2020 rule, and the EPA and USACE subsequently announced their return to the pre-2015 regulatory regime until further notice. In December 2022, the EPA and USACE announced the final "Revised Definition of 'Waters of the United States'" rule which took effect on March 20, 2023. This Rule was challenged in March and April of 2023 and preliminary injunctions were issued for 26 states.

On May 25, 2023 the Supreme Court ruled that CWA jurisdiction "extends to only those wetlands with a continuous surface connection to bodies that are 'waters of the United States' in their own right, so that they are 'indistinguishable' from those waters." Further, the Court ruled that wetlands without a continuous surface connection to WOTUS are not adjacent wetlands because they are not actually adjoining the waters. This ruling removes the significant nexus from the CWA and all protections for wetlands without direct surface connection to WOTUS.

Transect will continue to track developments related to this decision closely and will provide any additional guidance as it becomes available. We advise that project



## regulation

## recommendation(s)

proponents be aware of the merry-go-round of legal definitions identifying water features that are subject to jurisdiction and regulations.

Wetlands appear to be present onsite. If the wetland(s) is near a stream or river, it is likely jurisdictional. Contact a wetlands biologist to conduct a site assessment. Avoid impacts to wetlands to minimize the permit burden.

Forested wetlands appear to be present within the project, but an onsite field investigation is recommended to confirm. If present, minimizing impacts to forested wetlands (through avoidance and/or hand clearing) may limit permitting and mitigation requirements.

## Environmental Justice Considerations

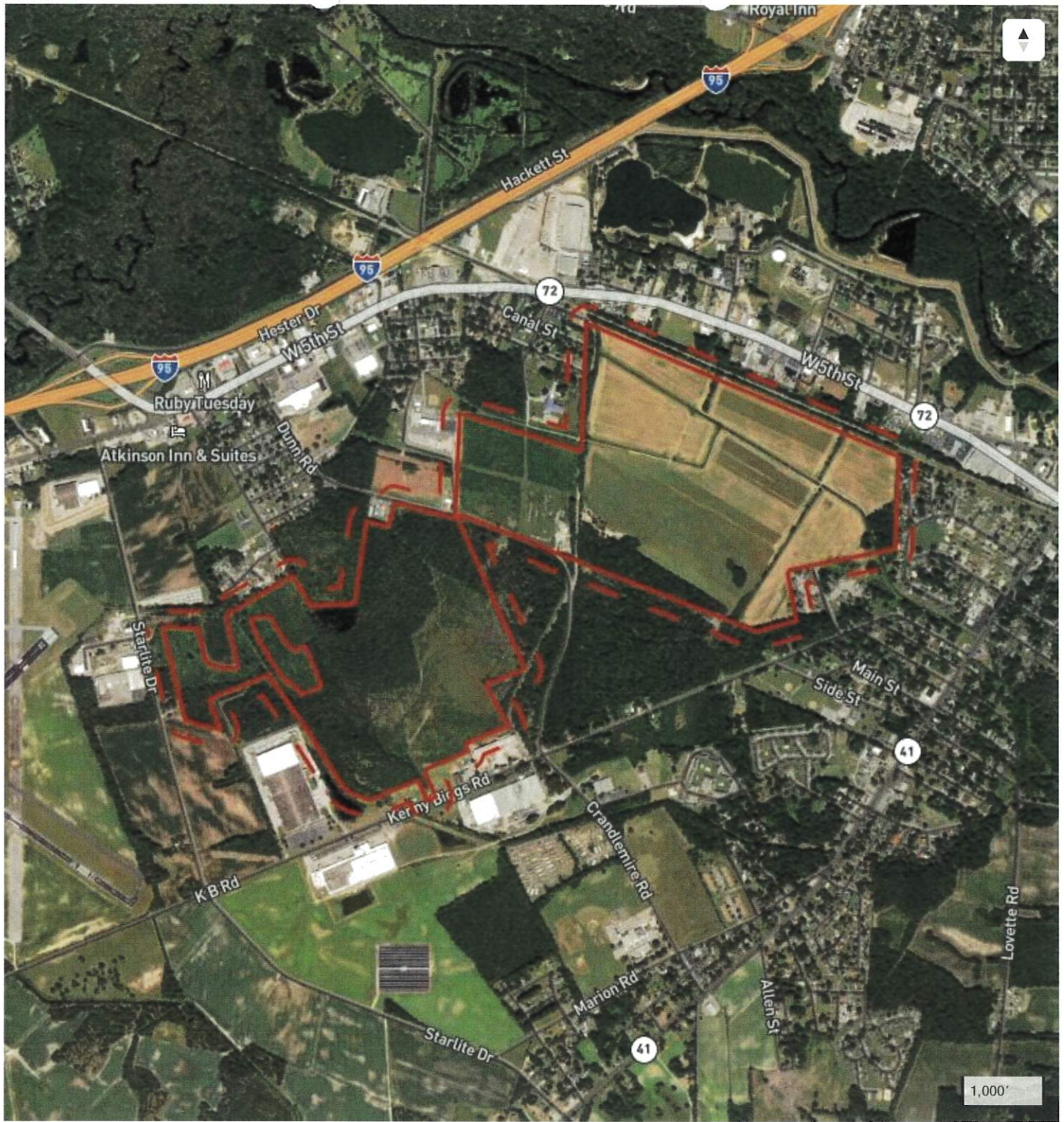
If the project undergoes an environmental review under NEPA, regulatory agencies will consider the project's impacts to environmental justice (EJ). Federal regulatory agencies may have differing approaches to addressing EJ during the environmental review, viewable at the bottom of the EPA's "EJ and NEPA" webpage. Early coordination with the lead regulatory agency to discuss their approach to EJ is highly recommended to avoid permitting delays and public opposition that may derail the project. Developers may utilize the Climate and Economic Justice Screening Tool (CEJST) and EJScreen 2.0 to identify environmental issues facing individual communities.

 A data gap has been identified. See recommendations.

## Section 10 North Carolina

Public list not available. If the project intersects a major river, major creek, bay, lake, or tidal area, contact the USACE office to determine if the waterbody is subject to Section 10.





## Critical Habitat Map

Yarotek  
 NYE lands NEW KML  
 408.27 acres  
 North Carolina  
 Robeson county  
 34.617253, -79.035545

transect

## Legend

  Buffer   AOI

## Species

- Bald and Golden Eagle Protection Act
- Endangered species Act
- North Carolina Endangered species Act
- North Carolina Plant Protection and Conservation Act
- North Carolina Regulation of wildlife (General statute Article 22)
- ~~Eagle conservation plan guidance~~
- ~~Magnuson-Stevens Fishery Conservation and Management Act~~
- ~~Migratory Bird Treaty Act~~
- ~~USFWS Land-Based Wind Energy Guidelines~~
  - ~~Eagle conservation plan guidance~~

## Federal Species Profiles

### Species May Occur

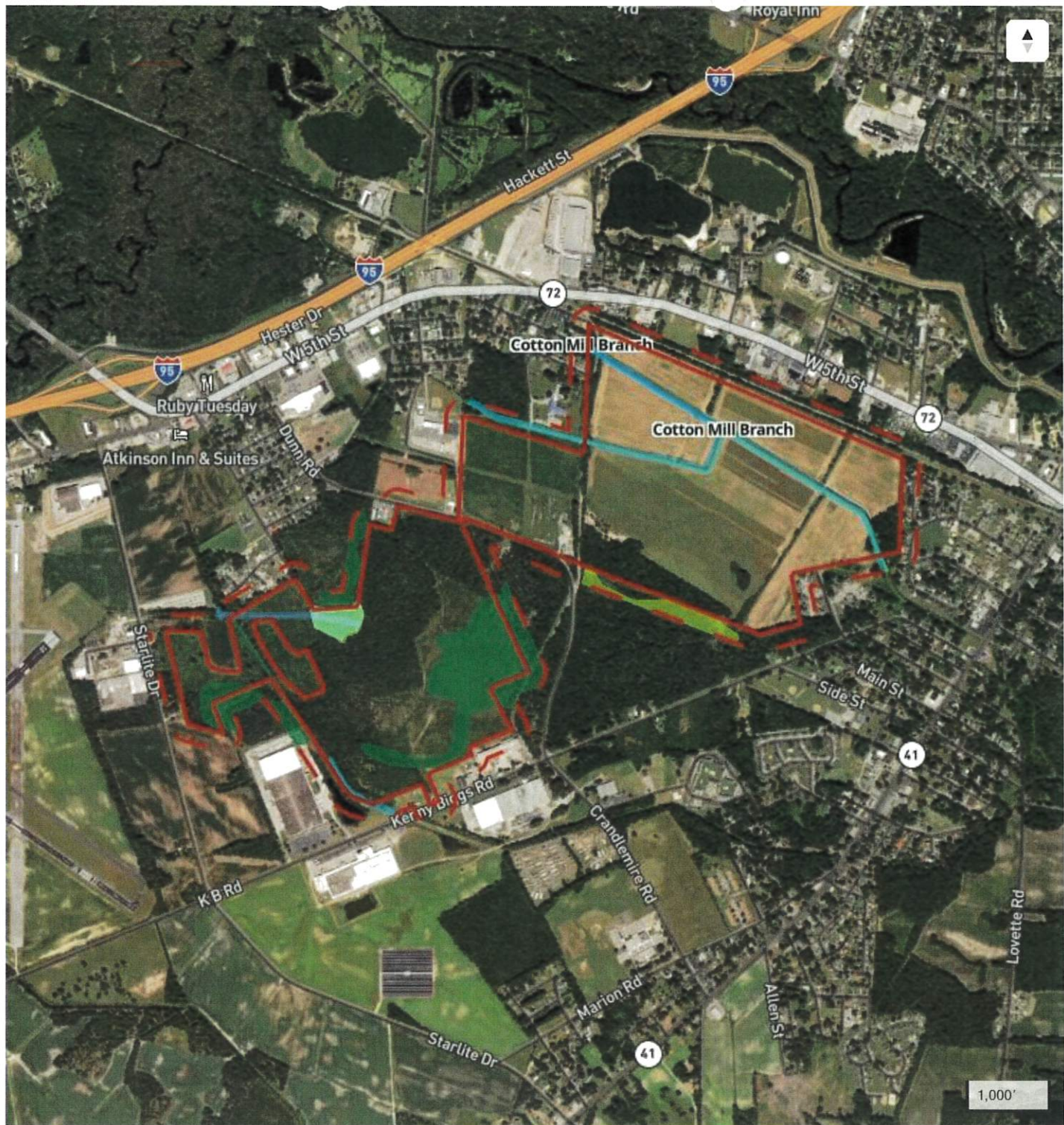
- Bald eagle (*Haliaeetus leucocephalus*)
- Michaux's sumac (*Rhus michauxii*)
- Red-cockaded woodpecker (*Picoides borealis*)
- Wood stork (*Mycteria americana*)
- Tricolored bat (*Perimyotis subflavus*)
- Monarch butterfly (*Danaus plexippus*)

### Species Not Likely to Occur

- 1 species are not likely to occur

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## Wetlands and Waterways Map

Yarotek

NYE lands NEW KML

408.27 acres

North Carolina

Robeson county

34.617253, -79.035545

transsect

### Legend

- BU er ■ AOI ■ Freshwater emergent wetland
- Freshwater forested/shrub wetland ■ Riverine ■ Artificial Path
- Canal/ditch ■ Lake/Pond ■ stream/river





## Floodplains Map

yarotek

NYE lands NEW KML

408.27 acres

North Carolina

Robeson county

34.617253, -79.035545

transect

## Legend

  Bu er   AOI   AE;   AH;

X; AREA WITH REDUCED FLOOD RISK DUE TO LEVEE



## Waters

- Clean Water Act
  - Section 408: Civil Works
  - The Oil Pollution Prevention Regulation (40 CFR Part 112)
  - Section 401: State / Tribal Water Quality Certification
  - Section 402: National Pollutant Discharge Elimination System (NPDES)
  - Section 404: Permits for Dredged or Fill Material
  - ~~Section 303(d) Impaired Waterways~~
- National Flood Insurance Program
- Rivers and Harbors Appropriation Act of 1899
  - Section 10: Section 10 of the Rivers and Harbors Appropriation Act of 1899
  - ~~Section 9: Section 9 of the Rivers and Harbors Appropriation Act of 1899~~
- ~~National Flood Insurance Program (No Digital Data Area)~~
- ~~North Carolina Dredge and Fill Law~~
- ~~North Carolina Riparian Buffer Rules~~
- ~~Wild and Scenic Rivers Act of 1968~~

## Wetlands

- 13 Wetlands
  - Total 38.3 acres

| type                              | Area within AOI - acres |
|-----------------------------------|-------------------------|
| Freshwater Forested/Shrub Wetland | 31.062                  |
| Freshwater Emergent Wetland       | 6.105                   |
| Riverine                          | 1.128                   |

## Waterways

- 7 Waterbodies
  - Total 8,546.13 feet

| Feature code description                           | Length within AOI - feet |
|----------------------------------------------------|--------------------------|
| Stream/River: Hydrographic Category = Intermittent | 3,891.713                |
| Stream/River: Hydrographic Category = Perennial    | 3,164.595                |
| Canal/Ditch                                        | 914.011                  |
| Artificial Path                                    | 575.808                  |

- Cotton Mill Branch



# Floodplains

- 2 Flood Hazard Areas

| Flood HaZard zone | Area within AOI - acres |
|-------------------|-------------------------|
| X                 | 254.297                 |
| AE                | 155.838                 |

# FIRM Panels

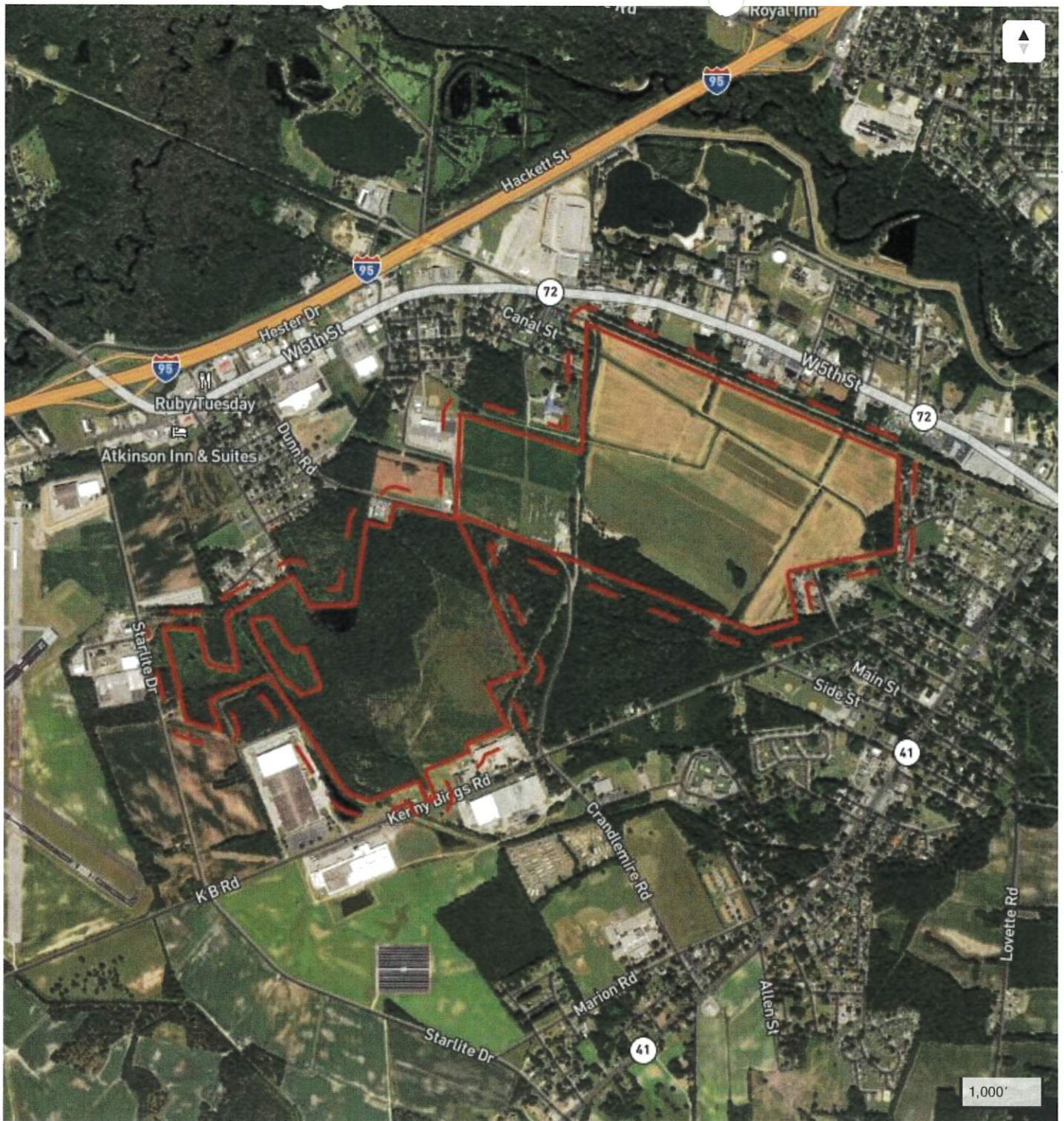
| Panel #     | Area within AOI - acres |
|-------------|-------------------------|
| 3710938100K | 214.424                 |
| 3710939100K | 195.71                  |

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## Other Regulations

- 2022 North Carolina state building code
- Disadvantaged community - Justice 40 Initiative
- EPA Policy for the Administration of Environmental Programs on Indian Reservations (1984 Indian Policy)
- FAA Review
  - FAA obstruction determination
- Farmland protection Policy Act of 1981
- National Environmental Policy Act
  - Environmental justice considerations
- National Historic Preservation Act
  - Section 106: section 106 of the NHPA
  - ~~National Register of Historic Places~~
- North Carolina Environmental policy Act
- North Carolina § 62-101 Article 5A - siting of Transmission Lines
- USDA Business & industry Guaranteed Loan Eligibility Area
- USDA Rural Energy for American Program Guaranteed Loan & Grants Eligibility Area
- ~~Cemetery Laws~~
- ~~Coastal Barrier Resources Act~~
- ~~Coastal zone Management Act~~
  - ~~North Carolina Coastal Area Management Act~~
- ~~Federal Power Act (if other type = hydropower)~~
- ~~Grassland Reserve Program~~
- ~~Ike Skelton National Defense Authorization Act~~
- ~~Land Based Wind Energy Guidelines~~
- ~~Natural Gas Act~~
- ~~Natural Gas Pipeline Safety Acts~~
- ~~North Carolina General Statute 12-12(a)~~
- ~~State Antiquities Regulations~~
- ~~Wetland Reserve Program~~

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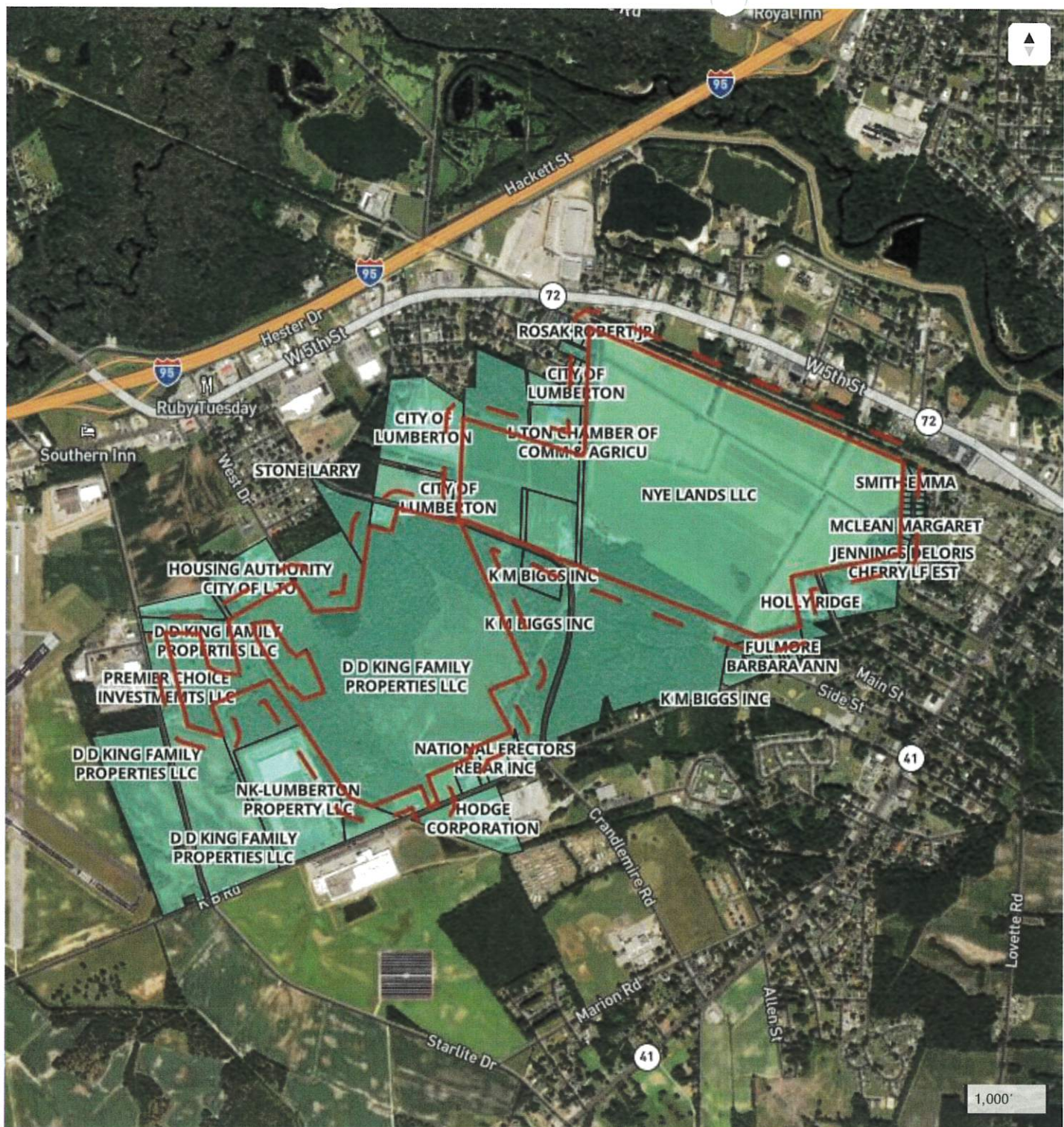
## Protected Areas Map

Yarotek  
 NYE lands New KML  
 408.27 acres  
 North Carolina  
 Robeson county  
 34.617253, -79.035545  
 transect

## Legend

  BU er   AOI





## Parcels Map

Yarotek

NYE lands New KML

408.27 acres

North Carolina

Robeson County

34.617253, -79.035545

transact

## Legend

Parcels Bu er AOI

# Parcels

| Parcel Number | owner Name                        | owner Mailing Address                          | site Address                                       | Area within AOI - acres |
|---------------|-----------------------------------|------------------------------------------------|----------------------------------------------------|-------------------------|
| 101301004     | NYE LANDS LLC                     | 3118 ETON ROAD<br>RALEIGH, NC<br>27608-1114    | 1919 WILSHIRE DR<br>Lumberton, NC 28358            | 201.676                 |
| 101301013     | D D KING FAMILY<br>PROPERTIES LLC | P O BOX 99<br>MARIETTA, NC<br>28362            | 2860 KENNY BIGGS RD<br>LUMBERTON, NC<br>28358-6332 | 166.302                 |
| 101301003     | STONE LARRY H & WF<br>DEBORAH     | PO BOX 787<br>LUMBERTON, NC<br>28359           | DUNN RD<br>Lumberton, NC 28358                     | 29.011                  |
| 10130100302   | FERRELLGAS 2825                   | 1 LIBERTY PLAZA<br>LIBERTY, MO 64068           | DUNN RD<br>LUMBERTON, NC<br>28358                  | 9.533                   |
| 10130100301   | L TON CHAMBER OF COMM<br>& AGRICU | 800 N CHESTNUT<br>ST<br>LUMBERTON, NC<br>28358 | DUNN RD<br>Lumberton, NC 28358                     | 1.663                   |
| 10130100302A  | CITY OF LUMBERTON                 | P O BOX 1388<br>LUMBERTON, NC<br>28359         | DUNN RD<br>LUMBERTON, NC<br>28358                  | 0.916                   |

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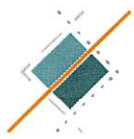


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**YAROTEK, LLC.**

**PROJECT OVERVIEW**  
(SOLAR-ENERGY POWER-GENERATION SYSTEM)

**NYE LANDS LLC SOLAR FARM – 45.22MW**

in

**LUMBERTON TOWNSHIP, ROBESON COUNTY NORTH CAROLINA, USA.**



*Prepared:*

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## EXECUTIVE SUMMARY

YAROTEK LLC ("Yarotek"), proposes to develop a 45.22MW utility scale SEPGS (Solar-energy power-generation system) identified as "NYE LANDS LLC SOLAR FARM" within an area of 416.31 acres of which 174.74 acres would be the actual solar farm. The proposed system would be in "LUMBERTON TOWNSHIP, , USA" at the geographical location of 34°37'17.0" N 79°01'48.6" W. Site Control of the land has been obtained, YAROTEK LLC proposes to develop the solar farm with an interconnection point at 115kV transmission line that bisect the proposed site.

Below is a Google Map image of the general location in ROBESON COUNTY for the proposed site:



Per ROBESON COUNTY Planning and Zoning Department requirements, the preliminary design has been prepared by a professional engineer, licensed in the Commonwealth of Robeson County. PV sheet No: 8 of this Document includes a single-line diagram of the electrical components of the solar farm, stamped and certified by -----

The Point of Interconnection ("POI") to the Utility (PROGRESS ENERGY CAROLINAS INC) is proposed to be 115kV transmission line that bisect the proposed site.



## SITE DESCRIPTION:

Below is an image of the proposed site for the NYE LANDS LLC SOLAR FARM to be in LUMBERTON TOWNSHIP, ROBESON COUNTY NORTH CAROLINA, USA., with geographical coordinates of 34°37'17.0" N, 79°01'48.6" W.



Figure 1: Map of proposed site

The total land available at the proposed site is 416.31 acres of which 174.74 acres would be the actual footprint of the solar farm. There are no existing structures within the site boundaries or near the site.

The proposed site is accessed by DUNN RD 2522, which is bisect the Proposed site. The site is nearly 5 miles away from the East of LUMBERTON TOWNSHIP.

In compliance with ROBESON COUNTY Zoning Ordinance, setbacks would be provided, 50feet for any equipment, structures, or solar panels and 100ft from wet lands, 100ft from waterbodies/waterways and 150ft from the centre to the Existing OHE lines. The 174.74 acres of the project site would be provided with a perimeter fence (cyclone fence) of 6' height equipped with an appropriate anti-climbing device (see attached drawing set Sheet

No. PV 11.0, titled, "Vegetative Screening Details" and Sheet No. PV 13.0, titled "Fence Detail"), in compliance with ROBESON COUNTY. Also, in compliance with this ordinance, the entire facility (including fencing) would be screened from ground-level view of adjacent properties by a landscaped buffer zone of 40 feet wide consisting of an evergreen and deciduous mix to be submitted for approval by the ROBESON COUNTY Zoning Ordinance Administrator. Existing mature tree growth and natural landforms on the site would be preserved to the maximum extent possible and would be used in whole or in part to provide the required screening. In the event that existing vegetation or landforms providing screening are disturbed, new plantings would be provided to accomplish the same effect.

Refer to enclosed drawing set Sheet No. PV 3.0, titled "Location Plan" and Sheet No. PV 4.0, titled "site plan" for details of the proposed solar farm layout. Drawings include the main access gate to the solar farm from State Road (DUNN RD #2522), which is that bisect the proposed site.

A total of 91168 solar panels grouped in arrays with 21ft as inter row spacing would be placed in shadow-free areas. Internal roads of the Solar Farm for access and maintenance would be Twenty (20) feet wide. The solar panels would be elevated above the ground surface by approximately 5-6 ft on mounting structures of Hot-Dip-Galvanized (HDG) steel construction with stainless steel accessories. Pile depth of vertical supports would be approximately 4-6 ft below ground level. In compliance with ROBESON COUNTY Zoning Ordinance, the proposed Solar Energy Systems & equipment would not exceed twenty-five (25) feet in height when ground mounted as measured from the highest grade at the base to the top of structure. Excluded from this requirement are utility poles and transmission lines. There would be no roof mounted systems in the proposed project.

## SOLAR PLANT COMPONENTS:

Electricity is produced by the solar farm when photons from the sun's rays hit electrons in the solar-photovoltaic panels, wired together in strings and generating direct current (DC) power from each string, and grouped together to form arrays. Multiple arrays of solar panels would be grouped together and fed to a dedicated grid-interactive inverters (typically 3600KVA- AC capacity catering to each array field of 3768kWp), converting the DC power to alternating-current (AC) power. Fifteen (15) inverters have been considered in the design. The outputs of these Fifteen (15) inverters would be clubbed together and fed through distribution transformers stepping the voltage up to 34.5kV (AC). The AC power is then routed through a high-voltage switchgear, voltage stepped up through a 115kV and to other required measuring & protection devices, subsequently connecting to the grid-interconnection point at an existing 115KV transmission line owned by PROGRESS ENERGY CAROLINAS INC and transmission line that bisect the proposed site.

The proposed solar plant would consist of the following major components:

- 91168 Solar PV Modules -620Wp capacity N-type bifacial Mono module
- Fifteen (15) Inverters
- MV Collector Switchgear 34.5kV
- Power Transformers (54MVA)
- Module mounting structures with single axis tracker mechanism.
- SCADA Monitoring system
- Cables & connectors

See drawing No. PV 4.0, titled "site plan" for location of the major solar plant components.



### ADDITIONAL NOTES:

1. Land utilization has decreased from over 416.31 acres available to approximately 174.74 acres of actual footprint, to address local concerns about land usage.
2. The solar plant would meet or exceed all community solar requirements, including the 40' setback from site boundary. In many locations, the project would have more than 25' setbacks to maintain vegetations.
3. The project has been disclosed to PROGRESS ENERGY CAROLINAS INC and the Utility is very supportive of the additional generation at the NYE LANDS LLC SOLAR FARM 's local level.
4. The project has the possibility to interconnect to PROGRESS ENERGY CAROLINAS INC 115kV transmission line whichever gives it a better chance of success in the interconnection process.
5. YAROTEK LLC would post a decommissioning bond (see lease) to guarantee the funds to restore the land to the condition before construction.
6. YAROTEK LLC provide a decommissioning plan (see "Decommissioning Plan") for COUNTY approval prior to acceptance and approval to construct.
7. Where needed beyond the setback buffer, YAROTEK LLC would plant natural tree barriers or vegetation.
8. The proposed Solar Energy System would not emit noise, electrical emissions, toxic materials, smells, dust, or soot during operations. Any dust generated during construction would be minimized by water tanker spray applications.
9. Upon decommissioning, the project materials (glass, steel, aluminum) would be recycled.
10. The solar panels, inverters and other components would be manufactured in the United States.
11. YAROTEK LLC would employ local workers when available.

12. The proposed project size would produce over 10,22,00,000 kilowatt hours per year. Assuming 3,000-kilowatt hour usage per month, the project would provide enough electricity to power over 2900 homes.

### PROJECT AT A GLANCE:

|                                              |                                                         |
|----------------------------------------------|---------------------------------------------------------|
| Project Authority                            | YAROTEK LLC                                             |
| Project Name                                 | NYE LANDS LLC SOLAR FARM – 45.22MW                      |
| Project Installed Capacity                   | 45.22MW Solar Photovoltaic Power Plant                  |
| Selected Location                            | LUMBERTON TOWNSHIP, ROBESON COUNTY NORTH CAROLINA, USA. |
| Site Co-ordinates                            | 34°37'17.0"N 79°01'48.6"W                               |
| Annual degradation                           | 0.5%                                                    |
| Nearest Major Towns                          | LUMBERTON TOWNSHIP                                      |
| Solar module type                            | JA SOLAR                                                |
| Capacity of each module                      | 620 Wp                                                  |
| No. of modules                               | 91168 Nos.                                              |
| PV System Mounting Structure type            | MS Galvanized (Hot dip)                                 |
| Power conditioning Unit (Invertors) capacity | 2500 KVA                                                |
| Power conditioning Unit specifications       | Input voltage range 1500 V                              |
| No. of invertors                             | Fifteen(15)                                             |
| Invertors make                               | SUNGROW                                                 |
| Performance ratio (%)                        | 90%                                                     |
| Land                                         | 416.31 acres (174.74 - acre footprint)                  |
| Power Evacuation                             | 115KV Transmission Line - PROGRESS ENERGY CAROLINAS INC |

## CERTIFICATIONS AND STANDARDS:

- IEC 62548 - PV ARRAY DESIGN REQUIREMENT.
- IEC 62930 - ELECTRIC CABLES FOR PHOTOVOLTAIC SYSTEMS.
- IEC 61552 - SAFETY REQUIREMENTS AND TEST.
- IEC 62109-1:2010 - GENERAL REQUIREMENTS.
- IEC 62109-2 - PARTICULAR REQUIREMENTS FOR INVERTERS.
- IEC 6246-1 - REQUIREMENTS FOR TESTING, DOCUMENTATION AND MAINTENANCE.
- IEC 6246-2 - REQUIREMENTS FOR TESTING, DOCUMENTATION, COMMISSIONING TESTS AND INSPECTION.
- IEC 61730-1 - REQUIREMENTS FOR CONSTRUCTION.
- IEC 61730-2 - REQUIREMENTS FOR TESTING.
- IEC 61215 (ALL PARTS) - TERRESTRIAL PV MODULES DESIGN QUALIFICATION AND TYPE APPROVAL.
- IEC/TS 61836 - SOLAR PV ENERGY SYSTEMS - TERMS, DEFINITIONS AND SYMBOLS.
- IEC TS 62786 - DISTRIBUTED ENERGY RESOURCES CONNECTION WITH THE GRID.
- IEC 62738 - GROUND-MOUNTED PV POWER PLANTS - DESIGN GUIDELINES AND RECOMMENDATIONS.
- IEC 61683 PV SYSTEMS - POWER CONDITIONERS - PROCEDURE FOR MEASURING EFFICIENCY.
- IEC 61 72-1 - PV SYSTEM PERFORMANCE - PART 1: MONITORING.
- IEC 61 72-1 - PV SYSTEM PERFORMANCE - PART 2: CAPACITY EVALUATION METHOD.
- IEC 61 72-1 - PV SYSTEM PERFORMANCE - PART 3: ENERGY EVALUATION METHOD.
- IEEE 2030.7 - STANDARD FOR THE SPECIFICATION OF MICRO-GRID CONTROLLERS.
- IEEE 2030.8 - STANDARD FOR THE TESTING OF MICRO-GRID CONTROLLERS.
- IEC 62093 - REQUIREMENTS FOR THE DESIGN QUALIFICATION OF PCE
- NEC 690 – ELECTRICAL SAFETY REQUIREMENTS
- NEC 705 – SUPPLY SIDE CONNECTIONS
- NEC 705.1 – POWER SYSTEM CONTROLS(PEC)
- NEC 705.32 – GROUND FAULT PROTECTION



- NEC 690.9 – OVER CURRENT PROTECTION
- NEC 690.12-RAPID SHUTDOWN PVSYSTEMS.

# NYE LANDS LLC SOLAR FARM - 45.22MW

## DEVELOPMENT APPLICATION

ADDRESS:

34°37'17.0"N 79°01'48.6"W  
LUMBERTON TOWNSHIP, ROBESON COUNTY  
NORTH CAROLINA, USA.

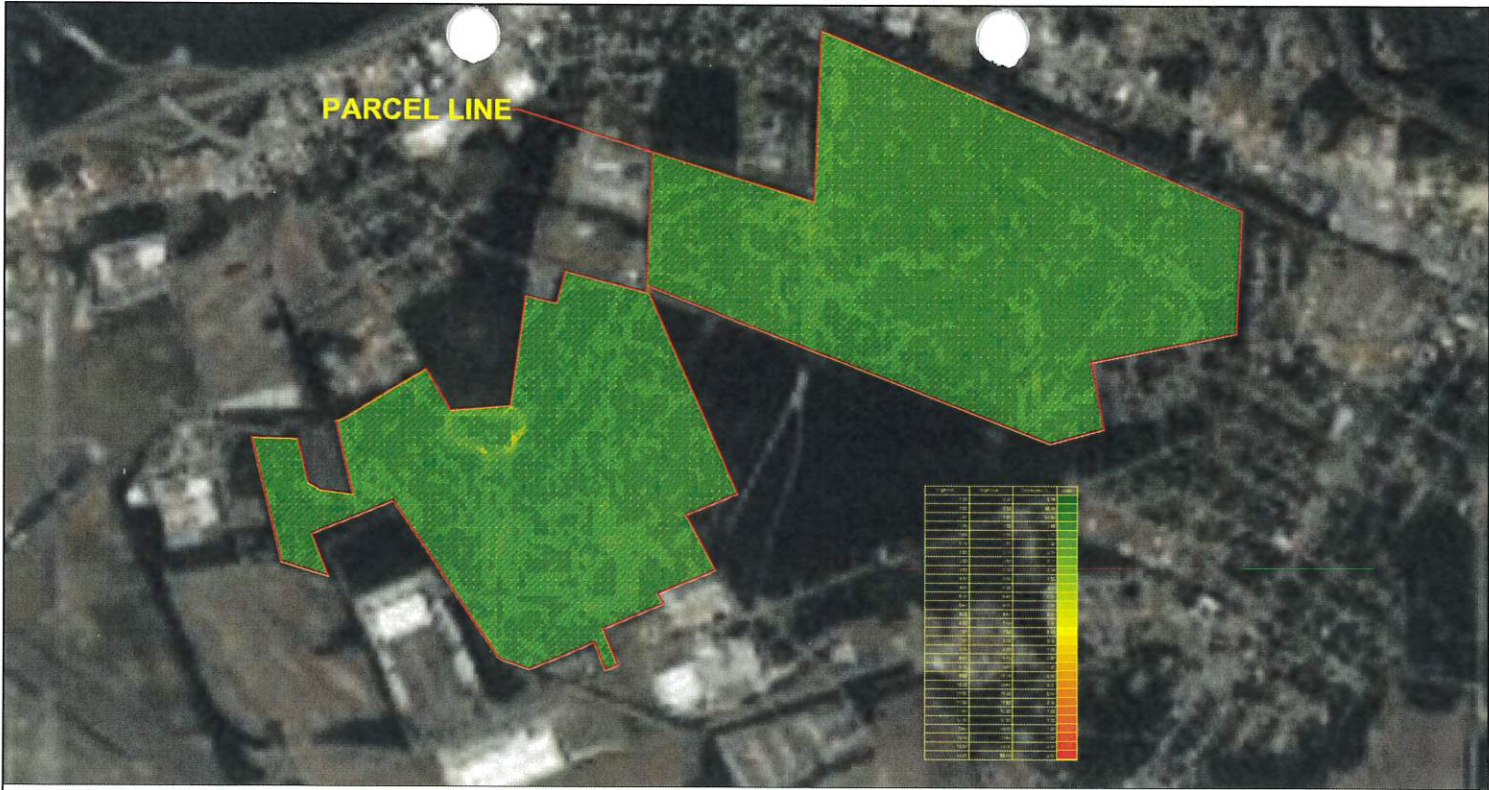


DEVELOPED BY:

YAROTEK, LLC  
800, 4TH AVE, SUITE 706  
HALLANDALE, FL 33009  
WWW.YAROTEK.COM

### SHEET INDEX

|          |                                  |
|----------|----------------------------------|
| PV-1.0   | COVER PAGE                       |
| PV-2.0   | SLOPE & TERRAIN ANALYSIS         |
| PV-3.0   | LOCATION PLAN                    |
| PV-4.0   | SITE PLAN                        |
| PV-5.0   | PROJECT COVERAGE AREA            |
| PV-6.0   | SITE PLAN WITH DIMENSIONS        |
| PV-7.0   | RESIDENTIAL ZONES                |
| PV-8.0   | ELECTRICAL SLD                   |
| PV-9.0   | SIGNAGE                          |
| PV-10.0  | STANDARDS & CERTIFICATIONS       |
| PV-11.0  | VEGETATIVE SCREENING DETAILS     |
| PV-12.0  | INVERTER STATION FOOTING DETAILS |
| PV-13.0  | FENCE DETAIL                     |
| PV-14.0  | ACCESS ROAD DETAILS              |
| PV-15.0  | ARRAY FRAMING DETAILS            |
| PV-16.0  | INVERTER STATION DETAILS         |
| PV-17.0  | FOOT OVER BRIDGE DETAILS         |
| PV-18.0  | TAX PARCEL NUMBERS               |
| PV-19.0  | ADJACENT LAND PARCEL NUMBERS     |
| PV-20.0+ | EQUIPMENT DATA SHEETS            |



1 SLOPE & TERRAIN ANALYSIS  
SCALE: NTS

| REVISIONS |      |    |        | DATE | BY | REASON | DEVELOPMENT APPLICATION  |     |         |     |
|-----------|------|----|--------|------|----|--------|--------------------------|-----|---------|-----|
| NO.       | DATE | BY | REASON |      |    |        | SLOPE & TERRAIN ANALYSIS |     |         |     |
| 1         |      |    |        |      |    |        | DESIGN                   | SHL | CHANGED | NOV |
| 2         |      |    |        |      |    |        | APPROVED                 | BY  |         |     |
| 3         |      |    |        |      |    |        | DO NOT SCALE             |     |         |     |
| 4         |      |    |        |      |    |        | CLIENT                   |     |         |     |
| 5         |      |    |        |      |    |        | ADDRESS                  |     |         |     |
| 6         |      |    |        |      |    |        | PROJECT                  |     |         |     |
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| 99        |      |    |        |      |    |        | PROJECT                  |     |         |     |
| 100       |      |    |        |      |    |        | CLIENT                   |     |         |     |



*City of*



*Lumberton*

*Planning & Neighborhood Services*

Request for REZONING

| <b>PETITIONER(S):</b>                                                                 | <b>OWNER(S):</b>                                                                                                                                                                           |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK TIPPET, YAROTEK LLC<br>800, 4 <sup>TH</sup> AVE, STE 706<br>HALLANDALE, FL 33009 | <b>LARRY &amp; DEBORAH STONE</b><br>PO BOX 787<br>LUMBERTON, NC 28359<br><br>PARCEL #101301003<br><br><b>C. HOWARD NYE</b><br>3118 ETON ROAD<br>RALEIGH, NC 27608<br><br>PARCEL #101301004 |

**Rezoning Request:** Mark Tippet requests the rezoning of two parcels located off of Dunn Road, from 'A' (agriculture) and B-3 (office residential) to M-2, Heavy Manufacturing, to construct a solar energy farm.- ETJ

# *City of* *Lumberton*

*Planning & Neighborhood Services*

**LOCATION:**

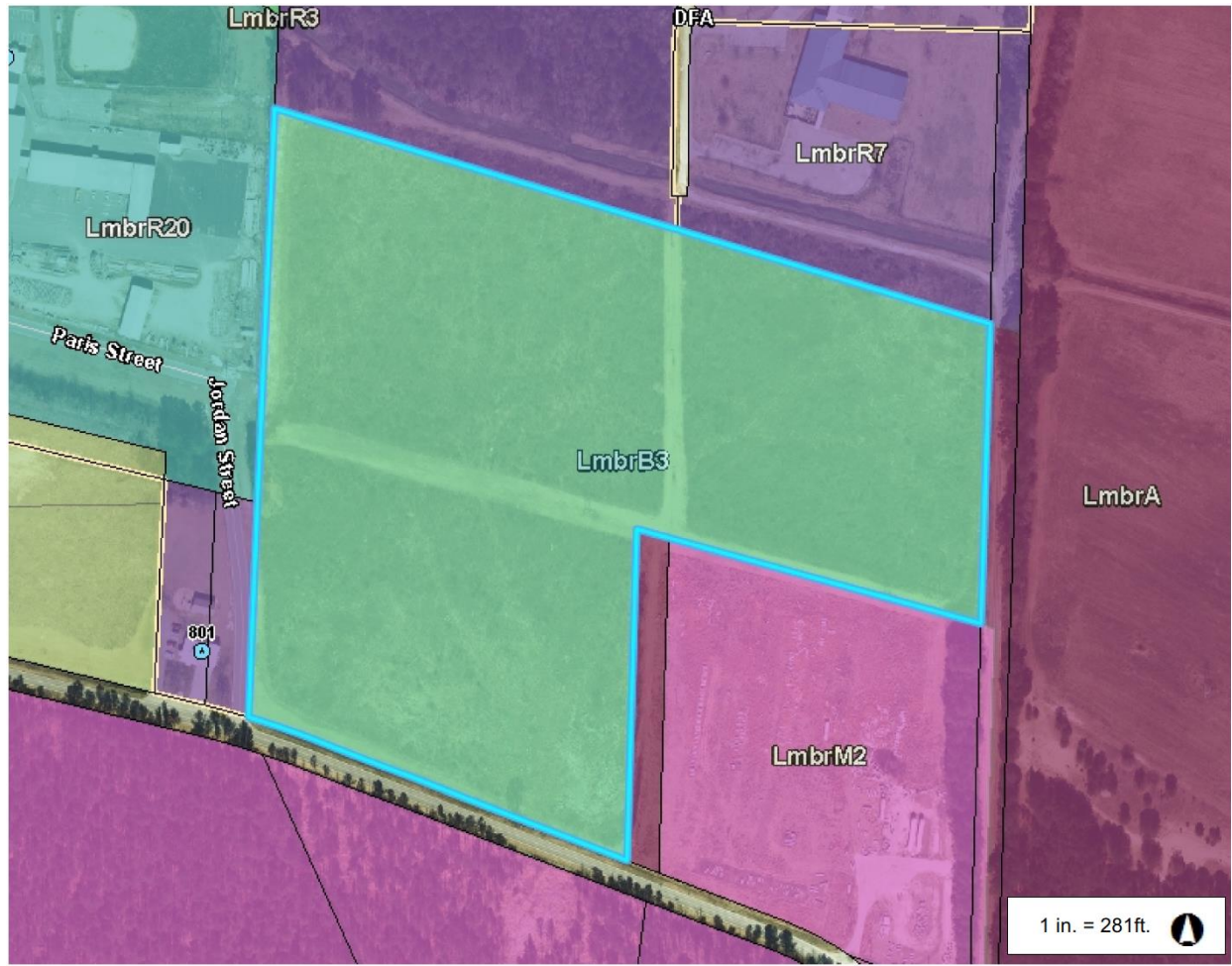
**PARCEL 101301003 - LARRY & DEBORAH STONE**



# *City of* *Lumberton*

*Planning & Neighborhood Services*

## ZONING

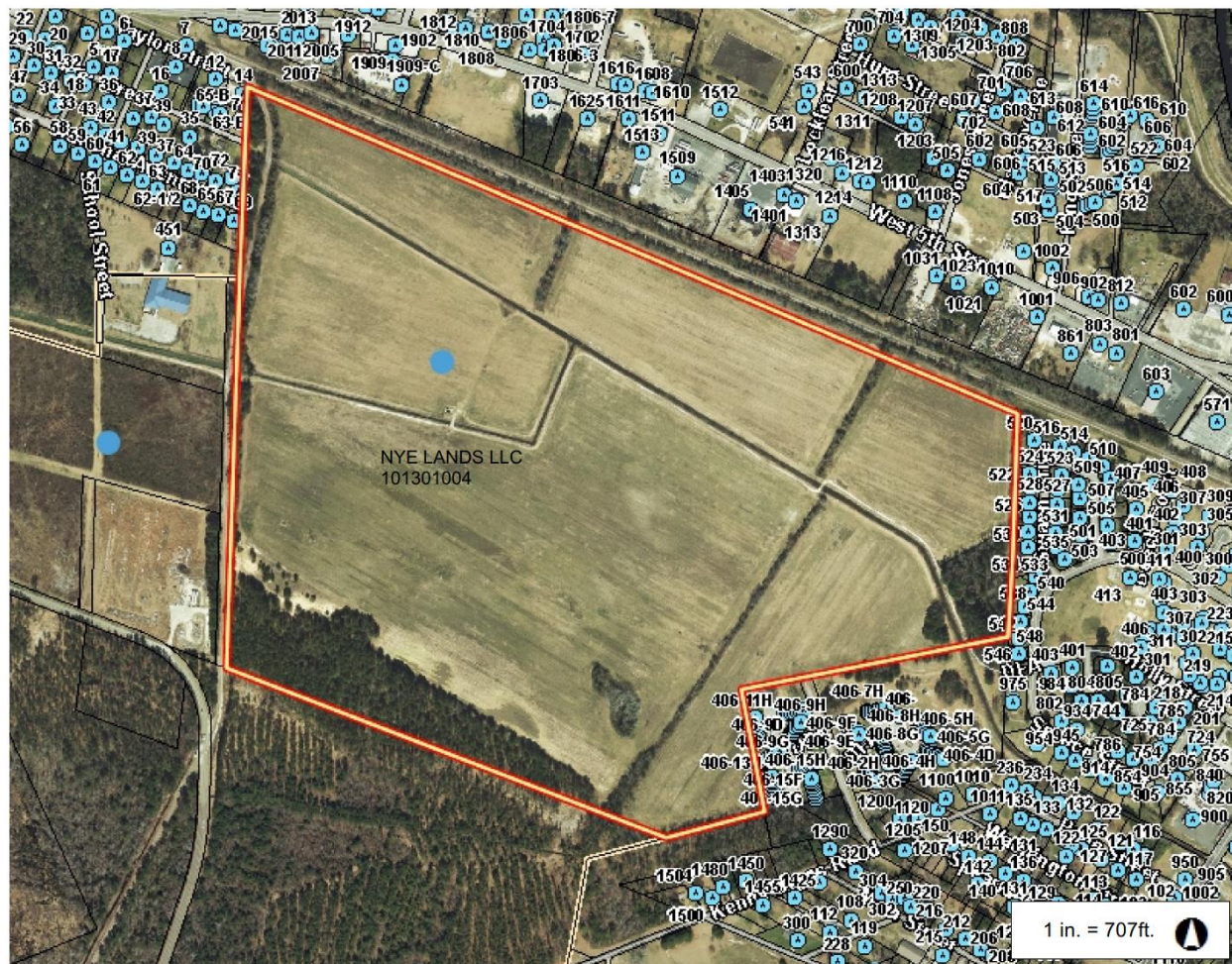




# City of Lumberton

Planning & Neighborhood Services

## PARCEL 101301004 - C. HOWARD NYE





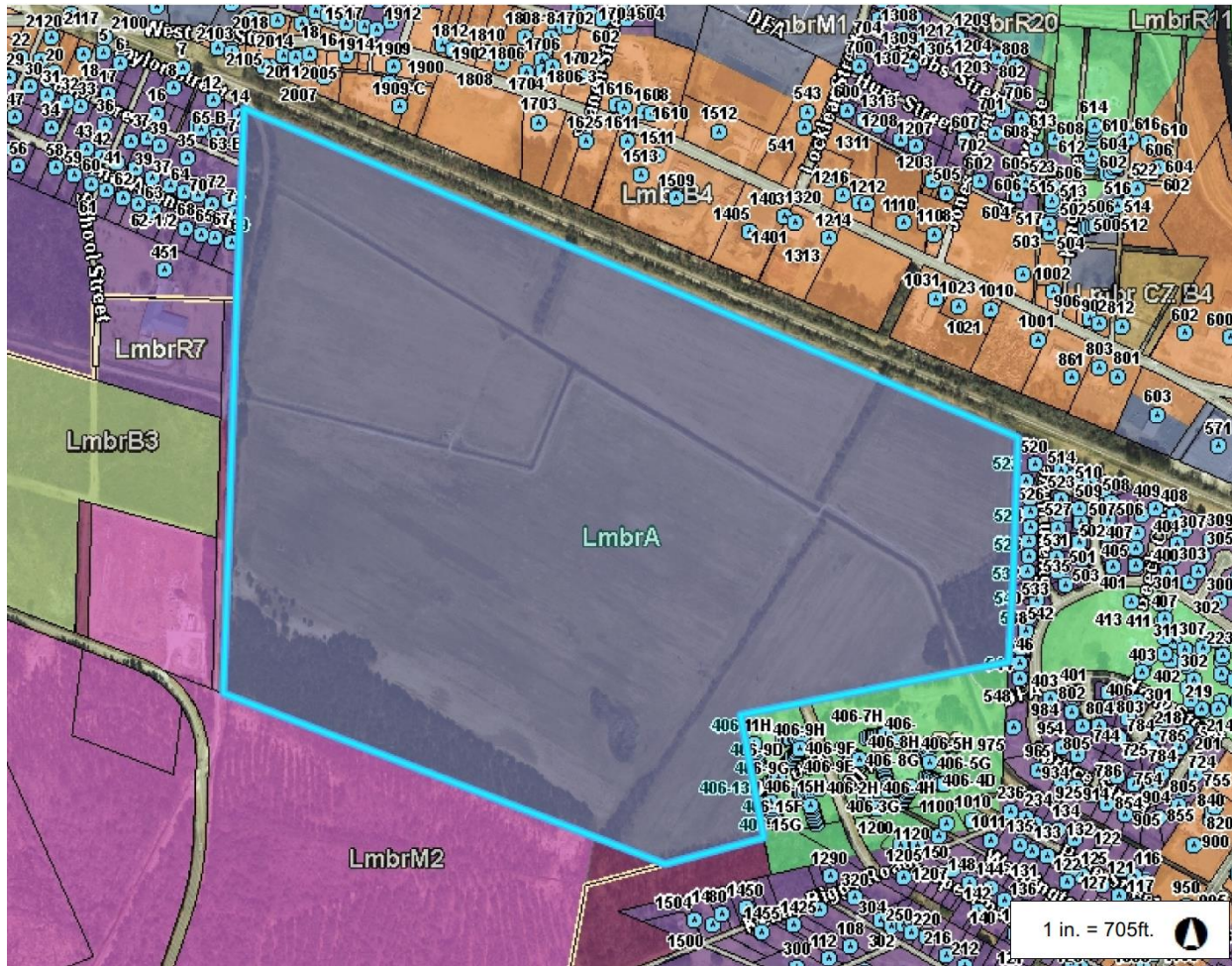
*City of*



*Lumberton*

*Planning & Neighborhood Services*

**ZONING**

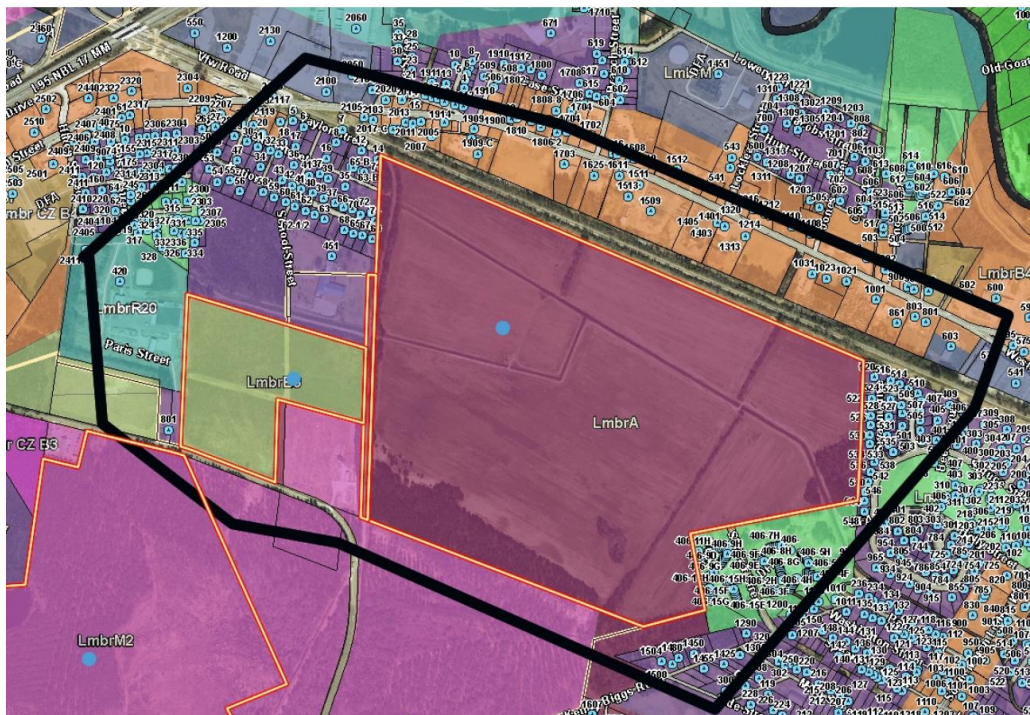


**PARCEL INFORMATION**

| Owner                            | Parcel #(s) | Zoning                                                           | Area          | Limits of Construction |
|----------------------------------|-------------|------------------------------------------------------------------|---------------|------------------------|
| STONE LARRY<br>H & WF<br>DEBORAH | 101301003   | B-3, office residential<br><br>*Rezoning & SUP request submitted | ~30.74 acres  | 30.74 acres            |
| NYE LANDS<br>LLC                 | 101301004   | Agriculture<br><br>*Rezoning & SUP request submitted             | ~203.26 acres | 203.26 acres           |

**ADJACENT PROPERTY SITE DATA**

| Zoning | Land Use |
|--------|----------|
|        | VARIOUS  |





**STAFF ANALYSIS**

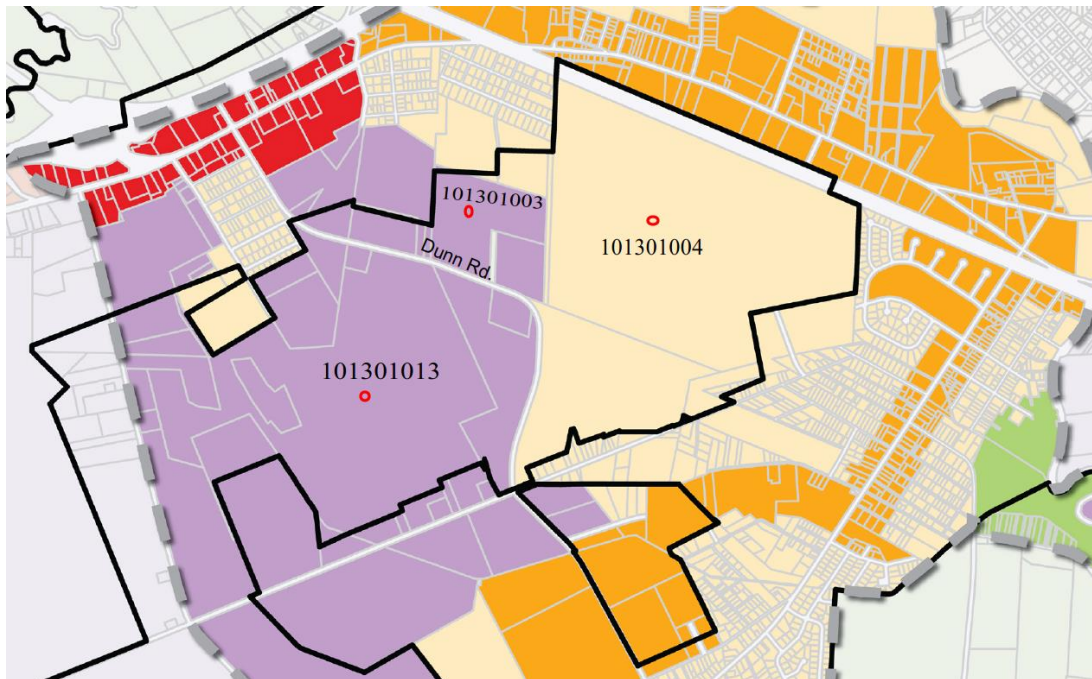
**PROJECT OVERVIEW**

**Analysis:** Mark Tippet with Yorotek, LLC. is requesting to rezone two parcels located off of Dunn Road, to construct a solar energy farm.

This project consists of three separate parcels under three ownerships, whereas only two parcels require rezoning: parcel 101301003 (zoned B-3) and parcel 101301004 (zoned agriculture). Operating a solar farm (Use # 17.200) at this location requires rezoning to a manufacturing zoning district and a Special Use Permit (Special Use Permit application for all three parcels follows this application).

**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan designates the future use of this parcel as Rural and Low Intensity, furthermore, this property is located within the ETJ.



**SCREENING:**

Type “A” Screen is required from all Single-family residences, Two family residences, Multifamily residences, and Streets.

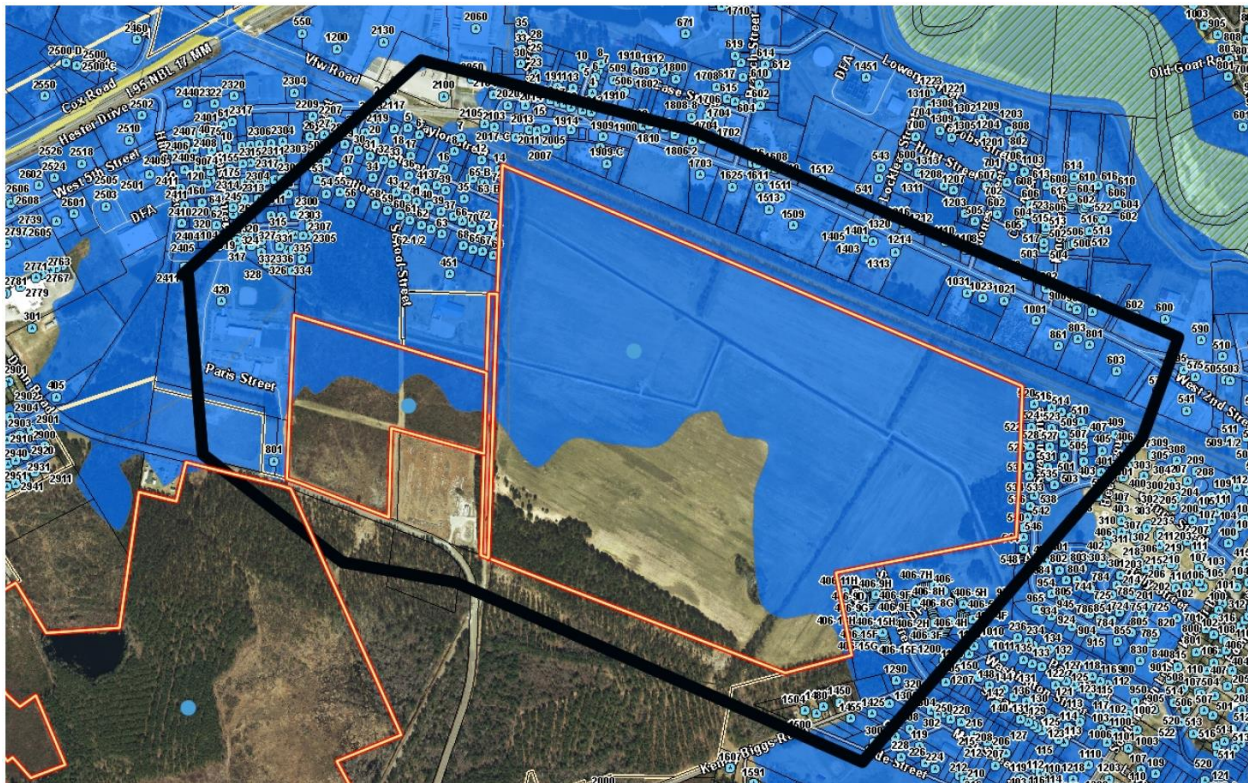
Type “B” Screen is required from cemeteries.

### FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

**Flood Zone ‘AE’ 100-YR floodplain:** 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.

**Flood Zone ‘X’ Not in 100 -yr 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:** 3710938100K & 3710939100K **Panel #** 9381 & 9391 **Panel Effective Date:** 12/6/2019



**DEVELOPMENT UPON APPROVAL**

If this Rezoning and subsequent 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 permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

**PLANNING STAFF RECOMMENDATION TO COUNCIL**

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.



The A (agricultural) district is designed to protect agricultural lands and woodlands within the city's planning jurisdiction, for this reason, larger minimum lot sizes are required. This district is also intended to accommodate some types of uses that would be appropriate in more sparsely populated areas but would not be appropriate in the more intensely developed residential zones.

### **I. Agriculture 'A' Zoning District Permitted Uses**

1.110 Single-family residences other than Mobile Homes

1.120 Mobile homes, 1.121 Class A & 1.122 Class B

1.410 Homes for handicapped or infirm, Family Care Homes (Level II & III)

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)

6.240 Horseback riding; stables (not constructed pursuant to permit authorizing residential development)

12.100 Veterinarian

12.200 Kennel

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

23.000 Temporary Structures used in Connection With the Construction of a Permanent Building or for Some Nonrecurring Purpose

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

## **II. Agriculture 'A' Zoning District Requires a Special Use Permit**

1.130 Single- family residences with accessory apartment

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

5.110 Elementary and secondary (including associated grounds and athletic and other facilities)

5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)

5.310 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet

6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development

6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school

6.260 Drive-in movie theatres

6.270 Recreational vehicle parks and/or campgrounds

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.510 & 13.520 Training Facilities with Activity conducted within or outside fully enclosed building

14.120 Agricultural operations, farming Including livestock

14.300 Mining or quarrying operations, including on-site sales of products

14.400 Reclamation landfill

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access



## **II. B-3 Zoning District Requires a Special Use Permit**

1.130 Single- family residences with accessory apartment

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

1.510 Rooming houses, boarding houses

1.520 Tourist homes and other temporary residences renting by the day or week

3.140 Government Office Buildings

5.110 Elementary and secondary (including associated grounds and athletic and other facilities)

5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)

5.310 Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet

5.320 Located within any permissible structure

6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development

6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school

6.270 Recreational vehicle parks and/or campgrounds

7.100 Hospitals or other medical (including mental health) treatment facilities

7.200 Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Child Care Institutions

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.510 & 13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

17.100 Neighborhood Utility Facilities

21.100 Cemetery

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

The following districts are hereby established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment: M-1 , M-2 and M-3. The M-3 (planned industrial) district is intended to encourage the development of a well-planned industrial park.

### **I. M-2 Zoning District Permitted Uses**

1.600 Temporary emergency, construction, and repair residences

2.113 Convenience stores

2.130 Wholesale sales

2.210 High- volume traffic generation, Storage and display of goods outside fully enclosed building allowed

2.220 Low- volume traffic generation, Storage and display of goods outside fully enclosed building allowed

2.230 Wholesale sales

3.120 Offices - Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use

3.210 Operations designed to attract and serve customers or clients on the remises

3.220 Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use

4.120 Majority of dollar volume of business done without walk-in trade Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment

4.200 Operations conducted within or outside fully enclosed building Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment

4.400 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above the finished grade.

5.120 Trade or vocational schools

5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)

5.310 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet

5.400 Social, fraternal clubs and lodges, union halls, and similar



6.110 Bowling alley, skating rinks, indoor tennis and squash courts, indoor athletic and exercise facilities and similar uses

6.121 Movie theatres Seating capacity of not more than 300

6.122 Movie theatres Seating capacity 301—999

6.230 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, and similar uses

9.300 Motor vehicle repair and maintenance, not including substantial body work

9.400 Motor vehicle painting and body work

9.500 Gas sales

9.600 Car wash

9.700 Motor vehicles, sales, service repair Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above finished grade.

10.210 Storage of goods not related to sale or use of those goods on the same lot where they are stored All storage within completely enclosed structures

10.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot

10.400 Storage and parking Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above finished grade.

11.000 Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards

13.610 Temporary Emergency Aid Facilities Located within an existing building and new construction

13.620 Mobile Units (including Recreational Vehicles)

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

15.400 Military reserve, national guard centers

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

22.000 Nursery Schools; Day Care Centers

23.000 Temporary Structures used in Connection With the Construction of a Permanent Building or for Some Nonrecurring Purpose

24.100 Bus stations

24.200 Train stations

24.300 Taxi stands

25.000 Commercial Greenhouse Operations

27.000 Off- Premises Signs

28.200 Minor Subdivisions

## **II. M-2 Zoning District Requires a Special Use Permit**

4.300 Operations involving decomposition or transformation of material by heat Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment

5.110 Elementary and secondary (including associated grounds and athletic and other facilities)

5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)

6.130 Coliseums, stadiums and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people

6.150 Billiard parlors/Pool Halls & Game Centers

6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development

6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school

6.250 Automobile and motorcycle racing tracks

6.260 Drive-in movie theatres

7.300 Institutions (other than halfway houses) where mentally ill persons are confined, intensive residential treatment facilities (Level IV)

7.400 Penal and Correctional Facilities

7.500 Organized Shelters Facilities: 7.510 Type A; 7.520 Type B; & 7.530 Type C

10.220 Storage inside or outside completely enclosed structures

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.300 Mining or quarrying operations, including on-site sales of products

14.400 Reclamation landfill

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities



17.200 Community or regional Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

**Lumberton Planning Board**

Item: III.C.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** March 18, 2025

**Originated By:** Planning & Neighborhood  
Services

**Submission Date:** 03/11/2025

**Subject:** Mark Tippet SUP Dunn Rd.- ETJ

**Summary/Background of Subject Matter:**

Mark Tippet with Yorotek, LLC. is requesting a Special Use Permit to construct a solar energy farm on ~416.31 acres of property located off of Dunn Road.

**Staff Recommendation:**

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.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood  
Services

**ATTACHMENTS:**

1. Application & Staff Report SUP2 PB

**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: MARK F. TIPPETT, YAROTEK LLC

Physical Address:

800, 4th Ave, Suite 706, Hallandale, FL 33009

Mailing Address:

800, 4th Ave, Suite 706, Hallandale, FL 33009

Telephone: (917) 770-2323

Name of Business: Renewable Energy projects

EMAIL: [mark@yarotek.com](mailto:mark@yarotek.com)

**Owner:**

Legal Name: C. Howard Nye, Manak - NYE LANDS LLC

Physical Address:

3118 Eton Road, Raleigh, NC 27608

Mailing Address:

3118 Eton Road, Raleigh, NC 27608

Telephone: 919.609.8025

Business Address:

**Owner:**

Legal Name: Larry H Stone and Deborah Stone

Physical Address:

P.O. Box 787, Lumberton, NC 28359-0787

Mailing Address:

P.O. Box 787, Lumberton, NC 28359-0787

Telephone:

Business Address:

**Owner:**

Legal Name: Sandra Oliver

Physical Address:

P.O. Box 99, Marietta, NC 28362

Mailing Address:

P.O. Box 99, Marietta, NC 28362

Telephone:

Business Address:



**Description of Property:**

2. Whitaker, Lumberton township, Robeson county, NC at the geographical location of 4°37'17.0" N 79°01'48.6" W.

|                   |               |                    |                                      |
|-------------------|---------------|--------------------|--------------------------------------|
| <u>(Address)</u>  |               | <u>(Deed Book)</u> | <u>(Page)</u>                        |
| <u>(Map Book)</u> | <u>(Page)</u> | <u>(Frontage)</u>  | <b>416.31 Acres</b><br><u>(Area)</u> |

3. **Tax Map Identification (parcel number) PIN:** #939116456300, #938196063600, #938174458115
4. **Proposed Use of Property:** Setup a solar PV farm, utility facilities approval by SUP
5. **Zoning District Designation of Property:** Lmbr A, Lmbr M2
6. **Development Site Plan:** See Appendix A of Land Use Ordinance. **(Please check the attached site plan)**
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 # \_\_\_\_\_ 1 of 2  
5/28/21

ADDRESS: Wilshire Dr, Lumberton township, Robeson County, NC at the geographical location of 4°37'17.0" N 79°01'48.6" W.

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

YAROTEK LLC, proposes to develop a 45.22MW utility scale SEPGS (Solar- energy power-generation system) within an area of 416.31 acres of which 174.74 acres would be the actual solar farm. The proposed system would be in Lumberton township. The environment and bio-life are not adversely affected by the installation of solar PV farms and The establishment of solar PV farms can increase local employment.

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: MARK F. TIPPET

Physical Address: 800, 4th Ave, Suite 706, Hallandale, FL 33009

Applicant: \_\_\_\_\_  
Signature

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature My Commission Expires: \_\_\_\_\_

Owner: C. Howard Nye

Physical Address: 3118 Eton Road, Raleigh, NC 27608.

Owner: Sandra Oliver

Physical Address: P.O. Box 99, Marietta, NC 28362

Owner: Larry H Stone and Deborah Stone

Physical Address: P.O. Box 787, Lumberton, NC 28359-0787

Owner: \_\_\_\_\_  
Signature

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature My Commission Expires: \_\_\_\_\_

2 of 2  
File # \_\_\_\_\_  
5/28/21

# City of



# Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: **MARK F. TIPPETT** Physical Address: **800, 4th Ave, Suite 706, Hallandale, FL 33009**

Full Legal Name (type or print) Home Address  
VA Virginia Beach  
STATE OF ~~FL~~, COUNTY OF ~~FL~~

I, Patrick Maurice Nelson, 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.

Applicant:

Signature

WITNESS my hand and official seal, this the 27<sup>th</sup> day of January, 2025

(Official Seal)



Patrick Maurice Nelson  
Commonwealth of Virginia  
Notary Public  
Commission No. 7989793  
My Commission Expires 2/28/2026

Patrick Maurice Nelson  
Official Signature of Notary

Patrick Maurice Nelson, Notary Public  
Notary's printed or typed name

My Commission Expires: 02/28/2026

Owner: **LARRY H STONE AND DEBORAH STONE**, Physical Address: **P.O. Box 787, Lumberton, NC 28359-0787**

Full Legal Name (type or print)

Home Address

STATE OF NC, COUNTY OF NC

I, \_\_\_\_\_, 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.

Owner:

Signature

WITNESS my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Official Seal)

Official Signature of Notary

\_\_\_\_\_, Notary Public  
Notary's printed or typed name

My Commission Expires: \_\_\_\_\_

3 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone: 910-671-3838 ♦ Fax: 910-671-3975



ADDRESS: Wilshire Dr. Lumberton township, Robeson County, NC at the geographical location of 4°37'17.0" N 79°01'48.6" W.

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

YAROTEK LLC, proposes to develop a 45.22MW utility scale SEPGS (Solar- energy power-generation system) within an area of 416.31 acres of which 174.74 acres would be the actual solar farm. The proposed system would be in Lumberton township. The environment and bio-life are not adversely affected by the installation of solar PV farms and local employment increases.

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: MARK F. TIPPETT

Physical Address: 800, 4th Ave, Suite 706, Hallandale, FL 33009

Applicant: \_\_\_\_\_

Signature

STATE OF Virginia

COUNTY OF Virginia Beach

I, Marietta Eubanks Chaney, 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 28 day of January, 2025

Notary Public Signature

My Commission Expires: 07/30/2028

MARISSA EUBANKS CHANEY  
NOTARY PUBLIC  
REG. #7868104  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 09/30/2028

Owner: C. Howard Nye

Owner: Sandra Oliver

Owner: Larry H Stone and Deborah Stone

Physical Address: 3118 Eton Road, Raleigh, NC 27608.

Physical Address: P.O. Box 99, Marietta, NC 28362

Physical Address: P.O. Box 787, Lumberton, NC 28359-0787

Owner: \_\_\_\_\_

Signature

STATE OF North Carolina

COUNTY OF Robeson

I, Laura B Howell, 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.

ADDRESS: [REDACTED] Lumberton township, Robeson County, NC at the geographical location of 4°37'17.0" N 79°01'48.6" W.

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

YAROTEK LLC, proposes to develop a 45.22MW utility scale SEPGS (Solar- energy power-generation system) within an area of 416.31 acres of which 174.74 acres would be the actual solar farm. The proposed system would be in Lumberton township. The environment and bio-life are not adversely affected by the installation of solar PV farms and local employment increases.

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: **MARK F. TIPPETT**

Physical Address: **800, 4th Ave, Suite 706, Hallandale, FL 33009**

Applicant: \_\_\_\_\_  
Signature

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature My Commission Expires: \_\_\_\_\_

Owner: C. Howard Nye

Physical Address: 3118 Eton Road, Raleigh, NC 27608.

Owner: Sandra Oliver

Physical Address: P.O. Box 99, Marietta, NC 28362

Owner: Larry H Stone and Deborah Stone

Physical Address: P.O. Box 787, Lumberton, NC 28359-0787

NYE LANDS LLC

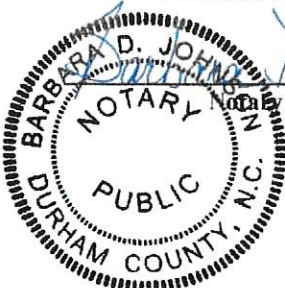
By: C. Howard Nye  
Owner: \_\_\_\_\_  
Signature Manager

STATE OF North Carolina COUNTY OF Wake

I, BARBARA D JOHNSON, 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 16<sup>th</sup> day of January, 2025

Barbara D. Johnson  
Notary Public Signature My Commission Expires: March 17, 2029



File # \_\_\_\_\_ 2 of 2  
5/28/21

ADDRESS: Wilshire Dr, Lumberton township, Robeson County, NC at the geographical location of 4°37'17.0" N 79°01'48.6" W.

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

YAROTEK LLC, proposes to develop a 45.22MW utility scale SEPGS (Solar- energy power-generation system) within an area of 416.31 acres of which 174.74 acres would be the actual solar farm. The proposed system would be in Lumberton township. The environment and bio-life are not adversely affected by the installation of solar PV farms and local employment increases.

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: MARK F. TIPPETT

Physical Address: 800, 4th Ave, Suite 706, Hallandale, FL 33009

Applicant: \_\_\_\_\_  
Signature

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public Signature

Owner: C. Howard Nye

Physical Address: 3118 Eton Road, Raleigh, NC 27608.

Owner: Sandra Oliver

Physical Address: P.O. Box 99, Marietta, NC 28362

Owner: Larry H Stone and Deborah Stone

Physical Address: P.O. Box 787, Lumberton, NC 28359-0787

Owner: Sandra Oliver  
Signature

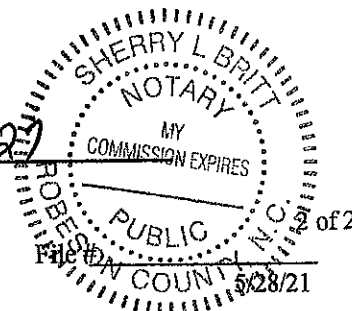
STATE OF North Carolina COUNTY OF Robeson

I, Sherry L. Britt, 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.

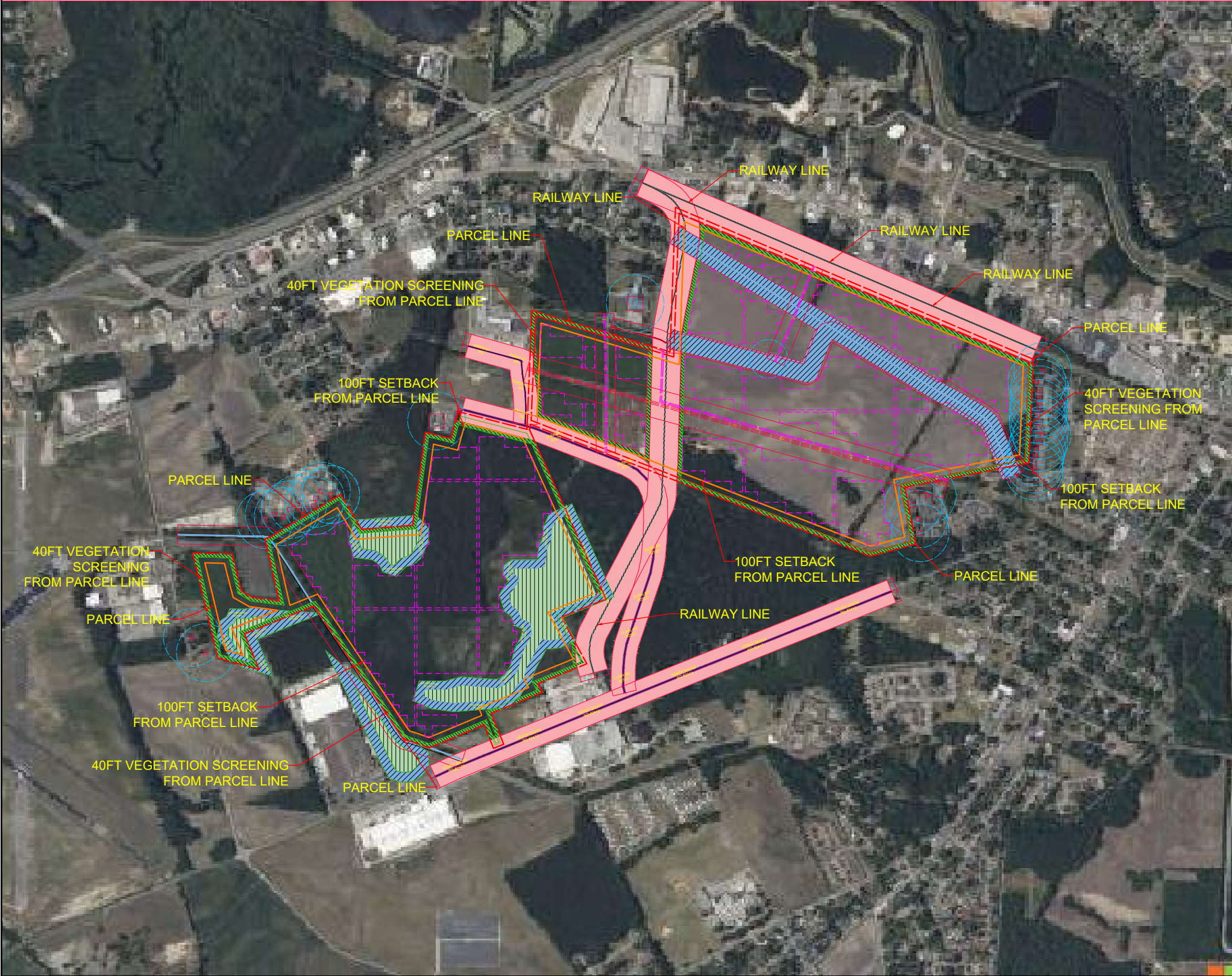
WITNESS my hand and Notarial Seal this 21st day of January, 2025

Sherry L Britt  
Notary Public Signature

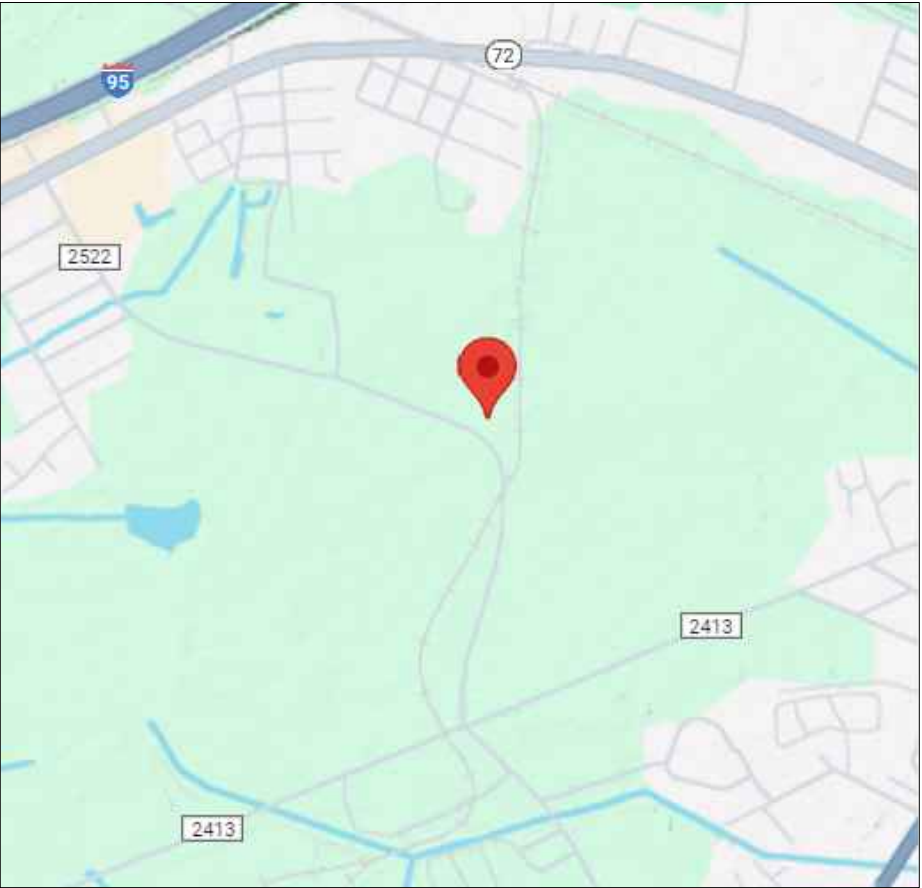
My Commission Expires: 3/22/2027







|                        |                                              |
|------------------------|----------------------------------------------|
|                        | TRANSMISSION LINE 115KV                      |
| TYPE                   | AC; OVER HEAD                                |
| STATUS                 | IN SERVICE                                   |
| Naics _ Code           | 221121                                       |
| Naics _ Desc           | ELECTRIC BULK POWER TRANSMISSION AND CONTROL |
| OWNER                  | PROGRESS ENERGY CAROLINAS INC                |
| VOLTAGE                | 115 KV                                       |
| VOLTAGE CLASSIFICATION | 100 - 161 KV                                 |
| INFERRED               | YES                                          |
| Sub _ 1                | UNKNOWN 114009                               |
| Sub _ 2                | TAP146808                                    |



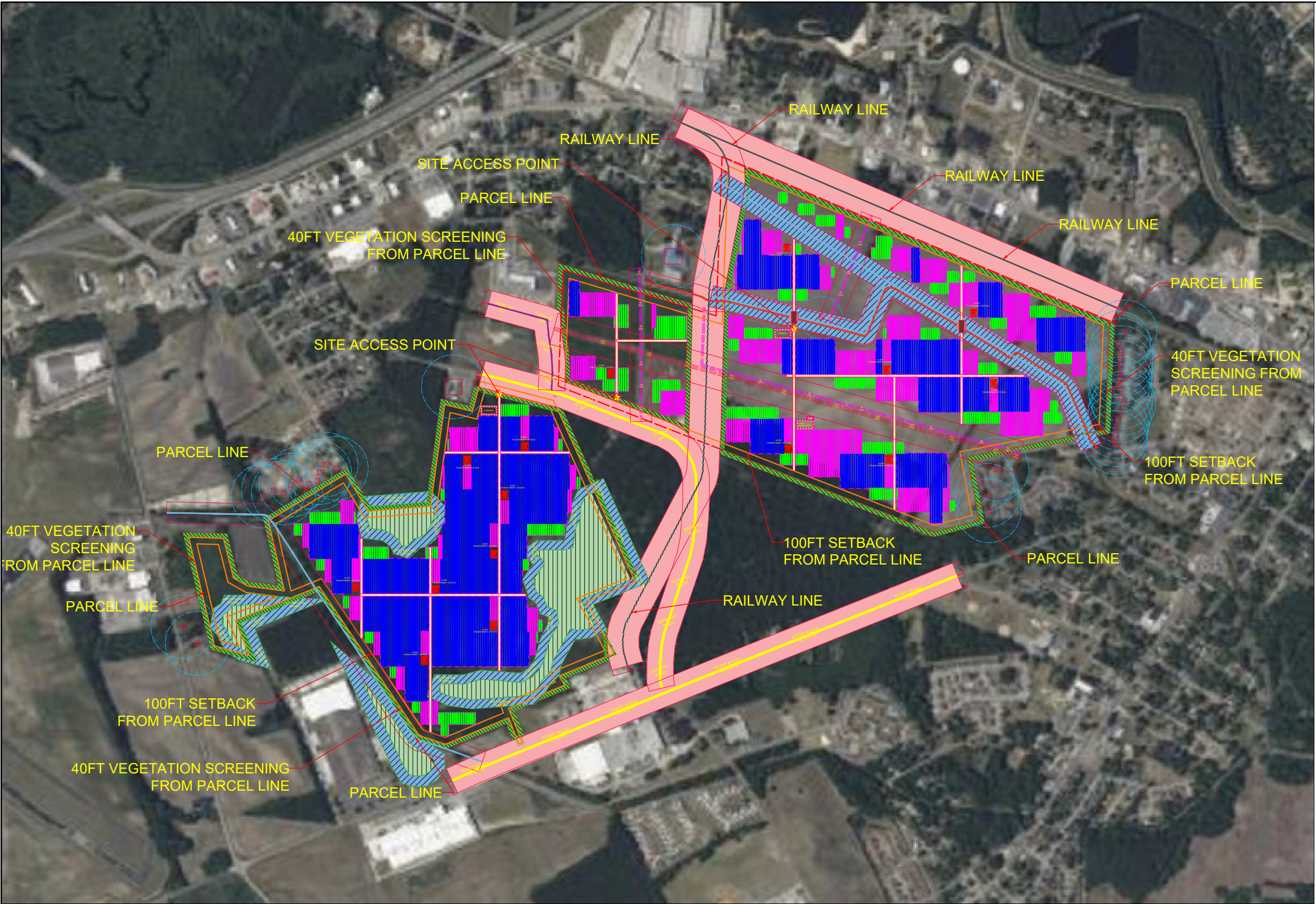
1 SITE PROJECTION  
SCALE: NTS

2 LOCATION PLAN  
SCALE: NTS

DEVELOPMENT APPLICATION

| NO. | STAGE | DATE | NOTES | PARTNERS | YAROTEK , LLC<br>800, 4TH AVE, SUITE 706<br>HALLANDALE, FL 33009<br>WWW.YAROTEK.COM | DRAWN SR<br>CHECKED NV<br>APPROVED NV<br>DO NOT SCALE.<br>ALL MEASUREMENTS IN FEET UNLESS OTHERWISE STATED. | DRAWING LOCATION<br>---- | PROJECT NYE LANDS LLC SOLAR FARM - 45.22MW<br>SCALE AS NOTED<br>SHEET SIZE ANSI B 11" X 17"<br>ORIG. DATE 20/07/2024<br>REV. DATE 20/07/2024<br>REV NO. 0 |
|-----|-------|------|-------|----------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | ----  | ---- |       |          |                                                                                     |                                                                                                             |                          |                                                                                                                                                           |
| 2   | ----  | ---- |       |          |                                                                                     |                                                                                                             |                          |                                                                                                                                                           |
| 3   | ----  | ---- |       |          |                                                                                     |                                                                                                             |                          |                                                                                                                                                           |
| 4   | ----  | ---- |       |          |                                                                                     |                                                                                                             |                          |                                                                                                                                                           |
| 5   | ----  | ---- |       |          |                                                                                     |                                                                                                             |                          |                                                                                                                                                           |
| 6   | ----  | ---- |       |          |                                                                                     |                                                                                                             |                          |                                                                                                                                                           |





| LEGEND |                                                                                            |
|--------|--------------------------------------------------------------------------------------------|
|        | PARCEL LINE                                                                                |
|        | 75' SETBACK FROM PARCEL LINE                                                               |
|        | 400' SETBACK FROM OFF-SITE RESIDENCES                                                      |
|        | INTERNAL ROAD                                                                              |
|        | ENTRANCE                                                                                   |
|        | 40' VEGETATION SCREENING FROM PARCEL LINE                                                  |
|        | WETLANDS                                                                                   |
|        | 125' SETBACK FROM CENTERLINE OF STATE MAINTAINED ROADS #DUNN RD 2522, #KENNY BIGGS RD 2413 |
|        | 125' SETBACK FROM CENTERLINE OF MAINTAINED ROADS #PARIS ST, #JORDAN ST                     |
|        | SETBACK AREA FOR STATE MAINTAINED HWY'S & ROADS                                            |
|        | EXISTING RAILWAY LINES                                                                     |
|        | 1 STRING TRACKER (28 MODULES)                                                              |
|        | 2 STRING TRACKER (56 MODULES)                                                              |
|        | 3 STRING TRACKER (84 MODULES)                                                              |
|        | FENCE LINE                                                                                 |
|        | EXISTING OVERHEAD ELECTRICAL LINES #115KV                                                  |
|        | EXISTING OVERHEAD ELECTRICAL LINES #3-Ø LINES                                              |
|        | RESIDENTIAL AMENITIES SETBACK 300'                                                         |
|        | FOOTOVER BRIDGE                                                                            |

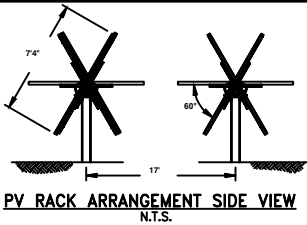
- FOLLOWING SETBACKS ARE MAINTAINED
- 1) 100ft SETBACK FROM PARCEL LINES/PROPERTY BOUNDARY
  - 2) 40ft WIDE AREA FOR VEGETATION
  - 3) 300ft SETBACKS FOR ONSITE STRUCTURES/AMENITIES
  - 4) 6ft HEIGHT MAINTAINED FOR FENCING
  - 5) 125ft SETBACK FROM STATE HIGHWAY / MAINTAINED ROADS
  - 6) 150ft SETBACK FROM EXISTING RAILWAY LINES
  - 7) 100ft SETBACK FROM WATER BODIES/WATERWAYS
  - 8) 100ft SETBACK FROM WETLANDS
  - 9) 20ft WIDTH ROADS MAINTAINED FOR INTERNAL ACCESS FOR SOLAR PV

1

GENERAL ARRANGEMENT PLAN

SCALE: NTS

| NO. | STAGE | DATE |
|-----|-------|------|
| 1   | ----  | ---- |
| 2   | ----  | ---- |
| 3   | ----  | ---- |
| 4   | ----  | ---- |
| 5   | ----  | ---- |
| 6   | ----  | ---- |



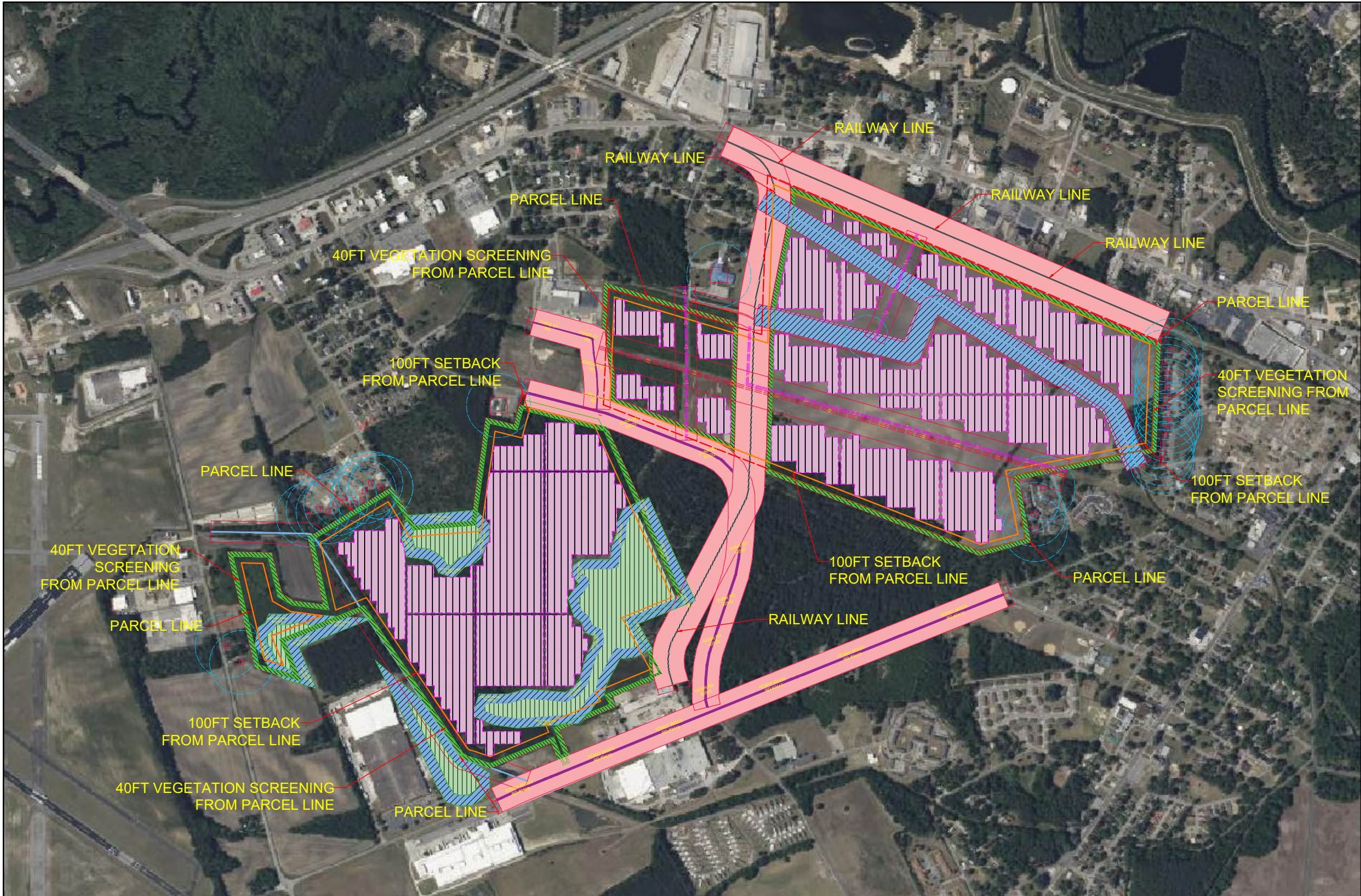
PARTNERS

YAROTEK , LLC  
800, 4TH AVE, SUITE 706  
HALLANDALE, FL 33009  
WWW.YAROTEK.COM

|                                                                    |    |
|--------------------------------------------------------------------|----|
| DRAWN                                                              | SR |
| CHECKED                                                            | NV |
| APPROVED                                                           | NV |
| DO NOT SCALE.<br>ALL MEASUREMENTS IN FEET UNLESS OTHERWISE STATED. |    |

|                |                                                                                     |         |                             |
|----------------|-------------------------------------------------------------------------------------|---------|-----------------------------|
| DRAWING        | SITE PLAN                                                                           |         |                             |
| ----           |                                                                                     |         |                             |
| PROJECT        | NYE LANDS LLC SOLAR FARM - 45.22MW                                                  |         | SCALE AS NOTED              |
| CLIENT ADDRESS | YAROTEK , LLC<br>800, 4TH AVE, SUITE 706<br>HALLANDALE, FL 33009<br>WWW.YAROTEK.COM |         | SHEET SIZE ANSI B 11" X 17" |
|                |                                                                                     |         | ORIG. DATE 20/07/2024       |
|                |                                                                                     |         | REV. DATE 20/07/2024        |
| SHEET NO.      | PV- 4.0                                                                             | REV NO. | 0                           |





TOTAL AREA : 416.31 ACERS  
FENCED AREA : 174.74 ACERS

|  | LEGEND                                                                                     |
|--|--------------------------------------------------------------------------------------------|
|  | PARCEL LINE                                                                                |
|  | 100' SETBACK FROM PARCEL LINE                                                              |
|  | 300' SETBACK FROM OFF-SITE RESIDENCES                                                      |
|  | 40' VEGETATION SCREENING FROM PARCEL LINE                                                  |
|  | WETLANDS                                                                                   |
|  | 125' SETBACK FROM CENTERLINE OF STATE MAINTAINED ROADS #DUNN RD 2522, #KENNY BIGGS RD 2413 |
|  | 125' SETBACK FROM CENTERLINE OF MAINTAINED ROADS #PARIS ST, #JORDAN ST                     |
|  | SETBACK AREA FOR STATE MAINTAINED HWY'S & ROADS                                            |
|  | EXISTING RAILWAY LINES                                                                     |
|  | FENCE LINE                                                                                 |
|  | EXISTING OVERHEAD ELECTRICAL LINES #115KV                                                  |
|  | EXISTING OVERHEAD ELECTRICAL LINES #3-Ø LINES                                              |
|  | RESIDENTIAL AMENITIES SETBACK 300'                                                         |
|  | FOOTOVER BRIDGE                                                                            |

1

PROJECT COVERAGE AREA

SCALE: NTS

DEVELOPMENT APPLICATION

| NO. | STAGE | DATE | NOTES | PARTNERS | YAROTEK , LLC<br>800, 4TH AVE, SUITE 706<br>HALLANDALE, FL 33009<br>WWW.YAROTEK.COM | DRAWN SR<br>CHECKED NV<br>APPROVED NV                              | DRAWING | PROJECT COVERAGE AREA |                                                                                     |
|-----|-------|------|-------|----------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------|-----------------------|-------------------------------------------------------------------------------------|
| 1   | ----  | ---- |       |          |                                                                                     | DO NOT SCALE.<br>ALL MEASUREMENTS IN FEET UNLESS OTHERWISE STATED. |         | PROJECT               | NYE LANDS LLC SOLAR FARM - 45.22MW                                                  |
| 2   | ----  | ---- |       |          |                                                                                     |                                                                    |         | CLIENT ADDRESS        | YAROTEK , LLC<br>800, 4TH AVE, SUITE 706<br>HALLANDALE, FL 33009<br>WWW.YAROTEK.COM |
| 3   | ----  | ---- |       |          |                                                                                     |                                                                    |         | SHEET NO.             | PV- 5.0                                                                             |
| 4   | ----  | ---- |       |          |                                                                                     |                                                                    |         | SCALE                 | AS NOTED                                                                            |
| 5   | ----  | ---- |       |          |                                                                                     |                                                                    |         | SHEET SIZE            | ANSI B 11" X 17"                                                                    |
| 6   | ----  | ---- |       |          |                                                                                     |                                                                    |         | ORIG. DATE            | 20/07/2024                                                                          |
|     |       |      |       |          |                                                                                     |                                                                    |         | REV. DATE             | 20/07/2024                                                                          |
|     |       |      |       |          |                                                                                     |                                                                    |         | REV NO.               | 0                                                                                   |



# NYE ESA PHASE 1 Transect Report

April 15, 2024

Prepared for

**Yarotek**

county(ies)/state(s)

**Robeson County**/North Carolina

prepared by



transect

Real-Time Environmental Due Diligence

# LETTER FROM THE FIELD

---

Hi, I'm Robin!

I am pleased to provide this Transect report for the NYE Lands New KML project in .

The U.S. abounds with sensitive plant, animal, water, land, geologic, cultural, and other sensitive natural resources that are legally protected through federal laws, like the Endangered Species Act and Clean Water Act, and through state and local laws. These laws are designed to protect these sensitive resources from the negative effects of land development. All public and private entities are subject to these laws, and intentional or incidental violations may result in civil or criminal penalties.

The purpose of a Transect report is to inform the potential for natural and cultural resources to occur within the defined area of interest (AOI), to explain the regulations and permits relevant to those resources, and to provide site-specific insight on recommendations, next steps, and timelines to move forward with the proposed project. The information and recommendations provided by Transect should not be relied upon as the final determination of onsite conditions or permitting requirements. Timelines may vary pending project complexity.

Let's talk about concern levels. Data on a map or in a table is helpful, but what does it mean for your project success? Transect reports use high, medium, and low concern ratings to help you better understand key roadblocks to successful development on the site.

A quick note: The content of this Transect report PDF has been prepared in accordance with your selected reporting requirements. As such, this report may not represent the full breadth of information available for this AOI in the Transect platform. A list of additional information available for this AOI is provided on the final page of this report, and the additional information is viewable at [www.app.transect.com](http://www.app.transect.com). Was this PDF provided to you? Contact the sender to request online access.

If you have any questions or comments about the contents of this Transect report, please do not hesitate to reach out to us at [support@transect.com](mailto:support@transect.com).

Cheers!

*Robin Laine*



Robin Laine  
CEO and Co-founder of Transect

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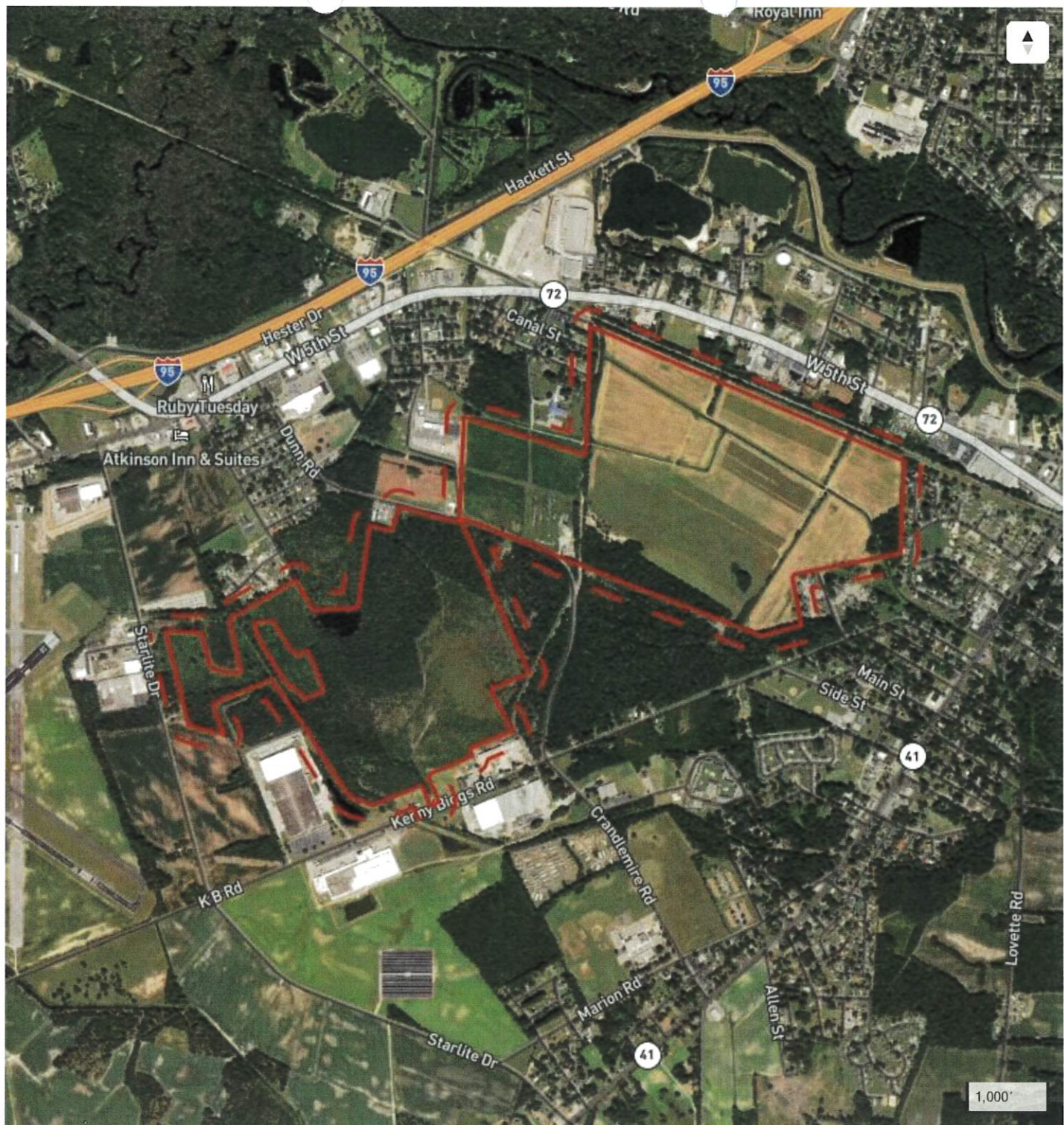


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- ♦ species
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- ♦ Floodplains Map
- ♦ **waters**
- ♦ other Regulations
- ♦ protected Areas Map
- ♦ protected Area
- ♦ **Parcels Map**
- ♦ **Parcel**
- ♦ References

This space is intentionally left blank to comply with the Transect's report format.



## Site Location Map

Yarotek  
 NYE lands NEW KML  
 408.27 acres  
 North Carolina  
 Robeson county  
 34.617253, -79.035545

transect

## Legend

BU er AOI



*City of*



*Lumberton*

*Planning & Neighborhood Services*

Request for SPECIAL USE PERMIT

| <b>PETITIONER(S):</b>                                                                 | <b>OWNER(S):</b>                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK TIPPET, YAROTEK LLC<br>800, 4 <sup>TH</sup> AVE, STE 706<br>HALLANDALE, FL 33009 | <b>LARRY &amp; DEBORAH STONE</b><br>PO BOX 787<br>LUMBERTON, NC 28359<br><br>PARCEL #101301003<br><br><b>C. HOWARD NYE</b><br>3118 ETON ROAD<br>RALEIGH, NC 27608<br><br>PARCEL #101301004<br><br><b>D D KING FAMILY PROPERTIES LLC</b><br>C/O SANDRA OLIVER<br>P O BOX 99<br>MARIETTA , NC 28362<br><br>PARCEL #101301013 |

**Special Use Permit Request:** Mark Tippet with Yorotek, LLC. is requesting a Special Use Permit to construct a solar energy farm on ~416.31 acres of property located off of Dunn Road.

*City of*

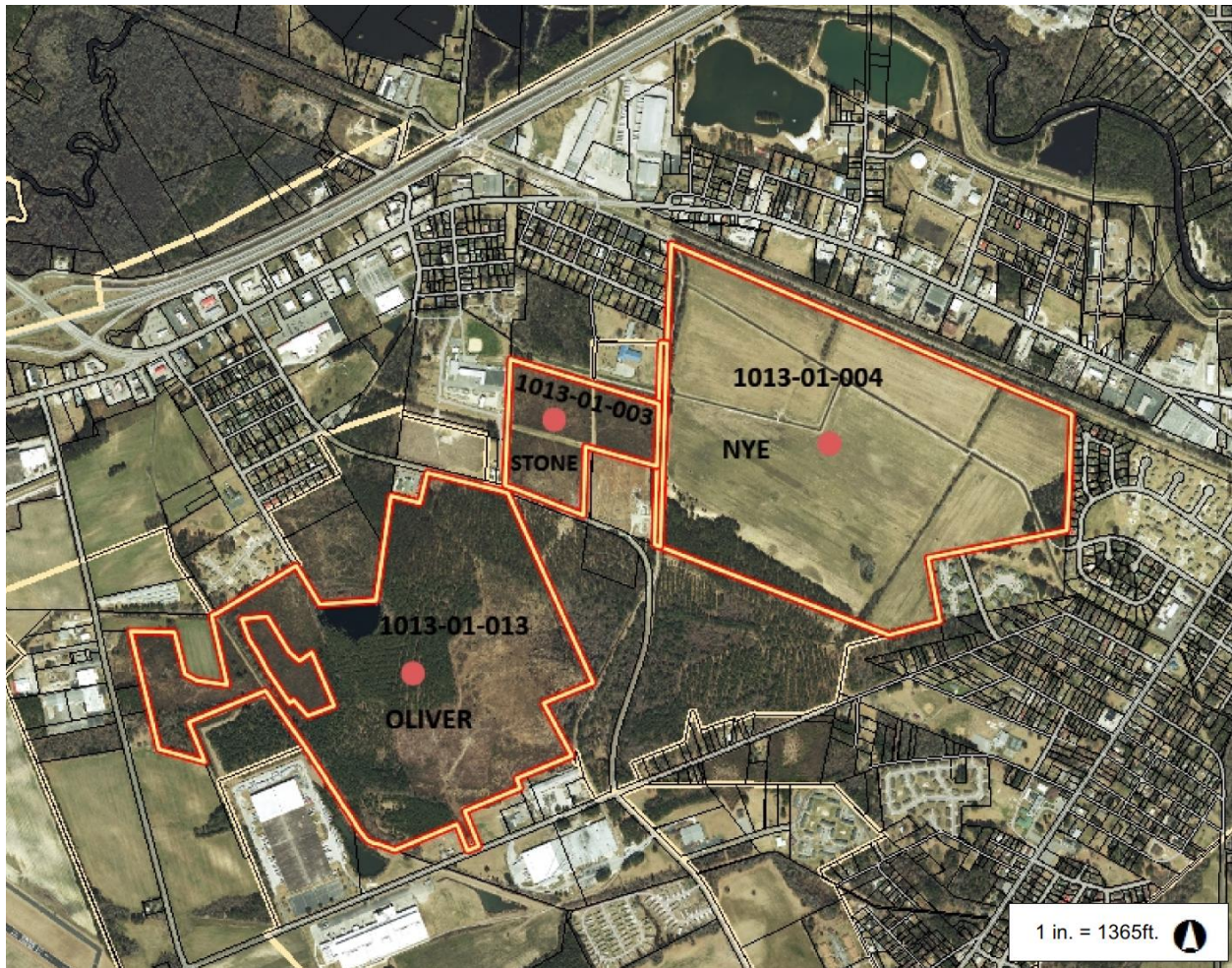


*Lumberton*

*Planning & Neighborhood Services*

**LOCATION:**

**ALL 3 PARCELS**





*City of*  *Lumberton*  
*Planning & Neighborhood Services*

**PARCEL 101301003 - LARRY & DEBORAH STONE**





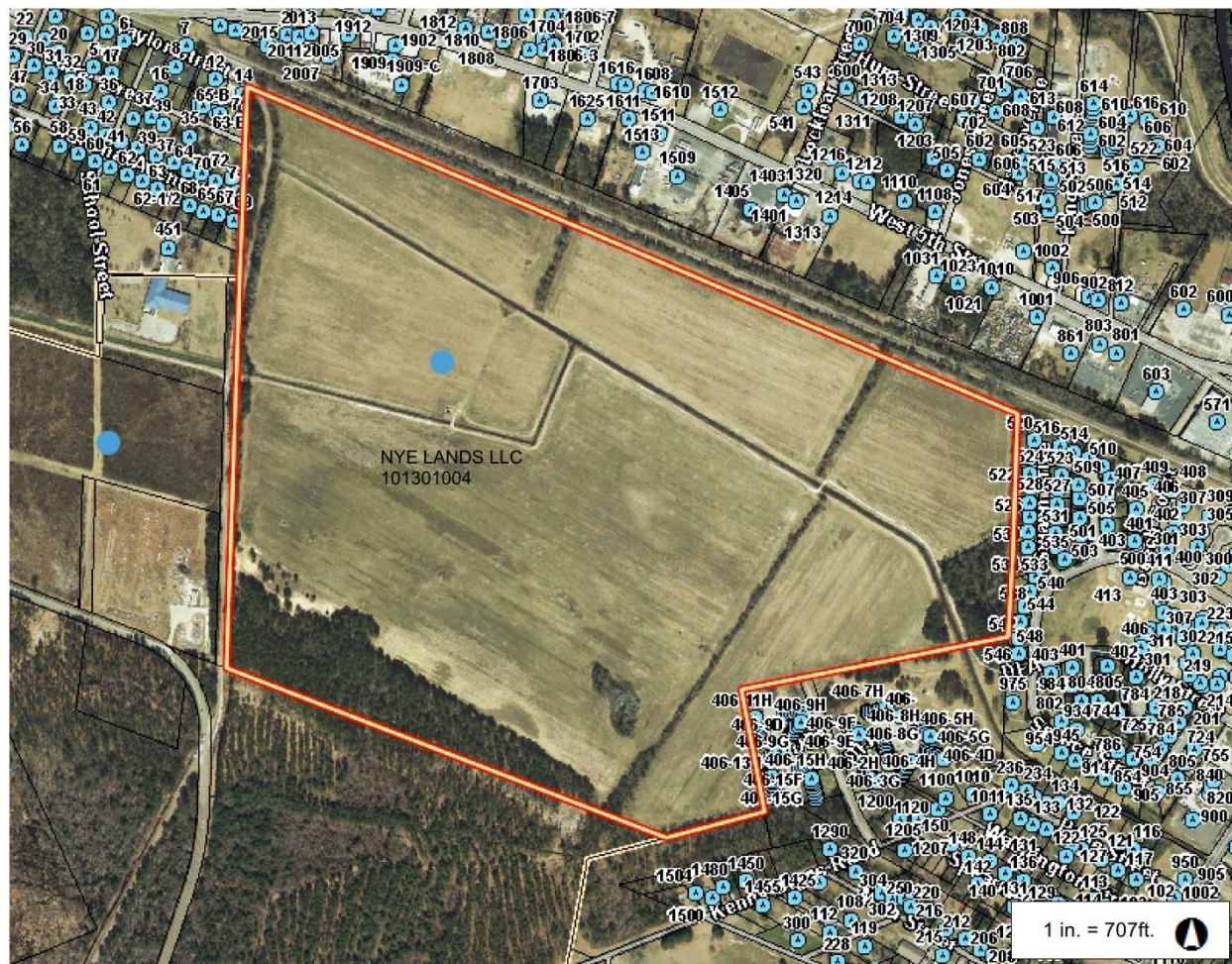
*City of*



*Lumberton*

*Planning & Neighborhood Services*

**PARCEL 101301004 - C. HOWARD NYE**





# *City of* *Lumberton*

*Planning & Neighborhood Services*

## PARCEL 101301004 - D D KING FAMILY PROPERTIES LLC



*City of*



*Lumberton*

*Planning & Neighborhood Services*

**PARCEL INFORMATION**

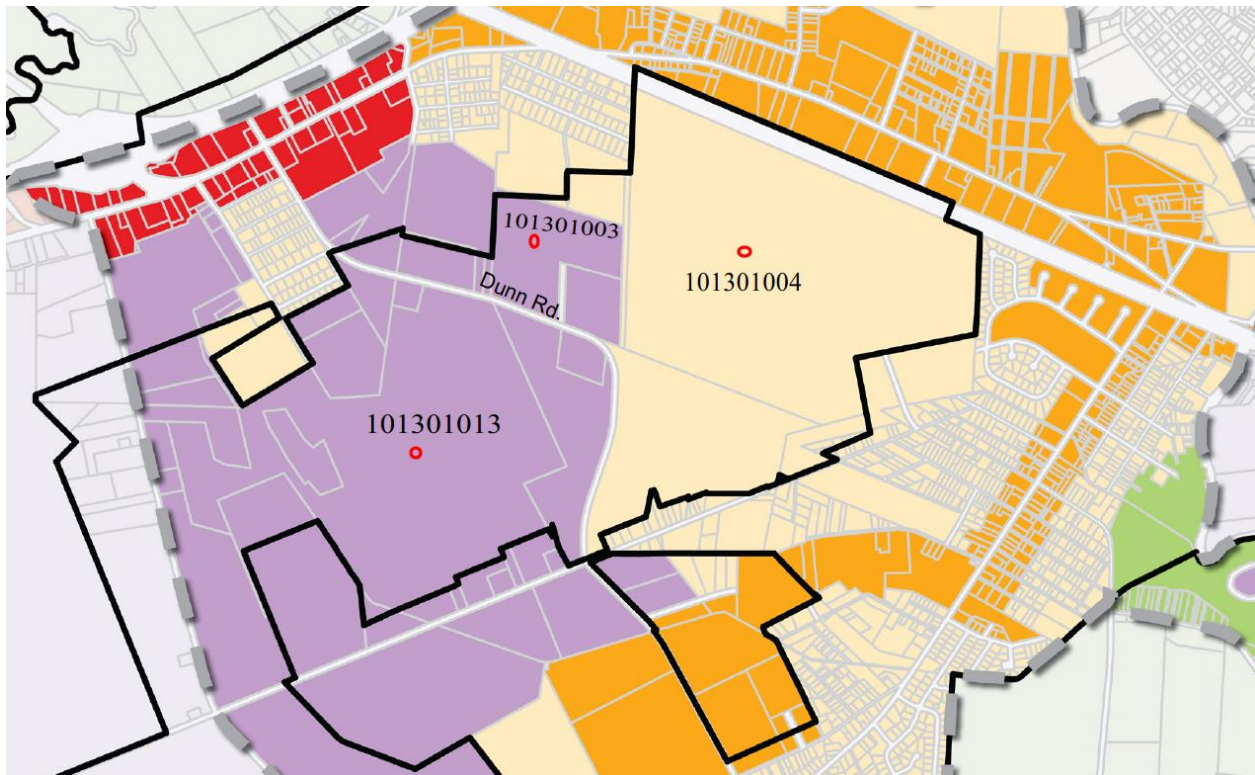
| <b>Owner</b>                                                    | <b>Parcel #(s)</b> | <b>Zoning</b>                                                             | <b>Area</b>   | <b>Limits of Construction</b> |
|-----------------------------------------------------------------|--------------------|---------------------------------------------------------------------------|---------------|-------------------------------|
| STONE LARRY<br>H & WF<br>DEBORAH                                | 101301003          | B-3, office<br>residential<br><br>*Rezoning &<br>SUP request<br>submitted | ~30.74 acres  | 30.74 acres                   |
| NYE LANDS<br>LLC                                                | 101301004          | Agriculture<br><br>*Rezoning &<br>SUP request<br>submitted                | ~203.26 acres | 203.26 acres                  |
| D D KING<br>FAMILY<br>PROPERTIES<br>LLC<br>C/O SANDRA<br>OLIVER | 101301013          | M-2, heavy<br>manufacturing<br><br>* SUP request<br>submitted             | ~153.74 acres | 153.74 acres                  |





**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan designates the future use of this parcel as Rural and Low Intensity, furthermore, this property is located within the ETJ.



**SCREENING:**

Type “A” Screen is required from all Single-family residences, Two family residences, Multifamily residences, and Streets.

Type “B” Screen is required from cemeteries.

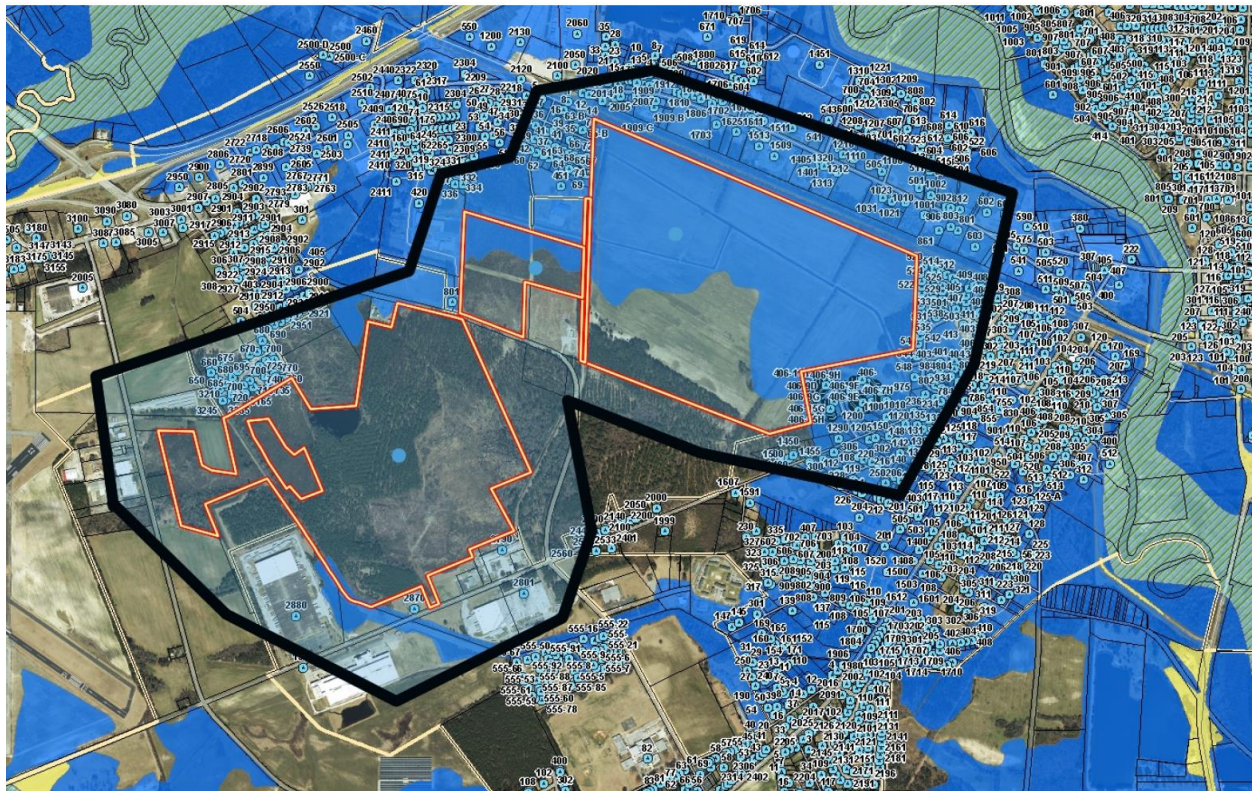


### FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

**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.

**Flood Zone 'X' (Not in 100-yr 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:** 3710938100K & 3710939100K **Panel #** 9381 & 9391 **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 permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

### **PLANNING STAFF RECOMMENDATION TO COUNCIL**

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.

**Lumberton Planning Board**

Item: III.D.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** March 18, 2025

**Originated By:** Planning & Neighborhood  
Services

**Submission Date:** 03/11/2025

**Subject:** QBA Management La Quinta Rezoning-P1

**Summary/Background of Subject Matter:**

**QBA Management LLC is requesting to rezone parcel #10060101204I at 4450 Kahn Dr. (deed book 1911, pg. 291) from B4 to B5.**

**Staff Recommendation:**

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.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood  
Services

**ATTACHMENTS:**

1. QBA Management La Quinta Hotel Application etal

\$350-  
(Brian)

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the Official Zoning Map of the City of Lumberton, North Carolina be amended as hereinafter described:

(NOTE: Please complete this application by typing or printing legibly.)

1. **Applicant:**

**Owner:**

Full Legal Name: QBA Management, LLC

Full Legal Name: Eagles Landing Properties LLC

Physical Home Address: 335 Fields Dr.  
Aberdeen, NC 28315

Physical Home Address: 1937<sup>W</sup> Palmetto St  
Florence, SC 29501

Mailing Address: 335 Fields Dr.  
Aberdeen, NC 28315

Mailing Address: 1937<sup>W</sup> Palmetto St  
Florence, SC 29501

Telephone: 910-944-7453

Telephone: 843-673-7399

Legal Name of Business: QBA Management, LLC  
(La Quinta to be constructed)

2. **Description of Property:**

|                        |             |                |
|------------------------|-------------|----------------|
| <u>445D Kahn Drive</u> | <u>1911</u> | <u>291</u>     |
| (Address)              | (Deed Book) | (Page)         |
| <u>48</u>              | <u>103</u>  | <u>1.48ac.</u> |
| (Map Book)             | (Page)      | (Area)         |

3. **Tax Map Identification Number (parcel number):**

939370346279

4. **Existing Zoning District Designation of Property:**

B4

5. **Requested Zoning District Designation of Property:**

B5

6. **Applicant's Interest In Property (check one):**

☐ Owner

☒ Owner's Agent

☐ Lease-to-Own

☐ Tenant

☐ Family member

☒ Other (explain)

land purchaser

7. **Legal Description of Property:** Attach a running description of the portion of the property to be rezoned in metes and bounds sufficient to reconstruct the same on the property.

8. **Site Map:** Attach a map of the property in question.

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

1 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature page(s) are available upon request.\*\*\*

File # \_\_\_\_\_

2/6/2014

Updated 4/5/2012

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone : 910-671-3838 ♦ Fax : 910-671-3975



City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

10. Applicant's Intended Use of Property (Applicant should attach a detailed business plan which includes the intended use of the property):

land will be purchased with the intent  
to construct a La Quinta hotel.  
(4 story building, 81 rooms, swimming  
pool, paved parking lot)

\* Prototype B → overall height (60')

2 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature  
page(s) are available upon request.\*\*\*

File # \_\_\_\_\_  
2/6/2014

Updated 4/5/2012

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone : 910-671-3535 ♦ Fax : 910-671-3975

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

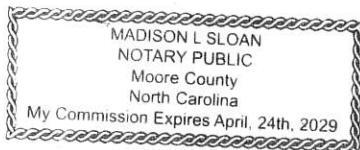
Applicant: Ronald Jackson 335 Fields Dr, Aberdeen  
Full Legal Name (type or print) Home Address  
STATE OF North Carolina COUNTY OF Moore NC 28315

I, Madison L. Sloan, 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.

Applicant: [Signature]  
Signature

WITNESS my hand and official seal, this the 12th day of February, 2025

(Official Seal)



[Signature]  
Official Signature of Notary

Madison L. Sloan, Notary Public  
Notary's printed or typed name

My Commission Expires: 4/23/29

Owner: \_\_\_\_\_  
Full Legal Name (type or print) Home Address

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, 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.

Owner: \_\_\_\_\_  
Signature

WITNESS my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Official Seal)

\_\_\_\_\_  
Official Signature of Notary

\_\_\_\_\_, Notary Public  
Notary's printed or typed name

My Commission Expires: \_\_\_\_\_

3 of 3

\*\*\*All property owners must provide a physical address and sign their application. Additional signature page(s) are available upon request.\*\*\*

File # \_\_\_\_\_

2/6/2014

Updated 4/5/2012

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone : 910-671-3838 ♦ Fax : 910-671-3975

Proven RevPAR **PERFORMANCE**  
Modern **EFFICIENT DESIGN**  
Strong & **GROWING FOOTPRINT**



“I own 3 Wyndham hotels and continue to develop more because of their exceptional performance. It’s a testament to the strength of Wyndham’s brands and exceptional support of the team.”



**Vic Patel**  
LA QUINTA INN & SUITES BY WYNDHAM  
OPELIKA, AL

- + **100%** RevPAR Index of recently constructed hotels against the competition<sup>1</sup>
- + **85%** total central contribution with 55% of total stays delivered by Wyndham Rewards members<sup>1</sup>
- + **\$34M** direct investment in existing franchised hotels to help fund renovations and drive hotel performance<sup>2</sup>
- + **1,069** hotels open or in the pipeline in USA, Canada & Latin America<sup>3</sup>

Learn more at [wyndhamdevelopment.com](http://wyndhamdevelopment.com)



**CATEGORY**

Upper Midscale

**TYPE**New Construction &  
High-Quality Conversions**FOOTPRINT<sup>4</sup>**Total Global Hotels: 918  
U.S. Hotels: 899**GUEST AMENITIES**

- Spacious rooms with work stations
- Great room with communal and private spaces
- Sundry shop
- Fitness center
- Pool

**ROOMS**

70-150+

**LA QUINTA FRANCHISE FEES<sup>1</sup>****INITIAL FEES ▼**

Greater of \$550 per room or \$55,000

**ROYALTY FEE ▼**

5.5-6% of GRR

**MARKETING/RESERVATION FEE ▼**

3.5% of GRR

**THE WYNDHAM ADVANTAGE**

Your business, powered by the world's largest hotel company.<sup>5</sup> We put owners at the center of everything we do.

- + **AWARD-WINNING REWARDS PROGRAM** with 110M enrolled members drives ~50% of U.S. stays<sup>6</sup>
- + **HEAVILY NEGOTIATED RATES** with quality suppliers with an average savings of 20% off OTAs<sup>7</sup>
- + **HIGH-IMPACT REVENUE DRIVING SERVICES AND SUPPORT** to maximize hotel performance
- + **NEXT-GEN TECHNOLOGY** simplifies owner operations and enhances guest experience

**WYNDHAM**  
HOTELS & RESORTS

REGISTRY  
COLLECTION HOTELS

WYNDHAM GRAND

DOLCE  
HOTELS AND RESORTS

esplend<sup>or</sup>

DAZZLER

WYNDHAM

waterwalk  
EXTENDED STAY

VIENNA HOUSE

TRYP  
BY KENNEDY

TM  
TRADEMARK  
COLLECTION BY WYNDHAM

Altra  
ALL-INCLUSIVE

LA QUINTA

WINGATE  
BY WYNDHAM

WYNDHAM  
GARDEN

Hawthorn  
EXTENDED STAY

★★  
AmericInn

BAYMONT

RAMADA

RAMADA  
encore

MICRÔTEL  
BY WYNDHAM

ECHOSUITES  
EXTENDED STAY

Days Inn

8

Howard Johnson

Travelodge

This is not an offer. Federal and certain state laws regulate the offer and sale of franchises. An offer will only be made in compliance with those laws and regulations, which may require we provide you with a Franchise Disclosure Document. For a copy contact us at 22 Sylvan Way, Parsippany, NJ 07054. All hotels are independently owned and operated. © 2024 La Quinta Franchising, LLC. All rights reserved. <sup>1</sup>FDD dated March 30, 2024, as amended July 29, 2024. RPI and Contribution numbers presented are based on averages for certain franchisees in the U.S. and Canada during 2023. 17 (47.2%) of the Qualified Franchisees whose data was disclosed in the FDD met or exceeded the RPI presented. 471 (52.3%) and 473 (52.5%) of franchisees whose data was disclosed in the FDD met or exceeded the CR Contribution and WR member Contribution presented, respectively. Your results may differ. <sup>2</sup>Over the past 4 years. <sup>3</sup>As of 12/31/23 with 899 hotels open in the U.S., 159 hotels in the U.S. pipeline, 2 hotels open in Canada, and 9 hotels open in LATAM. <sup>4</sup>As of 12/31/2023. <sup>5</sup>Based on number of hotels as of 12/31/2023. <sup>6</sup>Across all Wyndham and by Wyndham hotels as of 6/30/2024. <sup>7</sup>Versus independent or unbranded hotels.

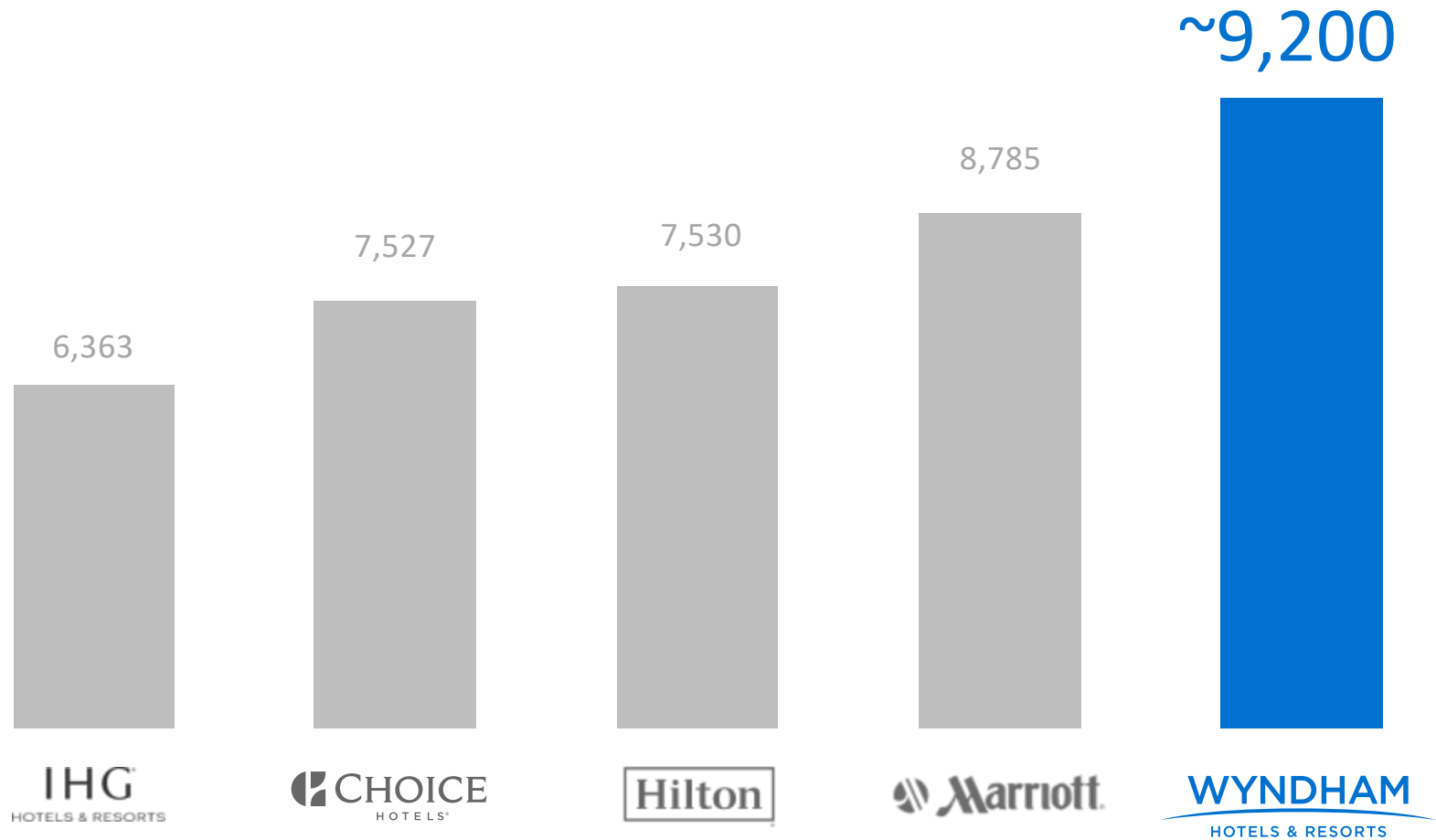




# WYNDHAM

## HOTELS & RESORTS

# The World's Largest Hotel Company<sup>1</sup>





## Global Footprint

CANADA  
~500

UNITED STATES  
~6,100

LATIN  
AMERICA  
~250

EUROPE/  
MIDDLE EAST/AFRICA  
~640

GREATER CHINA  
~1,600

ASIA PACIFIC  
~180

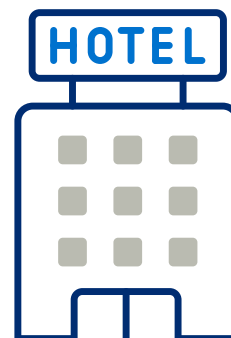
# Global Reach

---



~ 94

COUNTRIES<sup>1</sup>



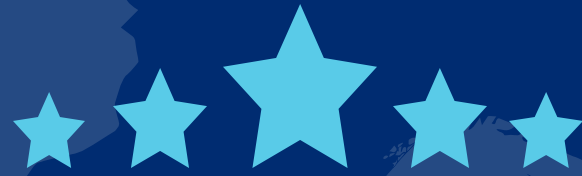
~ 9,200

HOTELS<sup>1</sup>



25

GLOBAL BRANDS<sup>2</sup>



# Why Scale Matters

STRONGER LOYALTY

INCREASED DISTRIBUTION

HIGHER CONTRIBUTION

GREATER OPTIONS

Based on branded versus independent and unaffiliated hotels



# Diverse Brand Portfolio

| EXTENDED STAY               | ECONOMY                                                                            | MIDSCALE                                                                              | LIFESTYLE                                                                            | UPSCALE                                                                             | DISTINCTIVE                   |
|-----------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------|
| ECHOSUITES<br>EXTENDED STAY |   |    |   | WYNDHAM                                                                             | REGISTRY<br>COLLECTION HOTELS |
| Hawthorn<br>EXTENDED STAY   |   |    | <i>esplendor.</i>                                                                    |  | DOLCE<br>HOTELS AND RESORTS   |
| waterwalk<br>EXTENDED STAY  |   | WYNDHAM<br>GARDEN                                                                     | DAZZLER                                                                              |                                                                                     | WYNDHAM GRAND                 |
|                             |   |    | VIENNA HOUSE                                                                         |                                                                                     |                               |
|                             |  |   |  |                                                                                     |                               |
|                             |                                                                                    | RAMADA                                                                                |                                                                                      |                                                                                     |                               |
|                             |                                                                                    |  |                                                                                      |                                                                                     |                               |



LAQUINTA



LAQUINTA®

BY WYNDHAM





wake up on the bright side®

- **100%** RevPAR Index of recently constructed hotels against the competition<sup>1</sup>
- **85%** total central contribution with 55% of total stays delivered by Wyndham Rewards members<sup>1</sup>
- **\$34M** direct investment in existing franchised hotels to help fund renovations and drive hotel performance<sup>2</sup>
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La Quinta Inn & Suites by Wyndham  
Opelika, AL



<sup>1</sup>FDD dated March 30, 2024, as amended July 29, 2024. RPI and Contribution numbers presented are based on averages for certain franchisees in the U.S. and Canada during 2023. <sup>17</sup> (47.2%) of the Qualified Franchisees whose data was disclosed in the FDD met or exceeded the RPI presented. 471 (52.3%) and 473 (52.5%) of franchisees whose data was disclosed in the FDD met or exceeded the CR Contribution and WR member Contribution presented, respectively. Your results may differ. <sup>2</sup>Over the past 4 years. <sup>3</sup>As of 12/31/23 across US, Canada and LATAM.



“

I own 3 Wyndham hotels and continue to develop more because of their exceptional performance. It's a testament to the strength of Wyndham's brands and exceptional support of the team.

”



Vic Patel

LA QUINTA INN & SUITES BY WYNDHAM  
OPELIKA, AL



# La Quinta Performance

## 2023 Total Sample



ADR

**\$113.37**



Occ%

**66.1%**

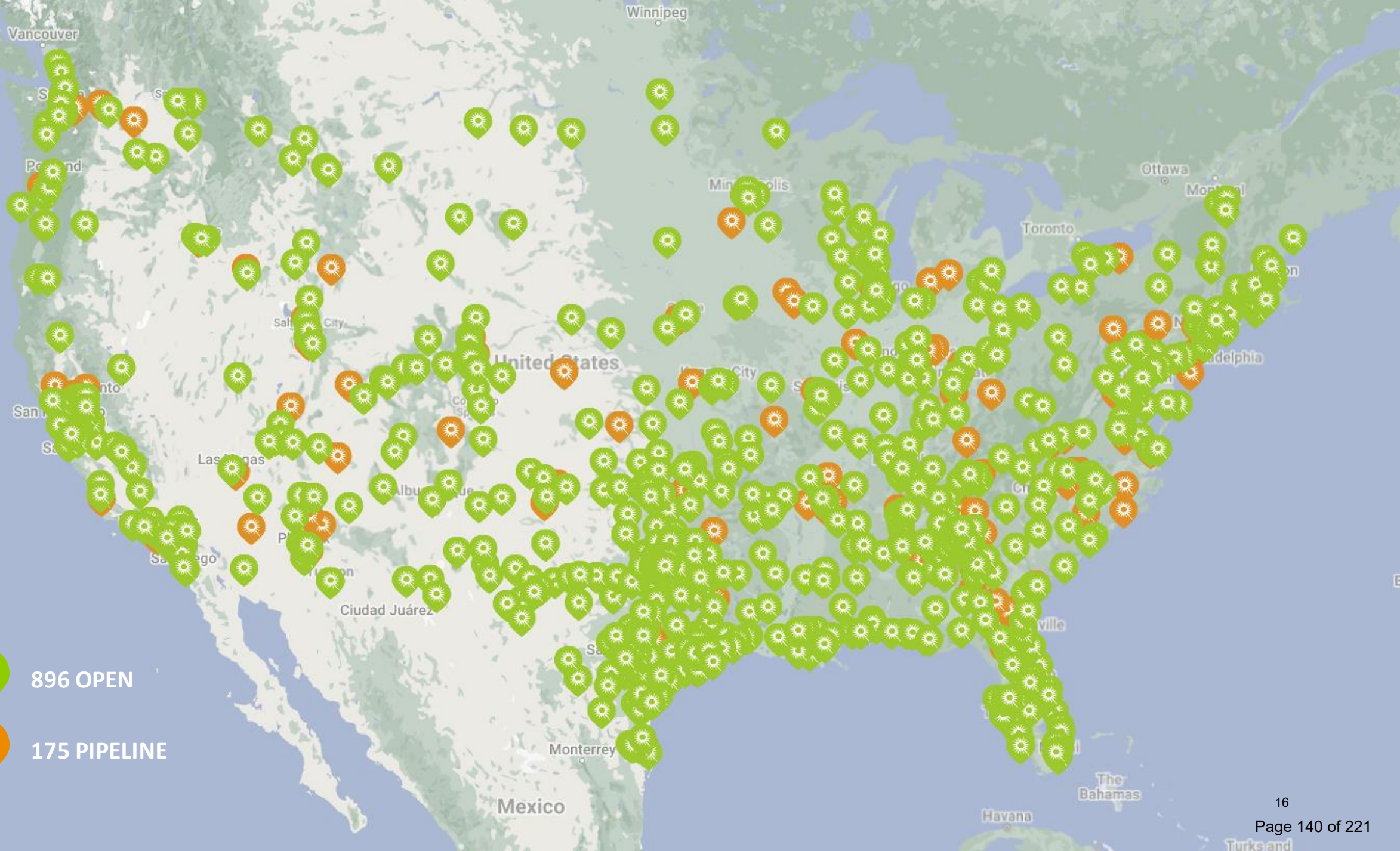


RevPAR

**\$74.88**

FDD dated March 30, 2024, as amended July 29, 2024. RPI and Contribution numbers presented are based on averages for certain franchisees in the U.S. and Canada during 2023. 17 (47.2%) of the Qualified Franchisees whose data was disclosed in the FDD met or exceeded the RPI presented. 471 (52.3%) and 473 (52.5%) of franchisees whose data was disclosed in the FDD met or exceeded the CR Contribution and WR member Contribution presented, respectively. Your results may differ.





896 OPEN



175 PIPELINE



# Del Sol Prototype A



FRONT ELEVATION: 4 STORIES



BACK ELEVATION: 4 STORIES

# Del Sol Prototype A

## Ground Floor Plan (Indoor Pool)



# Del Sol Prototype A

## Ground Floor Plan



### FLOOR PLAN: TYPICAL GUESTROOM FLOOR

- 4TH FLOOR ONLY: (4) EXTENDED KING AND (1) ADA QUEEN REPLACED WITH (5) STANDARD KING





# Del Sol Prototype B



BACK ELEVATION: 4 STORIES

# Del Sol Prototype B

## Ground Floor Plan (Indoor Pool)



FLOOR PLAN: GROUND FLOOR



# Del Sol Prototype B

## Ground Floor Plan (Outdoor Pool)



FLOOR PLAN: GROUND FLOOR





# Efficient Prototype

|                        | La Quinta Del Sol Prototype A | Fairfield I&S* | Comfort Suites* | Hampton I&S* | Holiday Inn Express* |
|------------------------|-------------------------------|----------------|-----------------|--------------|----------------------|
| Total Building SF      | <b>56,392</b>                 | 56,497         | 48,633          | 61,689       | 50,874               |
| Public Area (Gross SF) | <b>7,082</b>                  | 4,134**        | 3,920**         | 5,584**      | 6,650                |
| Guestrooms (Gross SF)  | <b>39,101</b>                 | 36,185         | 31,017          | 35,124       | 34,967               |
| Number of Rooms        | <b>106</b>                    | 111            | 86              | 101          | 104                  |
| Number of Suites       | <b>28</b>                     | 28             | 86              | 32           | 16                   |
| GSF per room           | <b>532</b>                    | 509            | 566             | 611          | 489                  |
| Aver. SF per Room      | <b>369</b>                    | 326            | 361             | 348          | 336                  |
| Rentable Area          | <b>69%</b>                    | 64%            | 63%             | 57%          | 68%                  |

\*Competitor information compiled from the most recently filed Franchise Disclosure Documents and other publicly available documents

\*\* No pool included in publicly available information compared to competitor Brands

LA QUINTA INN & SUITES BY WYNDHAM LOUISVILLE NE  
LOUISVILLE, KY



LA QUINTA



LA QUINTA

BY WYNDHAM



LA QUINTA INN & SUITES BY WYNDHAM LOUISVILLE NE  
LOUISVILLE, KY





LA QUINTA INN & SUITES BY WYNDHAM TERRELL  
TERRELL, TX





LA QUINTA INN & SUITES BY WYNDHAM TERRELL  
TERRELL, TX





LA QUINTA INN & SUITES BY WYNDHAM LAKEWAY  
LAKEWAY, TX





LA QUINTA INN & SUITES BY WYNDHAM LAKEWAY  
LAKEWAY, TX



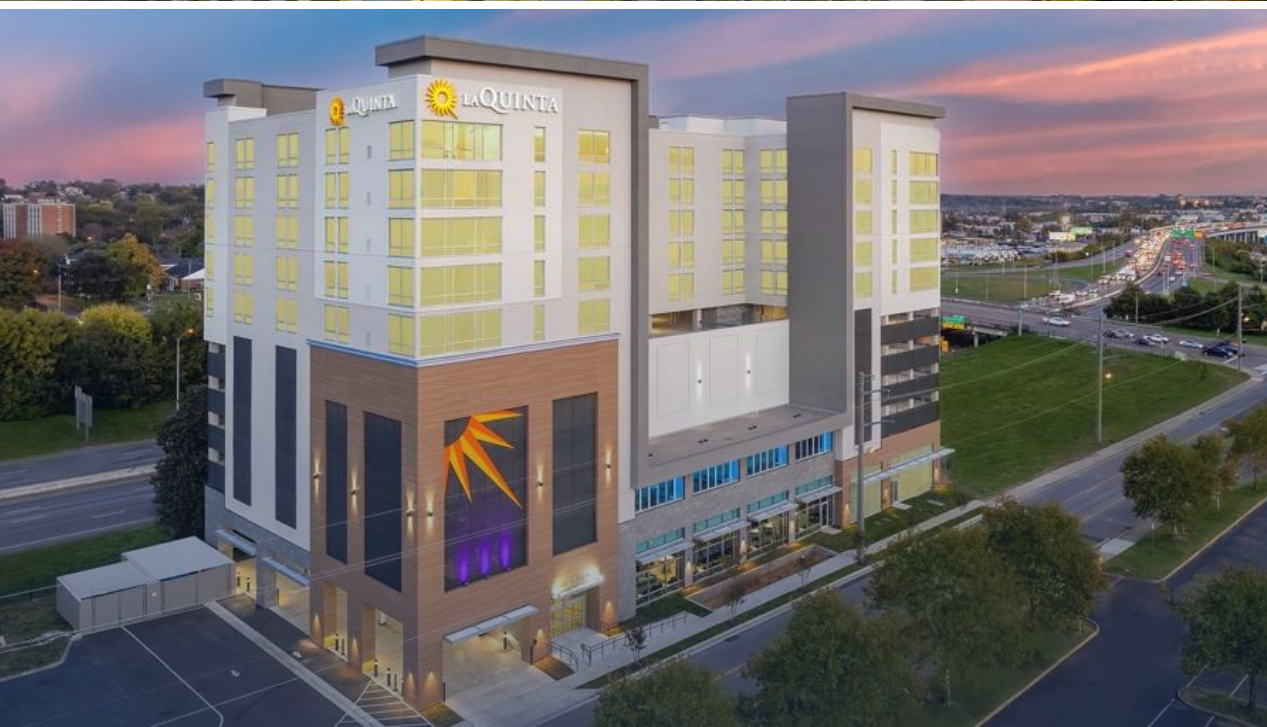


LA QUINTA INN & SUITES BY WYNDHAM NASHVILLE DOWNTOWN  
NASHVILLE, TN





LA QUINTA INN & SUITES BY WYNDHAM NASHVILLE DOWNTOWN  
NASHVILLE, TN





LA QUINTA INN & SUITES BY WYNDHAM  
WISCONSIN DELLS, WI





LA QUINTA INN & SUITES BY WYNDHAM  
WISCONSIN DELLS, WI



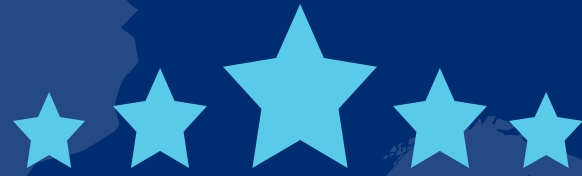


LA QUINTA INN & SUITES BY WYNDHAM MIRAMAR BEACH  
DESTIN, FL









# Why Scale Matters

STRONGER LOYALTY

INCREASED DISTRIBUTION

HIGHER CONTRIBUTION

GREATER OPTIONS

Based on branded versus independent and unaffiliated hotels



## AWARD WINNING LOYALTY PROGRAM DRIVES GROWTH

~110  
Million+

enrolled members<sup>1</sup>

Members  
stay & spend

2x

more than  
non-members<sup>2</sup>

Nearly

50%

of U.S. hotel stays  
from Wyndham  
Rewards Members<sup>3</sup>

~7  
million

new members added in  
2023



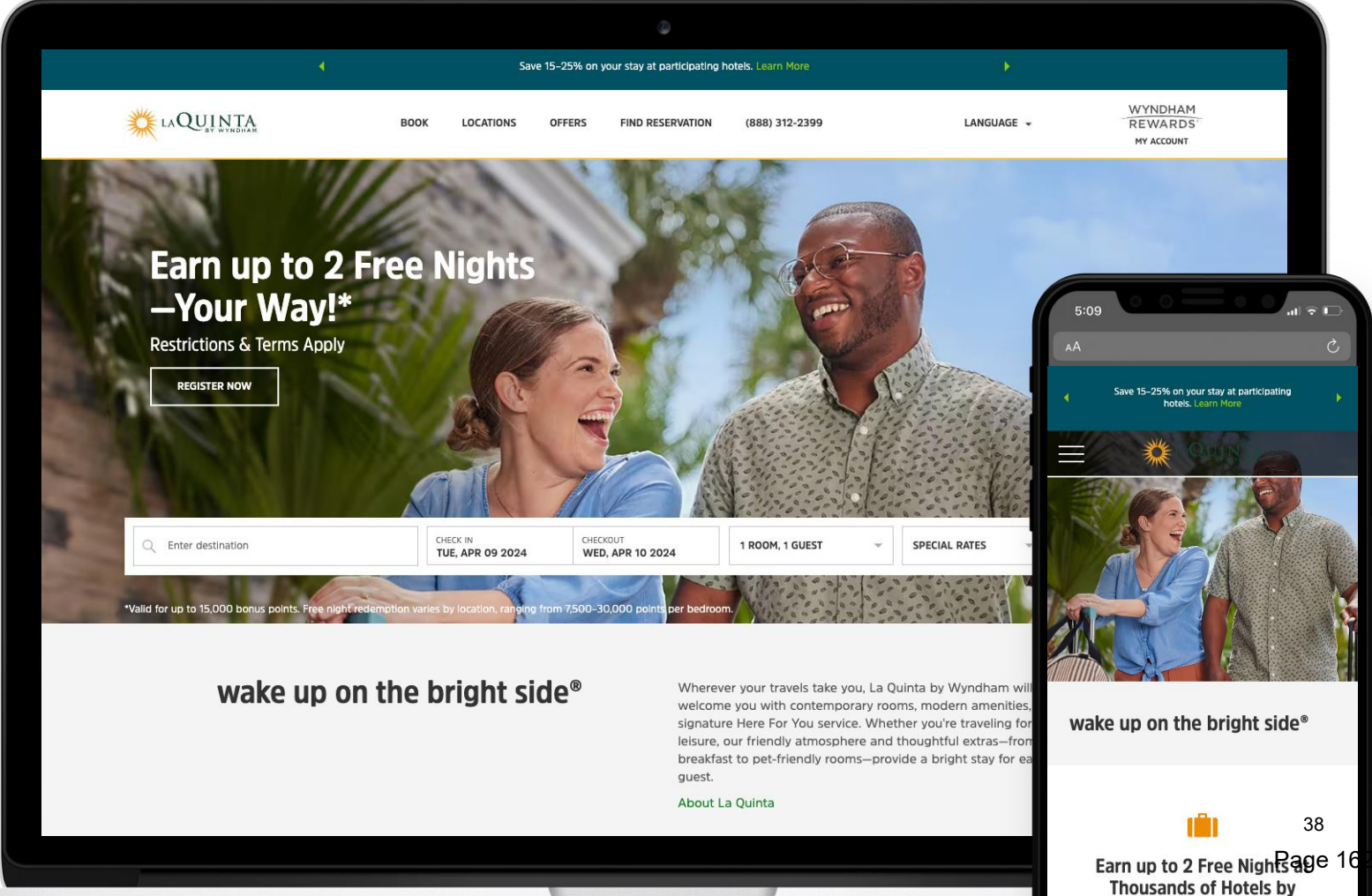
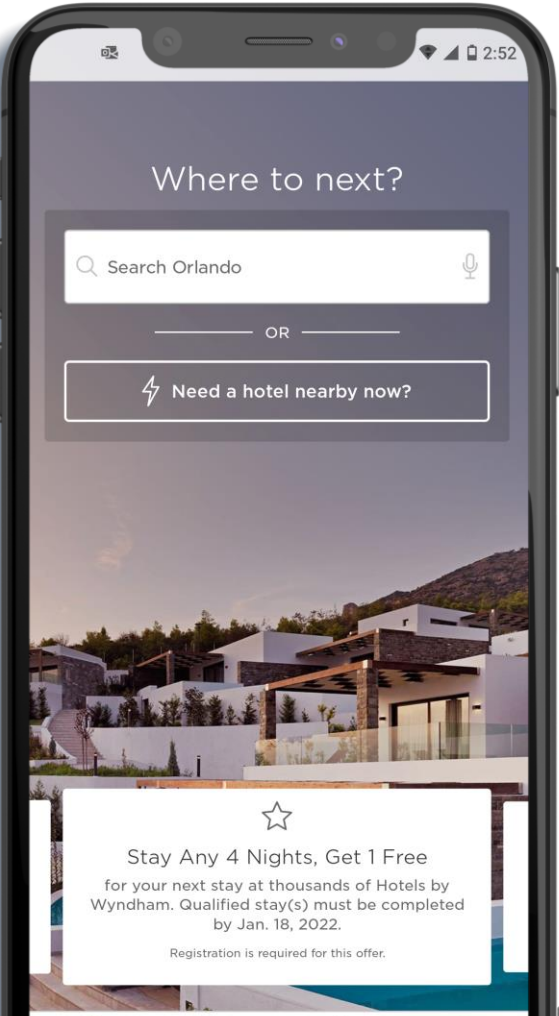
Named the **#1 Best Hotel Loyalty Program** in the 2024 USA Today 10best Readers' Choice Awards for 7 consecutive years and one of the Best Travel Rewards Programs by U.S. News & World Report now 9 years running.



# Best In Class Digital Ecosystem

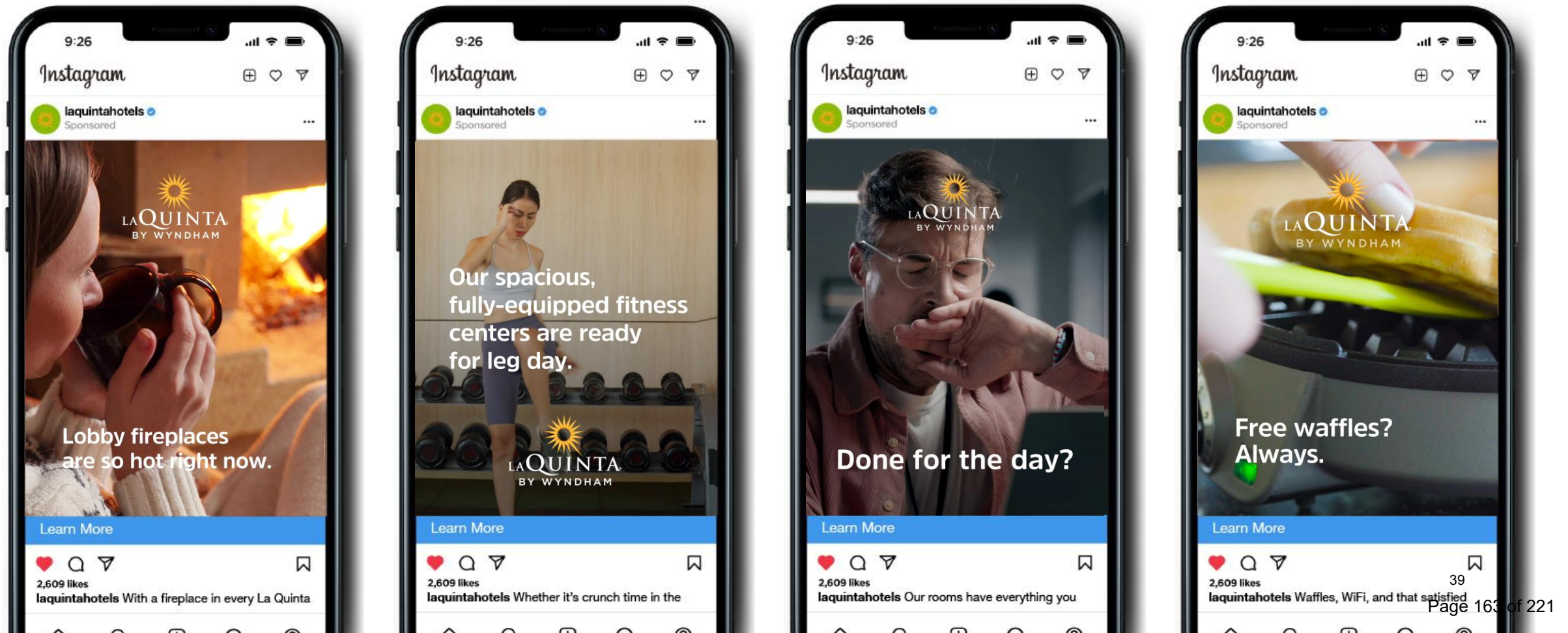
MOBILE APP

BRAND.COM



# 2024 Social Content

RELAUNCH ASSETS (CLICK TO PLAY)



# Seamless Access to Over 100 Distribution Channels

with an average savings of 20% on the most recognizable OTAs<sup>1</sup>





# Dedicated Wyndham Business Team Drives Revenue



## GLOBAL PARTNERSHIPS

Master service agreements and preferred agreements with Fortune 500 and other leading companies:

Technology  
Finance  
Energy  
Manufacturing  
Automotive  
& More



## SMALL & MID-SIZE BUSINESS REACH

Team of sellers dedicated to driving revenue from small to mid-size businesses including:

Construction  
Trucking  
Oil, Gas &  
Renewable Energy



## WYNDHAM DIRECT

“Payment & Billing” solution simplifies travel management – providing easier booking, and central billing and central payment. All designed to drive increased direct bookings.



## LOCAL SALES & MARKETING SUPPORT

Available on-site pre-opening support and training to identify and capture local and regional demand. Available 30-, 60- & 90-day sales plan for new hotels.

# Wyndham Business Partnerships

## TRAVEL & TOUR / SPORTS GROUPS / SMERF

## GROUP SEGMENT / THIRD PARTY ORGANIZATIONS

## TMC / CONSORTIA



# Hotel Operations

Wyndham can support a hotel's operations  
for **less than the cost of hiring and training full-time staff**



## SIGNATURE RESERVATION SERVICES<sup>1</sup>

(SRS)

Reservations booked by the call-transfer program at a higher ADR<sup>1</sup> than property direct bookings. Wyndham only charges for calls that result in a booking.



## REVENUE MANAGEMENT SERVICES

(RMS)

Hotels on Revenue Management achieved a 4.4% higher occupancy index in 2023.<sup>2</sup>



## REMOTE SALES SERVICES

(RSS)

Proactive direct sales support converts more than 50% of all global sales leads at a fraction of the cost of a full-time sales director.<sup>3</sup>



## LEVELUP

(Powered By Koddi)

Enables owners to bolster hotel-level marketing managed by a dedicated external campaign team. Hotels utilizing Level Up have 157% increased revenue and 116% increased bookings<sup>4</sup>

<sup>1</sup> On average, based on 2023 performance of hotels on SRS (DSCT and PCT). Your results may differ.

<sup>2</sup> On average versus hotels not on Revenue Management.

<sup>3</sup> Results from hotels using RSS (From 1/1/2024-3/31/24)

<sup>4</sup> On average, hotels utilizing Level Up have 157% increased revenue and 116% increased bookings compared to hotels not utilizing Level Up (From 1/1/2024-3/31/2024)



# Technology Fuels our Franchisees' Future

---



## GLOBAL PARTNERSHIPS

We partner with leading organizations to offer a best-in-class tech ecosystem offering new innovations at scale and a lower cost:

**Sabre**  
**Oracle**  
**Amazon**  
**Adobe**  
**Salesforce**  
**and more!**



## CONTINUED INVESTMENT

Over the past few years, we've invested **\$275 million in technology**. Our investments help every hotel-regardless of size- access the most current innovations our industry has to offer:

**NextGen PMS + RMS**  
**Award-Winning Mobile App**  
**ReconcileNow**



## DELIGHT TODAY'S GUESTS

We are providing at scale new technology that helps hotels deliver the experiences today's guests expect:

**Cashless tipping**  
**Mobile Check-in/Check-out**  
**Enterprise Level Messaging with AI**



## TECHNOLOGY ADVISORY BOARD

A dedicated group of franchisees who help us determine what comes next.  
New ideas such as:

**EV Charging**  
**Smart HVAC controllers**  
**Intelligent casting / streaming solutions**

# WYNDHAM CONNECT

Guest Engagement Platform  
designed to increase revenue & enhance guest experience

---



Earn more revenue  
by offering guests  
paid upgrades in  
advance



Reduce fraud and  
chargebacks with  
mobile check-in



Connect with guests  
directly with  
AI-powered text  
messaging



Save your staff and  
guests  
time with contactless,  
mobile check-out



Boost your hotel's  
online reviews and  
improve your online  
presence

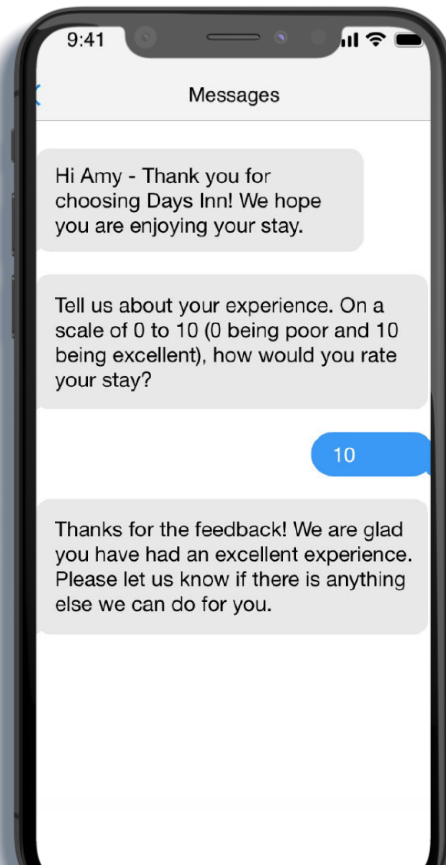
*Powered by the award-winning hospitality software company Canary.*



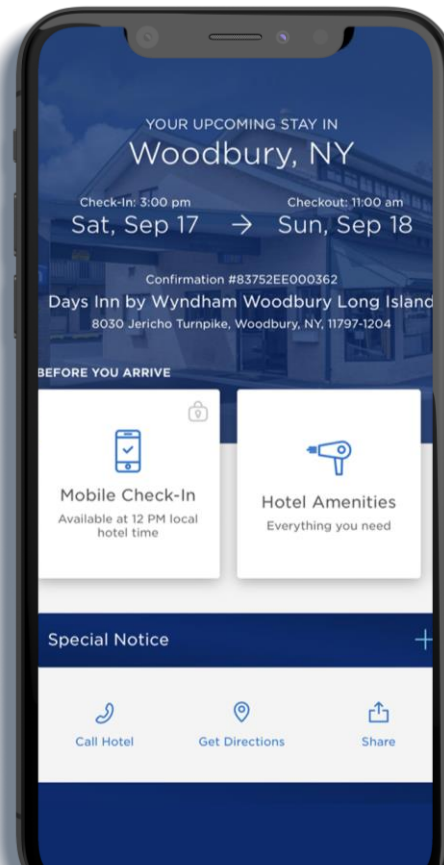
# WYNDHAM CONNECT

Enhancing the guest experience through digital innovation

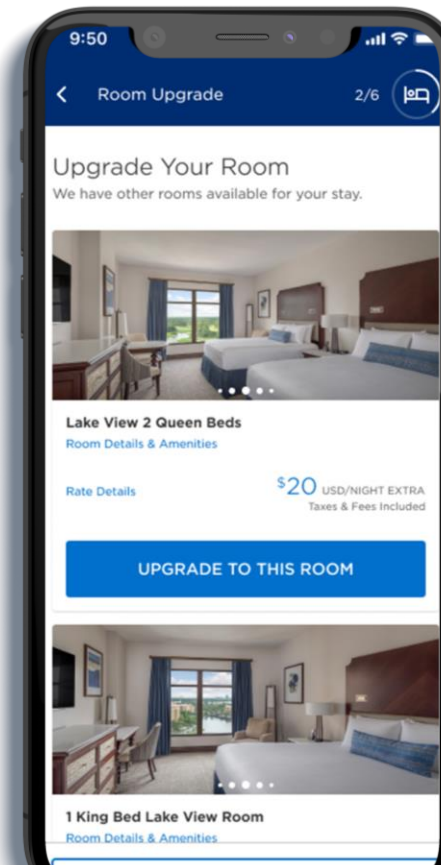
## PROPERTY MESSAGING



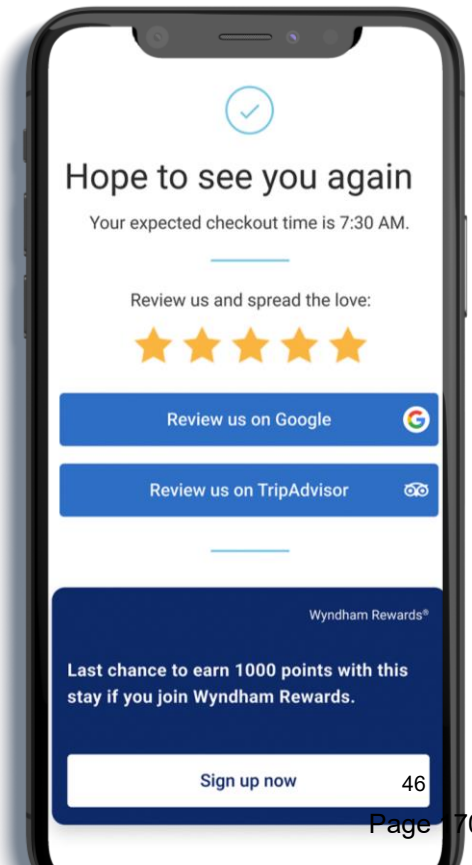
## SMART MOBILE CHECK-IN



## DYNAMIC UPSELL



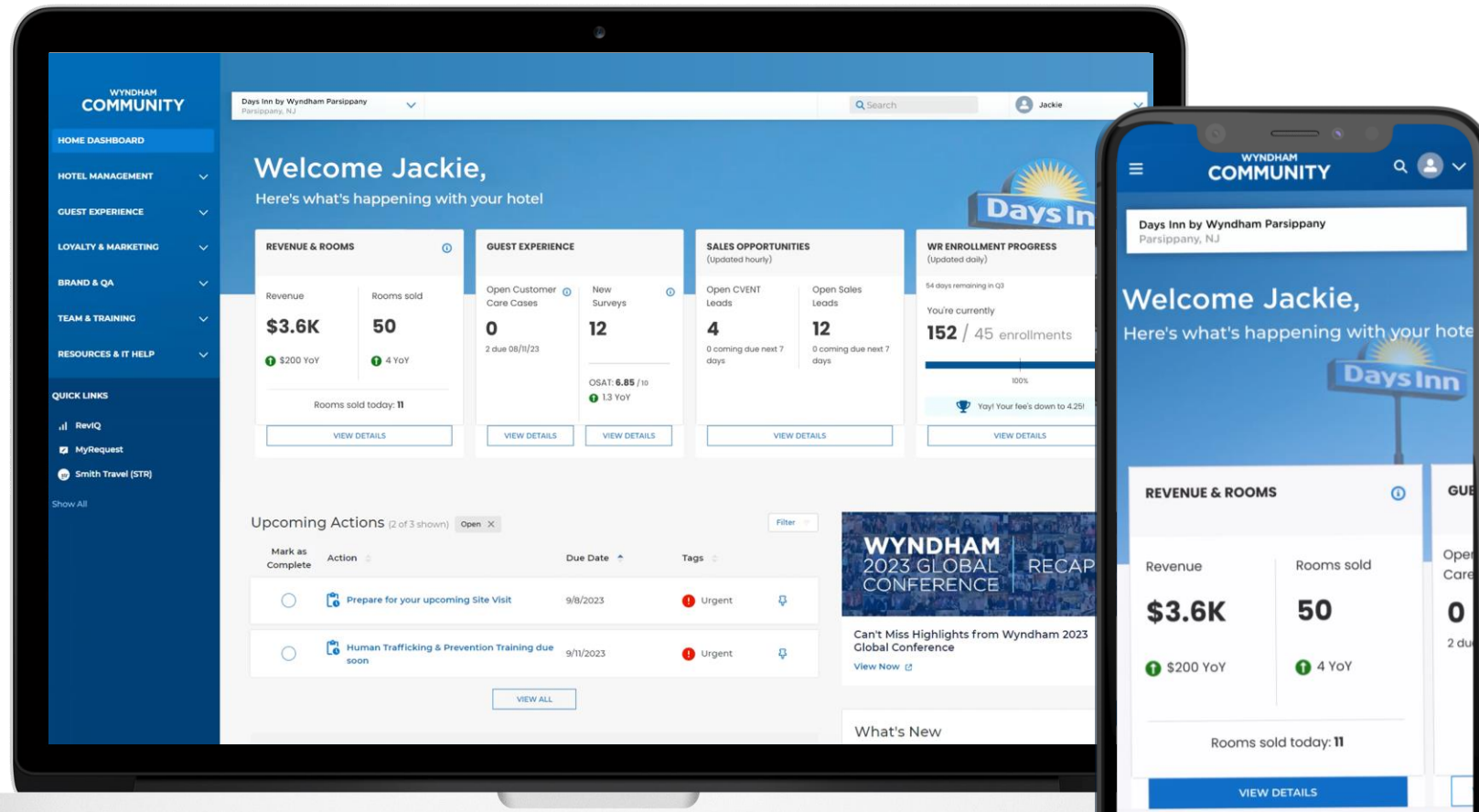
## SMART MOBILE CHECK-OUT





# WYNDHAM COMMUNITY

Franchisee Engagement Platform  
access actionable resources and personalized performance insights



**Personalized Performance Insights**  
Real-time dashboards to view your hotel's performance and an action panel to help prioritize tasks

**Easy and Efficient to Use**  
Key information in two clicks and instant chat with your Wyndham Support team ensures you have the help you need

**All at your fingertips!**

# Get in touch.

wyndhamdevelopment.com

800-889-9710

development@wyndham.com



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**PROTOTYPE: ELEVATION**  
 DEL SOL PROTOTYPE A



FRONT ELEVATION: 4 STORIES



**PROTOTYPE: ELEVATION**  
 DEL SOL PROTOTYPE A



BACK ELEVATION: 4 STORIES

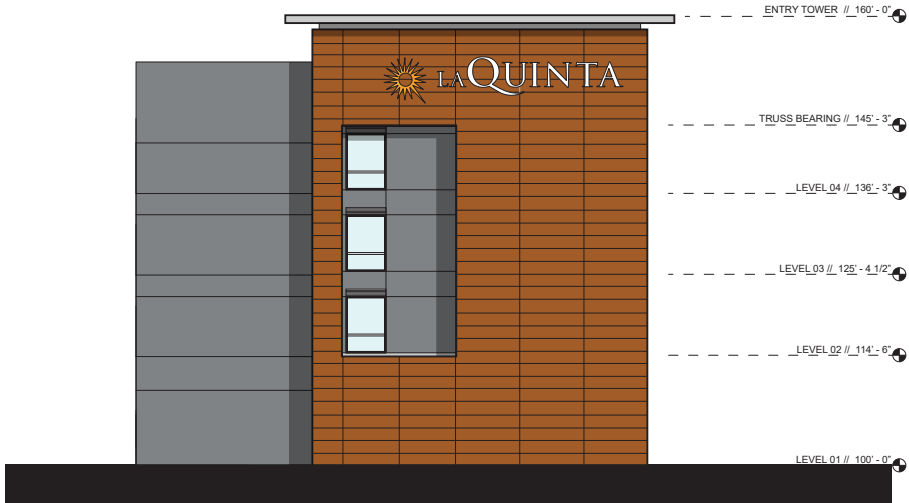


# PROTOTYPE: ELEVATION

DEL SOL PROTOTYPE A



LEFT ELEVATION: 4 STORIES



RIGHT ELEVATION: 4 STORIES



# PROTOTYPE: SITE PLAN

DEL SOL PROTOTYPE A



|                 |               |
|-----------------|---------------|
| BUILDING LENGTH | 234' - 11" FT |
| BUILDING DEPTH  | 68' - 4" FT   |
| FLOORS          | 4 STORIES     |
| PARKING SPACES  | 109           |





# PROTOTYPE: FLOOR PLAN

DEL SOL PROTOTYPE A



**FLOOR PLAN: GROUND FLOOR**

- SHOWN WITH INDOOR POOL & PATIO OPTION
- OUTDOOR POOL AVAILABLE



# PROTOTYPE: FLOOR PLAN

DEL SOL PROTOTYPE A



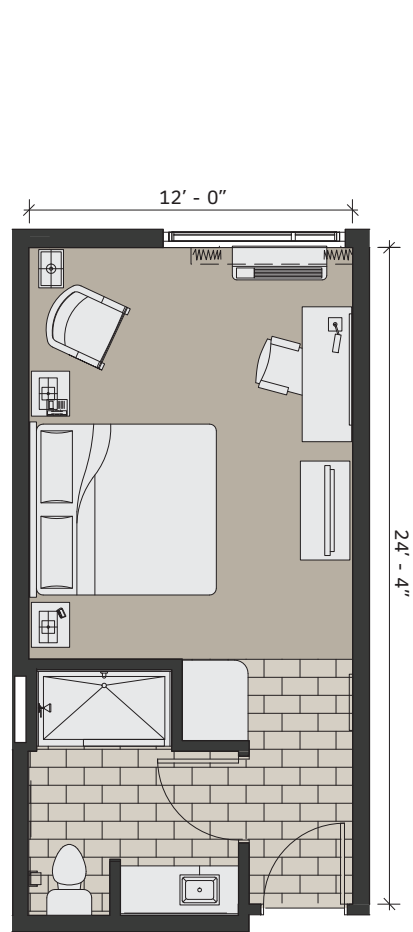
**FLOOR PLAN: TYPICAL GUESTROOM FLOOR**

- 4TH FLOOR ONLY: (4) EXTENDED KING AND (1) ADA QUEEN REPLACED WITH (5) STANDARD KING

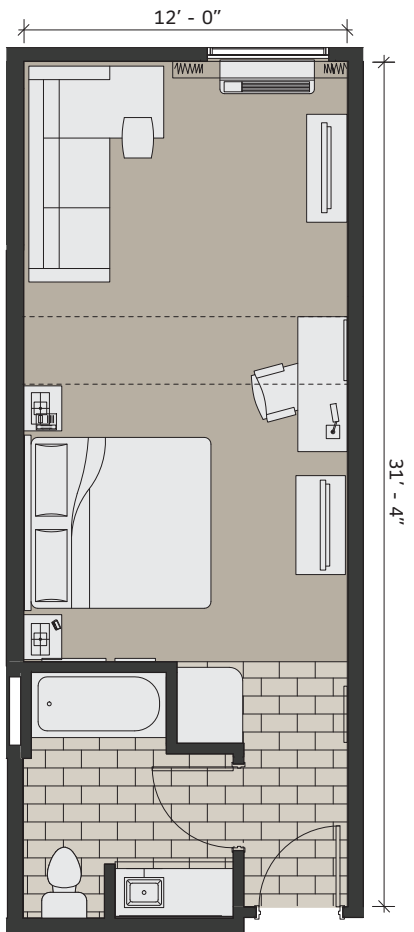


# PROTOTYPE: GUEST ROOM PLANS

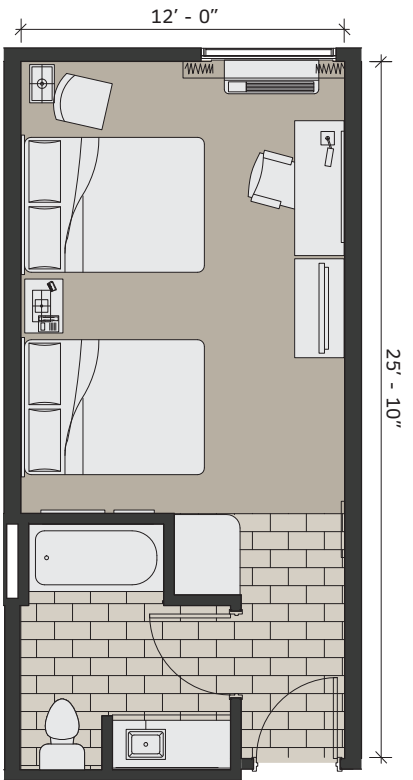
DEL SOL PROTOTYPE A



STANDARD KING



EXTENDED KING



DOUBLE QUEEN



# PROTOTYPE: DEVELOPMENT SUMMARY

DEL SOL PROTOTYPE A



## GUESTROOM SUMMARY

| GUESTROOMS (INDOOR POOL) | ROOM MIX (PERCENT %) | UNITS      | AREA (SF)       | TOTAL (SF)       |
|--------------------------|----------------------|------------|-----------------|------------------|
| KING                     | 22%                  | 23         | 318 SF          | 7,314 SF         |
| QUEEN QUEEN              | 46%                  | 49         | 337 SF          | 16,513 SF        |
| ADA KING                 | 4%                   | 4          | 384 SF          | 1,536 SF         |
| ADA QUEEN QUEEN          | 1%                   | 1          | 394 SF          | 394 SF           |
| EXTENDED KING            | 22%                  | 24         | 406 SF          | 9,744 SF         |
| WIDE KING                | 1%                   | 1          | 399 SF          | 399 SF           |
| WIDE EXTENDED KING       | 2%                   | 2          | 511 SF          | 1,022 SF         |
| ADA EXTENDED KING        | 2%                   | 2          | 406 SF          | 812 SF           |
| <b>TOTAL</b>             | <b>100%</b>          | <b>106</b> | <b>3,155 SF</b> | <b>37,734 SF</b> |

| GUESTROOM SUPPORT    | 1ST             | 2ND             | 3RD             | 4TH             | AREA (SF)       |
|----------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| CORRIDORS            | 1119 SF         | 1,457 SF        | 1,457 SF        | 1,457 SF        | 5,490 SF        |
| STAIRS               | 351 SF          | 351 SF          | 351 SF          | 351 SF          | 1,404 SF        |
| ELEVATOR SHAFT/EQUIP | 123 SF          | 123 SF          | 123 SF          | 123 SF          | 492 SF          |
| GUESTROOM LAUNDRY    | 0 SF            | 150 SF          | 0 SF            | 0 SF            | 150 SF          |
| MECH/ELECTRICAL      | 356 SF          | 163 SF          | 163 SF          | 163 SF          | 845 SF          |
| HOUSEKEEPING         | 0 SF            | 0 SF            | 102 SF          | 102 SF          | 204 SF          |
| AHU ROOM             | 0 SF            | 45 SF           | 45 SF           | 45 SF           | 135 SF          |
| <b>TOTAL</b>         | <b>1,949 SF</b> | <b>2,391 SF</b> | <b>2,241 SF</b> | <b>2,241 SF</b> | <b>8,720 SF</b> |

## FRONT OF HOUSE

| FOOD & BEVERAGE                | AREA            |
|--------------------------------|-----------------|
| BREAKFAST & SERVING            | 400 SF          |
| PANTRY                         | 253 SF          |
| BAR & STORAGE (WHEN AVAILABLE) | 341 SF          |
| SUNDRY                         | 75 SF           |
| <b>TOTAL</b>                   | <b>1,069 SF</b> |

| FUNCTION               | AREA          |
|------------------------|---------------|
| MEETING ROOM & STORAGE | 730 SF        |
| PREFUNCTION            | 210 SF        |
| <b>TOTAL</b>           | <b>940 SF</b> |

| RECREATION       | AREA            |
|------------------|-----------------|
| FITNESS CENTER   | 750 SF          |
| INDOOR POOL ROOM | 1310 SF         |
| INDOOR POOL SIZE | 430 SF          |
| <b>TOTAL</b>     | <b>2,490 SF</b> |

| PUBLIC MISC             | AREA            |
|-------------------------|-----------------|
| GREAT ROOM SEATING AREA | 2,280 SF        |
| RECEPTION               | 204 SF          |
| PRINT STATION           | 27 SF           |
| VESTIBULE               | 80 SF           |
| LUGGAGE STORAGE         | 41 SF           |
| MEN'S ROOM              | 133 SF          |
| WOMEN'S ROOM            | 133 SF          |
| <b>TOTAL</b>            | <b>2,898 SF</b> |

## BACK OF HOUSE

| SUPPORT       | AREA            |
|---------------|-----------------|
| GM OFFICE     | 113 SF          |
| WORK AREA     | 253 SF          |
| BREAK ROOM    | 113 SF          |
| TOLIET        | 65 SF           |
| TV/VIDEO      | 50 SF           |
| LAUNDRY       | 696 SF          |
| LINEN STORAGE | 113 SF          |
| JANITOR       | 27 SF           |
| HVAC          | 12 SF           |
| <b>TOTAL</b>  | <b>1,512 SF</b> |

|                       |                  |
|-----------------------|------------------|
| <b>TOTAL GROSS SF</b> | <b>57,512 SF</b> |
|-----------------------|------------------|

# DEL SOL PROTOTYPE B



# PROTOTYPE: ELEVATION

DEL SOL PROTOTYPE B



FRONT ELEVATION: 4 STORIES





# PROTOTYPE: ELEVATION

DEL SOL PROTOTYPE B



BACK ELEVATION: 4 STORIES

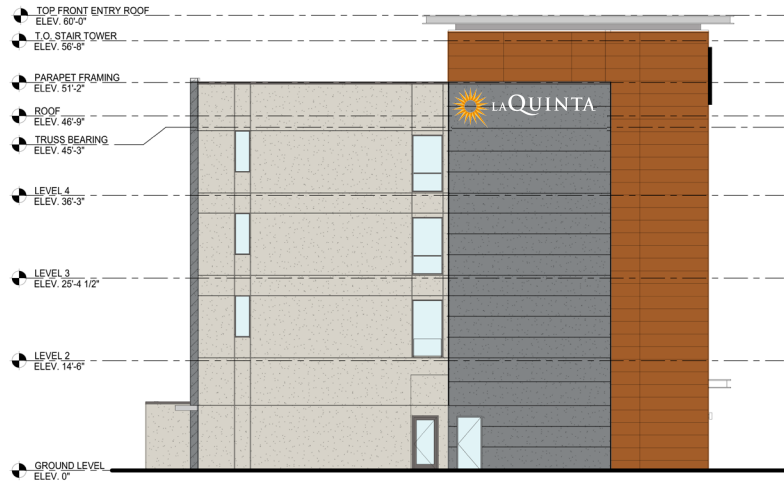


# PROTOTYPE: ELEVATION

DEL SOL PROTOTYPE B



LEFT ELEVATION: 4 STORIES



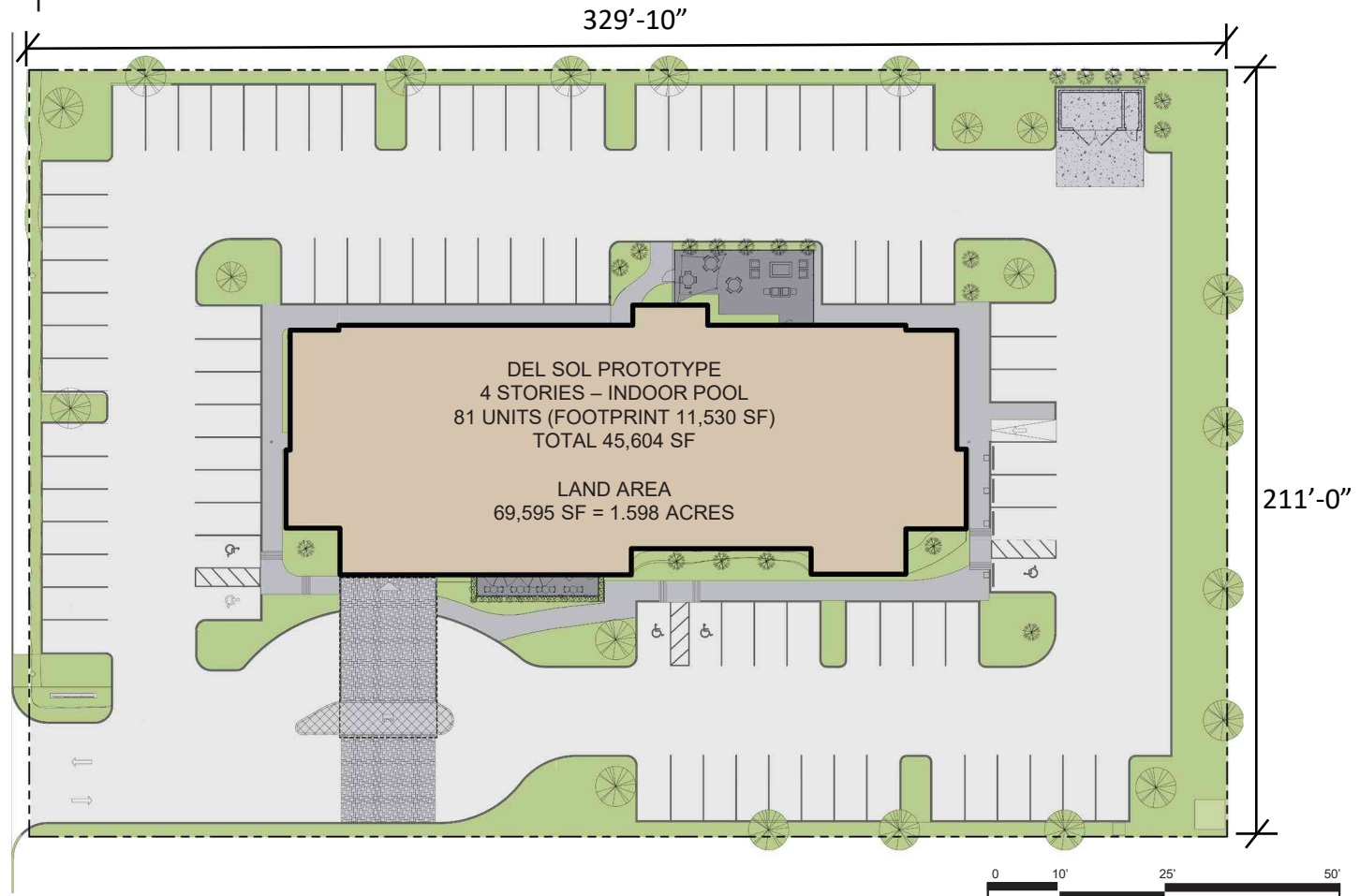
RIGHT ELEVATION: 4 STORIES



# PROTOTYPE: SITE PLAN

## DEL SOL PROTOTYPE B – INDOOR POOL OPTION

|                 |                |
|-----------------|----------------|
| BUILDING LENGTH | 187' - 3" FT   |
| BUILDING DEPTH  | 73' - 11.5" FT |
| FLOORS          | 4 STORIES      |
| PARKING SPACES  | 90             |

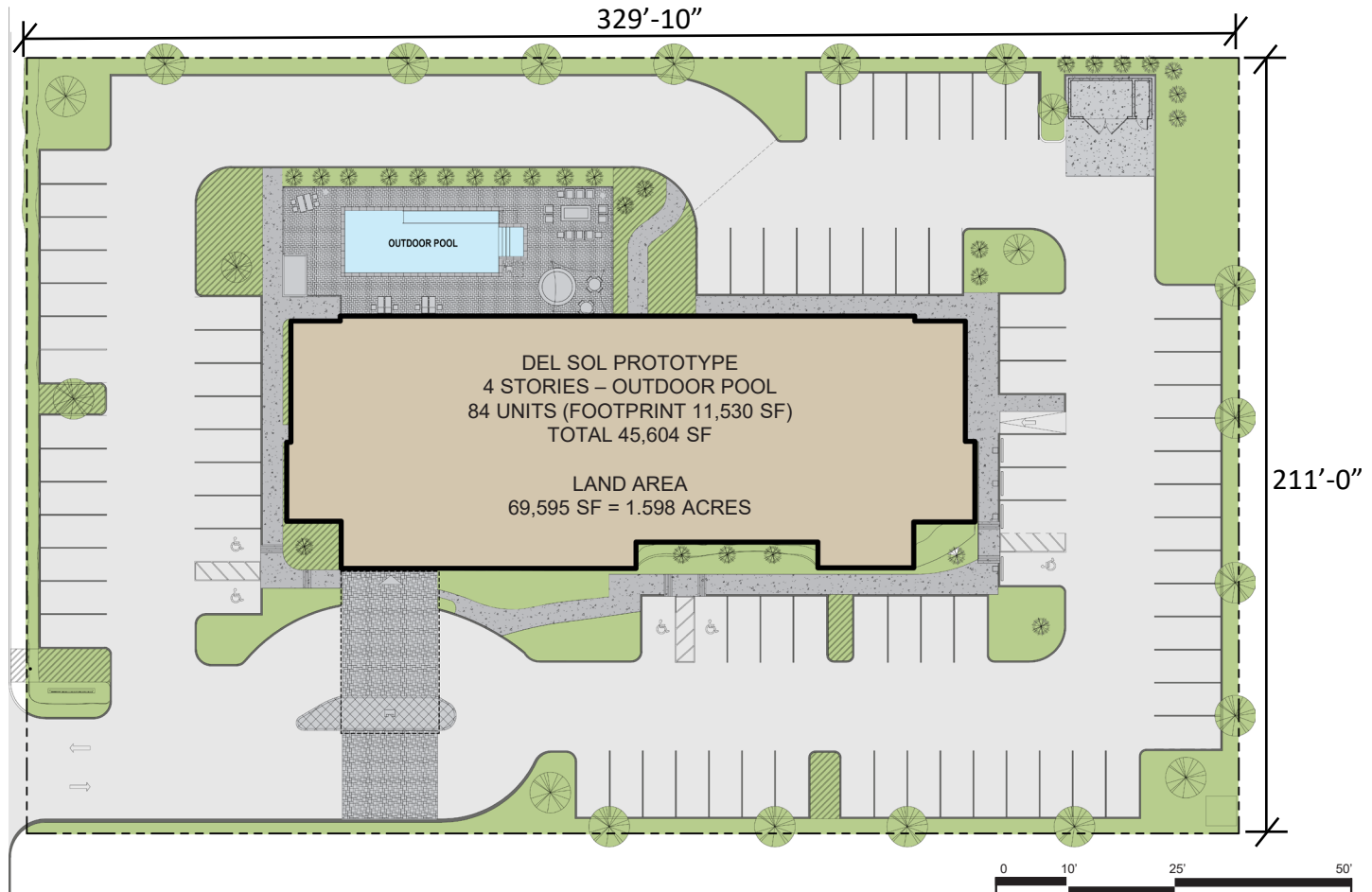




# PROTOTYPE: SITE PLAN

## DEL SOL PROTOTYPE B – OUTDOOR POOL OPTION

|                 |              |
|-----------------|--------------|
| BUILDING LENGTH | 187' - 3" FT |
| BUILDING DEPTH  | 68' - 0" FT  |
| FLOORS          | 4 STORIES    |
| PARKING SPACES  | 84           |



# PROTOTYPE: FLOOR PLAN

DEL SOL PROTOTYPE B – INDOOR POOL OPTION



FLOOR PLAN: GROUND FLOOR



# PROTOTYPE: FLOOR PLAN

DEL SOL PROTOTYPE B – OUTDOOR POOL OPTION



FLOOR PLAN: GROUND FLOOR





# PROTOTYPE: FLOOR PLAN

DEL SOL PROTOTYPE B



FLOOR PLAN: SECOND FLOOR



# PROTOTYPE: FLOOR PLAN

DEL SOL PROTOTYPE B



FLOOR PLAN: THIRD FLOOR



# PROTOTYPE: FLOOR PLAN

DEL SOL PROTOTYPE B



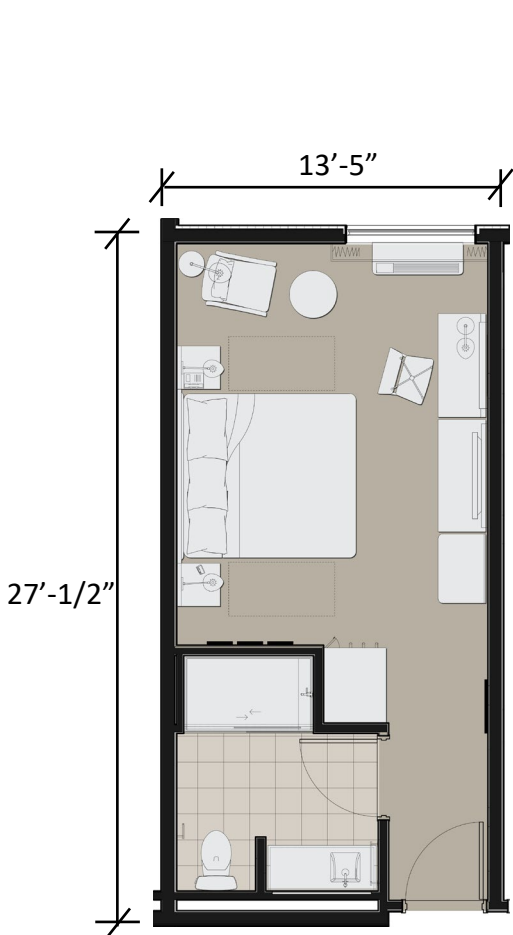
FLOOR PLAN: FOURTH FLOOR



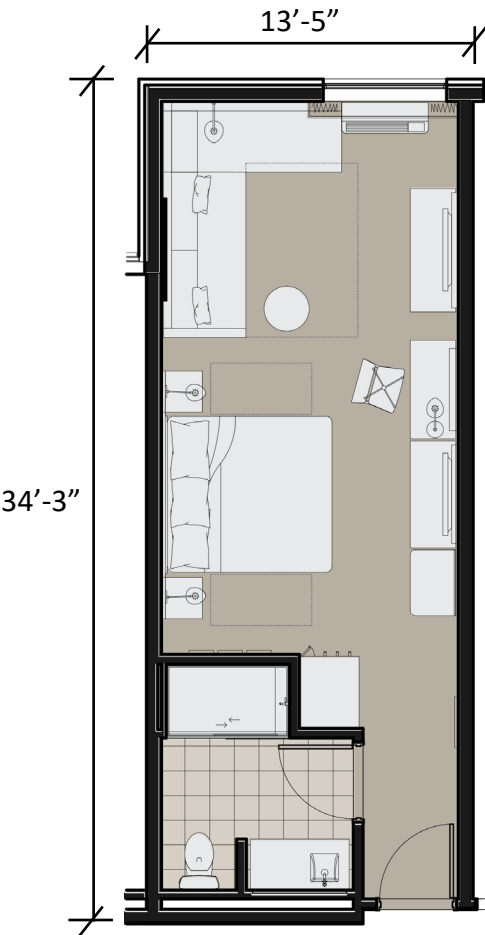


# PROTOTYPE: GUEST ROOM PLAN

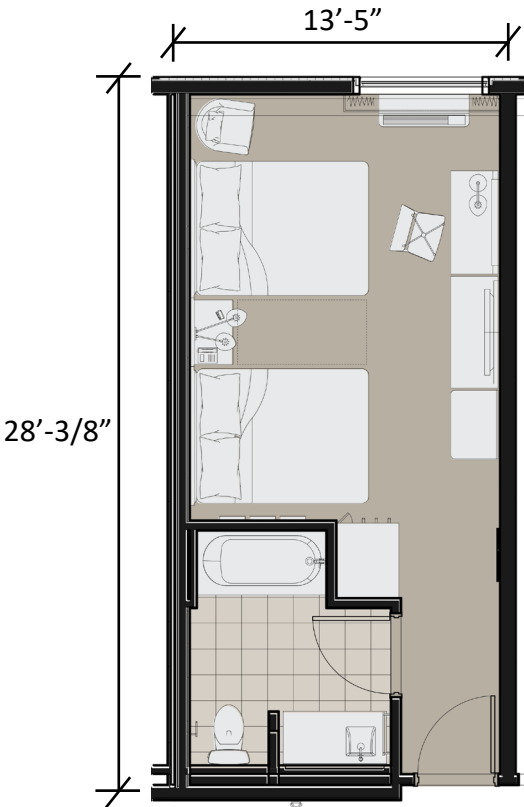
DEL SOL PROTOTYPE B



STANDARD KING



EXTENDED KING



DOUBLE QUEEN

# PROTOTYPE: DEVELOPMENT SUMMARY

DEL SOL PROTOTYPE B – INDOOR POOL OPTION

| GUESTROOM (INDOOR POOL) | ROOM MIX (PERCENT%) | UNITS     | AREA (SF)      | TOTAL (SF)      |
|-------------------------|---------------------|-----------|----------------|-----------------|
| KING                    | 27%                 | 22        | 240 SF         | 5280 SF         |
| WIDE KING               | 4%                  | 3         | 319 SF         | 957 SF          |
| EXTENDED KING           | 11%                 | 9         | 322 SF         | 2898 SF         |
| ADA KING                | 1%                  | 1         | 275 SF         | 275 SF          |
| ADA EXTENDED KING       | 1%                  | 1         | 303 SF         | 303 SF          |
| QUEEN QUEEN             | 51%                 | 41        | 280 SF         | 11480 SF        |
| ADA QUEEN QUEEN         | 5%                  | 4         | 304 SF         | 1216 SF         |
| <b>TOTAL</b>            | <b>100%</b>         | <b>81</b> | <b>2043 SF</b> | <b>22409 SF</b> |

| GUESTROOM SUPPORT    | 1ST            | 2ND            | 3RD            | 4TH            | AREA           |
|----------------------|----------------|----------------|----------------|----------------|----------------|
| CORRIDORS            | 832 SF         | 1161 SF        | 1161 SF        | 1161 SF        | 4313 SF        |
| STAIRS               | 326 SF         | 326 SF         | 326 SF         | 326 SF         | 1302 SF        |
| ELEVATOR SHAFT/EQUIP | 125 SF         | 125 SF         | 125 SF         | 125 SF         | 498 SF         |
| GUESTROOM LAUNDRY    | 0 SF           | 122 SF         | 122 SF         | 122 SF         | 365 SF         |
| ELECTRICAL ROOM      | 392 SF         | 114 SF         | 114 SF         | 114 SF         | 732 SF         |
| AHU ROOM/STORAGE     | 0 SF           | 62 SF          | 62 SF          | 62 SF          | 187 SF         |
| <b>TOTAL</b>         | <b>1674 SF</b> | <b>1908 SF</b> | <b>1908 SF</b> | <b>1908 SF</b> | <b>7398 SF</b> |

| FOOD & BEVERAGE     | AREA          |
|---------------------|---------------|
| BREAKFAST & SERVING | 375 SF        |
| PANTRY              | 168 SF        |
| SUNDRY              | 114 SF        |
| <b>TOTAL</b>        | <b>658 SF</b> |

| FUNCTION     | AREA          |
|--------------|---------------|
| MEETING ROOM | 310 SF        |
| <b>TOTAL</b> | <b>310 SF</b> |

| RECREATION       | AREA           |
|------------------|----------------|
| FITNESS CENTER   | 612 SF         |
| INDOOR POOL ROOM | 334 SF         |
| INDOOR POOL SIZE | 981 SF         |
| <b>TOTAL</b>     | <b>1927 SF</b> |

| RECREATION              | AREA           |
|-------------------------|----------------|
| GREAT ROOM SEATING AREA | 1555 SF        |
| RECEPTION               | 170 SF         |
| PRINT STATION           | 71 SF          |
| VESTIBULE               | 80 SF          |
| LUGGAGE STORE           | 34 SF          |
| MEN'S ROOM              | 125 SF         |
| WOMEN'S ROOM            | 130 SF         |
| <b>TOTAL</b>            | <b>2164 SF</b> |

| BACK OF HOUSE | AREA           |
|---------------|----------------|
| GM OFFICE     | 118.13 SF      |
| WORK AREA     | 266.06 SF      |
| BREAK ROOM    | 108.64 SF      |
| TOILET        | 60.45 SF       |
| TV/VIDEO      | 63.5 SF        |
| LAUNDRY       | 642.4 SF       |
| LINEN STORAGE | 113.71 SF      |
| JANITOR       | 34.88 SF       |
| <b>TOTAL</b>  | <b>1408 SF</b> |

|                       |                 |
|-----------------------|-----------------|
| <b>TOTAL GROSS SF</b> | <b>45604 SF</b> |
|-----------------------|-----------------|

*Planning & Neighborhood Services*

**Rezoning Request**  
4450 Kahn Dr.

| <b>PETITIONER(S):</b>                                  | <b>OWNER(S):</b>                                                          |
|--------------------------------------------------------|---------------------------------------------------------------------------|
| QBA Management<br>335 Fields Dr.<br>Aberdeen, NC 28315 | Eagles Landing Properties LLC<br>1937 W Palmetto St<br>Florence, SC 29501 |

**Rezoning Request:** QBA Management LLC is requesting to rezone parcel #10060101204I at 4450 Kahn Dr. (deed book 1911, pg. 291) from B4 to B5.

**LOCATION:**





# City of Lumberton

Planning & Neighborhood Services




***City of Lumberton***  
*Planning & Neighborhood Services*

**PARCEL INFORMATION**

| Owner                         | Parcel #(s)         | Zoning                                                                             | Area    | Limits of Construction |
|-------------------------------|---------------------|------------------------------------------------------------------------------------|---------|------------------------|
| Eagles Landing Properties LLC | <b>10060101204I</b> | B-4, business general commercial<br><br>Request to rezone to B-5, Highway services | 1.48 ac | 1.48 ac                |

**ADJACENT PROPERTY SITE DATA**

|                         | Zoning                                                                         | Land Use               |
|-------------------------|--------------------------------------------------------------------------------|------------------------|
| <b>Subject Property</b> | B-4, business general commercial<br>Request to rezone to B-5, Highway services | Proposed Hotel         |
| <b>North</b>            | B-4 Business general commercial                                                | IHOP restaurant        |
| <b>South</b>            | B-4, business general commercial                                               | Social Security Admin. |
| <b>East</b>             | R-20, Residential single-family                                                | Carroll Middle School  |
| <b>West</b>             | Interstate 95                                                                  | Interstate 95          |

*Planning & Neighborhood Services***PROJECT OVERVIEW**

**Analysis:** QBA Management LLC is requesting to rezone parcel #10060101204I at 4450 Kahn Dr. from B4 to B5. This request is to increase the maximum overall height of a building from 35 feet to 60 feet to allow for the construction of a La Quinta Inn Hotel.

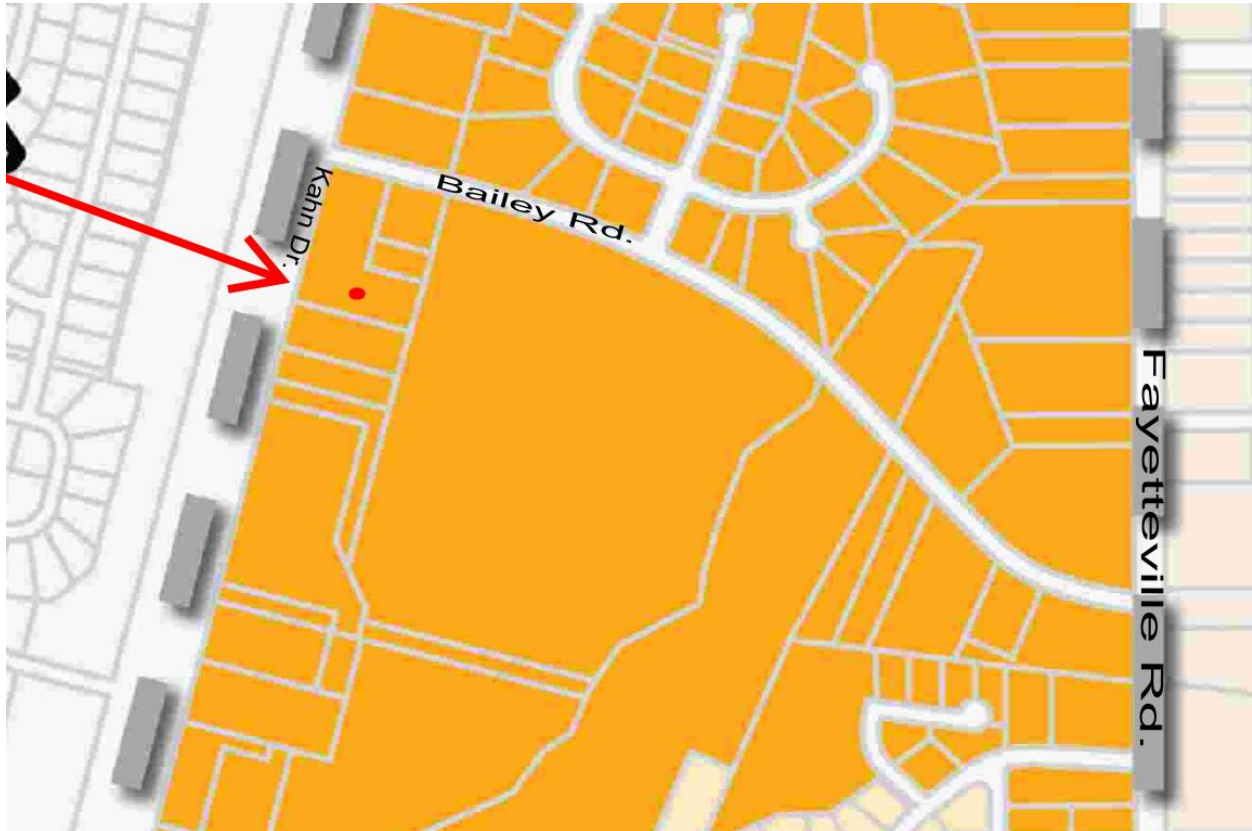
**Setback and Lot Size:**

| <b>Existing Zoning District</b>  | <b>Min. Lot Size</b> | <b>Min. Lot Width</b> | <b>Min. Front Setback (right of way)</b> | <b>Min. Side &amp; Rear Setbacks</b>                                                    | <b>Maximum Height</b> |
|----------------------------------|----------------------|-----------------------|------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------|
| B4                               | No min.              | 100'                  | 40'                                      | 10'(unless its bordered by a right of way. Then right of way min setbacks are observed) | 35'                   |
|                                  |                      |                       |                                          |                                                                                         |                       |
|                                  |                      |                       |                                          |                                                                                         |                       |
| <b>Requested Zoning District</b> | <b>Min. Lot Size</b> | <b>Min. Lot Width</b> | <b>Min. Front Setback (right of way)</b> | <b>Min. Side &amp; Rear Setbacks</b>                                                    | <b>Maximum Height</b> |
| B-5                              | No Minimum           | 100'                  | 60'                                      | 10'(unless its bordered by a right of way. Then right of way min setbacks are observed) | 60'                   |



*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 1.



**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:** Approx. 5,395 sq. ft. of the front corner of parcel is located in the 500-year floodplain or 0.2 Percent Annual Flood:

**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.



**DEVELOPMENT UPON APPROVAL**

If this rezoning 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.

**PLANNING STAFF RECOMMENDATION**

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.



The B-4 (general commercial) district is designed to accommodate the widest range of commercial activities.

**I. B-4 Zoning District Permitted Uses**

1.530 Hotels, motels, and similar businesses or institutions providing overnight accommodations

1.600 Temporary emergency, construction, and repair residences

2.111 Miscellaneous Sales and Rental of Goods, Merchandise and Equipment

2.113 Convenience stores

2.120 Low- volume traffic generation sales

2.130 Wholesale sales

2.210 High- volume traffic generation, Storage and display of goods outside fully enclosed building allowed

2.220 Low- volume traffic generation, Storage and display of goods outside fully enclosed building allowed

2.230 Wholesale sales, Storage and display of goods outside fully enclosed building allowed

3.110 Offices - Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, realtors, other professions, insurance and stock brokers, travel agents, etc.

3.120 Offices - Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use

3.130 Office or clinics of physicians or dentists

3.210 Operations designed to attract and serve customers or clients on the premises

3.220 Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use

4.120 Majority of dollar volume of business done without walk-in trade Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment

4.200 Operations conducted within or outside fully enclosed building Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment

4.400 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above the finished grade.

5.120 Trade or vocational schools

5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)

5.310 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet

5.320 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within any permissible structure

5.400 Social, fraternal clubs and lodges, union halls, and similar

6.110 Bowling alley, skating rinks, indoor tennis and squash courts, indoor athletic and exercise facilities and similar uses

6.121 Movie theatres Seating capacity of not more than 300

6.122 Movie theatres Seating capacity 301—999

6.140 Adult establishments

6.230 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, and similar uses

7.100 Hospitals or other medical (including mental health) treatment facilities

7.200 Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Child Care Institutions

8.100 Restaurants No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure

8.200 Restaurants No substantial carry-out or delivery service, no drive-in service, service or consumption outside fully enclosed structure

8.300 Carry-out and delivery service, consumption outside fully enclosed structure allowed

8.400 Carry-out and delivery service, drive-in service, service or consumption outside fully enclosed structure allowed

9.100 Motor vehicle sales or rentals, excluding manufactured home sales

9.200 Sales with installation of motor vehicle parts or accessories (e.g. tires, mufflers, etc.)

9.300 Motor vehicle repair and maintenance, not including substantial body work

9.500 Gas sales

9.600 Car wash

9.700 Motor vehicles, sales, service repair Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above finished grade.

9.810 Manufactured home sales office without, display units.

10.100 Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related

10.210 Storage of goods not related to sale or use of those goods on the same lot where they are stored within completely enclosed structures

10.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot

10.400 Storage and parking Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above finished grade.

12.100 Veterinarian

13.610 Temporary Emergency Aid Facilities Located within an existing building and new construction

13.620 Mobile Units (including Recreational Vehicles)

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

16.000 Dry Cleaner, Laundromat

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

20.000 Funeral Homes

22.000 Nursery Schools; Day Care Centers

23.000 Temporary Structures used in Connection With the Construction of a Permanent Building or for Some Nonrecurring Purpose

24.100 Bus stations

24.200 Train stations

24.300 Taxi stands

25.000 Commercial Greenhouse Operations

27.000 Off- Premises Signs

28.200 Minor Subdivisions



## **II. B-4 Zoning District Requires a Special Use Permit**

2.112 ABC stores

3.140 Government Office Buildings

3.230 Banks with drive-in windows

5.110 Elementary and secondary (including associated grounds and athletic and other facilities)

5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)

6.130 Coliseums, stadiums and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people

6.150 Billiard parlors/Pool Halls & Game Centers

6.160 Electronic Gaming Operations

6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development

6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school

6.260 Drive-in movie theatres

6.270 Recreational vehicle parks and/or campgrounds

7.500 Organized Shelters Facilities: 7.510 Type A; 7.520 Type B; & 7.530 Type C

8.150 Restaurant without carry-out/delivery/drive-in; without outdoor dining; with hours of operation which include the hours of eleven-o'clock pm thru six-o'clock am

8.250 Restaurant without carry-out/delivery/drive-in; with outdoor dining; with hours of operation which include the hours of eleven-o'clock pm thru six-o'clock am

8.350 Restaurant with carry-out/delivery/outdoor dining; without drive-in service; with hours of operation which include the hours of eleven-o'clock pm thru six-o'clock am

8.450 Restaurant with carry-out/delivery/outdoor dining; with drive-in service; with hours of operation which include the hours of eleven-o'clock pm thru six-o'clock am

8.500 Bars, nightclubs

10.220 Storage inside or outside completely enclosed structures

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.510 & 13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

15.100 Post office

17.100 Neighborhood Utility Facilities

21.100 Cemetery

21.200 Crematorium

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

The B-5 (highway service) is designed to accommodate commercial activities that draw business primarily from and provide services primarily to 1-95 traffic.

### **I. B-5 Zoning District Permitted Uses**

1.530 Hotels, motels, and similar businesses or institutions providing overnight accommodations

1.600 Temporary emergency, construction, and repair residences

2.111 Miscellaneous Sales and Rental of Goods, Merchandise and Equipment

2.113 Convenience stores

2.120 Low- volume traffic generation sales

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2.210 High- volume traffic generation, Storage and display of goods outside fully enclosed building allowed

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6.110 Bowling alley, skating rinks, indoor tennis and squash courts, indoor athletic and exercise facilities and similar uses

6.121 Movie theatres Seating capacity of not more than 300

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6.230 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, and similar uses

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8.200 Restaurants No substantial carry-out or delivery service, no drive-in service, service or consumption outside fully enclosed structure

8.300 Carry-out and delivery service, consumption outside fully enclosed structure allowed

8.400 Carry-out and delivery service, drive-in service, service or consumption outside fully enclosed structure allowed

9.200 Sales with installation of motor vehicle parts or accessories (e.g. tires, mufflers, etc.)

9.300 Motor vehicle repair and maintenance, not including substantial body work

9.500 Gas sales

9.600 Car wash

9.700 Motor vehicles, sales, service repair Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above finished grade.

12.200 Kennel 13.610 Temporary Emergency Aid Facilities Located within an existing building and new construction

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

23.000 Temporary Structures used in Connection With the Construction of a Permanent Building or for Some Nonrecurring Purpose

27.000 Off- Premises Signs

28.200 Minor Subdivisions

## **II. B-5 Zoning District Requires a Special Use Permit**

2.112 ABC stores

5.110 Elementary and secondary (including associated grounds and athletic and other facilities)

5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)

6.130 Coliseums, stadiums and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people

6.150 Billiard parlors/Pool Halls & Game Centers

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6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development

6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school

6.270 Recreational vehicle parks and/or campgrounds

8.150 Restaurant without carry-out/delivery/drive-in; without outdoor dining; with hours of operation which include the hours of eleven-o'clock pm thru six-o'clock am

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8.350 Restaurant with carry-out/delivery/outdoor dining; without drive-in service; with hours of operation which include the hours of eleven-o'clock pm thru six-o'clock am

8.450 Restaurant with carry-out/delivery/outdoor dining; with drive-in service; with hours of operation which include the hours of eleven-o'clock pm thru six-o'clock am

8.500 Bars, nightclubs

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.510 & 13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

15.100 Post office

17.100 Neighborhood Utility Facilities

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access



**Lumberton Planning Board**

Item: III.E.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** March 18, 2025

**Originated By:** Planning & Neighborhood  
Services

**Submission Date:** 03/11/2025

**Subject:** Faith Community Christian Center – 1220 Alamac Road ETJ

**Summary/Background of Subject Matter:**

Faith Community Church is requesting a Special Use Permit for a church cemetery on property located at 1220 Alamac Road.

**Staff Recommendation:**

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.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood  
Services

**ATTACHMENTS:**

1. Faith Community Church Cemetery SUP App and Attachments PB

**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: Faith Community Christian Center Inc

Legal Name: Pastor Leo Barnwell

Physical Address: 1220 Alamac Rd.  
Lumberton, NC 28358

Physical Address: 1220 Alamac Rd.  
Lumberton, NC 28358

Mailing Address: P.O. Box 3536  
Lumberton, NC 28359

Mailing Address: P.O. Box 3536  
Lumberton, NC 28359

Telephone: 910-671-0339

Telephone: 910-671-0339

**Name of Business:** \_\_\_\_\_

**Business Address:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**Description of Property:**

|    |                        |             |              |
|----|------------------------|-------------|--------------|
| 2. | <u>1220 Alamac Rd.</u> | <u>1139</u> | <u>580</u>   |
|    | (Address)              | (Deed Book) | (Page)       |
|    | <u>N/A</u>             | <u>210</u>  | <u>5,570</u> |
|    | (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.

File # 7.183

1 of 2

5/28/21

CK# 3761  
Trans# 4097  
Page 211 of 221

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]

Signature

STATE OF North Carolina

COUNTY OF Robeson

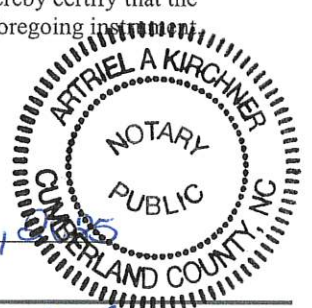
I, Arriel A. Kirchner, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 10<sup>th</sup> day of September, 2024

[Signature]

Notary Public Signature

My Commission Expires: October 4, 2025



**Owner:**

Leo Barnwell

Name

1220 Alamac Rd.

Physical Address

**Owner:**

[Signature]

Signature

STATE OF North Carolina

COUNTY OF Robeson

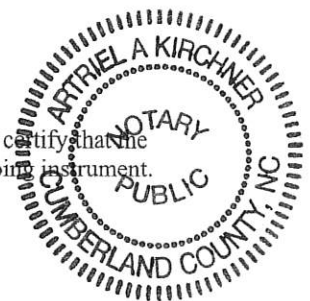
I, Arriel A. Kirchner, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 10<sup>th</sup> day of September, 2024

[Signature]

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

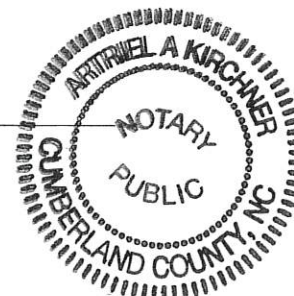
I, Artriel A. Kirchner, a Notary Public in and for said County and

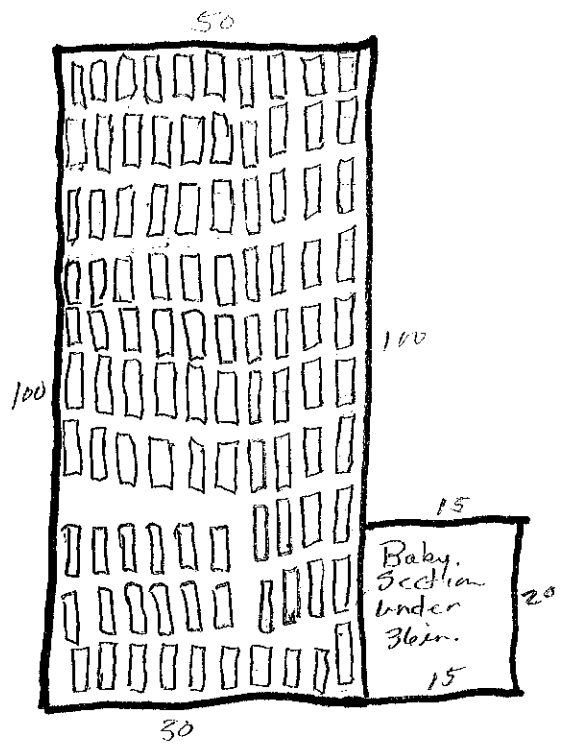
State, do hereby certify that Leo Barnwell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 10<sup>th</sup> day of September, 2024.

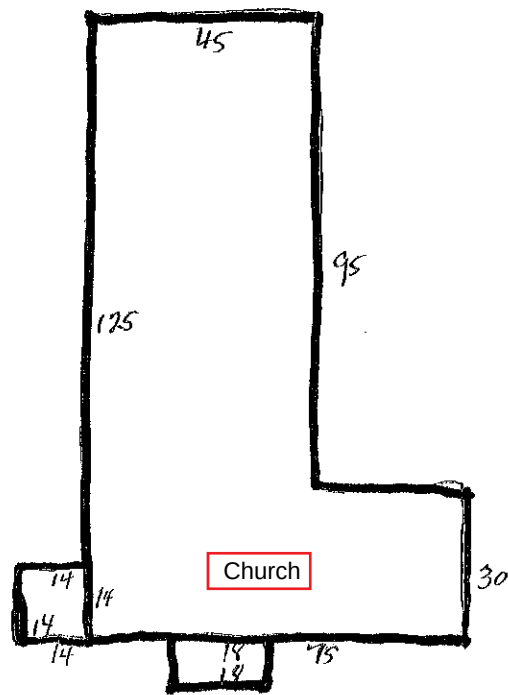
My Commission Expires: October 4, 2025.

[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):                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Authorized Person</b><br><b>Redean Cotton</b><br><b>(910 474-3652)</b><br><br>Pastor Leo Barnwell<br>FAITH COMMUNITY CHRISTIAN<br>CENTER INC<br>ATTN: PASTOR LEO BARNWELL<br>P O BOX 3536                      LUMBERTON<br>NC 28359<br><br>910-671-0339 | Pastor Leo Barnwell<br>FAITH COMMUNITY CHRISTIAN<br>CENTER INC<br>ATTN: PASTOR LEO BARNWELL<br>P O BOX 3536                      LUMBERTON<br>NC 28359<br><br>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<br><br>PROPOSED CEMETERY – 5,300 SQ.FT./0.122 ACRES | 21.100 Cemetery (accessory use to the existing church)<br><br>Existing Use 5.200 Church |



*Planning & Neighborhood Services*

**MINIMUM (MAX) SETBACK AND LOT SIZE REQUIREMENTS**

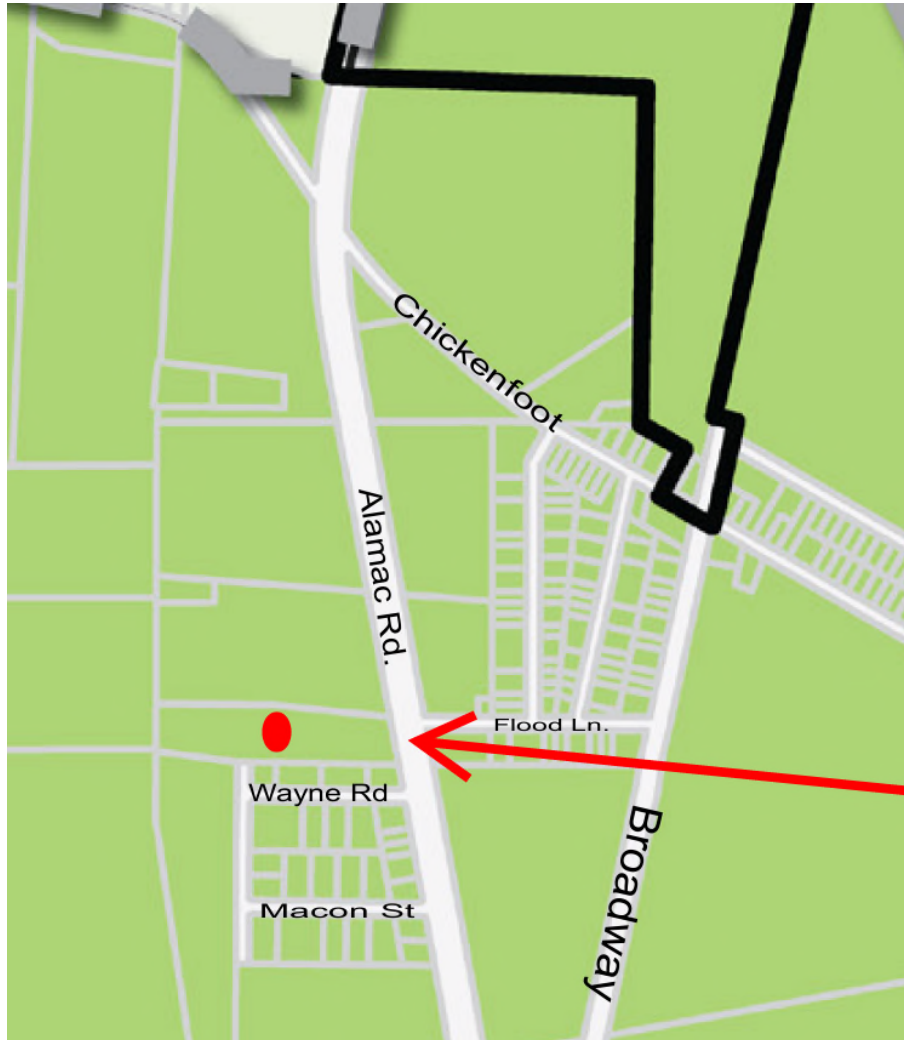
| <b>Zoning District</b> | <b>Min. Square Footage</b> | <b>Min. Road Frontage</b> | <b>Min. Front Setback (right of way)</b> | <b>Min. Side Setback</b>                       | <b>Min. Rear Setback</b>                       | <b>Max. Height</b> |
|------------------------|----------------------------|---------------------------|-----------------------------------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

**ADJACENT PROPERTY SITE DATA**

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

**EXISTING LOT INFORMATION: Current use of property – Church**

**Land Use Plan Designation: Rural. Precinct \_ETJ\_**



## **RURAL**

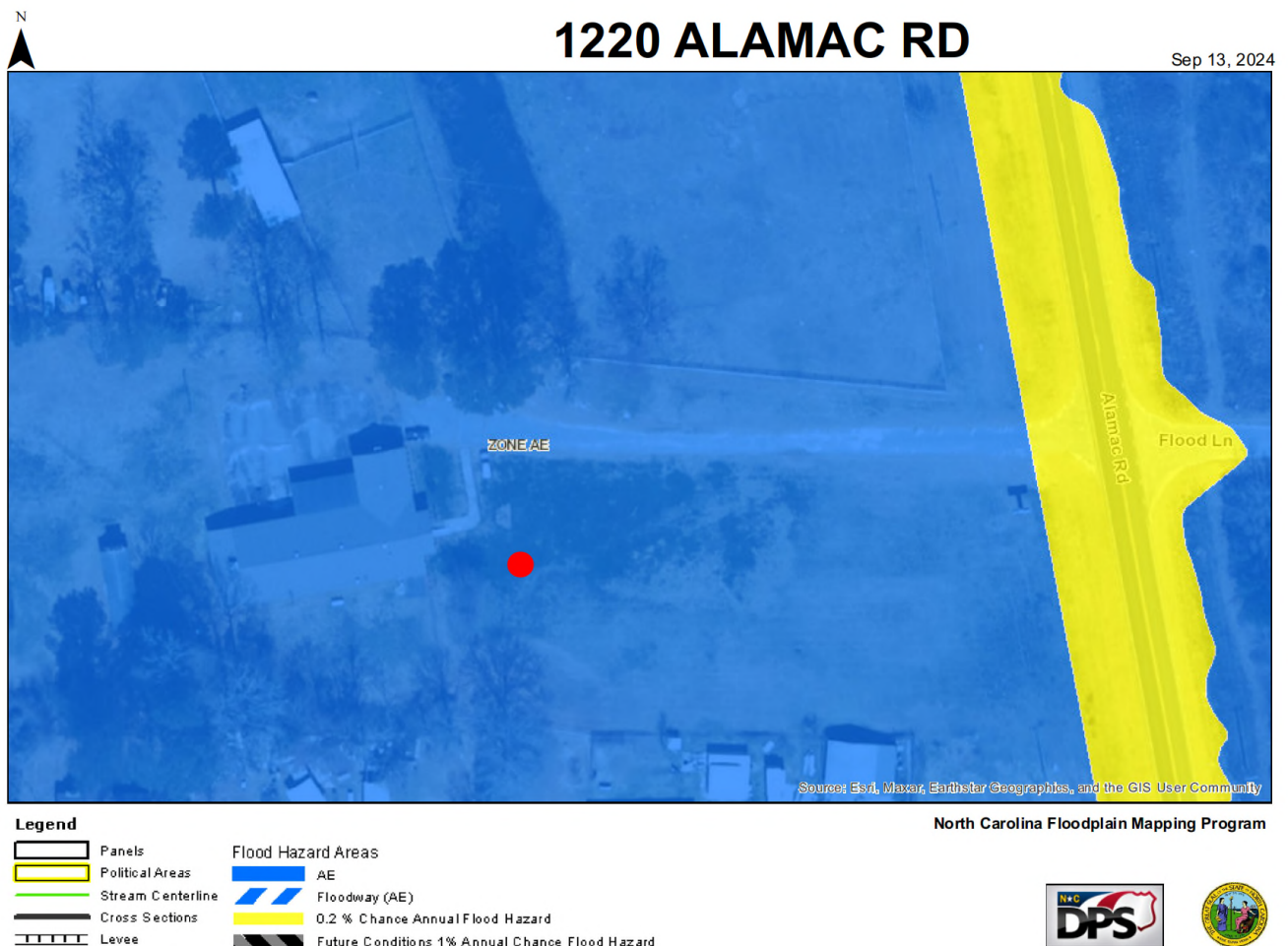
The Rural land use category is applied to those areas which are situated outside of areas deemed to have the most growth potential. Where development does occur in these areas, it is expected to be at less than 1 dwelling unit per acre and to not be served by the city's wastewater system. While generally 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.



**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   |