

**PLANNING BOARD - AUGUST 19, 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 - May 20, 2025

III. Agenda Items

- A. Proposed Creation of an Ordinance for Multifamily Conversion of Hotels/Motels - Withdraw Request - ArTriel Kirchner, Planning & Neighborhood Services
- B. Request for Sign Ordinance Amendment-Feather Flags - P4 Request - 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: August 19, 2025

Originated By:

Submission Date: 07/30/2025

Subject: Planning Board - Regular Meeting - May 20, 2025

Summary/Background of Subject Matter:

Minutes from the May 20, 2025 Planning Board Meeting

Staff Recommendation:

City Manager's Comments:

Signature:

Department:

ATTACHMENTS:

1. May 20, 2025 PB Minutes



CITY OF LUMBERTON

PLANNING BOARD

MINUTES • MAY 20, 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

II. Minutes Approval

- A. Planning Board - Regular Meeting - April 15, 2025 - ArTriel Kirchner, Planning & Neighborhood Services

III. Agenda Items

- A. Eric Chavis Rezoning Request 1322 Alamac Road-ETJ - ArTriel Kirchner, Planning & Neighborhood Services

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

Mr. Chavis, the applicant, gave a presentation of the rezoning request.

No one from the public spoke in favor or opposition.

After a few questions from the board, Chairman Terranova called for a motion.

Ms. Jones made a motion to recommend approval of the rezoning to city council. The motion was seconded by Mr. McClean. The motion carried unanimously.

- B. Gods Chosen Generation (SUP) Cemetery 44 Zach Drive- ETJ - ArTriel Kirchner, Planning & Neighborhood Services

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

Mr. Randy Cummings, the applicant, gave a presentation of the special use permit request.

Mr. John Oxendine, associate pastor spoke in favor of the request.

Mr. Bishop Hoarce Hammonds, an adjacent property owner said he was in favor and had no opposition.

After a few questions from the board, Chairman Terranova called for a motion.

Mr. McClean made a motion to recommend approval of the special use permit to the city council and that the applicant had meant the criteria for granted a special use permit. The motion was seconded by Mr. Prevatte. The motion carried unanimously.

- C. The City of Lumberton/Tubbs Rezoning Emery Road - County - ArTriel Kirchner,

Planning & Neighborhood Services

Planning Director Dr. Kirchner on behalf of the applicant, gave a brief overview of the rezoning request.

After a few questions from the board, Chairman Terranova called for a motion.

Mr. Hammonds made a motion to recommend approval of the rezoning based on the fact that the rezoning was consistent with the land use policy and industrial park overlay district. The motion was seconded by Ms. Douglas. The motion carried unanimously.

D. The City of Lumberton Rezoning Emery Road - County - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. Kirchner, on behalf of the applicant, gave a brief overview of the rezoning request.

After a few questions from the board, Chairman Terranova called for a motion.

Mr. Hammonds made a motion to recommend approval of the rezoning based on the fact that the rezoning was consistent with the land use policy and industrial park overlay district and the previous agenda item. The motion was seconded by Ms. Britt. The motion carried unanimously.

E. Justin Patterson Rezoning 35 State St.-P7 - ArTriel Kirchner, Planning & Neighborhood Services

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

The applicant, Mr. Patterson presented his rezoning request to the board.

After a few questions from the board, Chairman Terranova called for a motion.

Ms. Odom made a motion to recommend approval of the rezoning based on the fact that the rezoning was consistent with the land use policy and in harmony with the surrounding area. The motion was seconded by Ms. Douglas; The motion carried unanimously.

IV. Adjournment

Mr. Hammonds made a motion to adjourn the meeting at 7:00 pm.

The motion was seconded by Mr. Prevatte and the meeting was adjourned.

[MIN_SIGNATURES]

Lumberton Planning Board

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: August 19, 2025

Originated By: Planning & Neighborhood
Services

Submission Date: 07/29/2025

Subject: Proposed Creation of an Ordinance for Multifamily Conversion of Hotels/Motels -
Withdraw Request

Summary/Background of Subject Matter:

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

The Planning Department is requesting to withdraw this item, at this time it is no longer needed.

Staff Recommendation:

The Planning staff requests to withdraw this item, at this time it is no longer needed.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. ordinance 5083

Definitions:

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

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

Sec. 35-167. Multifamily developments.

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

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

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

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

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

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

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

Sec. 35-182. Residential density.

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

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

Lumberton Planning Board

Item: III.B.

Lumberton, North Carolina



Request for Action

Meeting Date: August 19, 2025

Originated By: Planning & Neighborhood
Services

Submission Date: 07/29/2025

Subject: Request for Sign Ordinance Amendment-Feather Flags - P4 Request

Summary/Background of Subject Matter:

The Planning Department has conducted research, looking at various municipalities that regulate feather flags. Based on the research, we have developed a draft ordinance suitable for the City of Lumberton. Please review and return any comments or concerns to your next scheduled meeting in September. The September meeting will be public, inviting the community to comment on the draft.

Attached is a list of locations that received violation and/or citation notices regarding the unpermitted display of feather flags. These locations will receive a letter notifying them of the public meeting's date, time, and location.

Staff Recommendation:

Review and make comments at the next scheduled public meeting.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. Feather Flags D1
2. violators

Secs. 35-285. Feather Flags

- (a) Feather Flag: A freestanding advertising device consisting of a mounting device, a pole, and a weather-resistant material that contains text, photos, or designs intended to increase awareness of a business entity or event. Feather flags are also known as bow flags, sails, and blade signs.
- (b) One feather flag is permitted per 50 feet of lot frontage, up to a total of 4 feather flags per parcel. A separation of 50 feet between feather flags is required.
- (c) Feather flags may be a maximum of 3 feet wide.
- (d) The maximum height is 10 feet above the adjacent grade.
- (e) Feather flags shall be affixed with ground mounts with the pole installed perpendicular to the ground. Aboveground mounts including, but not limited to, feet or legs shall not be permitted.
- (f) Feather flags shall not be mounted to any structure within the right-of-way.
- (g) No additional objects may be attached to the feather flag, including, but not limited to, streamers, ribbons, or balloons.
- (h) Feather flags shall be removed or replaced if found to be faded; broken, torn, flayed, damaged, or otherwise in disrepair.
- (i) Logos or colors may appear on flags. No third party advertising can appear on flags (example: "Coke", "Marlboro", etc.). First party advertising (such as a business name) may appear on feather flags.
- (j) Locations where Feather Flags are prohibited:
 - a. In no case shall a feather flag be mounted in the right-of-way or public utility easement.
 - b. On or over any public property in the city unless erected by or on behalf of or pursuant to the authorization of a governmental body.
 - c. No feather flag shall substantially interfere with the view necessary for motorists to proceed safely through intersections or to enter onto or exit from public streets or private roads.
 - d. In Historic/Landmark Overlay districts.

- e. Within the Southeastern Crossroads Industrial Park.
- f. Any property established as a beautification site by the City and its Appearance Commission. These sites are:
 - A) Mohr Plaza — West Second St. & Martin Luther King, Jr., Drive
 - B) Baker-Caldwell Park — Elm Street and Elizabethtown Road
 - C) Bicentennial Park — Water and Sixth Streets and Water and Fourth Streets
 - D) Shoney's — Elm Street and Roberts Ave.
 - E) Historic Triangle — Pine and Cedar Streets
 - F) Robeson County Library — First and Chestnut Streets
 - G) Marion Road and Martin Luther King, Jr. Drive
 - H) Alamac Road at S. Chestnut Street
 - I) Carthage Road and Tenth Street
 - J) Corner of Linkhaw and Fayetteville Roads
 - K) Corner of Seals and 5th Streets
 - L) Corner of Cottonwood Drive and 5th Street
- g. Any public street surface.
- h. Any area within the visibility triangle.
- i. Any traffic control device or sign, utility pole or structure, or tree located upon public property or within the public right-of-way.
- (k) A sign permit is required to erect feather flags. Sign permit applications must be accompanied by a site plan showing the proposed location(s).

Secs. 35-286. Violations

Violations of the provisions of this chapter or failure to comply with any of its requirements shall be subject to enforcement and penalties outlined in Section 35-114, Penalties and remedies for violations, of the Code of the City of Lumberton.

Existing Ordinance regarding Flags and Flag Poles. This ordinance does not allow for feather flags, per section 35-284(C).

- (c) The maximum dimensions of any flag shall be proportional to the flag pole height. The hoist side of the flag(s) shall not exceed 20% of the vertical height of the pole. In addition, flags are subject to the following dimensional limitations:

Pole Height [ft]	Maximum Flag(s) Size [total square ft]
Up to 25 ft.	24 sq. ft.
25 to 39 ft.	40 sq. ft.
40 to 49 ft.	60 sq. ft.
50 to 59 ft.	96 sq. ft.
60 to 69 ft.	150 sq. ft.
70 ft.	216 sq. ft.

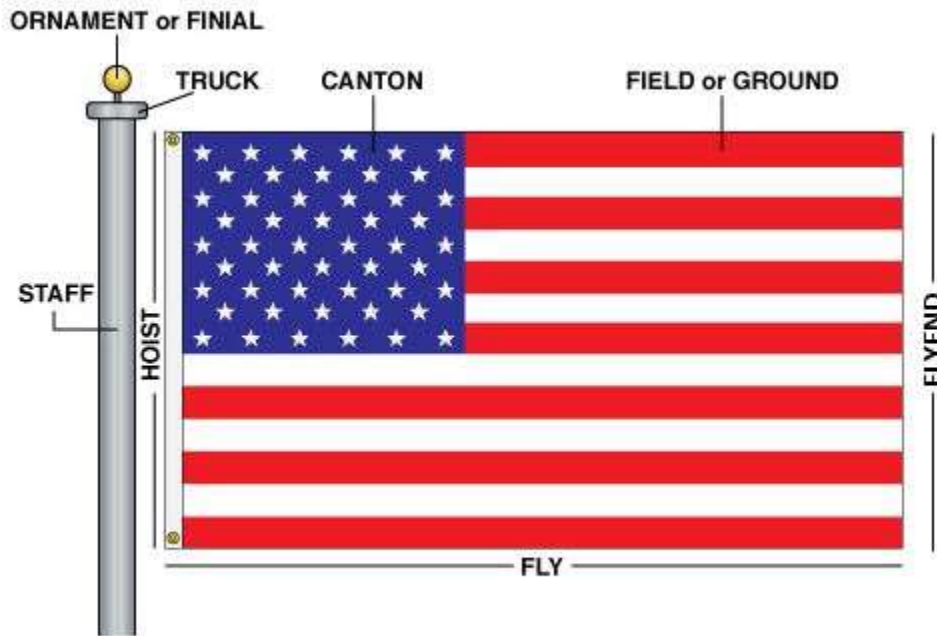
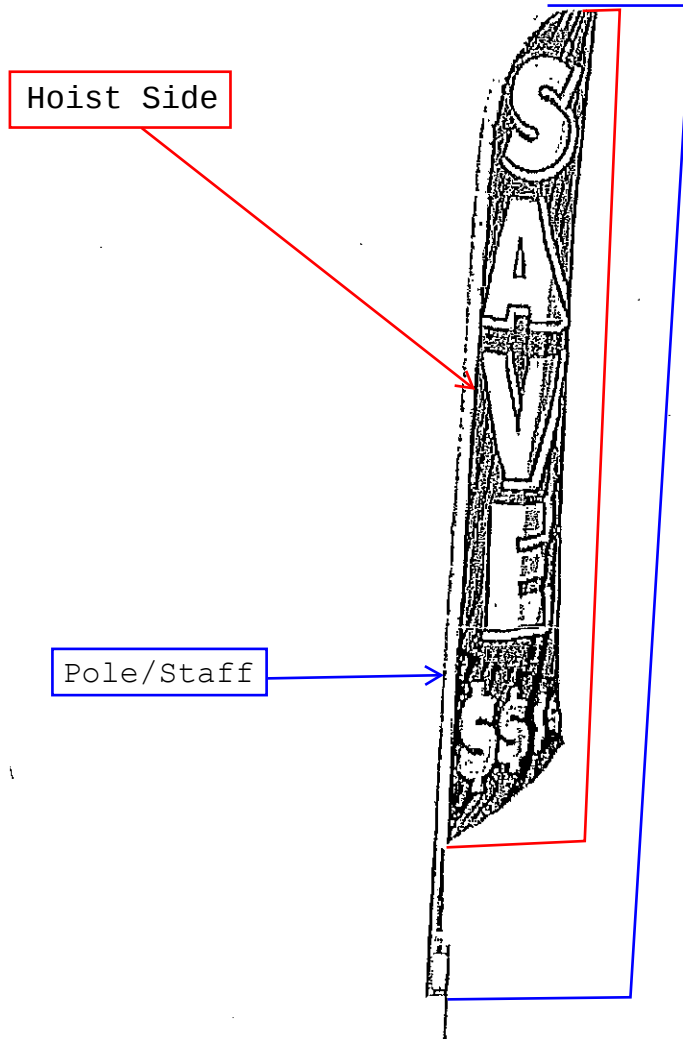


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Example of flag or banner that is in violation of the city ordinance



Sec. 35-284. Flagpoles and Flags

- (a) The term flag in this subsection shall mean a piece of cloth or material of like flexibility, usually rectangular in shape, attached from one (1) or two (2) edges, of distinctive color and design, used as a symbol, decoration or advertisement. This definition includes political flags and does not include purely decorative flags erected on residential property. References to flagpole height in this subsection refer to vertical flagpoles. References to the number of flags and flag poles and flag dimensions refer to both vertical flagpoles and mast arm flagpoles [for example, staffs extending at an angle from a building].
- (b) Except as otherwise provided herein, flags shall be displayed on flag poles. Such poles in nonresidential zoning districts shall not exceed the allowed height of the zoning district or 70 feet whichever is less. Flagpoles may not be placed on top of buildings unless they are located in the B-1, B-2 or B-2H districts. Variations from this ordinance regarding the height of poles located on top of buildings may be granted by the Board of Adjustment, through application for a special use permit. Flagpoles in residential districts shall not exceed 15 feet unless a special use permit is granted by the Board of Adjustment. A fee shall not be charged for a use permit request for a residential flag.
- (c) The maximum dimensions of any flag shall be proportional to the flag pole height. The hoist side of the flag(s) shall not exceed 20% of the vertical height of the pole. In addition, flags are subject to the following dimensional limitations:

Pole Height [ft]	Maximum Flag(s) Size [total square ft]
Up to 25 ft.	24 sq. ft.
25 to 39 ft.	40 sq. ft.
40 to 49 ft.	60 sq. ft.
50 to 59 ft.	96 sq. ft.
60 to 69 ft.	150 sq. ft.
70 ft.	216 sq. ft.

- (d) Each commercial property shall be allowed a maximum of 3 flag poles and each residential property shall be

allowed a maximum of 1 flag pole unless a special use permit is granted by the Board of Adjustment.

- (e) A maximum of 3 flags shall be allowed per flag pole.
- (f) Logos or colors may appear on flags. No third party advertising can appear on flags (example: "Coke", "Marlboro", etc.). First party advertising (such as a business name) may appear on flags provided that the total area for signage on a given site or at a given development is not exceeded, and all other requirements of Article XVII are met.
- (g) A vertical flag pole must be set back from all property boundaries a distance which is at least equal to the height of the pole.
- (h) The flag and flag poles shall be maintained in good repair. Flag poles with broken halyards shall not be used and flags which are torn or frayed shall not be displayed.
- (i) On United States and North Carolina holidays, there shall be no maximum flag size or number or other limitations on manner of display.

(9-8-2006)



Businesses Issued Violations/Citations for Vertical/Feather Type Flags

Business Name	Address	Violation Notice & Date	Citation Notice & Date
Rex's Game Room	4555 Fayetteville Rd., L'ton 28358	#310 02/07/2025	
Subway	2731 N. Roberts Ave., L'ton 28358	#311 02/07/2025	#155 02/21/2025
KM Beauty & Barber	1306-B E. 5th St., L'ton 28358	#312 02/14/2025	#162 05/30/2025
Florist The Blessing LLC.	2019 E. 5th St., L'ton 28358	#313 02/14/2025	
Carroll's Pets & Grooming	3537 Fayetteville Rd., L'ton 28358	#314 02/14/2025	
Lumbree Girl Boutique	315 E. 20th Street, L'ton 28358	#315 02/14/2025	
Stock's Trading Co.	1950 Roberts Ave., L'ton 28358	#316 02/14/2025	
R A P H A	300 Corporate Drive, L'ton 28358	#317 02/21/2025	
Hyundai of Lumberton	4330-A Kahn Drive, L'ton 28358	#318 02/21/2025	
Total Stylz	3485 Fayetteville Rd., L'ton 28358	#319 02/21/2025	
Deal King Auto	4601 Fayetteville Rd., L'ton 28358	#320 02/23/2025	
Southern Tides Holdings, LLC	P.O. Box 4147, Mooresville, N.C. 28117	#321 03/14/2025	
Mr. Cees Diner	1940 N. Roberts Ave., L'ton 28358	#322 03/14/2025	
Your Turn	1306 Roberts Ave., L'ton 28358	#323 03/14/2025	#159 05/30/2025
Juarez Barber & Beauty Salon	1209 Pine St., L'ton 28358	#324 03/14/2025	
Towne Florist	2749 N. Roberts Ave., L'ton 28358	#325 03/14/2025	
Legal Grounds Coffee	219 Elm St., L'ton 28358	#326 03/14/2025	
Touch of Healing Hands Home Care, LLC	325 E. 4th St., L'ton 28358	#327 03/14/2025	
Exclusives	4340 Fayetteville Rd., L'ton 28358	#328 03/14/2025	
Thee She Shed	790 S. Roberts Ave., L'ton 28358	#404 04/04/2025	#161 05/30/2025
Farmers Home Furniture	1725 Roberts Ave., L'ton 28358	#411 05/30/2025	
Auto Sales	1114 E. 2nd St., L'ton 28358	#412 05/30/2025	
Burger King/CEBSR Properties, LLC	1901 N. Pine Street, L'ton 28358	#408 05/15/2025	#160 05/30/2025
Black's Tire & Auto Service	5020 Fayetteville Rd., L'ton 28358	#410 05/21/2025	
Express Diner	2207 W. 5th Street, L'ton 28358	#409 05/21/2025	
We Shine Boutique	2008 Pine Street, L'ton 28358	#407 05/15/2025	
Melendez	3671 Meadow Rd., L'ton 28358	#406 05/15/2025	
Finn Oliver Country Buffet	1933 Roberts Ave., L'ton 28358	#405 04/09/2025	#158 04/17/2025
Mattress Firm	5080 Fayetteville Rd., L'ton 28358	#403 04/04/2025	
Orphans of Kenya Project	P.O. Box 186, Red Springs 28377	#402 04/04/2025	
Retro City Arcade	326 N. 24th Street, L'ton 28358	#401 03/26/2025	
Supreme Auto Service	2307 Elizabethtown Rd., L'ton 28358	#117 02/07/2025	#154 02/21/2025
Parachute	200 Liberty Hill Rd., L'ton 28358	#125 02/07/2025	#156 02/21/2025
Queen Nails	588 B Bailey Rd., L'ton 28358	#122 02/07/2025	#157 03/14/2025
Thee Locksmith	801 W. 5th Street, L'ton 28358	#123 02/07/2025	
Tienda Hispana	1705 E. 5th Street, L'ton 28358	#126 02/07/2025	
Lumberton Chevrolet	500 Linkhaw Rd., L'ton 28358	#129 02/07/2025	
Lopez Auto Repair	1625 W. 5th Street, L'ton 28358	#128 02/07/2025	
Fine Cigars & Vapes	325 E. Elizabethtown Rd., L'ton 28358	#127 02/07/2025	
I-95 Tobacco & Vape	2753 Roberts Ave., L'ton 28358	#130 02/07/2025	
Hwy 55	2402 Roberts Ave., L'ton 28358	#118 02/07/2025	
Booty Brothers	4420 Kahn Drive, L'ton 28358	#413 07/31/2025	