

**BOARD OF ADJUSTMENT - APRIL 15, 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. Board of Adjustment - Regular Meeting - December 17, 2024 & March 18, 2025

III. Agenda Items

A. **Eric Chavis Variance 1322 Alamac Road.** - ArTriel Kirchner, Planning & Neighborhood Services

IV. Adjournment

Lumberton Board of Adjustment

Item: II.A.

Lumberton, North Carolina



Request for Action

Meeting Date: April 15, 2025

Originated By:

Submission Date: 04/09/2025

Subject: Board of Adjustment - Regular Meeting - December 17, 2024 & March 18, 2025

Summary/Background of Subject Matter:

Minutes from the December 17, 2024 and March 18, 2025 Board of Adjustment meeting are available for review.

Staff Recommendation:

Staff recommends the board review and approve the minutes from December 17, 2024 and March 18, 2025.

City Manager's Comments:

Signature:

Department:

ATTACHMENTS:

1. December 17, 2024
2. March 18, 2025



CITY OF LUMBERTON

BOARD OF ADJUSTMENT

MINUTES • DECEMBER 17, 2024

Council Chambers

Joe Terranova
Greg Caulder
Angela Jones
Jeffery McLean
Mitchell Prevatte

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

6:00 PM

I. Call to Order

Chairman Terranova called the meeting to order at 6:00 PM.

Members Present:

Joe Terranova
Walter Smith
Lisa Douglas
Randy Hammonds
Ray Britt

II. Agenda Items**A. Atlantic Logistics Park Sign Variance - , Planning & Neighborhood Services**

Deputy Planning Director, Brian Nolley gave a brief overview of the request. Mr. Brian Beaver, representing the applicant Atlantic Logistics Park QOZB LLC, gave a presentation of the variance request.

After some questions from the board and no one to speak in favor or opposition, the Chairman called for a motion.

Mr. Hammonds made a motion to consolidate the four factors of consideration into one vote. That motion was seconded by Ms. Douglas. The motion carried unanimously.

Mr. Hammonds then made a motion to grant the variance based on evidence submitted and testimony provided, and that the applicant had met the four factors of consideration required to grant the variance.

That motion was seconded by Mr. Britt. The motion carried unanimously.

III. Adjournment

Hearing no other business to come before the board, the meeting was adjourned at 6:20 PM.

[MIN_SIGNATURES]



CITY OF LUMBERTON

BOARD OF ADJUSTMENT

MINUTES • MARCH 18, 2025

Council Chambers	Joe Terranova	Walter Smith	6:00 PM
	Greg Caulder	Lisa Douglas	
	Angela Jones	Lee-Pam Odom	
	Jeffery McLean	Randy Hammonds	
	Mitchell Prevatte	Ray Britt	

I. Call to Order

Chairman Terranova called the meeting to order at 7:40 PM.

Members Present:

Joe Terranova
Greg Caulder
Jeffrey McLean
Lisa Douglas
Lee Pam Odom

II. Minutes Approval

A. Board of Adjustment - Regular Meeting - DATE

III. Agenda Items

A. Wallick Communities Variance - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. ArTriel Kirchner gave a brief overview of the variance request. Attorney Holt Moore swore in staff, the applicant, and those who wanted to speak on the matter.

Mr. Jake Gill, representing the applicant, Wallick Communities (Wallick Asset Management, LLC), gave a presentation of the variance request.

After some questions and discussion from the board, Chairperson Terranova opened the floor for any public comment.

Ms. Vivian Bullard, a local resident who resides on Rogers Street, spoke in favor of the variance and development.

Chairman Terranova then called for a vote to consolidate and vote on all four factors as one. The motion carried unanimously.

Chairman Terranova called for a motion.

Mr. Caulder made a motion to approve the variance application as submitted with the condition that additional screening be installed and the applicant had met all four factors for consideration to grant a variance.

That motion was seconded by Ms. Douglas. The motion carried unanimously.

IV. Adjournment

Hearing no other matters, the Chairman called for a motion to adjourn. Mr. McLean made a motion to adjourn and was seconded by Ms. Douglas.

[MIN_SIGNATURES]

Lumberton Board of Adjustment

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: April 15, 2025

Originated By: Planning & Neighborhood
Services

Submission Date: 04/09/2025

Subject: Eric Chavis Variance 1322 Alamac Road.

Summary/Background of Subject Matter:

Eric Chavis is requesting a Variance from the requirements of Section 35-183 minimum lot width of the City Code.

Staff Recommendation:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. CHAVIS APPLICATION ET AL

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

TO: THE BOARD OF ADJUSTMENT OF THE CITY OF LUMBERTON

1. Applicant:

Owner (if different from Applicant):

ERIC CHAVIS
(Name)
2960 Bragg St
(Address)
Lumberton NC 28358
City/State/Zip
910-740-3277
(Telephone)

Same
(Name)

(Address)

City/State/Zip

(Telephone)

2. Description of Property:

1322 Alamac Rd Lumberton
(Address)
17
(Map Book) 108
(Page)

1934
(Deed Book) 221
(Page)
55'
(Frontage) 7,569.65
(Area)

3. Tax Map Identification:

10 (Township) 17 (Map) 02 (Block) 009 (Parcel)

4. Proposed Use of Property: Auto Maintenance

5. Zoning District Designation of Property: R-6

6. Variance requested to requirement of Section 35-: 183 Minimum lot widths

7. Purpose of Variance: reduce lot frontage to meet B-4 requirement

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

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

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

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

The property was originally zoned R6 But has always been use as a garage and would like to keep it as a garage. Strict application won't allow the rezoning due to property size.

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

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

The structure was originally built as a shop but never rezoned. It was built in 1969, The hardship results from the enforcement of the current ordinance due to the size of the property
(Over)

File # _____ 1

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

The hardship is not the result of the previous owner, nor myself, applicant.

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

If approved, the ~~residential~~ use of the shop will not hinder the safety of the public.

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

Eric Charis

(Applicant Signature)

3/31/2025

(Date)

Eric Charis

(Owner Signature)

3/31/2025

(Date)

Anriel Kichner

(Received By)

3/31/2025

(Date)

1322 ALAMAC RD (101702009) - Variance



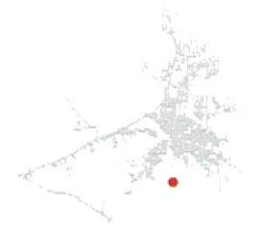
60.7 0 30.33 60.7 Feet

1 in. = 30ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Site Address
- Road
- Parcel
- City Limit

Notes

CHAVIS ERIC
101702009
ALAMAC RD

Planning & Neighborhood Services

Request for Variance
1322 ALAMAC RD

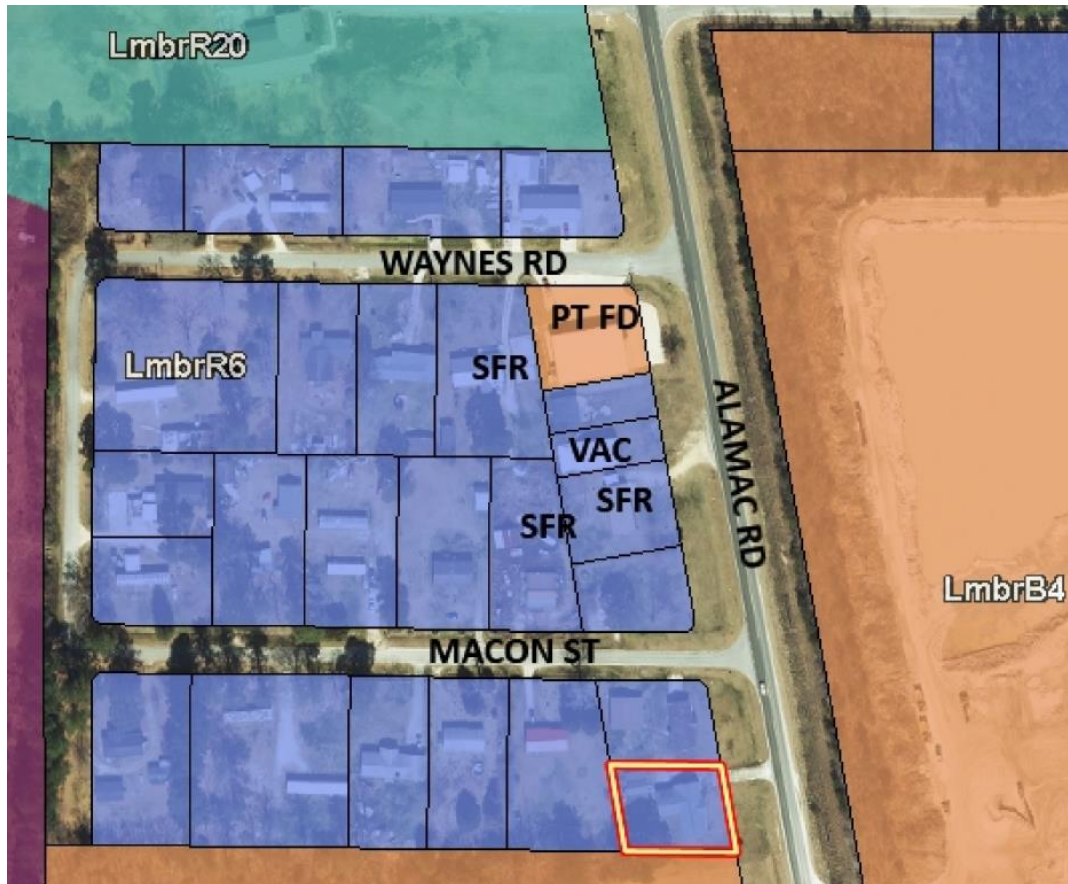
PETITIONER(S): ERIC CHAVIS 1322 ALAMAC RD LUMBERTON, NC 28358	OWNER(S): ERIC CHAVIS 1322 ALAMAC RD LUMBERTON, NC 28358
Variance: Eric Chavis is requesting a Variance from the requirements of Section 35-183 minimum lot width of the City Code.	

LOCATION:



City of *Lumberton*
Planning & Neighborhood Services

ZONING:



*Planning & Neighborhood Services*

PARCEL INFORMATION					
Owner	Parcel #(s)	Address	Zoning	Area	Limits of Construction
ERIC CHAVIS	1017-02-009	1322 ALAMAC RD.	R-6 PROPOSED REZONING TO B-4	~0.173 acres	~0.173 acres

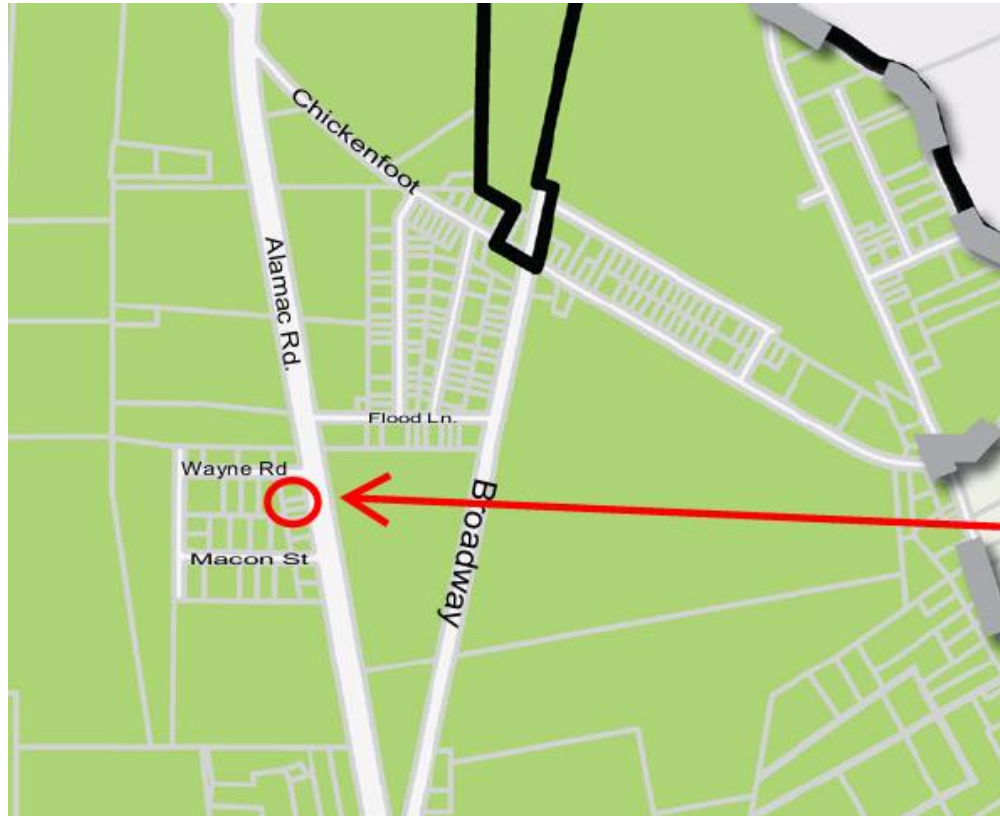
ADJACENT PROPERTY SITE DATA				
	Land Use/	Building Height	Zoning	USE
Subject Property	Proposed vehicle maintenance facility	N/A	R-6 PROPOSED REZONING TO B-4	(Existing) Residential (Class 'A' mobile home) (Proposed) Business general commercial
North	Pine Terrace Volunteer Fire Department	N/A	B-4	Business general commercial
South	Vacant Business	N/A	R-6	Residential (Class 'A' mobile home)
East	Alamac Rd	N/A	N/A	Business general commercial
West	Single Family Residential	N/A	R-6	Residential (Class 'A' mobile home)

STAFF ANALYSIS**PROJECT OVERVIEW****Analysis:**

Variance Request: Eric Chavis is requesting a variance from the requirements of Section 35-183, minimum lot width, of the City Code. The property, being a proposed auto maintenance facility, to be located at 1322 Alamac Road (parcel #1017-02-009). The property is currently zoned R-6 and a rezoning application has been submitted to rezone the property to B-4, business general commercial. The B-4 zoning district allows for a minimum lot width of 100 feet. The purpose of the variance is to decrease the minimum the minimum lot width from 100 feet to 50 feet at this location. A decrease/variance of 50 feet (50%).

PLANNING & ZONING

Land Use Plan: This property is zoned R-6 (proposed rezoning to B-4). The Land Use Plan designates the future use of this parcel as rural, furthermore, this property is located within the ETJ.



RURAL

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

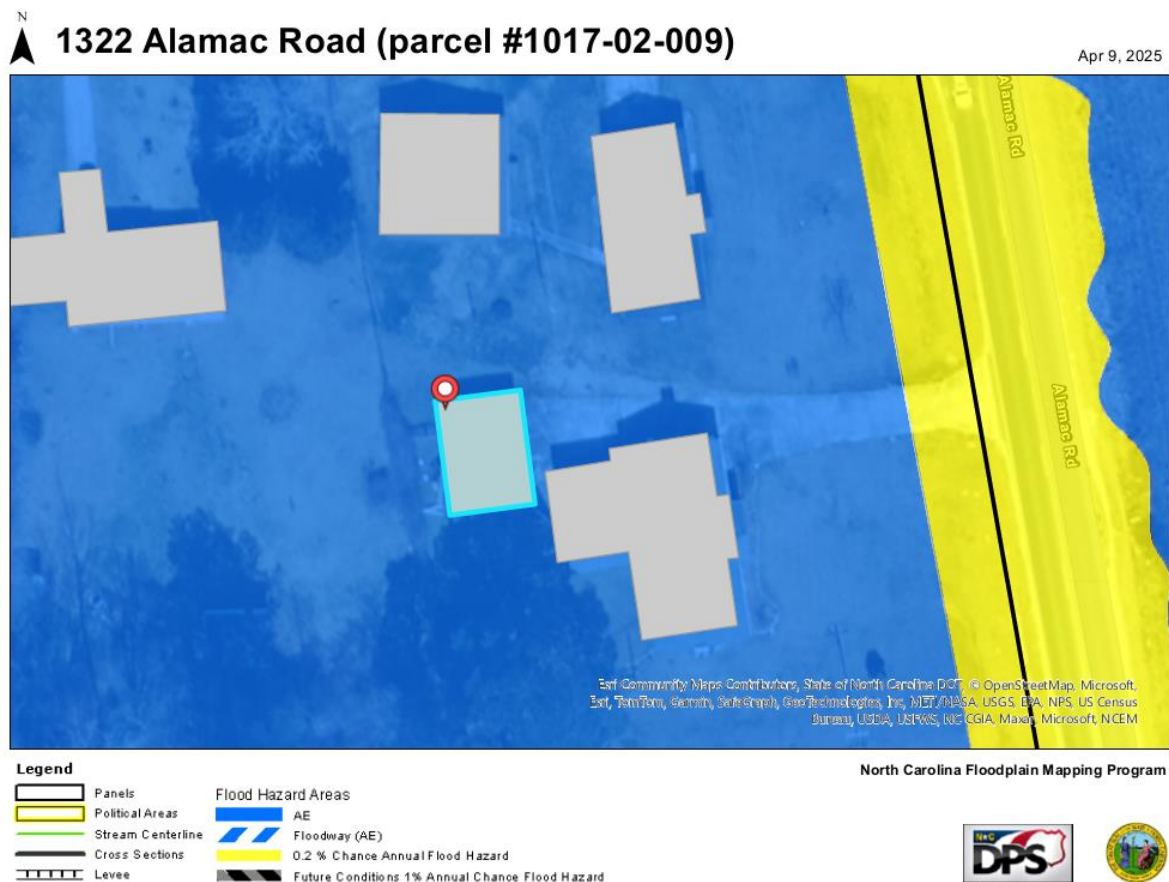
City of*Lumberton**Planning & Neighborhood Services***Setback, Lot Size and Building Height:**

Zoning District	Min. Lot Size	Min. Road Frontage	Maximum Height	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
R-6	7,000 sq.ft.	70'	35'	20 feet Building 10 feet Sign	8 feet (unless its bordered by a right of way. Then right of way min setbacks are observed)	8 feet (unless its bordered by a right of way. Then right of way min setbacks are observed)
PROPOSED REZONING TO B-4	N/A	100 feet	35 feet	40 feet Building 20 feet Sign	10 feet (unless its bordered by a right of way. Then right of way min setbacks are observed)	10 feet (unless its bordered by a right of way. Then right of way min setbacks are observed)

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

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

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



DEVELOPMENT UPON APPROVAL

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

PLANNING STAFF RECOMMENDATION TO BOARD OF ADJUSTMENTS

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

BOARD OF ADJUSTMENTS DECISION: