



CITY OF LUMBERTON

CITY COUNCIL

AGENDA • SEPTEMBER 8, 2025

Regular Meeting

Council Chambers

6:00 PM

500 N Cedar St, Third Floor, Lumberton, NC
28358

Mayor Bruce W. Davis

Councilmember Leroy Rising, Precinct 1
Councilmember Melissa Robinson, Precinct 2
Councilmember John Carroll, Precinct 3
Councilmember Karen Higley, Precinct 4

Councilmember John Cantey, Precinct 5
Councilmember Alfred Douglas, Precinct 6
Councilmember Eric Chavis, Precinct 7
Councilmember Owen Thomas, Mayor Pro Tem

STAFF:

Wayne Horne, City Manager
Brandon Love, Deputy City Manager
Holt Moore, City Attorney
Laney Mitchell-McIntosh, City Clerk

I. Call to Order

- A. Invocation –
- B. Pledge of Allegiance –

II. Retiree Recognition - Kerdetta C. Lowery - 24 Years as Plant Chemist - WWTP

III. Public Comment Period

IV. Presentations

- A. Presentation: Award - 2025 ElectriCities Economic Excellence Jennings Gray, Lead Economic Developer for ElectriCities - , City Manager
- B. Presentation: Ms. Cheryl Revels, Relay for Life - , City Council
- C. Presentation - Gidget Vickers - Hogtoberfest Sponsorship Request - , City Council

V. Public Hearings

- A. CDBG-NR 2025 Application Public Hearing - Stephanie Canady, Planning & Neighborhood Services

VI. Consent Agenda

- A. Minutes Approval for August 4, 2025, City Council Meeting
- B. Ratify the Contribution to Kiwanis of Robeson-Lumberton Golf Tournament as

follows: P1 - \$125 P3 - \$150 P4 - \$50 P6 - \$50 P7 - \$50 P8 - \$325 and Mayor Davis - \$250 for a total of \$1,000.00. - Wayne Horne, City Manager

- C. Ratify Councilman Douglas' Request for \$250 to Repair a Handicap Ramp at 118 Spearman Street - Wayne Horne, City Manager
- D. Ratify the Designation of CRF to WH Knuckles Elementary (\$600) & Lumberton Jr. High School (\$600) for Back to School Event for School Supplies - Wayne Horne, City Manager
- E. Ratify - The Purchase of 4 Police Vehicles From Drug Forfeiture Funds in the Amount of \$235,342.39. - Wayne Horne, City Manager
- F. Ratify - The Contribution of \$100 to St. Mary Holiness Church for Women's Day - Wayne Horne, City Manager
- G. Ratify the Designation of \$950 to Borderbelt Aids Resource Team (BART) to Install an Air Conditioner at their Establishment as follows: P1 - \$100 P3 - \$100 P4 - \$200 P6 - \$50 and P7 - \$500 - Wayne Horne, City Manager
- H. Ratify poll for Charge from Tyler for AMI - Holt Moore, City Attorney
- I. Ratify Decision to Decline Request to Amend Police Report - , City Attorney

VII. Agenda Items

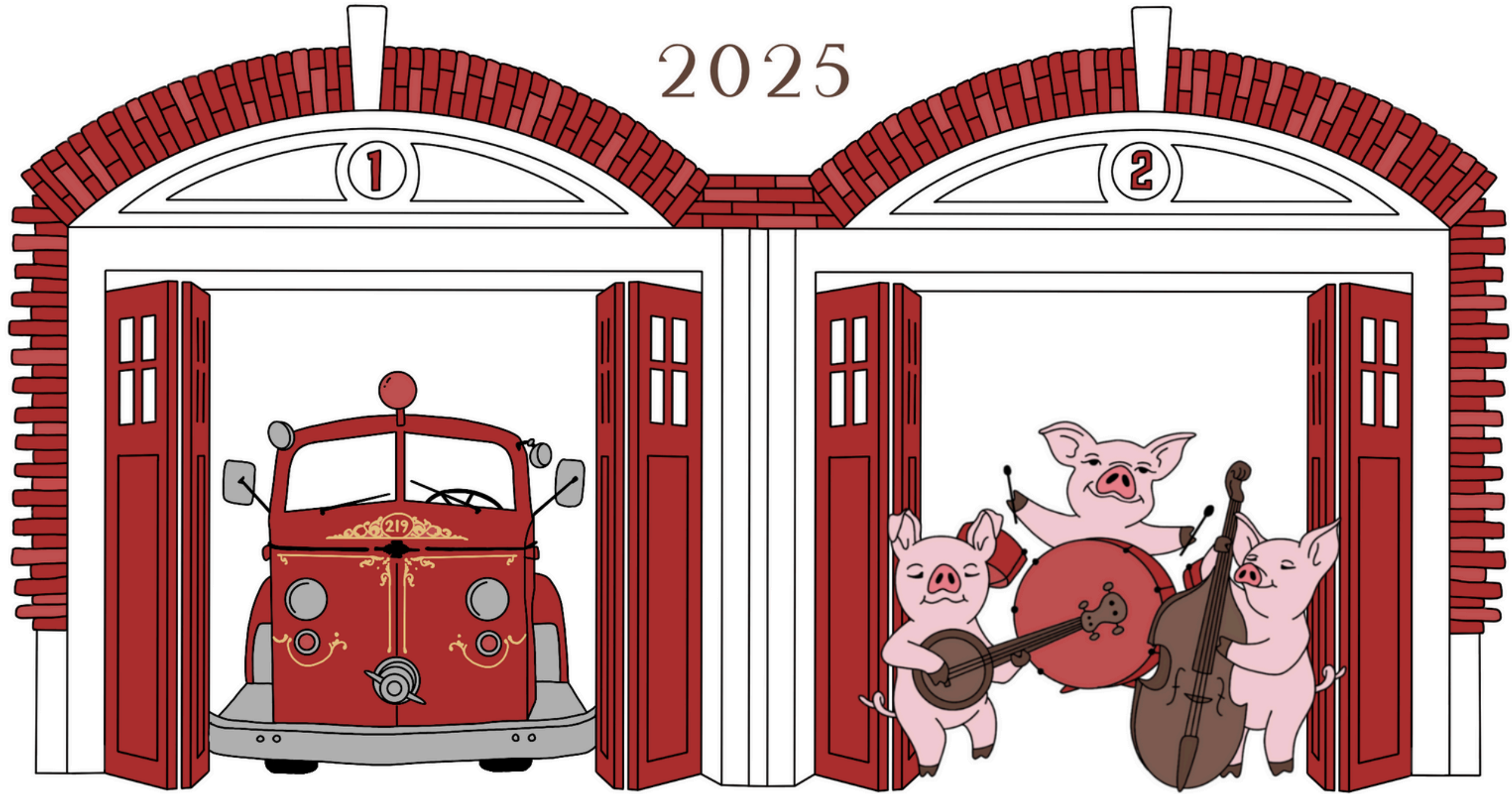
- A. HMGP Florence Bid Group 6 - Stephanie Canady, Planning & Neighborhood Services
- B. Social Media Policy Adoption - Elizabeth Hardin, City Manager
- C. Privacy Policy Adoption - Elizabeth Hardin, City Manager
- D. Mayfair Lift Station Pumps - Rob Armstrong, Public Works
- E. Water AIA RFP - Rob Armstrong, Public Works
- F. 10 HP Flygt Pump - Rob Armstrong, Public Works
- G. Cancer Institute Lift Station Rehabilitation Bid Award - Rob Armstrong, Public Works
- H. Proposed Creation of an Ordinance for Multifamily Conversion of Hotels/Motels - Withdraw Request - ArTriel Kirchner, Planning & Neighborhood Services
- I. Laura Kinder Rezoning - 304 & 306 S. Rozier Street – P-4 - ArTriel Kirchner, Planning & Neighborhood Services
- J. Jason Britt Special Use Permit – Old Whiteville Road parcel #2905-01-007 - ETJ - ArTriel Kirchner, Planning & Neighborhood Services

- K. William Sinclair rezoning - 3170 Elizabethtown Road – P-2 - ArTriel Kirchner, Planning & Neighborhood Services
- L. Mac Adolf Montilus' request for Conditional Zoning (CZ) Amendment - 2406 N. Roberts Ave. – P3 - ArTriel Kirchner, Planning & Neighborhood Services
- M. Recognizing Properties with Pride in Lumberton - , City Attorney
- N. Scottish Packing - Fencing - Brandon Love, City Manager
- O. Scottish Packing Phase II - Technical Support - Brandon Love, City Manager
- P. Meadow Branch Stream Restoration - Technical Support - Brandon Love, City Manager
- Q. America 250 Grant and Mural - Brandon Love, City Manager
- R. Designation of \$1,500.00 of CRF for Highland Inverness Block Party as follows: P1 - \$750 and P3 - \$750. - Councilman John Carroll, City Council
- S. Approve the designation of \$500.00 of CRF to McCormick Chapel for their 69th Church Anniversary - Councilman Cantey, City Council
- T. Approve the CRF Designation of \$650 of CRF to Hope Ministry at Sandy Grove Baptist Church for a Community Wellness Fair - Councilman Douglas, City Council
- U. Approve the Designation of \$600 of CRF for the 14th District Prince Hall Day - Councilman John Cantey, City Council
- V. Approve the designation of \$500.00 of Community Revitalization Funds to Rowland Norment Elementary School for the PTO Program - Councilman Douglas, City Council
- W. P8 - Approve the Designation of \$100 of CRF Request for Hogtoberfest - Councilman Owen Thomas, City Council
- X. Approve the designation of \$100.00 of Community Revitalization Funds to the Robeson County Humane Society Bark at the Moon - Councilman Owen Thomas, City Council
- Y. Resolution Confirming Authorization - Holt Moore, City Attorney

VIII. Adjournment

HOGTOBERFEST

2025



DOWNTOWN HISTORIC LUMBERTON, NORTH CAROLINA

PORK ON THE PLAZA FOOD & MUSIC

DATE: OCTOBER 25, 2025
2:PM - 6PM

JOIN US FOR A DAY OF DELICIOUS BBQ, LIVE MUSIC,
AND FUN ACTIVITIES FOR THE WHOLE FAMILY!

DOWNTOWN HISTORIC LUMBERTON DICK TAYLOR PLAZA

LIVE ON THE PLAZA STAGE

BRIANNA
GOODWIN

THE BAND RECOVERY

*THE GOOD TIMES BLUE
GRASS BAND*

THANKING OUR SPONSORS



FRIENDS

— OF —
MAIN STREET
— LUMBERTON —

PRESENTS

Hogtoberfest

Downtown Lumberton



2025 Sponsorship Packet

Proceeds from the Houghtoberfest support downtown revitalization

TITLE SPONSOR - \$1,500

- Corporate logo included on banner over mainstage for the festival.
- Social media posts highlighting business (sponsor to supply verbiage, graphics, pictures, and/or hashtags for posts (August - September 2025)).
- Sponsor included in announcements between opening DJ and headliner for the entire festival.
- Full inclusion in marketing initiatives (digital and print) for the entire festival.
- 10'x12' plaza interior exhibitor space in concert footprint for the festival (tent, table, and chairs provided upon request).

Only one entity may sponsor at this level.

CUPOLA SPONSOR - \$1,000

- Corporate logo included on two banners on side of mainstage for the festival.
- Social media post highlighting business (sponsor to supply verbiage, graphics, pictures, and/or hashtags for post (August - September 2025)).
- Sponsor included in announcements between opening DJ and headliner for the festival.
- Full inclusion in marketing initiatives (digital and print) for the festival.
- 10'x12' plaza interior exhibitor space in concert footprint for the festival.

Only one entity may sponsor at this level.

BUILDING COMMUNITY SPONSOR - \$750

- Corporate name included on banner in front of the mainstage for the festival.
- 10'x12' plaza exterior exhibitor space in festival footprint.
- Social media post highlighting business (sponsor to supply verbiage, graphics, pictures, and/or hashtags for post (August - September 2025)).
- Sponsor included in announcements between opening DJ and headliner for the festival.

Only four entities may sponsor at this level.

ADVOCATE SPONSOR - \$250

- Corporate name included on banner in front of mainstage for the festival.
- 10'x12' plaza exterior exhibitor space in concert footprint at festival.
- Social media post highlighting business (sponsor to supply verbiage, graphics, pictures, and/or hashtags for post (August - September 2025)).

Only eight entities may sponsor at this level.

FRIEND SPONSOR - \$100

- 10'x12' plaza exterior exhibitor space in concert footprint at festival.

UNLIMITED sponsorship opportunities available.



Hogtoberfest 2025

SPONSORSHIP COMMITMENT

Company /Organization Name _____

Mailing Address, City, State Zip _____

Contact Name & Title _____

Phone _____ Email _____

Signature _____ Date _____

YES! I would like to sponsor the Hogtoberfest at the following level.

- Title Sponsor \$1,500
- Cerveza Sponsor \$1,000
- Building Community Sponsor \$750
- Advocate Sponsor \$250
- Friends Sponsor \$100

Please select payment option: Check Enclosed Invoice Me

**Please return to:
Friends of Main Street Lumberton
PO Box 2565
Lumberton, NC 28359**

Lumberton City Council
Lumberton, North Carolina



Item: V.A.

Request for Action

Meeting Date: September 8, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 08/26/2025

Subject: CDBG-NR 2025 Application Public Hearing

Summary/Background of Subject Matter:

The City has been notified by the NC Department of Commerce, Rural Development Division, of the availability of up to \$950,000 in CDBG-NR funds for the 2025 Neighborhood Revitalization Program. The Neighborhood Revitalization category is designed to provide grants to local governments for housing, housing-related activities, and public facilities that support activities for low and moderate-income persons.

This public hearing is the second of two required public hearings, which are conducted during the planning stage of the CDBG-NR application process. This public hearing serves to gather input from citizens on Lumberton's use of CDBG funds. The application for the program will be due to the NC Department of Commerce RDD on October 29, 2025.

Staff Recommendation:

Staff recommends holding tonight's public hearing as part of the application process and adopting the application Resolution for Community Development Block Grant funding for the 2025 CDBG-NR project.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. 2025 CDBG-NR Resolution

RESOLUTION FOR THE CITY OF LUMBERTON

**APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE
2025 CDBG NR PROJECT**

WHEREAS, the Lumberton City Council has previously indicated its desire to assist in community development efforts for housing within the community; and,

WHEREAS, the Council Members have held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit LMI families with housing needs; and,

WHEREAS, the Council Members wish the City to pursue a formal application for Community Development Block Grant funding to benefit LMI families with housing needs; and

WHEREAS, the Council Members certify it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program,

NOW, THEREFORE BE IT RESOLVED, by the City's Council that the City is authorized to submit a formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant to benefit LMI families with housing needs.

Adopted this the ___ day of _____, 20__ in Lumberton, North Carolina.

Bruce Davis, Mayor

ATTEST:

Clerk to the Council



CITY OF LUMBERTON

CITY COUNCIL

MINUTES • AUGUST 4, 2025

Regular Meeting

Council Chambers

6:00 PM

500 N Cedar St, Third Floor, Lumberton, NC
28358

I. Call to Order

- A. Invocation – Councilman Leroy Rising
- B. Pledge of Allegiance – Led by Councilman Douglas

II. Public Comment Period

- A. Suzanne Abbott - Trending Robeson - Alma Cruz - Robert Hobdy - Mitch Prevatte - Tommy Vickers - , Legal

Susan Abbott appeared before Council on behalf of the Chamber Imagine Committee/Trending in Robeson. She explained that the Chamber of Commerce must raise 100% of its operating funds to remain in business. She reported that the Chamber had applied for two grants from the Lumberton Tourism Development Authority but was not awarded funding because the Chamber is a 501(c)(6) rather than a 501(c)(3). Ms. Abbott referenced the Banner Program proposed for the four exits along I-95 and requested that the City Council consider allocating Community Revitalization Funds to support this initiative.

Councilmembers Carroll and Rising expressed support for the concept but noted that the project may be premature given ongoing construction on I-95. Councilmember Rising further stated that determining ownership of poles could not begin until at least a year after project completion, and recommended that the matter be taken under advisement.

Alma Cruz appeared before the Council seeking support for the Hispanic Festival.

Robert Hobdy appeared before the Council seeking a solution to an accident that his wife had and was displeased with the police report that was submitted.

Mitch Prevatte appeared before the Council asking if they would consider renaming the 2nd Street bridge once completed the "Edmund Marion Ashe Bridge."

Tommy Vickers appeared before the City Council and stated that the lights for the Old Fire Station will be on next week. He spoke about parking issues as well as only one trash can being downtown.

III. Public Hearings

A. CDBG-NR 2025 Application Public Hearing - Stephanie Canady, Planning & Neighborhood Services

City Attorney Holt Moore opened the public hearing for the purpose of soliciting public input on local community development needs in relation to the Community Development Block Grant funding for a community project. City Clerk Mitchell-McIntosh submitted the Affidavit of Publication evidenced that it was advertised in **The Robesonian**.

Stephanie Canady, Community Development Administrator, appeared before the City Council and stated that the City has been notified by the Department of Commerce Rural Development Division of the availability of up to \$950,000 in CDBG funds for the Neighborhood Revitalization Program. The Neighborhood Revitalization category is designed to provide grants to local governments for housing, housing-related activities, and public facilities that support activities for low and moderate-income persons.

This public hearing is the first of two required public hearings that will be conducted during the planning stage of the CDBG application for Neighborhood Revitalization funds. These public hearings serve to gather input from citizens on Lumberton's use of CDBG funds. The second required public hearing will be held at the October meeting, and the application for the program will be due to the NC Dept. of Commerce RDD on October 29, 2025.

No one appeared to speak, and the hearing was closed.

No action was needed by the Council.

IV. Consent Agenda

A. Minutes Approval for June 9, 2025, City Council Meeting

B. Ratification - Community Revitalization Funds for First Baptist Church's 103rd Anniversary as follows: P1 \$50 P2 - \$200 P3 - \$200 P4 - \$100 P5 - \$300 P-6 \$500 P7 - \$200 and P8 - \$50 for a total of \$1,650.00. - Wayne Horne, City Manager

C. Ratify the Grant Application Approval Request - for Communication Equipment and First Aid Kits and Medical Equipment for the Police Department - Wayne Horne, City

Manager

- D. Ratify the Appointment(s) to Lumberton Housing Authority for Ms. Barbara Richburg and Ms. Pam Hunt - Wayne Horne, City Manager
- E. Ratify - CRF to LYBA as follows: P1 - \$200 P2 - \$200 P3 - \$200 P4 - \$100 P5 - \$100 P6 - \$200 P7 - \$200 P8- \$200 and from the Mayor's Discretionary Fund \$200 for a total of \$1,600.00. - Wayne Horne, City Council
- F. Ratify - CRF to Lumberton Dixie Youth Softball Association as follows: P1 - \$200 P2 - \$200 P3 - \$200 P4 - \$100 P5 - \$100 P6 - \$200 P7 - \$200 P8- \$200 and from the Mayor's Discretionary Fund \$200 for a total of \$1,600.00. - Wayne Horne, City Council
- G. Ratify the Submission of the Lead and Copper Investigation Phase 3 Grant Application - Rob Armstrong, Public Works
- H. Ratify the Adoption of the Resolution Authorizing the Finance Director to Sign Checks, Drafts or Official Depository - Wayne Horne, City Manager
- I. Ratify - Resolution for the Water Plant PFAS Approval to Submit an Application for Funding to NCDEQ-DWI - Wayne Horne, Public Works
- J. Ratify the Request of P6 - \$250 in Community Revitalization Funds to Repair a Handicap Ramp at 118 Spearman Street.
- Councilman Douglas, City Council
- K. Ratify the Commitment to pay \$40,074 toward the Floodgate Project - Holt Moore, City Attorney
- L. Ratify - Policy Addendum to the City of Lumberton Procurement Policy - Michael McNeill, Police

V. Agenda Items

A. HMGP Florence Bid Award Group 5 - Stephanie Canady, Planning & Neighborhood Services

Stephanie Canady, Community Development Coordinator, appeared before the Council and stated that on July 1, 2025, at 3:00 pm, bids were received for the demolition of 1 property acquired under the HMGP Florence program. Five companies provided bids for the project, with Oral's Construction Company being the lowest bidder with the amount of \$20,000.00.

Staff recommends awarding the demolition contract for HMGP Florence Group 5 to Oral's Construction Company for \$20,000.00.

RESULT: Passed (8 TO 0)

MOVER: Precinct 8 Thomas

SECONDER: Precinct 5 Cantey

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

B. Request for Four-Way Stop Installation at Norwood and Eisenhower Streets - Michael McNeill, Police

Councilman Cantey has received numerous complaints from residents regarding excessive speeding along Norwood Street, particularly at its intersection with Eisenhower Street. This area is a straightaway frequently used as a cut-through by motorists. Multiple motor vehicle accidents have occurred at this intersection, raising safety concerns for nearby residents and drivers.

Approval to install a four-way stop at the intersection of Norwood and Eisenhower Streets to improve traffic safety and reduce speeding.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

C. Replacement of City Hall Fire Alarm Main Panel and Associated Components - Ben Andrews, City Attorney

The main fire alarm panel at City Hall sustained damage, likely caused by a lightning strike or power surge. In addition to the panel itself, several associated components will need to be replaced. The attached bids outline the scope of work in detail. Three quotes were obtained for comparison:

1. **BFPE International** – \$10,658.12
2. **Tri-Tek Fire & Security** – \$25,632.03
3. **Gill Security Systems** – \$41,486.65

The lowest bidder at the time of submission did not include all the devices. They were contacted and asked to submit another quote to include all components. At the time of the meeting a revised quote had not been received.

The Inspections Department recommends that the City Council approve the bid from Tri-Tek in the amount of \$25,632.03.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

D. Emergency Sewer Replacement - Rob Armstrong, Public Works

Public Works has received a quote from Hickman Utilities for \$222,146 to replace the sanitary sewer main and the individual sewer services from the main to the street right of way in the following areas.

Cherokee Street

Bragg Street

Carthage Road

Warwick Mill Road

Franklin Ave.

Lumbee Street

Sessoms Street

These are areas with active cave ins or receive regular priority maintenance to keep them flowing.

Public Works is requesting Council to hire Hickman Utilities to install the Emergency Sewer Pipe Replacements listed above for \$222,146 to be paid for out of the Water and Sewer Capital Reserve Fund.

RESULT: Passed (8 TO 0)

MOVER: Precinct 3 Carroll

SECONDER: Precinct 4 Higley

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

E. Emergency Sewer Repair #2 - Rob Armstrong, Public Works

Since the preparation of the above sewer replacement contract, we have had another

sewer cave in on 33rd Street that needs prompt attention. This proposal from Hickman Utilities provides emergency replacement of a failing concrete sanitary sewer pipe on 33rd Street from Roland Avenue, west, to the dead end. This project will also replace the individual services from the main to the right-of-way line as well as add two manholes.

Public Works is requesting the Council to award Hickman Utilities, Inc the 33rd Street Sewer Replacement Project for \$46,160 to be paid for out of the water and sewer capital reserve fund.

RESULT: Passed (8 TO 0)

MOVER: Precinct 8 Thomas

SECONDER: Precinct 1 Rising

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

F. I-95 Casing Bore Betterment Change Order - Rob Armstrong, Public Works

The City entered into an agreement (Supplemental Agreement #15) with Flatiron Construction and NCDOT to provide a 24" steel casing under I-95 as a betterment to the I-95 widening project. This casing will be used for a future sewer crossing as part of the proposed long-range northwest diversion project. The original agreement was for \$498,108.69. When construction of the casing started, it was determined the casing could not be installed in the original planned location due to a conflict with a water main. The casing end point was moved, adding approximately 35' to the project length at a cost of \$53,479.

Public Works is requesting Council approval to increase the contract amount of Supplemental Agreement #15 with NCDOT and Flatiron Construction by \$53,479 to pay for the additional casing needed to complete the project.

RESULT: Passed (8 TO 0)

MOVER: Precinct 7 Chavis

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

G. Wheel Balancer Purchase - Rob Armstrong, Public Works

The wheel balancer at the garage has quit working. Due to the age of the equipment, replacement parts are no longer available. Currently, when replacing tires, we have to take wheels to a local tire service shop to get the wheels balanced. Public Works is asking the Council to purchase a new replacement balancer. Attached are three quotes. The lowest price minus NC Sales tax was from O'Reilly Auto Parts for \$8,500.

Public Works is asking Council to purchase a new replacement balancer. Attached

are three quotes. The lowest price minus NC Sales tax was from O'Reilly Auto Parts for \$8,500.

RESULT: Passed (8 TO 0)

MOVER: Precinct 8 Thomas

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

H. Linkhaw Road - CSX Railroad Culvert Improvements - Rob Armstrong, Public Works

CSX has given the City preliminary approval for the culvert design under the railroad spur on Linkhaw Road. In order to get final approval to proceed with construction bidding, the City needs to approve the attached CSX Facility Encroachment Agreement, comply with the standard CSX insurance requirements and pay the \$9,150 Plan Review and Licensing Fee.

Public Works is requesting Council approve the CSX Facility Encroachment Agreement and pay the \$9,150 fee from the North Carolina Golden Leaf Foundation Grant for the project.

RESULT: Passed (8 TO 0)

MOVER: Precinct 2 Robinson

SECONDER: Precinct 4 Higley

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

I. Raw Water Intake ATS - Rob Armstrong, Public Works

The Lumberton Raw Water Intake on the Lumber River was recently elevated and updated through a flood mitigation project. The only remaining part of this system that was not updated at that time was the Automated Transfer Switch (ATS) for the generator. Council approved a request to fund a replacement project for this ATS in the current budget year in the amount of \$60,000.

Public Works received a quote from Sanford Electrical Contractors in the amount of \$40,564.42. Sanford Electrical was the electrical subcontractor on the original Raw Water Intake project.

Public Works recommends council approval of the quote from Sanford electrical Contractors in the amount of \$40,564.42 with funds coming from the budgeted capital line item 60-00-8220-5860.

RESULT: Passed (8 TO 0)

MOVER: Precinct 4 Higley

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas
ABSTAIN: None

J. Waste Water Hydrostal Pumps - Rob Armstrong, Public Works

Council has previously approved the purchase of 2 Hydrostal pumps for use at the Waste Water Treatment Plant in the amount of \$70,000 in the current capital budget. Public Works has received a quote from ClearWater Inc., who is the area sales representative for Hydrostal pumps, in the amount of \$90,864.40 for 2 pumps.

Public Works recommends council approval for the purchase of 2 Hydrostal pumps for use at the WWTP from ClearWater Inc. in the amount of \$90,864.40. With funds being made available in the following:
\$70,000 from 60-00-8330-5960
\$16,596.07 from savings in the WTP ATS capital code 60-00-8220-5860
\$4,268.33 from the Water and Sewer Capital Reserve Fund.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

K. Lab Water Meter - Rob Armstrong, Public Works

The Lumberton Lab located at the Waste Water Treatment Plant handles all lab testing and procedures for both the Water and Waste Water Treatment Plants. One of the pieces of equipment that is used in that process is a Hach DR3900 meter. The currently used version of this meter at the lab is no longer serviceable and is not compliant with testing.

Lab staff have received a quote from Hach for a DR3900 water meter in the amount of \$7,502.00.

Public Works recommends council approval of this water meter from Hach in the amount of \$7,502.00 with funds coming from the Water and Sewer Capital reserve fund.

RESULT: Passed (8 TO 0)

MOVER: Precinct 8 Thomas

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

L. Freemans Lift Station Pump - Rob Armstrong, Public Works

Public Works maintains 49 lift stations in and around Lumberton which make up the

sewer system. Almost every station uses a slightly different pump than another station does. The Freemans Lift station serves the Water Treatment Plant and parts of West Lumberton. Recently we had a catastrophic failure of one of the pumps at the Freemans Lift Station and had to put the spare pump assembly for this station into service. This has left Public Works needing to replace the spare pump assembly for Freemans Lift Station.

Public Works received a quote from ClearWater Inc., who is the area sales representative for this pump, in the amount of \$15,089.00.

Public Works recommends council approval of the purchase of a spare pump for the Freemans Lift Station from ClearWater Inc. in the amount of \$15,089.00 with funds being made available from the Water and Sewer Capital Reserve Fund.

RESULT: Passed (8 TO 0)

MOVER: Precinct 7 Chavis

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- M. Resolution Accepting Asset Inventory Assessment Grant - Rob Armstrong, Public Works

The City has been awarded an Asset Inventory Assessment (AIA) Grant to help map our Raw Water Pipe System that collects source water from the river and wells and conveys it to the water plant for treatment. This is a \$150,000 grant. The City has a \$7,500 required match and a \$2,250 Administration Fee, both to be paid for out of the Water and Sewer Capital Reserve Fund.

Public Works is requesting Council to adopt the attached resolution accepting the North Carolina Division of Water Infrastructure Asset Inventory Assessment Grant.

RESULT: Passed (8 TO 0)

MOVER: Precinct 8 Thomas

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- N. Water Plant Sludge Basin Clean-out Extension - Rob Armstrong, Public Works

The Lumberton Water Treatment Plant (WTP) sludge basin is in the process of being cleaned out for the first time in over 15 years. This project began last October with the selection of McGill Environmental of Clinton, NC. Since that time, a large amount of sludge and vegetative growth have been removed from the basin. The original project cost approved by the council was \$762,000. As of June 30, 2025, a total of \$832,107.85 has been spent on this project. McGill has continued to work during the month of July 2025 for an amount of \$69,668.08 that is due.

Public Works staff have been involved in the oversight of this clean-out project and with the estimation of the remaining sludge and vegetative growth to be removed. McGill has estimated a total cost not to exceed \$356,250.00 to finish this clean-out project. This would put the total amount needed to complete the project at \$425,918.08 when adding the not-to-exceed amount after Aug 1st 2025 and the costs during the month of July 2025.

For reference, the only other bid on this project was for \$1,214,044.00. The total cost from McGill would now be \$1,258,025.93 with the WTP continuing to add sludge during the past year of this clean-out project.

Public Works recommends council approval of the not-to-exceed amount of \$425,918.08 to finish this clean-out project with McGill Environmental with funds being made available through the Water and Sewer Capital Reserve Fund.

Member of Council Cantey asked the Public Works Director, Rob Armstrong. Did he not know that this would be coming? Director Armstrong replied, yes. Member of Council Cantey stated that when you know these things are happening and will be coming to the Council in such a large amount, it would be good to give us a heads-up.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- O. Approve Contract Documents with Aclara for AMI - Rob Armstrong, Greg Prevatte', Tia Jacobs, Travis Branch, City Attorney

NC Local Government Commission approval was a pre-requisite to our bringing the contract with our AMI provider, Aclara, to you for approval. That approval was received earlier this month. The contract has been carefully negotiated with Alcara over the course of several virtual meetings. The contract is several hundred pages so it is not being attached hereto, but is available in the Legal Department for your review.

Approve contract with Aclara.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- P. Approve Resolution Authorizing Installment Purchase Agreement - Holt Moore, City Attorney

The attached Resolution is required for the City to move forward with its financing with Atlantic Union Bank for our AMI program. This Resolution provides for the necessary authority for other required documents to be signed by the appropriate City officials. Once these documents are approved, we expect to close the loan for the financing very shortly, just a few days after the Council meeting. The following associated documents will be available in the Legal Department and at the meeting for anyone wishing to review: Master Equipment Lease-Purchase, the Equipment Schedule No. 2025-01 and the State of NC Lease Rider.

Approve Resolution.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- Q. Resolution in Support of Smart Start Day – Temporary Road Closure Request - Holt Moore, Legal

Tim Little is requesting a resolution of the Lumberton City Council in support of Smart Start Day, authorizing a request to the North Carolina Department of Transportation (NCDOT) to grant approval to the Robeson County Partnership for Children for the temporary closure of Second Street.

The requested closure is from 210 E. 2nd Street to the Plaza, for the purpose of further demarcating the event space and ensuring safety during the activities associated with Smart Start Day.

This item is presented for the Council's consideration and approval.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 6 Douglas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- R. America 250 Grant & Mural - Brandon Love, City Manager

Main Street Lumberton Advisory Board member James Bass will give an update on the America 250 grant and present the attached "draft" rendering of artist Max Dowdle's mural. James was instrumental in the development of the grant application which culminated in an award of \$30,000 from the NC Department of Cultural and

Natural Resources for the installation of a mural to commemorate our nation's birth and to celebrate the rich natural and economic history of the county. Melvin Morris, owner of Inner Peace Gallery at 302 N. Chestnut Street, has graciously offered the northern exterior wall of his building as the location for this artwork. Once final approvals are given by the NC Dept. of Cultural Resources, work on the mural should begin in the fall.

Mr. James Bass appeared before the Council and spoke to his efforts to secure a grant award.

As this is a report from an advisory board, no City Council action is required. Main Street Lumberton is merely asking the City Council to endorse the mural project as presented.

RESULT: Passed (8 TO 0)

MOVER: Precinct 6 Douglas

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- S. Carolina Civic Center Annex - Project Update & Change Orders - Brandon Love, City Manager

As the Carolina Civic Center Annex nears completion, Richard Sceiford, Executive Director, will present a project update to the City Council. Staff will also review the latest round of additive Change Orders to the project. Most notable is CO #43 "stair putback," for \$148,979.23. As you may recall, the removal of the existing staircase was necessitated because of the complex shoring required for removal of a large portion of the exterior bearing wall of the existing theater. This activity resulted in the full removal of the old women's restroom, refreshment counter, existing 2nd floor staircase, and a portion of the balcony. Replacement of the historic staircase has proven to be very costly. However, the Civic Center Foundation has voted to apply for an additional \$100,000 from their reserve account to help offset this cost. The total cost for Change Orders #38-47 is \$205,271.81, with the balance of the funding coming from the City's \$1.1 million NCGA Special Appropriation for downtown revitalization.

Staff recommends that City Council approve attached Change Orders #38-47 in the amount of \$205,271.81 and accept the Civic Center Foundation's additional allocation of \$100,000 to the project.

Richard Sceiford appeared before the Council and gave a brief update on the Carolina Civic Center.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

T. Downtown Facade Improvement Grant Allocation - Brandon Love, City Manager

During the recent budget process for fiscal year 2025-26, City Council increased the Facade Improvement Grant funding to \$50,000. Additionally, the Lumberton Tourism Development Authority granted the City \$100,000 to be used to further incentivize building improvements in Lumberton's historic downtown district. Since the beginning of July, we have already received four facade improvement grant applications, with a fifth currently pending. Each of these applications are for the full \$10,000 limit currently in place for our grant program. Staff is recommending that the City Council increase the allocation allowed per project to \$30,000 and authorize the use of the LTDA funding for the \$20,000 increase. Projects currently under construction would be eligible for this increased amount, as well as any new application received going forward.

Staff recommend that City Council increase the current Facade Improvement Grant amount to \$30,000 per project and authorize the use of the LTDA funding to offset the increase.

Member of council Thomas to be recused on this matter. On a motion from Member of council Cantey, seconded by Member of council Chavis, Member of council Thomas was recused.

RESULT: Passed (7 TO 0)

MOVER: Precinct 6 Douglas

SECONDER: Precinct 5 Cantey

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis

ABSTAIN: None

U. EPA Brownfields Grant - Downtown Market Study - Brandon Love, City Manager

In 2023 the City of Lumberton was awarded a \$500,000 EPA Brownfields grant to identify, analyze, and quantify multiple Brownfield sites within the City's jurisdiction, with the end goal being clearance and ultimately redevelopment of these properties.

That work began in early 2024 and has proceeded with the evaluation of approximately 15 Brownfield sites, with many of them located in the downtown area.

Through consultation with our EPA representative, it has become apparent that a market study of the downtown area would be appropriate in identifying potential industries/businesses which would be conducive to redevelopment of these Brownfield sites. Attached you will find a task order for the authorization of a market analysis of the downtown historic district. This work would include a three-phase approach

beginning with 1) overall market analysis, then 2) site reuse visioning, and finally 3) market viability & developer solicitation. This work will then be finalized and incorporated into the ongoing Downtown Revitalization Plan, which we suspect will be completed later this fall.

Staff recommends that City Council approve the attached work authorization document for a market study of the downtown historic district. Funding for this work will be from the ongoing EPA Brownfields Grant.

RESULT: Passed (8 TO 0)

MOVER: Precinct 6 Douglas

SECONDER: Precinct 5 Cantey

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

V. Lumber River Memorial Park - Change Order - Brandon Love, City Manager

As you may recall, City Council approved "Lumber River Memorial Park" as the name of the new park at the corner of Elizabethtown Road and Water Street currently under construction. The initial drawings and specifications for the park construction indicated the name as "Lumberton Memorial Park." This adjustment has created the need for additional lettering for the main park signage and subsequently a change order reflecting such. Attached you will find Change Order #1 in the amount of \$7,541.70 for the cost of the additional lettering. Please note that \$30,000 was included in the original contract amount as a project contingency, and thus far, none of these funds have been utilized.

Staff recommends that the City Council approve Change Order #1 for the Lumber River Memorial Park project in the amount of \$7,541.70 with funding coming from project contingency.

A question was asked as to what type of security would be around the park. Deputy City Manager Love stated that there will be cameras and high-density lighting. Phase 2 of the project will be centered on elevation landscape and water in the park.

Phase 3 will be populated with monuments and at this stage a committee will be created and at this phase it would probably be the proper time to entertain a plan for security.

RESULT: Passed (8 TO 0)

MOVER: Precinct 6 Douglas

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

W. Scottish Packing Boat Ramp - Project Report - Brandon Love, City Manager

Deputy City Manager (DCM) Love appeared before the City Council and stated that at the old Scottish Packing Plant the boat ramp into the river has been installed. He stated that a section of the floating dock has been installed, and a parking lot will be paved within the next few weeks. DCM Love stated that all the engineering, design, permitting and construction were paid by North Carolina Wildlife Resources while the City paid for materials.

DCM Love stated that the City received a \$5k Duke Energy \$30k grant from the Z. Smith Reynolds Foundation to develop a pavilion in the shell of the former plant building. Community engagement meetings resulted in the determination that this venue should be an educational center to look at the Lumber River and the surrounding flora and fauna, which I believe will be in the design phase soon.

RESULT: (8 TO 0)

MOVER: None

SECONDER: None

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

X. Approve the designation of \$400.00 of Community Revitalization Funds to Wycliffe East Homeowners' Association - Councilman Leroy Rising, City Council

Councilman Rising requests \$400.00 of CRF to be given to the Wycliffe East Homeowners' Association for the Wycliffe Landscape Project.

Designate \$400.00 of CRF to the Wycliffe East Homeowners' Association in Precinct 1 for a Community Event. Make check payable to: Nancy Jessup, 515 Londonderry Drive.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

Y. Community Revitalization Fund Request – L. Gilbert Carroll Middle School
- Councilman Rising, City Council

Zach Jones, Principal of L. Gilbert Carroll Middle School, is requesting financial support to fund various student and staff initiatives. These include:

Student and staff recognition programs (e.g., Student of the Month, Teacher

Appreciation)

- Family engagement events and academic nights
- Incentives promoting positive behavior and attendance, aligned with the school's PRIDE Matrix

These initiatives aim to improve student achievement, motivation, and overall school culture.

Members of Council Rising and Chavis are requesting \$100 each from the Community Revitalization Fund to support this cause.

The recommendation is that the Council approve the Community Revitalization Fund to support this cause as follows: P1 - \$100 P2 - \$100 P3 - \$100 P4 =- \$100 P5 - \$100 P6 - \$100 P7 - \$100 P8 - \$100 and from the Mayor's discretionary fund \$200 for a total of \$1,000.00.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

Z.

Transfer of Community Revitalization Funds (CRF) from Councilwoman Robinson to Councilman Rising

- Councilwoman Robinson, City Council

Member of Council Robinson is requesting the transfer of Community Revitalization Funds (CRF) to Member of council Rising. This transfer is intended as reimbursement for funds previously covered by Member of Council Rising during Fiscal Year 2024–2025.

Approve the transfer of CRF from Member of council Robinson to Member of council Rising as reimbursement for FY 2024–2025 expenditures.

RESULT: Passed (8 TO 0)

MOVER: Precinct 2 Robinson

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

AA. P5 - CRF Request for \$350 -103rd Anniversary Program Sponsorship - Coucilman John Cantey, City Council

Member of council Cantey requests \$350 of CRF for 103rd Anniversary Program Sponsorship.

Approve the request for \$350 to First Baptist Church for Program Sponsorship.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

BB.

Approval of a \$200 allocation from Precinct 5's Community Revitalization Funds to support the Dynamic Divas Majorettes

- Councilman John Cantey, City Council

Councilman John Cantey is requesting a \$200 allocation from Precinct 5's Community Revitalization Funds to support the Dynamic Divas Majorettes team. Funds will be used to provide a pizza party for the team in recognition of their ongoing participation in community events and programs. The Dynamic Divas consist of at-risk youths who exemplify positive engagement and discipline. Their involvement in structured extracurricular activities supports crime prevention and promotes community pride by keeping participants active and off the streets.

Approve the allocation of \$200 to the Dynamic Divas Majorettes team.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

CC. Reimbursement of Community Revitalization Funds - Community Day - Precincts 5 & 6 - Councilman John Cantey, City Council

At the June 9, 2025, Council Meeting, Councilman John Cantey requested \$500 and Councilman Alfred Douglas requested \$300, totaling \$800 in Community Revitalization Funds, to support a Community Day event held at Dick Taylor Plaza.

The total cost of the event was \$1,580.02, resulting in an overage of \$780.02. Councilman Douglas is requesting that \$390.01 of this overage be reimbursed to Councilman Cantey from his (Councilman Douglas's) CRF allocation, with the remaining \$390.01 to be reimbursed from Councilman Cantey's CRF allocation.

The total reimbursement requested is \$780.02.

Approve the Reimbursement of Community Revitalization Funds as stated above.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 6 Douglas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

DD. 41st Annual Clifford Bullard Memorial Tournament - Councilman Thomas, City Council

Councilmen Thomas and Chavis would like to donate \$200 each and Councilman Rising would like to donate \$100 to the following event.

On behalf of the Robeson Community College Foundation, Ms. Heather Siebles is pleased to invite the City of Lumberton to become a corporate sponsor for our 41st Annual Clifford Bullard Memorial Golf Tournament, taking place on Thursday, October 2, 2025. This premier event brings together businesses and community members dedicated to expanding educational opportunities. Our goal is to raise \$100,000 to support students whose access to higher education is limited by financial constraints.

As a sponsor, your company will benefit from:

1. **Brand Visibility:** Logo placement on signage, promotional materials, and social media
2. **Community Recognition:** Demonstrate your commitment to education and local impact
3. **Tax Deduction Eligibility:** As permitted by law

Sponsorship levels include:

1. Eagle – \$5,000
2. Birdie – \$2,500
3. Par – \$1,000
4. Green – \$500
5. Beer Cart – \$650
6. Golf Cart – \$350
7. Hole – \$175

We would be honored to partner with you for this meaningful cause.

Thank you for considering this opportunity to invest in student success and I look forward to hearing from you soon.

Approve the designation of CRF as follows: P1 - \$100 P2 - \$100 P3 - \$100 P4 - \$100

P5 - \$50 P6 - \$100 P7 - \$200 P8 - \$200 and from the Mayor's discretionary fund \$100 for a total of \$1,050 to the Robeson Community College for the 41st Annual Clifford Bullard Memorial Tournament.

RESULT: Passed (8 TO 0)

MOVER: Precinct 7 Chavis

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- EE. Downtown Lumberton Hispanic Cultural Festival - Councilman Owen Thomas, City Council

Councilman Thomas is requesting \$150.00 of CRF be designated for the Hispanic Cultural Festival, which will be held on Saturday, September 13th, from 2:00–8:00 p.m. in Dick Taylor Plaza:

Approve the CRF designation of \$1,400 as follows: P1 - \$150 P2 - \$150 P3 - \$150 P4 - \$150 P5 - \$150 P6 - \$150 P7 - \$150 P8 - \$150 and \$200 from the Mayor's discretionary fund.

RESULT: Passed (8 TO 0)

MOVER: Precinct 8 Thomas

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- FF. Robeson County Partnership for Children Presents the 30th Anniversary Gala - Councilman Rising, City Council

The Robeson County Partnership for Children (RCPC) is celebrating 30 years of preparing young children for kindergarten and assisting their families in learning how to make these preparations. As a fundraiser, RCPC is hosting a 30th Anniversary Gala on September 27, 2025, at Adams Banquet Hall, 101 S. Chestnut Street, Lumberton, NC.

Approve the CRF designation as follows: P1 - \$250 P3 - \$150 P4 - \$100 P7 - \$100 P8 - \$250 and from the Mayor's discretionary fund \$150 for a total of \$1,000.00.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

GG. Unagendaed: Patriots Cove Golf Tournament - Councilman Chavis, City Council

Councilman Chavis presented an unagendaed item concerning a golf tournament sponsored by Patriots Cove.

Approve the designation of CRF as follows: P1 - \$50 P3 - \$50 P4 - \$50 P7 - \$200 P8 - \$50 and from the Mayor's discretionary fund - \$50 for a total of \$450.

RESULT: Passed (8 TO 0)

MOVER: Precinct 7 Chavis

SECONDER: Precinct 1 Rising

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

VI. Closed Session - To discuss potential litigation and purchase of real estate.

N.C.G.S. 143-318.11 to discuss council can discuss the potential purchase of real estate.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

VII. Adjournment

[MIN_SIGNATURES]

Lumberton City Council

Item: VI.B.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 08/12/2025

Subject: Ratify the Contribution to Kiwanis of Robeson-Lumberton Golf Tournament as follows: P1 - \$125 P3 - \$150 P4 - \$50 P6 - \$50 P7 - \$50 P8 - \$325 and Mayor Davis - \$250 for a total of \$1,000.00.

Summary/Background of Subject Matter:

On August 5, 2025, a poll was conducted to contribute funds to the Kiwanis of Robeson-Lumberton. The Kiwanis Club empowers communities to improve the world by making an impact in the lives of children. All proceeds from the tournament will go to programs that provide support, guidance and protection to children. Donations were given as follows: P1 - \$125 P3 - \$150 P4 - \$50 P6 - \$50 P7 - \$50 P8 - \$325 and Mayor Davis - \$250 for a total of \$1,000.

Staff Recommendation:

Approved the contribution of \$1,000.00 to Kiwanis of Robeson-Lumberton.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

None

Lumberton City Council

Item: VI.C.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 08/12/2025

Subject: Ratify Councilman Douglas' Request for \$250 to Repair a Handicap Ramp at 118 Spearman Street

Summary/Background of Subject Matter:

On July 21, 2025, Councilman Douglas requested that a poll be conducted to repair a handicap ramp at 118 Spearman Street at the cost of \$250 made payable to Mr. William Deese.

Staff Recommendation:

Approved the request as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

None

Lumberton City Council

Item: VI.D.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 08/15/2025

Subject: Ratify the Designation of CRF to WH Knuckles Elementary (\$600) & Lumberton Jr. High School (\$600) for Back to School Event for School Supplies

Summary/Background of Subject Matter:

Ratify the designation of \$600 to WH Knuckles and Lumberton Jr. High Schools as follows: P1 - \$100 P2 - \$100 P3 - \$100 P4 - \$100 P5 - \$250 P6 - \$250 P7 - \$100 P8 - \$100 and from the Mayor's Discretionary fund - \$100 for a total of \$600 to WH Knuckles Elementary and \$600 to Lumberton Jr. High School.

Staff Recommendation:

Ratify designations as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

None

Lumberton City Council

Item: VI.E.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 08/19/2025

Subject: Ratify - The Purchase of 4 Police Vehicles From Drug Forfeiture Funds in the Amount of \$235,342.39.

Summary/Background of Subject Matter:

Chief McNeill requested the Council's permission to purchase, on State contract, four (4) ST model Police Explorers for the drug unit from Capital Ford Inc. The total cost was \$235,342.39 to be paid from drug forfeiture funds.

Staff Recommendation:

That City Council ratify the purchase of 4 ST model Police explorers for the drug unit from Capital Ford Inc. in the amount of \$235,342,39 to be paid from drug forfeiture funds.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: City Manager

ATTACHMENTS:

1. Requisition - Cars for Police Department



REQUISITION

Requisition #: REQ33841

Date: 08/11/2025

Vendor #: 219

ISSUED TO: CAPITAL FORD INC
 PO BOX 58678
 RALEIGH, NC 27658

SHIP TO: City of Lumberton
 Attn: Police Department
 1305 Godwin Avenue
 Lumberton, NC 28358

ITEM	UNITS DESCRIPTION	PROJECT #	PRICE	GL ACCOUNT NUMBER	AMOUNT
1	3 3 ST Model Ford Explorers for the Drug U		58,952.03	10-00-4312-3530	176,856.09
2	1 3 ST Model Ford Explorers for the Drug U		58,486.30	10-00-4312-3530	58,486.30

PO Description: 4 ST model Police Explorers for Drug Unit

Detailed Description:

4 ST Model Police Explorers for the Drug Unit. Purchased with the asset forfeiture Drug Account Money.

Authorized By: _____

SUBTOTAL:	235,342.39
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	235,342.39

Lumberton City Council

Item: VI.F.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 08/19/2025

Subject: Ratify - The Contribution of \$100 to St. Mary Holiness Church for Women's Day

Summary/Background of Subject Matter:

Councilmen Cantey and Douglas would like to donate \$50 of CRF funds to St. Mary's Church for their Women's Day program on August 17, 2025.

Staff Recommendation:

That City Council will ratify the contribution of \$100.00 to St. Mary Holiness Church from P5 & P6 at \$50 each.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

None

Lumberton City Council

Item: VI.G.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 09/03/2025

Subject: Ratify the Designation of \$950 to Borderbelt Aids Resource Team (BART) to Install an Air Conditioner at their Establishment as follows: P1 - \$100 P3 - \$100 P4 - \$200 P6 - \$50 and P7 - \$500

Summary/Background of Subject Matter:

Councilman Chavis received a request from Ms. Brenda Hunt, Director of Borderbelt Aids Resource Team for a donation to help install an air conditioner that had been purchased.

Staff Recommendation:

Ratify the contribution of CRF as indicated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

None

Lumberton City Council

Item: VI.H.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Attorney

Submission Date: 09/04/2025

Subject: Ratify poll for Charge from Tyler for AMI

Summary/Background of Subject Matter:

On August 7 Council approved by poll a 1-time charge from Tyler for items related to interfacing with AMI, which is separate from the main AMI contract.

Staff Recommendation:

Ratify Expenditure.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: City Attorney

ATTACHMENTS:

None

Lumberton City Council

Item: VI.I.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Attorney

Submission Date: 09/04/2025

Subject: Ratify Decision to Decline Request to Amend Police Report

Summary/Background of Subject Matter:

Mr. Hodby requested that the police report pertaining to his wife be amended. Staff reviewed the matter in detail, recommended the report not be changed (it was already changed once in her favor), and Council agreed with this by poll (and after hearing Mr. Hodby's arguments at the Council meeting).

Staff Recommendation:

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Attorney

ATTACHMENTS:

None

Lumberton City Council

Item: VII.A.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 09/03/2025

Subject: HMGP Florence Bid Group 6

Summary/Background of Subject Matter:

On September 4, 2025, bids were received for the demolition of 6 properties acquired under the HMGP Florence program. Four companies provided bids for the project, with Barfield's Backhoe being the lowest bidder for all 6 homes with the amount of \$66,298.00. The bid tabulation sheet is attached for your review.

Staff Recommendation:

Staff recommends awarding the demolition contract for HMGP Florence Group 6 to Barfield Backhoe for \$66,298.00.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. HMGP BID GROUP 6

THE **ADAMS COMPANY** INC.

ENGINEERING AND DESIGN

Firm License No. C-4438

708 Abner Phillips Road | Warsaw, NC 28398 | (910) 293-2770

MEMO

To: Stephanie Canady

From: David Carter

Subject: Recommendation of Award
Lumberton HMGP Acquisition
Demolition Contract Group 6

Date: September 5, 2025

On September 4, 2025 at 3:00 pm bids were received at the Lumberton City Hall. The Bids were opened and read aloud. Attached is the Bid Tabulation Summary and a Notice of Award.

Based on the information on the Bid Tabulation Summary, it is recommended that the City award the Demolition Contract Group 6 to the lowest responsible bidder, Barfield Backhoe (Owner Brent Barfield) at the bid price of \$66,298.00.

Please present this to the Board and upon Board approval have the mayor sign the Notice of Award and forward me a copy.

2018 Lumberton HMGP - Group 6
Bid Date: September 4, 2025 @ 3:00 p.m.

Summary of Low Bids

	Contractor	Total Bid Price
Group 6	Barfield Backhoe LLC	\$66,298.00
Group 6	Finesse Builders Inc.	\$89,001.60
Group 6	Oral's Construction Co.	\$73,275.00
Group 6	Kowen Contractors	\$77,525.00

Recommendation of Awards

Unit	Contractor	Bid Price
18-11 Acq	Barfield Backhoe LLC	\$7,020.00
18-12 Acq	Barfield Backhoe LLC	\$13,800.00
18-17 Acq	Barfield Backhoe LLC	\$8,940.00
18-32 Acq	Barfield Backhoe LLC	\$14,400.00
18-45 Acq	Barfield Backhoe LLC	\$10,969.00
18-46 Acq	Barfield Backhoe LLC	\$11,169.00
Total	Barfield Backhoe LLC	\$66,298.00

I certify that these bids were received by the City of Lumberton at 3:00 pm on September 4, 2025.
The bids have been checked and verified to be correct to the best of my knowledge and belief.

Approved David Carter
9/4/25
Date

Lumberton City Council
Lumberton, North Carolina



Item: VII.B.

Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 09/02/2025

Subject: Social Media Policy Adoption

Summary/Background of Subject Matter:

This policy sets the rules for how the City uses social media and how we interact with the public online. It outlines guidelines for respectful engagement, explains when comments may be removed, and makes clear that City pages won't be used for political activity. People are always free to share their opinions on their own pages—this policy simply makes sure the City's official platforms stay professional, accurate, and welcoming for everyone. Having it in place now ensures our communication is consistent and transparent, while protecting both the City and our employees.

Staff Recommendation:

Staff recommends approval of the City of Lumberton Social Media Policy in order to provide clear guidelines for official use of social media and ensure consistent, professional communication with the public.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

1. City of Lumberton Social Media Policy



Social Media Policy

1. Commenting and Engagement Guidelines

We encourage public participation and value open dialogue. However, to ensure a respectful and productive environment, we ask that all users adhere to the following guidelines (**Nothing in the following is meant to indicate that comments are allowed in all forums**):

- Be **respectful** to others.
- Keep comments relevant to the post's topic.
- Do not post misleading, false, or defamatory information.
- Avoid excessive or repetitive postings.

2. Content Removal & Moderation

The **City of Lumberton** reserves the right to remove comments or posts that include:

- ⊗ Profanity, hate speech, personal attacks, or harassment
- ⊗ Discrimination based on race, gender, religion, or other protected statuses
- ⊗ Threats, violence, or illegal activity
- ⊗ Spam, advertisements, or self-promotion
- ⊗ Misinformation or misleading claims
- ⊗ Personal information, such as phone numbers, addresses, or financial details

Repeated violations may result in users being banned or blocked from our page.

3. Official Responses

- City representatives will **not engage in political discussions** or endorse candidates.
- Private messages sent to the page may be answered but are **not considered official public records requests**. For formal requests, please visit [City of Lumberton's official website] or contact City Hall directly.

4. Availability

Our page is monitored during normal business hours. We strive to respond to questions as promptly as possible but cannot guarantee immediate replies outside of these hours.

5. Contact Information

For questions regarding this **Privacy & Social Media Policy**, please contact: Elizabeth Hardin at ehardin@lumbertonnc.gov or 910-272-1357

By engaging with our page, you acknowledge and agree to abide by this **Privacy & Social Media Policy**. Thank you for being a part of our online community!

Lumberton City Council
Lumberton, North Carolina



Item: VII.C.

Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 09/02/2025

Subject: Privacy Policy Adoption

Summary/Background of Subject Matter:

This policy explains how the City of Lumberton handles information on our official Facebook page. It makes clear that we only see what is already public, such as names or comments, and we don't collect or store any additional personal data. It also reminds residents not to post sensitive information and points them to Facebook's own privacy rules. Having this policy in place ensures transparency and helps protect both our community and the City when engaging online.

Staff Recommendation:

Staff recommends approval of the City of Lumberton Privacy Policy. Adopting this policy ensures transparency in how the City manages information on its official social media platforms and provides clear guidance to protect both residents and the City when interacting online.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

1. Privacy Policy

Lumberton City Council

Item: VII.D.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Public Works

Submission Date: 09/03/2025

Subject: Mayfair Lift Station Pumps

Summary/Background of Subject Matter:

The Mayfair Lift Station Pumps are a Gorman Rupp model of design. The existing pumps have been in service since 1987 and the casing has worn thin from pumping sand over the past 38 years. All the wastewater north of Roberts Avenue and west of I-95 (subsystem 4) approximately 200,000 gallons per day, flows through this station. These pumps have been rebuilt many times over the years but are now beyond the point of being able to be rebuilt.

Public Works has received a quote from Tencarva Machinery Company to replace the pumps and valves associated with them in the amount of \$24,788.00.

Staff Recommendation:

Public Works recommends council approval of the purchase of 2 replacement Gorman Rupp pumps and associated valves from Tencarva Machinery Company, the area vendor for this brand, in the amount of \$24,788.00 with funds being made available from the Water and Sewer Capital Reserve Fund.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Public Works

ATTACHMENTS:

1. BP-50C31_20250903_095827



Sales Quotation

Quotation Number: T186022	Quotation Date: 08/06/2025	Sales Engineer: SAM EDWARDS
Revision No: 1	Date Printed: 08/06/2025	Phone: (O) 336-665-0250
Customer Number: 110810		sedwards@tencarva.com
Customer RFQ LS#27 - 87-617-SLE	Order Contact: SAM EDWARDS	Branch: NC GREENSBORO

Document Address:
 CITY OF LUMBERTON
 ATTN ACCOUNTS PAYABLE
 PO BOX 1388
 LUMBERTON NC 28358

Delivery Address:
 CITY OF LUMBERTON
 WATER PLANT (LOWERY ST)
 215 S. CEDAR STREET
 LUMBERTON NC 28358

Payment Terms: Net 30	Customer Contact: Kevin Burns
Terms of Delivery: FOB SHIPPING POINT PREPAID & ALLOW	Customer Phone: 910-827-2946
Ship Via: BEST WAY FREIGHT ALLOWED	Customer Email: kburns@ci.lumberton.nc.us

THE PRICES SET FORTH IN THIS QUOTE ARE BASED ON THE TARIFF RATES, DUTIES, GOVERNMENT CHARGES, AND TRADE REGULATIONS IN EFFECT AS OF THE DATE OF THE QUOTE. IF, AFTER THE QUOTE DATE, ANY NEW TARIFFS, DUTIES, TAXES, OR SIMILAR CHARGES ARE IMPOSED, OR ANY EXISTING TARIFFS, DUTIES, OR CHARGES ARE INCREASED OR MODIFIED BY ANY GOVERNMENT OR REGULATORY AUTHORITY (COLLECTIVELY, "TARIFF CHANGES"), AND SUCH TARIFF CHANGES RESULT IN AN INCREASE IN THE COST OF GOODS, WE RESERVE THE RIGHT TO ADJUST THE PRICING OF THE AFFECTED GOODS TO REFLECT THE INCREASED COSTS.

QUOTE VALID FOR 20 DAYS

Pos	Part No / Description	QTY	Unit	Sell Price	Ext. Sell Price
1	GORMAN RUPP PKG . TWO T4C60SC-B /F PUMPS WITH ERADICATOR WEAR PLATES TWO 6" GORMAN RUP SWING CHECK VALVES (LH/RH) TWO 6" FLG KENNEDY/CLOW C515 RW GATE VALVE OL NRS W/ HAND WHEEL	1	EA	24,788.00	24,788.00

Sub Total:	24,788.00
Tax Total:	1,735.16
Gross Total:	26,523.16

GREENSBORO ADDRESS:
 TENCARVA MACHINERY COMPANY, LLC.
 1115 PLEASANT RIDGE RD
 GREENSBORO, NC 27409
 PHONE (336)665-0250
 FAX (336)665-0303
 CREDIT@TENCARVA.COM

REMIT TO BY MAIL/ONLINE:
 TENCARVA MACHINERY
 PO BOX 409897
 ATLANTA, GA 30384

 WWW.TENCARVA.COM

REMIT BY ACH:
 RECEIVING BANK: BANK OF AMERICA, N.A.
 ABA/ROUTING #: 053000196
 ACCOUNT #: 000021-208-186

 EMAIL FOR REMITTANCE: PAYMENTS@TENCARVA.COM



Sales Quotation

Quotation Number: T186022	Quotation Date: 08/06/2025	Sales Engineer: SAM EDWARDS
Revision No: 1	Date Printed: 08/06/2025	Phone: (O) 336-665-0250
Customer Number: 110810		sedwards@tencarva.com
Customer RFQ LS#27 - 87-617-SLE	Order Contact: SAM EDWARDS	Branch: NC GREENSBORO

Terms and Conditions

Tencarva Machinery Company (“Tencarva”) agrees to contract with Buyer for the sale of the equipment described herein (the “Products”) and services to be performed by Tencarva in connection with the Products (the “Services”) only if Buyer’s acceptance of Tencarva’s offer to sell contains all of the terms set forth herein. Tencarva hereby objects to any additional terms. Any confirmatory action by the Buyer or acceptance of the Products or Services shall constitute assent to these terms and any additional terms set forth therein shall not be effective or binding.

1. The Services are warranted to be performed in a workmanlike manner. The determination of compliance with this warranty will be based on testing under controlled conditions with calibrated instruments in accordance with the standards of the Hydraulic Institute or other nationally recognized accreditation standards. If any nonconformity with this warranty appears within 45 days after the Services are performed, the exclusive obligation of Tencarva shall be to re-perform the nonconforming Services in a conforming manner. Such a correction of nonconformities shall be Buyer’s exclusive remedy with respect to the Services delivered or performed by Tencarva. Tencarva’s liability on any claim shall in no case exceed the purchase price allocable to the Services which gives rise to the claim.

2. To the extent assignable, Tencarva shall assign to Buyer, without recourse to Tencarva, all warranties of the manufacturer of the Products made with respect to the Products. Tencarva makes NO IMPLIED WARRANTIES OF ANY TYPE, WHETHER OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE with respect to the Products or Services, and no warranties or guaranties, express or implied, are made by Tencarva except as specifically provided herein.

3. IN NO EVENT SHALL TENCARVA BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS AND ATTORNEY’S FEES, WITH RESPECT TO THE PRODUCTS OR SERVICES OR OTHERWISE. Tencarva shall have no liability with respect to any installation adjustments, repairs or other work done upon or in connection with the Products by Buyer or others. Any cause of action against Tencarva arising out of or relating to the Products or the Services shall expire unless brought within one year of time of accrual thereof.

4. Once placed, orders for the Products or Services by Buyer may be canceled only with Tencarva’s approval upon payment by Buyer for work performed and/or expenses incurred by Tencarva to the date of cancellation. Buyer shall pay Tencarva for interest on any amount not paid when due at a rate of one and one half percent (1 1/2%) per month, or the maximum rate permitted by law, whichever is less, together with all costs of collection. All prices for Products and Services are exclusive of all taxes. Wherever applicable, any tax or taxes will be added to the invoice as a separate charge to be paid by Buyer.

5. To the extent that Products or any portion thereof are supplied according to Buyer’s design or instructions, are modified by Buyer, are combined by Buyer with equipment or things not furnished hereunder, or are used by Buyer to perform a process or produce a product, and by reason of said design, instructions, modification, combination, performance or production, a suit or proceeding is brought against Tencarva, Buyer shall defend, indemnify, release and hold harmless Tencarva, its directors, officers, employees, agents, representatives, successors and assigns against any and all liability, suits, actions, or proceedings, at law or in equity, and from any and all claims, demands, losses, judgments, penalties, damages, costs and expenses arising therefrom and in connection therewith, including, without limitation, patent infringement claims.

6. Buyer shall supply to Tencarva, in a timely fashion, all required technical information, including drawing approval and all required documentation. Tencarva shall not be liable for loss, damage, delay, and/or late delivery due to causes beyond its reasonable control, including, without limitation, late delivery by the manufacturer of the Products, fire, strike or concerted action of workmen, act or omission of any governmental authority, or delays in transportation. In the event of delay due to any such cause, the date of delivery will be postponed by such length of time as may be reasonably necessary to compensate for the delay.

Lumberton City Council

Item: VII.E.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Public Works

Submission Date: 09/03/2025

Subject: Water AIA RFP

Summary/Background of Subject Matter:

Last month, Council accepted a \$150,000 DEQ Asset Inventory Grant to continue mapping our raw water main system. Public Works would like Council's permission to release a Request For Proposals for engineering services related to this grant.

Staff Recommendation:

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Public Works

ATTACHMENTS:

None

Lumberton City Council
Lumberton, North Carolina



Item: VII.F.

Request for Action

Meeting Date: September 8, 2025

Originated By: Public Works

Submission Date: 09/03/2025

Subject: 10 HP Flygt Pump

Summary/Background of Subject Matter:

Public Works recently pulled a non-working pump from the East Robeson School Lift Station and installed the only spare pump on hand in its place. The non-working pump was sent out to be rebuilt, and it was determined that the pump unit could not be rebuilt. Staff then received a quote from Xylem Water Solutions USA, Inc. in the amount of \$14,113.20 for a new 10 HP Flygt submersible pump to replace the spare unit. This model of pump can be used in 3 different lift stations with the Lumberton collections system.

Staff Recommendation:

Public Works recommends council approval of the purchase of a new 10 HP Flygt pump from Xylem Water Solutions USA, Inc. (the area sales/manufacture for these pumps) in the amount of \$14,113.20 with funds being made available from the Water and Sewer Capital Reserve Fund.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Public Works

ATTACHMENTS:

1. BP-50C31_20250903_095833



**Xylem Water Solutions USA, Inc.
Flygt Products**

August 28, 2025

635 Gold Hill Road
Fort Mill, SC 29715
Tel 803/909-7867
Fax 803/818-3127

CITY OF LUMBERTON
PO BOX 1388
LUMBERTON NC 28359-1388

Quote # 2025-CHA-1241
Project Name: City of Lumberton - Replacement For
3127.180 S/N 0220833
Job Name:

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

Replacement Pump

Qty	Part Number	Description	Unit Price	Extended Price
1	3127.060-2646	Flygt Model NP-3127.060 4" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 10 HP 1750 RPM motor, 487 impeller, 1 x 50 Ft. length of submersible cable, FLS leakage detector, volute is prepared for Flush Valve Flygt N 3127 comes with 1 year clog free guarantee from typical solids or modern trash debris normally found in domestic wastewater. Flygt N 3127 comes with a 5 year pro-rated warranty	\$ 13,835.20	\$ 13,835.20

Total Price \$ 13,835.20

Freight Charge \$ 278.00

Total Price \$ 14,113.20

Terms & Conditions

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.



As of October 14th, 2024, all orders must meet a minimum dollar value of \$1,200. Xylem reserves the right to refuse to process any order that does not meet the minimum order value requirement. Xylem will support order adjustments to meet the minimum order value threshold.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.
Freight Terms: 3 DAP - Delivered At Place 08 - Jobsite (per IncoTerms 2020)
See Freight Payment (Delivery Terms) below.
Taxes: State, local and other applicable taxes are not included in this quotation.
Back Charges: Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.
Tariff Changes: The prices quoted herein are based on the current tariff rates, duties, government charges, and trade regulations as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority (collectively, "Tariff Changes"), and such Tariff Changes result in an increase in the cost of goods, Xylem reserves the right to adjust the pricing of the affected goods to reflect the increased costs.
Shortages: Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.

Terms of delivery: Freight included as a line item.

Validity: This Quote is valid for thirty (30) days.

Taxes: State, local and other applicable taxes are not included in this quotation.

Time of delivery: Approx. 2 weeks after receipt of order.

Terms of payment: 100% N30 after invoice date.

Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of the seller.

Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.

The Xylem Water Solutions USA, Inc. North American Terms & Conditions of Sale apply to this offer.

Thank you for the opportunity to provide this quotation. Please contact us if there are any questions.

Sincerely,



Jared Carpenter
Sales Representative
Phone: 980-579-2395

Jared.Carpenter@xylem.com





*Xylem Water Solutions USA, Inc.
Flygt Products*

Customer Acceptance

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xylem.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2025-CHA-1241
Customer Name: CITY OF LUMBERTON
Job Name:
Total Amount: \$ 13,835.20
(excluding freight)

Signature: _____	Name: _____ (PLEASE PRINT)
Company/Utility: _____	PO: _____
Address: _____	Date: _____
_____	Phone: _____
_____	Email: _____
_____	Fax: _____



Lumberton City Council

Item: VII.G.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Public Works

Submission Date: 09/04/2025

Subject: Cancer Institute Lift Station Rehabilitation Bid Award

Summary/Background of Subject Matter:

Since Hurricane Florence in 2018 Public Works has been seeking options to flood proof the Cancer Institute Lift Station which lies in a floodplain off of NC HWY 711. The City was awarded a \$440,000 Southeast Crescent Regional Commission (SCRC) grant to help with this project. Public Works received two bids on the rebid date, July 10th. Wells Brothers Construction submitted the low bid of \$895,510. The Wooten Company was able to negotiate the proposed bid down to \$826,829 thru value engineering options. In order to pay for the difference between the value engineered bid and the SCRC Grant and provide a 5% contingency, Public Works proposes to designate \$428,170.45 from the water and sewer capital reserve fund.

Staff Recommendation:

Public Works is requesting Council to award the construction contract for the Cancer Institute Lift Station Rehabilitation Project to Wells Brothers Construction of Turkey, NC for \$826,829 and designate \$428,170.45 from the water and sewer capital reserve fund, to be combined with the \$440,000 Southeast Crescent Regional Commission Grant, to pay for the construction and provide a 5% contingency.

City Manager's Comments:

Signature: Hank Lewis, Finance Director

Department: Public Works

ATTACHMENTS:

1. 250902_Bid modification_2799-CJ
2. 250903_Discussion of Bids_2799-CJ
3. 250903_Notice of Award_2799-CJ

BID MODIFICATION

Lift Station 21, Cancer Institute Lift Station Suction Lift to Submersible Conversion
City of Lumberton
Lumberton, North Carolina

August 28, 2025

SUBJECT: BID MODIFICATION

To the Plans and Specifications for: Lumberton - Lift Station 21, Cancer Institute Lift Station Conversion
Lumberton, North Carolina

To: Low Bidder

Wells Brothers Construction Company Inc.
34 Summerhill Road
Turkey, NC 28393

The following revisions were made to the Bid Documents based on the negotiations with the low bidder prior to execution of the Contract Documents. This Modification forms a part of the Contract Documents and modifies the original Specifications and Drawings.

F. Change to Bid Price:

1. The Bid Price shall be changed based on the revisions as follows:


Revised quote is reduced \$68,681 from original proposal based on revised laydown/startup costs, pump rental rate, and generator modification as noted in the attached schedule of values provided by Low Bidder.

2. Based on the above items, the Bid Price shall change as follows:


- a. Original Bid Price: \$895,510.00
- b. The Bid Price will be Decreased by: \$ 68,681.00
- c. New Bid Price: \$826,829.00

The foregoing changes shall be incorporated in the Contract Documents.

Recommended by Engineer (if required)

By: 
Title: Project Manager
Date: 8-28-25

Accepted by Contractor

By: 
Title: President
Date: 9/2/25

Authorized by Owner

By: _____
Title: _____
Date: _____

Approved by Funding Agency (if applicable)

By: _____
Title: _____
Date: _____

END OF SECTION

BID PROPOSAL

Biditem	Description	Quantity	Units	Unit Price	Bid Total
10	Mobilization	1.000	LS	20,990.18	20,990.18
20	Staking and Layout	1.000	LS	1,824.24	1,824.24
40	Engineering and Approval (As-Built)	1.000	LS	4,144.42	4,144.42
50	Sanitation	8.000	MO	199.55	1,596.40
60	General Supervision	1.000	LS	26,977.38	26,977.38
90	Top Slab Removal	6.000	CY	701.35	4,208.10
100	Pipe and Pump Removal	1.000	LS	8,416.16	8,416.16
110	Fillet Removal	1.000	LS	2,805.40	2,805.40
120	Forcemain Removal	20.000	LF	35.07	701.40
130	Construction Entrance	1.000	EA	4,482.65	4,482.65
140	Silt Fence	200.000	LF	7.81	1,562.00
150	Silt Fence Outlet	1.000	EA	817.22	817.22
160	Temporary Stabilization	0.330	AC	7,410.67	2,445.52
170	Erosion Control Maintenance	1.000	LS	5,565.19	5,565.19
180	Grading	731.000	SY	4.42	3,231.02
190	8" DIP FM Installation	20.000	LF	167.69	3,353.80
200	8" Gate Valve	1.000	EA	8,350.11	8,350.11
210	Pump Station Assembly	1.000	EA	514,940.10	514,940.10
220	Air Release Valve	1.000	EA	75,904.47	75,904.47
230	8" Misc. DI Fittings	3.000	EA	2,182.71	6,548.13
240	8" Top Slab w/ Hatch	24.000	SY	1,093.08	26,233.92
250	ABC Base	48.000	TON	68.44	3,285.12
260	Geotextile for foundation conditioning	731.000	SY	3.65	2,668.15
270	Electrical	1.000	LS	95,780.10	95,780.10
	Bid Total				\$826,831.18

DISCUSSION OF BIDS

CITY OF LUMBERTON

LS 21, CANCER INSTITUTE LS SUCTION LIFT TO SUBMERSIBLE CONVERSION

BIDS RECEIVED JULY 10, 2025

TWC PROJECT 2799-CJ

I. INTRODUCTION

The Advertisement for Bids was originally published in *The Robesonian* and submitted to the following plan rooms on May 17, 2025: Dodge Company, Construct Connect, and NC Bid Network.

A Pre-Bid Meeting was held June 11, 2025, in the Lumberton City Hall, for which there were no contractors in attendance. There were no bidders at the scheduled Bid Opening on June 18, 2025, so the project was re-advertised in *The Robesonian* on June 25 for a new Bid Opening on Thursday, July 10. At the Bid Opening on July 10, 2025 two (2) bids were received.

There were no addenda issued for this project.

The Bid Opening results on July 10, 2025, are the subject of this Discussion of Bids.

II. PROPOSAL REQUESTED

The following construction proposal was requested:

1. Demolition of existing suction lift pump system
2. Modification of existing wet well and discharge piping to accommodate new du-plex submersible pump system
3. Installation of new duplex submersible pump system
4. Associated electrical construction.

III. REVIEW OF PROPOSALS

The following bids were received:

Wells Brothers Construction Co., Inc. of Turkey, NC	\$895,510.00
Step Construction, Inc. of La Grange, NC	\$1,190,000.00

IV. PROJECT COST AND FUNDING

The Low Bid was over budget so the Low Bidder was contacted to see if there were revisions that could be made to the project to reduce the cost. The Low Bidder provided a modified Bid Price and reduced the bid by \$68,681 from the original proposal based on these revisions: laydown/startup costs, lower pump rental rate, and generator modification. Considering the Modified Bid by Wells Brothers Construction Co., Inc. and other known expenses, we provide the following summary of project costs and funding:

Project Costs:

Low Bid	\$826,829.00
5% Contingency	\$41,341.45
Total Construction Cost:	\$868,170.45

Project Funding:

The City of Lumberton received a grant from the Southeast Crescent Regional Commission (SCRC) in the amount of **\$440,000.00** for the elevation and flood-proofing of the LS#21 sewer lift station. The remaining **\$428,170.45** will need to be funded by the City.

V. INFORMATION ON LOW BIDDER

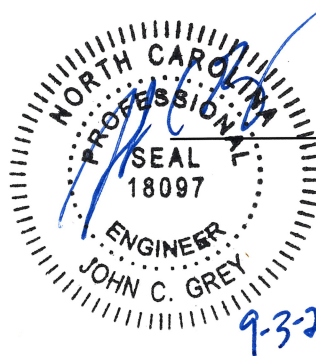
Wells Brothers Construction Co., Inc. included with their Bid the required E-Verify Affidavit, Bid Bond, and MWBE Documentation. Attached is a copy of the License Detail from the NC Licensing Board for General Contractors. Wells Brothers Construction Co., Inc has performed previous projects for the City.

VI. CONCLUSION

Based on all information included in this Discussion and if the City can commit the additional funding needed for the project, The Wooten Company offers no objection to the award of the Lift Station 21 Cancer Institute Lift Station Suction Lift to Submersible Conversion project to Wells Brothers Construction Co., Inc. of Turkey, NC, in the Modified Bid amount of \$826,829.00.

This Discussion of Bids is respectfully submitted this 3rd day of September 2025.

Attachments: Licensing Details



John C. Grey, P.E.

Verify License/Qualifier Search

Contact

Name

Wells Brothers Construction Co., Inc.

Address

34 Summerhill Rd
Turkey, NC 28393

Phone

9105925705

License

License #

L.46096

Account Type

License

First Issued Date

01/03/2000

Expiration Date

12/31/2025

Status

Active

License Limitation

Unlimited

Active Classifications

Highway
Public Utilities

Qualifiers

Name	Qualifier #	Status
Rockford Maynard Wells	Q.13884	Active

Close Details

Notice of Award



Project: Lift Station 21, Cancer Institute Lift Station Suction Lift to Submersible Conversion	Date: September 3, 2025
Owner: City of Lumberton	Owner's Contract No.: n/a
Contract: Lift Station 21, Cancer Institute Lift Station Suction Lift to Submersible Conversion	Engineer's Project No.: 2799-CJ
Bidder: Wells Brothers Construction Company Inc.	
Bidder's Address: (send Certified Mail, Return Receipt Requested) 34 Summerhill Road	
Turkey, NC 28393	

You are notified that your Bid dated July 10, 2025 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for the following:

Lift Station 21, Cancer Institute Lift Station Suction Lift to Submersible Conversion

The Contract Price of your Contract is Eight Hundred Twenty-Six Thousand Eight Hundred Twenty-Nine Dollars and Zero Cents (\$826,829.00).

Three (3) copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

Requested sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 10 days of the date you receive this Notice of Award.

1. Deliver to the Owner three (3) fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract Bonds as specified in the Instructions to Bidders, General Conditions Paragraph 5.01, and Supplementary Conditions Paragraph SC-5.01.
3. Other conditions precedent:

n/a

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Rob Armstrong, Jr.

 Owner
 By: _____
 Authorized Signature

 Director of Public Works

 Title

Copy to Engineer

Acceptance of Notice

Receipt of the above Notice of Award is hereby acknowledged by _____

this the _____ day of _____, 20____.

By: _____

Title: _____

Lumberton City Council

Item: VII.H.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 08/26/2025

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: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

None

Lumberton City Council

Item: VII.I.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 08/26/2025

Subject: Laura Kinder Rezoning - 304 & 306 S. Rozier Street – P-4

Summary/Background of Subject Matter:

Laura Kinder is requesting to rezone property located at 304 & 306 S. Rozier Street, parcel # 3239-02-049, Deed Bk. 01229, Pg. #0859/Map Book: 6 Page: 93.

Staff Recommendation:

City Council review the request, refer the petition to the September 16, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

- 1. Kinder Conditional Rezoning Packet

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

*** **CONDITIONAL** ***

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: LAWKA MAE KINDE Full Legal Name: _____

Physical Home Address: 205 Cambridge Blvd Physical Home Address: _____

Lumberton, N.C. 28355 _____

Mailing Address: SAME Mailing Address: SAME

Telephone: 562 441 1533 Telephone: _____

Legal Name of Business: _____

EMAIL: _____

2. **Description of Property:**

<u>304 Rozier St</u>	<u>Lumberton, NC</u>	<u>1229</u>	<u>859</u>
(Address)		(Deed Book)	(Page)
<u>6</u>	<u>93</u>	<u>179 ft.</u>	<u>3354.2 sq ft.</u>
(Map Book)	(Page)	(Frontage)	(Area)

3. **Tax Map Identification Number (parcel number):** 323902049

4. **Existing Zoning District Designation of Property:** M1 - R7

5. **Requested Zoning District Designation of Property:** CZ- R7 - B2

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 # 6.234

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



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):

This property has a 3 Bdrm
1 bath home with carport.
My intention is to Sell the
home (have had a buyer)

The land also has an old
garage which I've been using
myself for storage.

I intend to split deed (the
surveyor was paid and
made plans which I
submitted to do this.)
My intention to keep this
garage building for
my personal use and
I able to Sell the 3 Bdrm
home.

Thank you
Laura M. Kindee

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

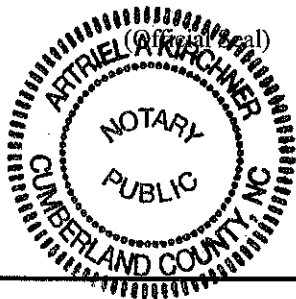
Applicant: LAURA MAE KINDER 205 Cambridge Blvd
Full Legal Name (type or print) Home Address Lumberton NC

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.

Applicant: Laura M. Kinder
Signature

WITNESS my hand and official seal, this the 23 day of July, 2025



Arriel A Kirchner
Official Signature of Notary

Arriel A. Kirchner, Notary Public
Notary's printed or typed name

My Commission Expires: October 4, 2025

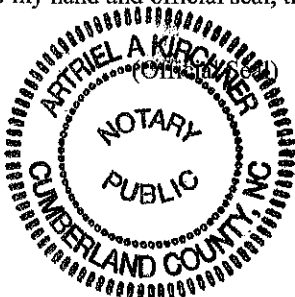
Owner: LAURA MAE KINDER 205 Cambridge Blvd,
Full Legal Name (type or print) Home Address

STATE OF N. 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.

Owner: Laura M. Kinder
Signature

WITNESS my hand and official seal, this the 23 day of July, 2025



Arriel A Kirchner
Official Signature of Notary

Arriel A Kirchner, Notary Public
Notary's printed or typed name

My Commission Expires: October 4, 2025

3 of 3

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

File #6.234

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



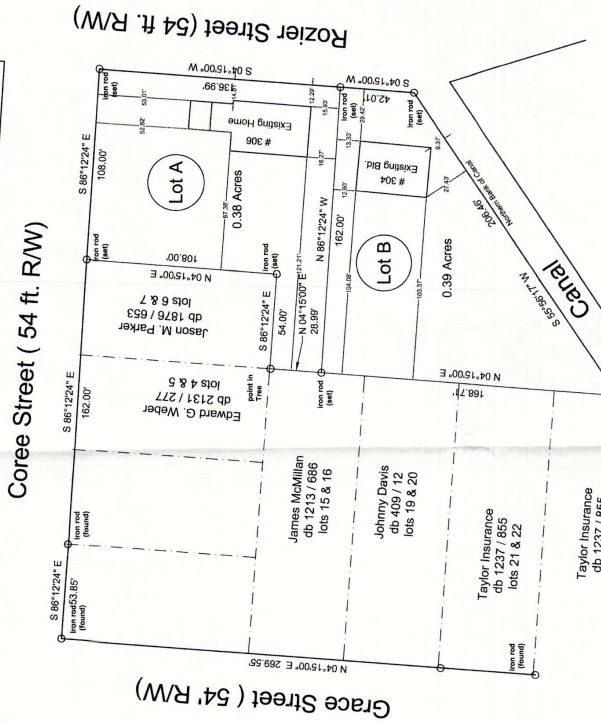
LOCATION SKETCH nts

I hereby certify that the lots shown herein are within the Subdivision Jurisdiction of The City of Lumberton and that this map as been approved by the City of Lumberton and as such this map is approved for recording by the Lumberton Planning & Neighborhood Services Director, subject to it being recorded in the Robeson County Registry within 30 Days of the date below.

Planning & Neighborhood Services Director date

I hereby certify that I am of owner of the land shown hereon, which is within the Subdivision Jurisdiction of the City of Lumberton, NC and I freely adopt this plan of subdivision & recombination

Laura M. Kinder



North Carolina Robeson County

I, Review Officer of Robeson County certify that the map or plat to which this certification is attached meets all Statutory Requirements for recording.

Review Officer Date

Recombination Survey of Lots 8-14

R. A. Rozier Subdivision

Laura M. Kinder, owner

City of Lumberton, Robeson County, NC

Surveyed January 15, 2024

Deed Book 1229 Page 859.

Map Book 6 Page 93.

Parcel ID # 3239 02 049

1"=50 feet



Notes:

- 1 All measurements are ground.
2 Existing iron stakes as noted.
3 Subject to any easements of record that may exist this date.



North Carolina Robeson County I, Joseph M. Parker, PLS 2868, certify that this map was prepared from actual survey made under my supervision; deeds and descriptions as noted hereon. That the ratio of Precision of the field survey is 1:10,000; that any lines not surveyed are shown as broken lines from information noted hereon; The original tract of land being recorded in Deed Book 1229 PG 859. This Map was prepared in accordance with G.S. 47-30 as amended. Area by the coordinate method.

I certify that this plat creates a recombination of land in an area of a county that regulates the subdivision of land.

Witness my hand and seal this the 2nd Day of February 2024.

Signature of Joseph M. Parker

Joseph M. Parker PLS 2868

- Legend: N North, S South, E East, W West, Power Pole # 4 rebar

Joe M. Parker Surveying & Mapping logo and contact information including address and phone number.

Owner: Laura M. Kinder, 205 Cambridge Blvd, Lumberton, NC 28358. Includes handwritten file number 508 441 1533.

City of



Lumberton

Planning & Neighborhood Services

Request for Rezoning
6.234 Kinder

PETITIONER(S):	OWNER(S):
Petitioner: Laura Kinder 205 Cambridge Blvd. Lumberton, NC 28358	Same as the petitioner
<p>Rezoning: Laura Kinder rezoning - 304 & 306 S. Rozier Street – P-4</p> <p>Laura Kinder is requesting to rezone property located at 304 & 306 S. Rozier Street, parcel # 3239-02-049, Deed Bk. 01229, Pg. #0859/Map Book: 6 Page: 93.</p> <p>Analysis: The property is zoned M-1, Light Manufacturing and R-7, Residential Single Family/Duplex. Currently, there is a single-family residence located on the M-1 district of the property and a storage building located on the R-7 district. The owner is requesting to subdivide and sell the residence and retain the storage building for personal use; therefore, a rezoning is required.</p> <p>Furthermore, this request is to rezone the residence (Lot ‘A’) from M-1 to R-7 and rezone the storage building (Lot ‘B’) from R-7 to CZB-2, community business – personal inside storage use only.</p> <p>On August 19, 2025, a Variance was granted to reduce the minimum setbacks to meet the requirements of R-7 and B-2.</p>	

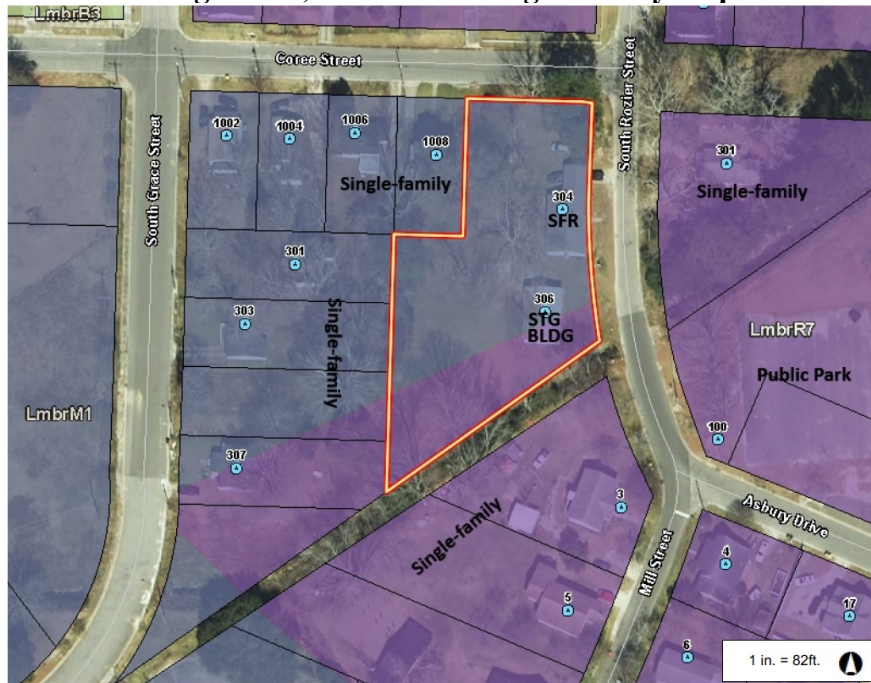
City of Lumberton

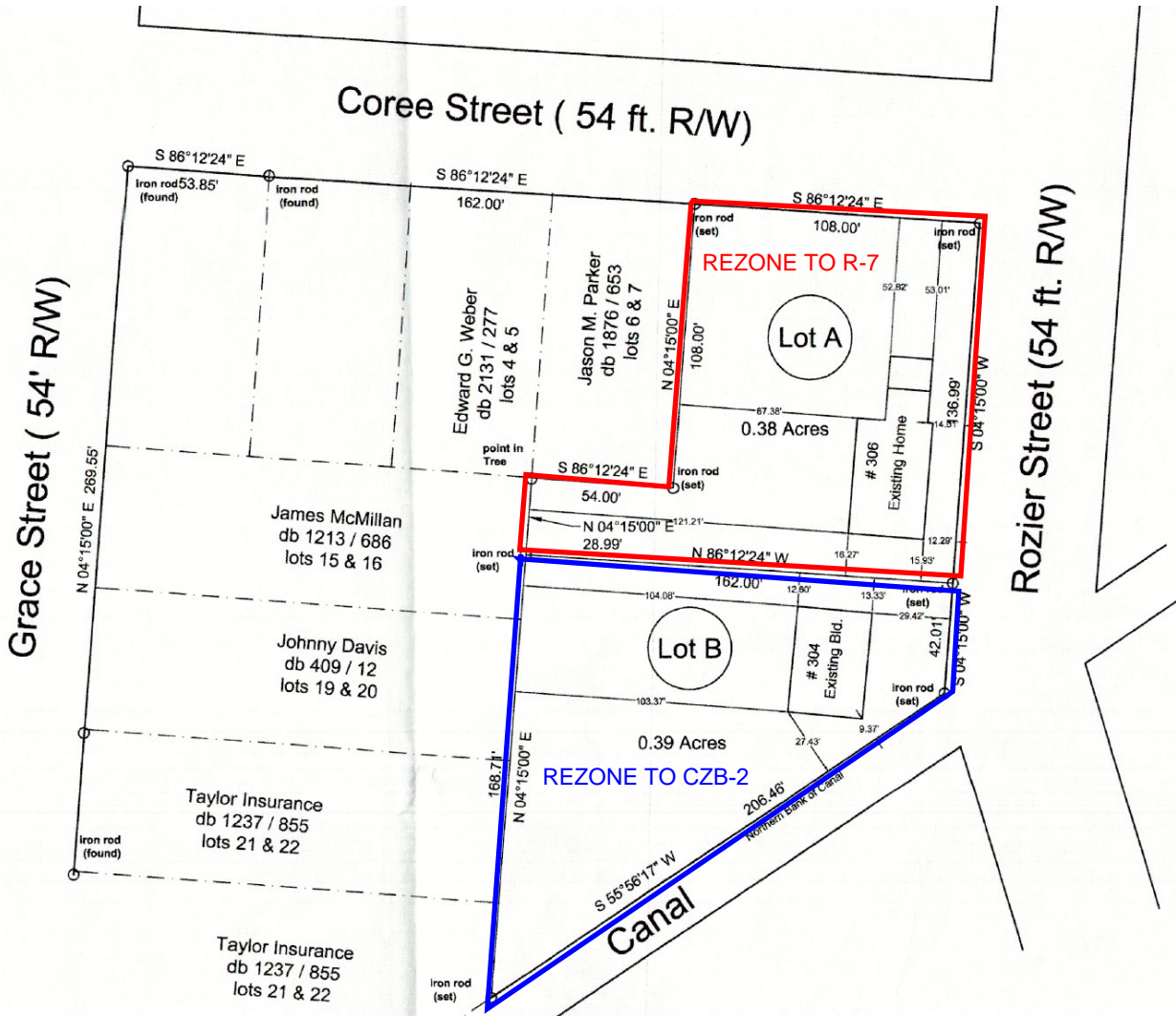
Planning & Neighborhood Services

LOCATION: 304 & 306 S. Rozier Street – 3239-02-049



Zoning: M-1, Light Manufacturing & R-7, Residential Single-Family/Duplex







Planning & Neighborhood Services

PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area
Laura Kinder	3239-02-049	M-1, Light Manufacturing R-7, Residential Single Family/Duplex	~ 0.77 acres ~ 33,541.2 square feet
Laura Kinder	3239-02-049	M-1, Light Manufacturing R-7, Residential Single Family/Duplex	Proposed Lot 'A' ~ 0.38 acres
Laura Kinder	3239-02-049	M-1, Light Manufacturing R-7, Residential Single Family/Duplex	Proposed Lot 'B' ~ 0.39 acres

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	M-1, Light Manufacturing R-7, Residential Single Family/Duplex	- To subdivide the property - Single Family (1.110) - Storage Building (10.210)
North	R-7, Residential Single Family/Duplex	Single-family residential
South	R-7, Residential Single Family/Duplex	Single-family residential
East	R-7, Residential Single Family/Duplex	Single-family residential City of Lumberton, Public Park
West	M-1, Light Manufacturing R-7, Residential Single Family/Duplex	Single-family residential

STAFF ANALYSIS

PROJECT OVERVIEW

Variance: On August 19, 2025, a Variance was granted to reduce the minimum setbacks as follows to meet the setbacks for the respective zoning districts:

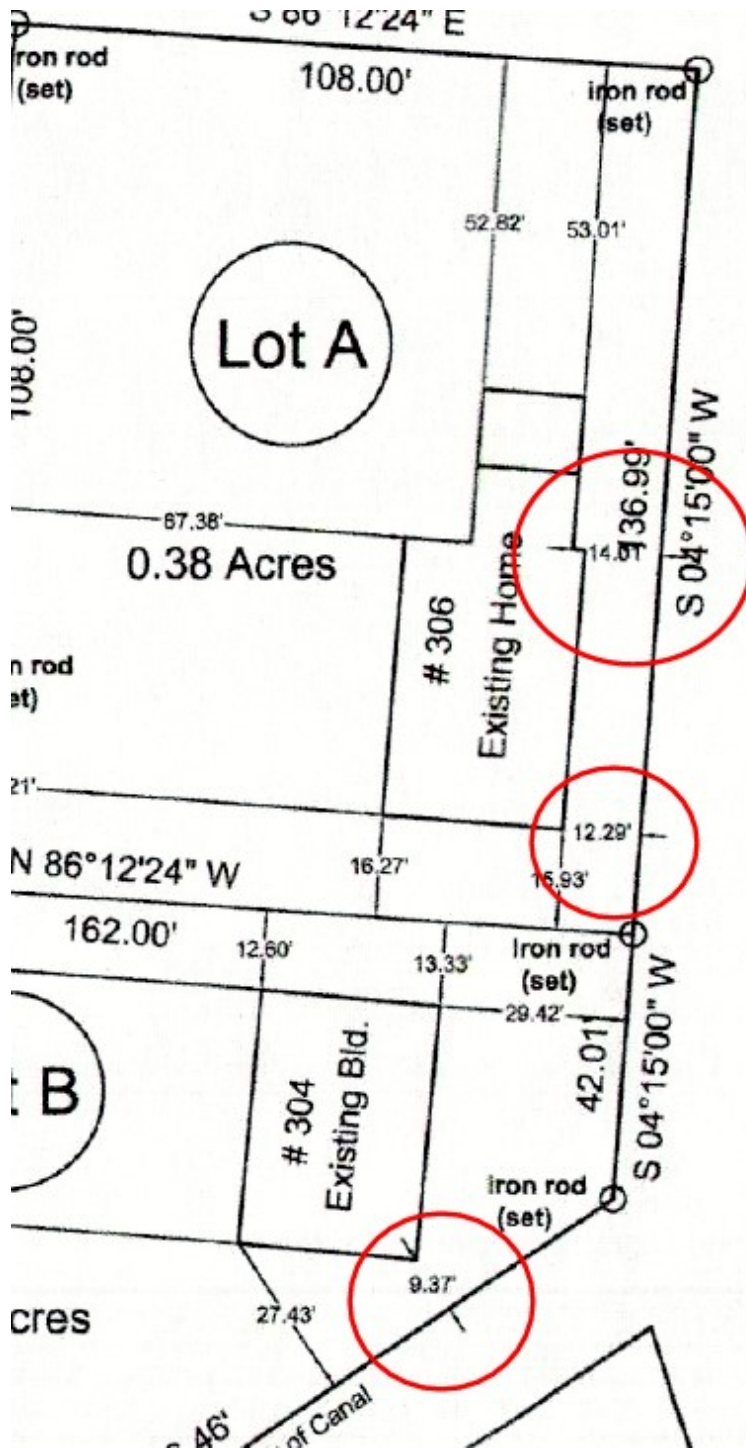
- 1) Zone R-7 - The right of way line for Lot 'A' from 20 feet to 14.01 feet for the existing residential building.
- 2) Zone R-7 - The right of way line for Lot 'A' from 20 feet to 12.29 feet for the existing residential building.
- 3) Zone B-2 - The side boundary line of Lot 'B' from 10 feet to 9.37 feet for the existing storage building.

City of



Lumberton

Planning & Neighborhood Services



Rozier Street (54 ft. R/W)

City of

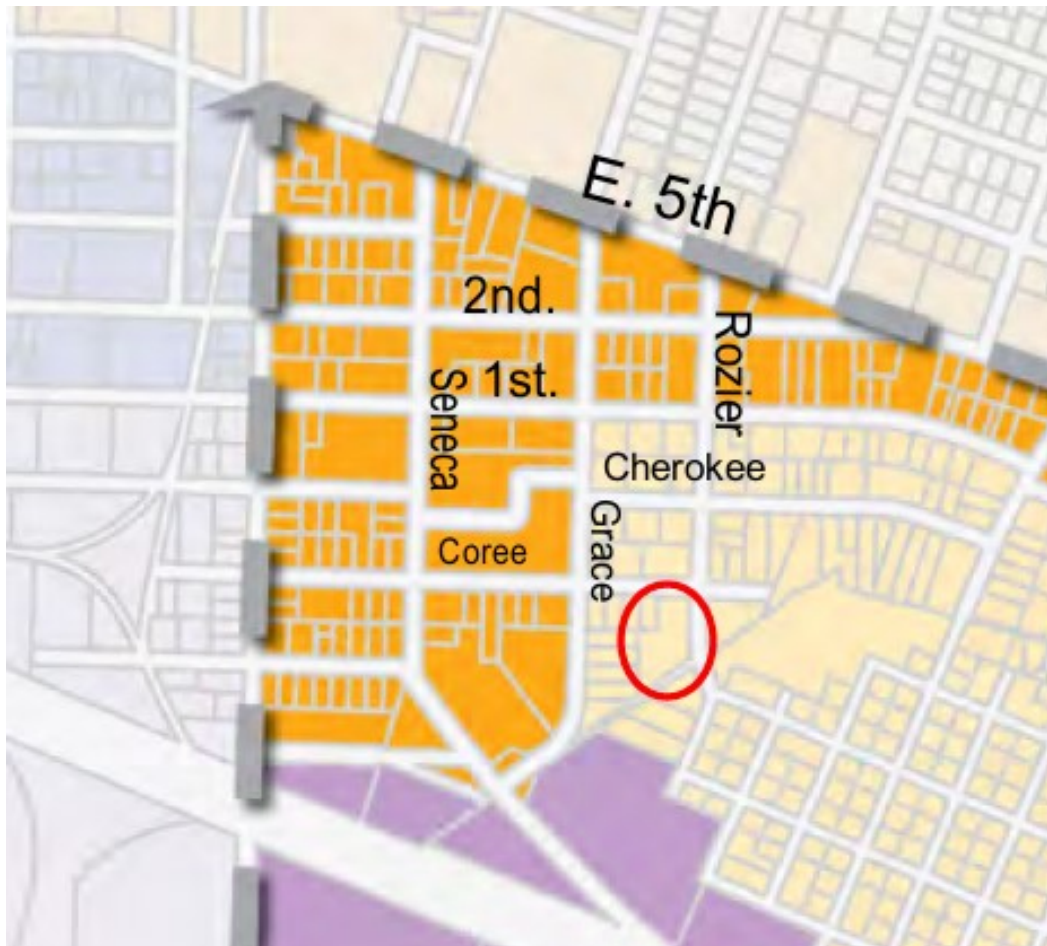


Lumberton

Planning & Neighborhood Services

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates the future use of this parcel as low intensity and is located in Precinct 4.



LOW INTENSITY

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



Planning & Neighborhood Services

Setback and Lot Size:

Zoning District	Min. Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks (unless a right of way borders it, then right-of-way min setbacks are observed).	Maximum Height
R-7	7,000 sq.ft.	70'	20'	8'	35'
M-1	No Minimum	100'	30'	15'	85'
B-2	3,000 sq.ft.	50'	20'	10'	35'

Screening Requirement: 10.210 All storage within completely enclosed structures

Type "C" Screen
1.110 Single-family residences Other than mobile homes
1.120 Mobile homes
1.130 Single- family residences with accessory apartment
1.200 Two family residences

Opaque screen, type "C." A screen that is opaque to a height of at least eight (8) feet. An opaque screen is intended to exclude completely all visual contact between uses and to create a strong impression of spacial separation. The opaque screen may be composed of a wall, fence or earth berm.

City of Lumberton

Planning & Neighborhood Services

Flood Zone 'X' Not in 100-YR Floodplain: Area of minimal risk and determined to be outside the 100 and 500-year floodplains.

Map Number: 3720030100K Panel Effective Date: 12/6/2019



PLANNING STAFF RECOMMENDATION TO COUNCIL

CPC review the request, refer the petition to the **September 16, 2025** Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

The B-2 (community business) districts are designed to accommodate commercial development on a scale that is less intensive than that permitted in a B-1 district. A lesser intensity of development is achieved through setback, height, and minimum lot size requirements that are more restrictive than those applicable to the B-1 zone. The types of uses permissible in these zones are generally similar to the types permissible in a B-1 zone, except that additional automobile-oriented businesses (e.g. , drive-in banks and restaurants), not allowed in the B-1 zone, are permissible in these zones. The B-2 and B-2H thus may provide a transition in some areas between a B-1 zone and a residential zone or may provide for a smaller scale shopping center that primarily serves one neighborhood or area of the city (as opposed to a regional shopping center). The dimensional restrictions in the zone are also designed in appropriate areas to encourage the renovation for commercial purposes of buildings that formerly were single-family residences. The only difference between B-2 and B-2H zones is the difference in height limitations spelled out in section 35-186. Therefore, all other references in this chapter to the B-2 district shall be deemed to include the B-2H district.

I. B-2 Zoning District Permitted Uses

1.210 Duplex

1.220 Two-family conversion

1.310 Multifamily residences Other than mobile home parks

1.330 Multifamily conversion

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

1.510 Rooming houses, boarding houses

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

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

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

3.230 Banks with drive-in windows

4.110 Majority of dollar volume of business done with walk-in trade Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment

4.120 Majority of dollar volume of business done without walk-in trade

- 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
- 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
- 9.100 Motor vehicle sales or rentals, excluding manufactured home sales
- 9.500 Gas sales
- 9.600 Car wash
- 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
- 16.000 Dry Cleaner, Laundromat
- 18.100 Towers and antennas fifty feet in height or less
- 18.200 Disguised/attached antennas
- 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
- 24.300 Taxi stands

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

II. B-2 Zoning District Requires a Special Use Permit

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

2.112 ABC stores

3.140 Government Office Buildings

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

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

5.120 Trade or vocational schools

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

6.122 Movie theatres Seating capacity 301—999

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

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

24.100 Bus stations

24.200 Train stations

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

The R-7 district is designed to accommodate single-family and two-family dwelling units.

I. R-7 Zoning District Permitted Uses

1.110 Single-family residences Other than mobile homes

1.210 Duplex

1.220 Two-family conversion

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)

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

28.200 Minor Subdivisions

II. R-7 Zoning District Requires a Special Use Permit

1.130 Single- family residences with accessory apartment

1.330 Multifamily conversion

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

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

14.400 Reclamation landfill

17.100 Neighborhood Utility Facilities

21.100 Cemetery

22.000 Nursery Schools; Day Care Centers

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-1 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 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
- 5.400 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
- 9.100 Motor vehicle sales or rentals, excluding manufactured home sales
- 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.
- 9.810 Manufactured home sales office without, display units.
- 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-1 Zoning District Requires a Special Use Permit

- 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)
- 7.500 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
- 13.510 & 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
- 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 City Council

Item: VII.J.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 08/26/2025

Subject: Jason Britt Special Use Permit – Old Whiteville Road parcel #2905-01-007 - ETJ

Summary/Background of Subject Matter:

Jason Britt is requesting a Special Use Permit for a major Subdivision of property located on Old Whiteville Road (parcel # 2905-01-007).

Staff Recommendation:

City Council review the request, refer the petition to the **September 16, 2025** Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Britt SUP Application Packet

**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:

<p>1. Applicant:</p> <p>Legal Name: <u>JASON M BRITT</u></p> <p>Physical Address: <u>611 BEULAH CH RD</u> <u>LUMBERTON NC 28358</u></p> <p>Mailing Address: <u>611 BEULAH CH RD</u> <u>LUMBERTON NC 28358</u></p> <p>Telephone: <u>910-258-2644</u></p> <p>Name of Business: _____</p> <p>EMAIL: _____</p>	<p>Owner:</p> <p>Legal Name: <u>JASON M BRITT</u></p> <p>Physical Address: <u>611 BEULAH CH RD</u> <u>LUMBERTON NC 28358</u></p> <p>Mailing Address: <u>611 BEULAH CH RD</u> <u>LUMBERTON NC 28358</u></p> <p>Telephone: <u>910-258-2644</u></p> <p>Business Address: _____</p>
---	--

Description of Property:

<p>2. <u>OLD WHITEVILLE RD LUMBERTON NC</u> (Address)</p>	<p><u>2396</u> (Deed Book)</p>	<p><u>590-592</u> (Page)</p>
<p><u>61</u> (Map Book)</p>	<p><u>185</u> (Page)</p>	<p><u>284.20 FT</u> (Frontage)</p>
		<p><u>2.14 ACRES</u> (Area)</p>

3. Tax Map Identification (parcel number): 290501007

4. Proposed Use of Property: RESIDENTIAL SINGLE FAMILY

5. Zoning District Designation of Property: AGRICULTURE

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 # 7.196 1 of 2
By 7.176 5/28/21

ADDRESS:

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

SUBDIVIDE TWO LOTS FOR RESALE

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: Jason M Britt 611 Beulah Ln Rd Lumberton NC
Name Physical Address

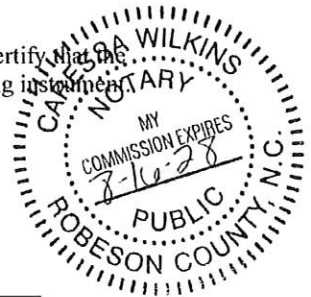
Applicant: [Signature]
Signature

STATE OF NC COUNTY OF Robeson

I, Carressa Wilkins, 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 13 day of June, 2025.

Carressa Wilkins My Commission Expires: 8-16-2028
Notary Public Signature



Owner: Jason M Britt 611 Beulah Ln Rd Lumberton NC
Name Physical Address

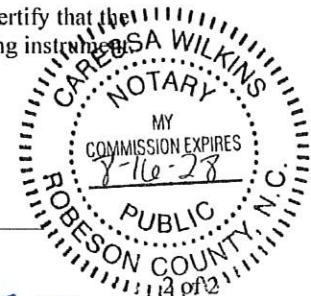
Owner: [Signature]
Signature

STATE OF NC COUNTY OF Robeson

I, Carressa Wilkins, 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 13 day of June, 2025.

Carressa Wilkins My Commission Expires: 8-16-2028
Notary Public Signature



File # 7.196
Ref. 7.176 5/28/21

City of



Lumberton

Planning & Neighborhood Services

Request for Special Use Permit

7.198 Jason Britt

PETITIONER(S):	OWNER(S):
Name of Petitioner: Jason Morris Britt	Name of Owner: Jason Morris Britt
Address: 611 Beulah Church Rd.	Address: 611 Beulah Church Rd.
City/State/Zip: Lumberton, NC	City/State/Zip: Lumberton, NC
Mailing Address: 611 Beulah Church Rd.	Mailing Address: 611 Beulah Church Rd.
City/State/Zip: Lumberton, NC 28358	City/Sate/Zip: Lumberton, NC 28358

Special Use Permit Request: Jason Britt is requesting a Special Use Permit for a major Subdivision.

Jason Britt is requesting a Special Use Permit for a major Subdivision of property located on Old Whiteville Road (parcel # 2905-01-007). This request is to subdivide the property into two single-family residential lots and develop a 50' private Road. The parent tract of land was previously subdivided more than 8 times, and the requested two lots are considered a major subdivision requiring a Special Use Permit.

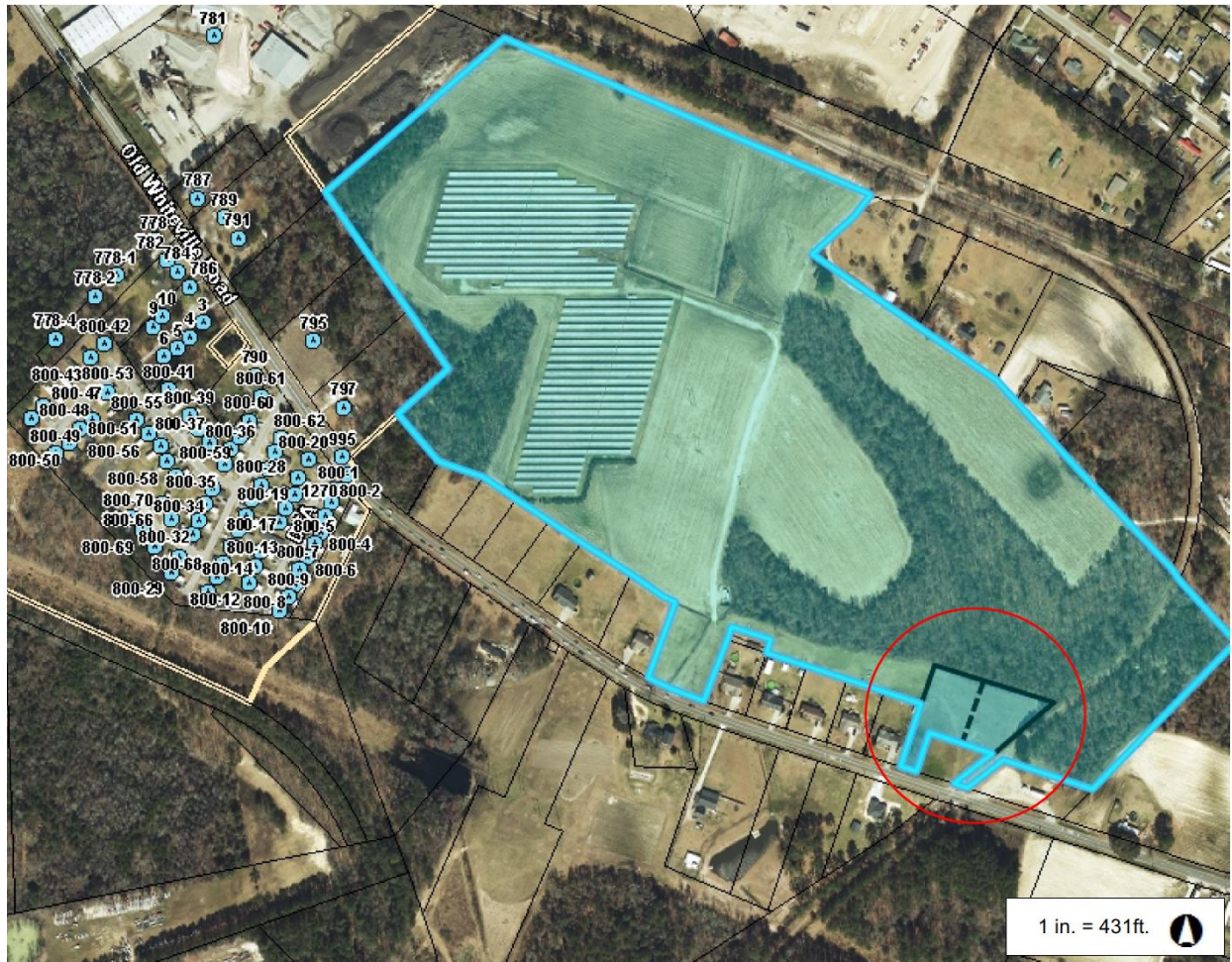
On August 19, 2025, a Variance was granted to allow the creation of two single-family residential lots served by a private road not constructed to public street standards for a tract of land where a previous approval for a private road not constructed to public street standards has been created.



Planning & Neighborhood Services

LOCATION: PARCEL # PART OF 2905-01-007

Old Whiteville Rd



861.6 0 430.81 861.6 Feet

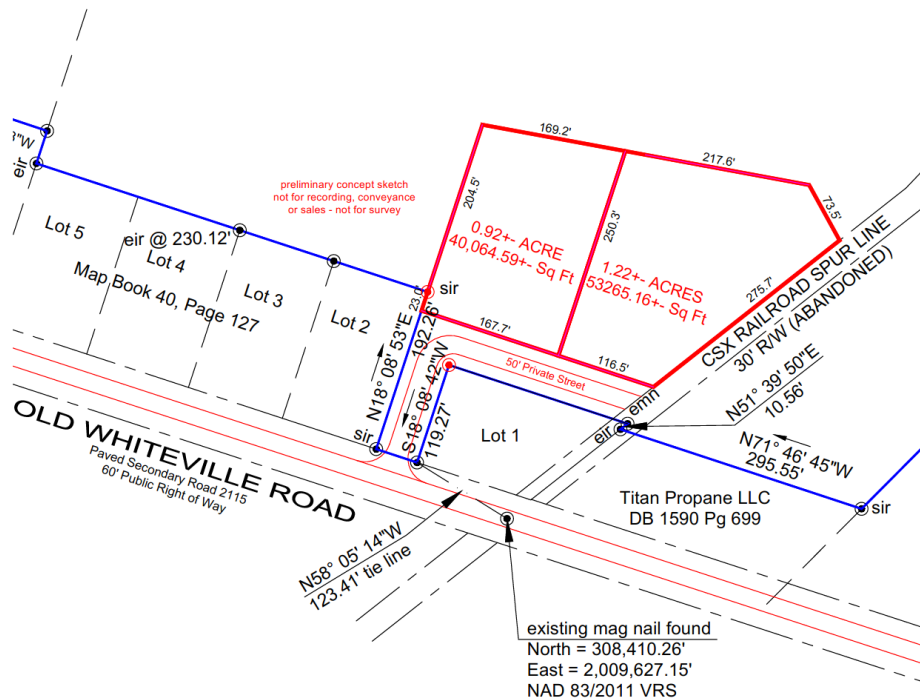
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Lumberton

Planning & Neighborhood Services

CURRENT REQUEST: PART OF PARCEL # 2905-01-007



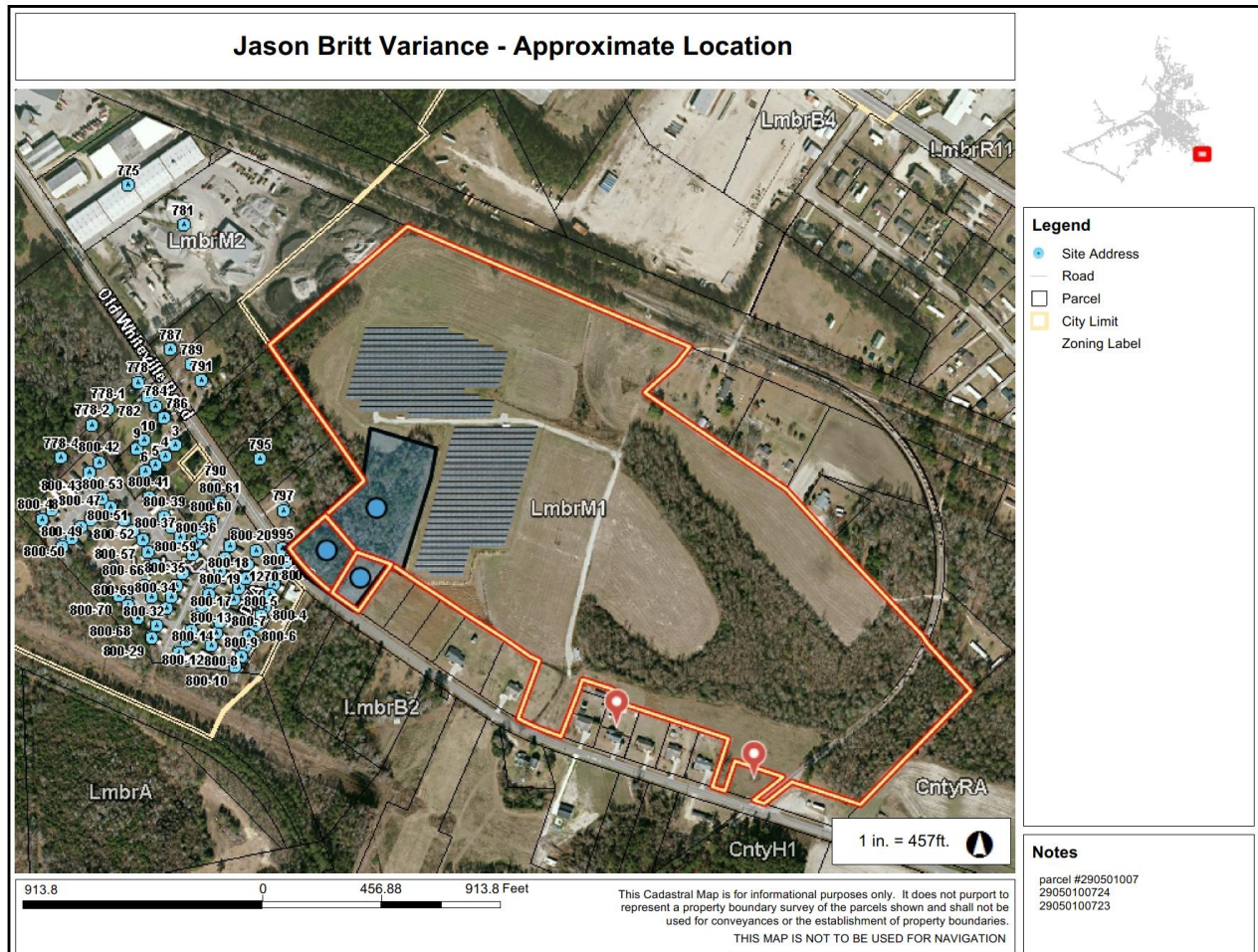
Planning & Neighborhood Services

PROJECT OVERVIEW

Variance: On August 19, 2025, a Variance was granted to allow the creation of two single-family residential lots served by a private road not constructed to public street standards for a tract of land where a previous approval for a private road not constructed to public street standards has been created.

PREVIOUS REQUEST: PARCEL #'s 2905-01-00724; 2905-01-00723 & PART OF 2905-01-007

Old Whiteville Rd





Planning & Neighborhood Services

PLANNING & ZONING

<i>Parcel #(s)</i>	<i>Zoning</i>	<i>Width</i>	<i>Area</i>	<i>Limits of Construction</i>
290501007	Agriculture/M1	~153' (various)	~60 Acres	~2.14 Acres
Portion to be subdivided	Agriculture	167.7 116.5	40,064.59 Acres 53,265.16 Acres	

MINIMUM (MAX) SETBACK AND LOT SIZE REQUIREMENTS

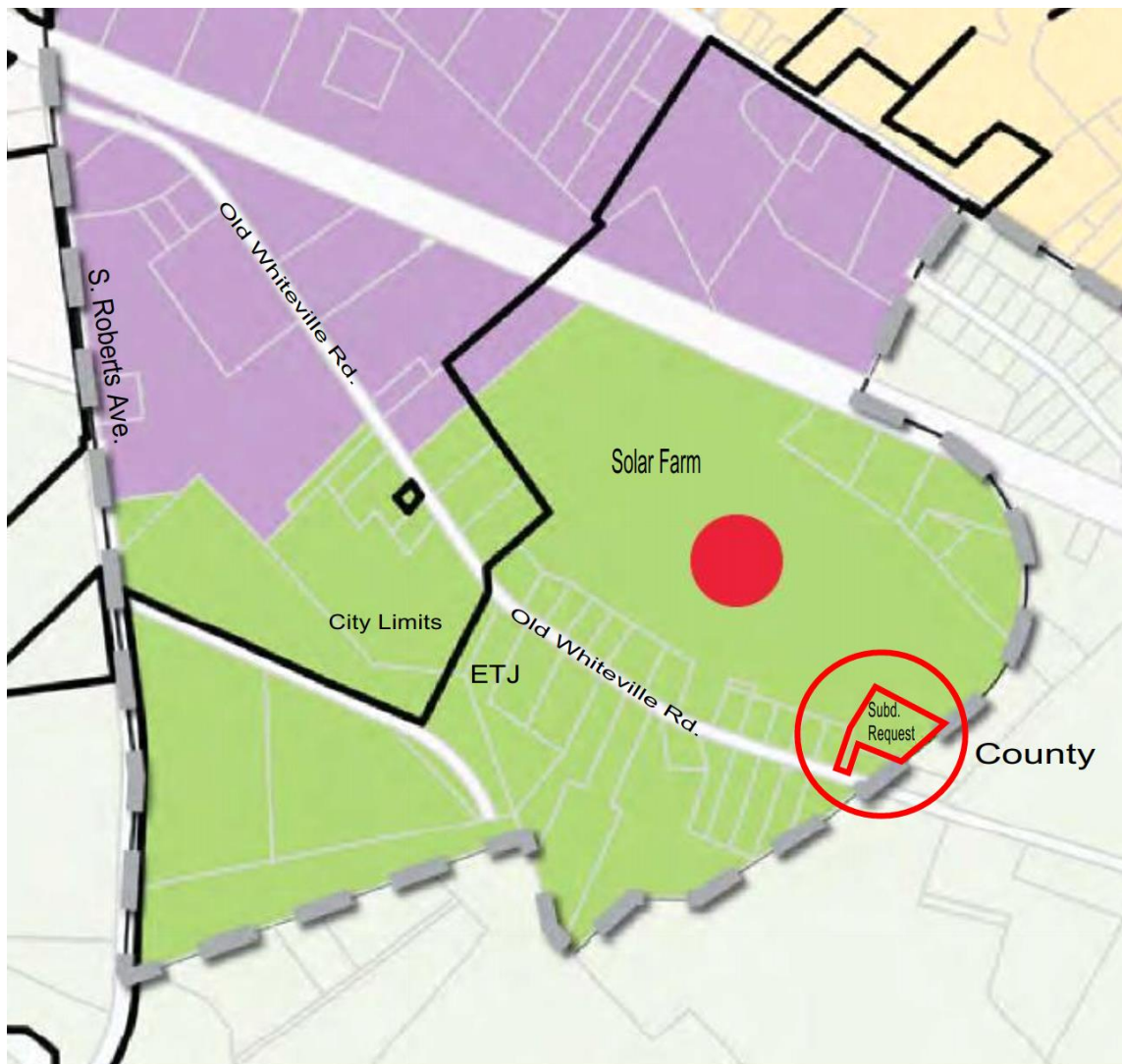
<i>Zoning District</i>	<i>Min. Square Footage</i>	<i>Min. Road Frontage</i>	<i>Min. Front Setback (right of way)</i>	<i>Min. Side Setback (no right of way)</i>	<i>Min. Rear Setback (no right of way)</i>	<i>Max. Height</i>
Agriculture (A)	40,000	100'	50'	20'	20'	35'
Light Manufacturing (M1-Lease Line for the Solar Farm only)	No min.	100'	30'	15'	15'	35'

ADJACENT PROPERTY SITE DATA

	<i>Zoning</i>	<i>Zoning Description</i>	<i>Land Use</i>
Subject Property	A M1	Agriculture Light Manufacturing	Agriculture Solar Farm
North	A	Agriculture	Single Family Residential
South	A R-20 CntyC1	Agriculture Residential Single Family County Highway District	Single Family Residential Vacant Land Country Side Mobile Home Park
East	Cnty-RA	County Residential Agriculture	Single Family Residential
West	A	Agriculture	Single Family Residential

EXISTING LOT INFORMATION: Current use of property – Solar Farm.

Land Use Plan: Future use of the parcel is rural and is located in 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.

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone: 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: 3720030000k **Panel Effective Date:** 12/6/2019

▲ Jason Britt Request

Jul 17, 2025



- Legend**
- | | |
|-------------------|---|
| Panels | Flood Hazard Areas |
| Political Areas | AE |
| Stream Centerline | Floodway (AE) |
| Cross Sections | 0.2 % Chance Annual Flood Hazard |
| Levee | Future Conditions 1% Annual Chance Flood Hazard |

North Carolina Floodplain Mapping Program





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 applicable Federal and State Departments, for review and approval prior to development. All conditions of the Special Use Permit and Variance must be met prior to issuance of a Certificate of Occupancy.

PLANNING DEPARTMENT RECOMMENDATION TO CITY COUNCIL (CPC)

Council review the request, refer the petition to the September 16, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

Lumberton City Council

Item: VII.K.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 08/26/2025

Subject: William Sinclair rezoning - 3170 Elizabethtown Road – P-2

Summary/Background of Subject Matter:

William Sinclair is requesting to rezone property located at 3170 Elizabethtown Road, parcel # 321103014, Deed Bk. 02134, Pg. #0334, from Agriculture to B-2.

Staff Recommendation:

City Council review the request, refer the petition to the **September 16, 2025** Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Sinclair Rezoning Packet



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: William Soucheir

Full Legal Name: Same as the Applicant

Physical Home Address: 3170 ELIZABETHTOWN RD
Lumberton, NC 28358

Physical Home Address:

Mailing Address:

Mailing Address:

Telephone: 202 760 0770

Telephone:

Legal Name of Business: SOURCE AUTO SALES LLC

EMAIL: will02555@gmail.com

2. Description of Property:

Table with 4 columns: Address (3170 ELIZABETHTOWN RD), Deed Book (2134), Page (334), Map Book (N/A), Page (N/A), Frontage (138), Area (0.62)

3. Tax Map Identification Number (parcel number): 321103014

4. Existing Zoning District Designation of Property: agriculture

5. Requested Zoning District Designation of Property: B-2

6. Applicant's Interest In Property (check one): [X] 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. [Handwritten: No]

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

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):

I plan on using the property for a used car dealership. The property was a used car dealership through my Dad Purdie Smealain (Purdies Auto Sales) from 1975 to 2022.

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: William Sinclair 3170 E Elizabethtown RD
Full Legal Name (type or print) Home Address

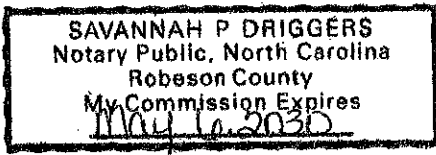
STATE OF North Carolina COUNTY OF Robeson

I, Savannah P. Driggers, 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: William Sinclair
Signature

WITNESS my hand and official seal, this the 7th day of August, 2025

(Official Seal)



Savannah P. Driggers
Official Signature of Notary

Savannah P. Driggers, Notary Public
Notary's printed or typed name

My Commission Expires: May 6, 2030

Owner: Same as above
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



Planning & Neighborhood Services

Request for Rezoning
6.235 William Sinclair

PETITIONER(S): Petitioner: William Sinclair 3170 Elizabethtown Road Lumberton, NC 28358	OWNER(S): SINCLAIR WILLIAM & POSEY ERICKA & SINCLAIR NATALIE 3170 Elizabethtown Road Lumberton, NC 28358
Rezoning: William Sinclair rezoning - 3170 Elizabethtown Road – P-2 William Sinclair is requesting to rezone property located at 3170 Elizabethtown Road, parcel # 321103014, Deed Bk. 02134, Pg. #0334, from Agriculture to B-2.	

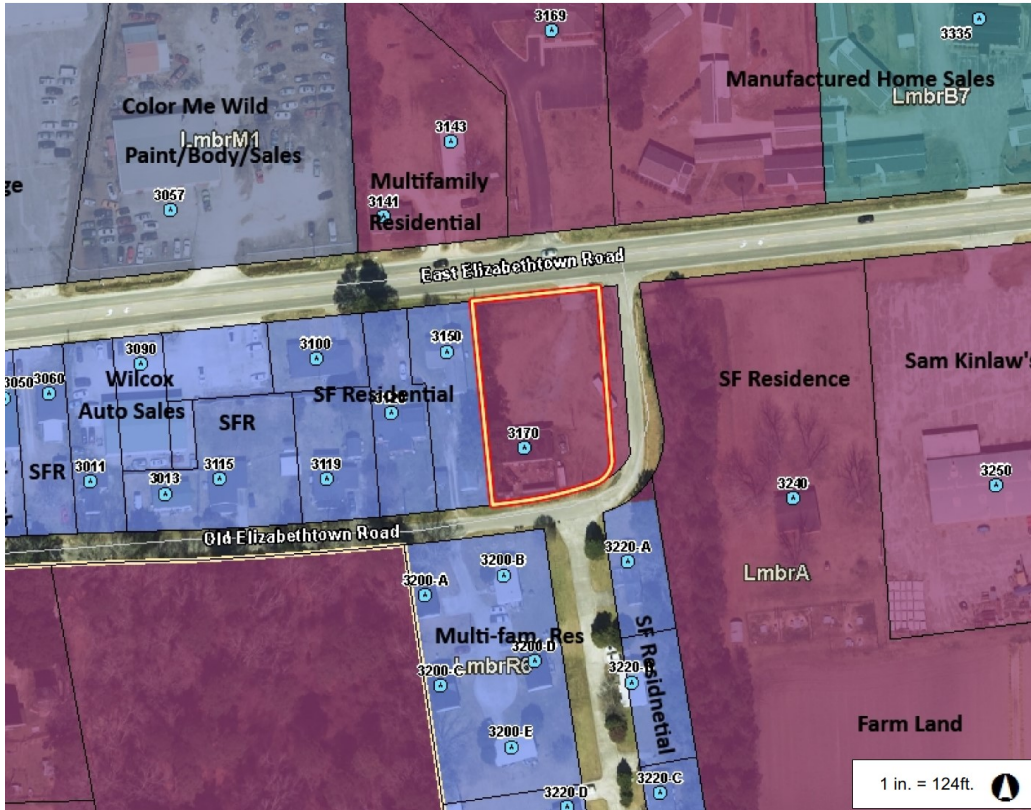
LOCATION: 3170 Elizabethtown Road – 3211-03-014



City of Lumberton

Planning & Neighborhood Services

Zoning: Agriculture



PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area
SINCLAIR WILLIAM & POSEY ERICKA & SINCLAIR NATALI	3211-03- 014	'A' Agriculture	~ 0.62 acres ~ 27,000 square feet

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	'A' Agriculture	Vacant commercial structure, formerly Purdies Auto Sales (9.100)
North	'A' Agriculture	Baird's Animal Hospital
South	R-6, Residential-Class-'A' Manufactured Homes	Mixed residential
East	'A' Agriculture	Single-family residential City of Lumberton, Public Park
West	R-6, Residential-Class-'A' Manufactured Homes	Single-family residential



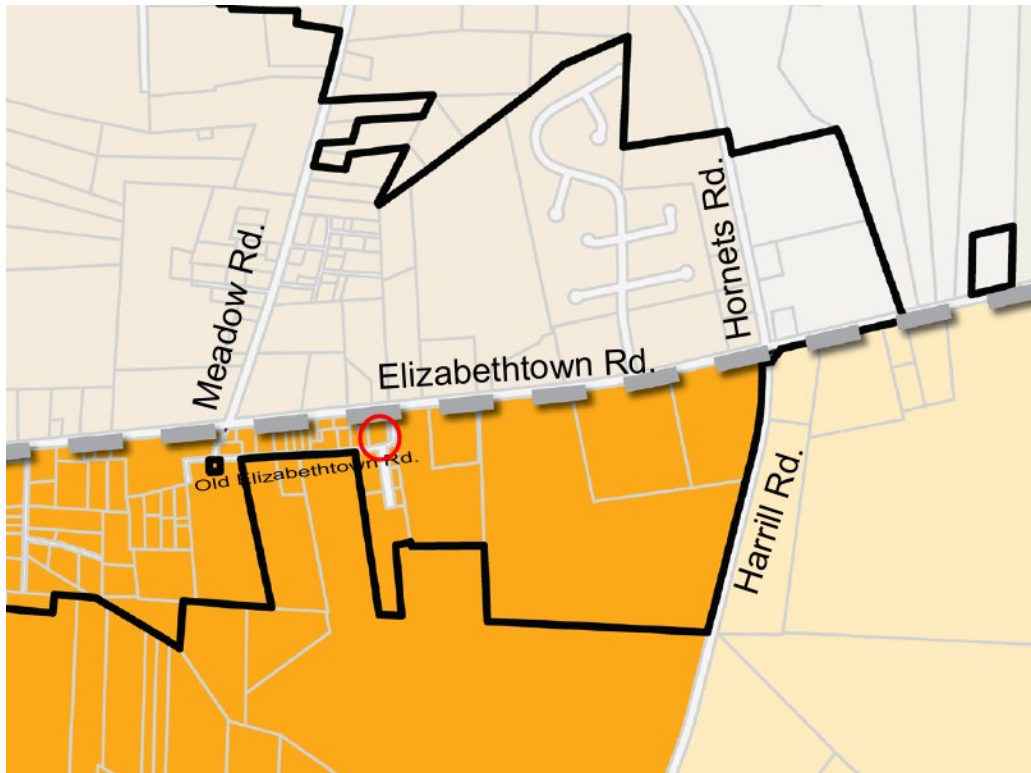
Planning & Neighborhood Services

STAFF ANALYSIS

Analysis: The owner is requesting to rezone the property from Agriculture to B-2 to reopen the auto sales establishment. Currently, there is a vacant commercial structure, formerly Purdies Auto Sales, located on the property.

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates the future use of this parcel as medium intensity and is located in Precinct 2.



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.



Planning & Neighborhood Services

Setback and Lot Size:

Zoning District	Min. Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks (unless a right of way borders it, then right-of-way min setbacks are observed).	Maximum Height
Existing - A	40,000 sq.ft.	100'	50'	20'	35'
Requested B-2	3,000 sq.ft.	50'	20'	10'	35'

Existing Setback and Lot Size:

Zoning District	Lot Size	Lot Width	Setback (right of ways)	Right Side Setbacks	Height
- A	~ 0.62 acres ~ 27,000 sq.ft.	138'	E'Town Rd ~130' Old E'Town Rd (L Side) ~ 60' Old E'Town Rd (Rear Side) ~ 35'	R--10'	N/A

Screening Requirement: 9.100 Motor vehicle sales or rentals, excluding manufactured home sales.

Type "C" Screen
1.110- Single-family residences other than mobile homes
1.130-Single-family residences with accessory apartment
1.120-Single-family residences, mobile homes
1.200-Two family residences

Opaque screen, type "C." A screen that is opaque to a height of at least eight (8) feet. An opaque screen is intended to exclude completely all visual contact between uses and to create a strong impression of spacial separation. The opaque screen may be composed of a wall, fence or earth berm.

Parking - 1 space per 200 square feet of gross floor area. Building – 1,296 sq.ft. **Required 6 parking spaces.**

City of Lumberton

Planning & Neighborhood Services

Flood Zone 'X' Not in 100-YR Floodplain: Area of minimal risk and determined to be outside the 100 and 500-year floodplains.

▲ **3170 Elizabethtown Rd**

Aug 26, 2025



Legend	
	Panels
	Political Areas
	Stream Centerline
	Cross Sections
	Levee
	Flood Hazard Areas
	AE
	Floodway (AE)
	0.2 % Chance Annual Flood Hazard
	Future Conditions 1% Annual Chance Flood Hazard

North Carolina Floodplain Mapping Program



PLANNING STAFF RECOMMENDATION TO COUNCIL

CPC review the request, refer the petition to the **September 16, 2025** Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

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

The B-2 (community business) districts are designed to accommodate commercial development on a scale that is less intensive than that permitted in a B-1 district. A lesser intensity of development is achieved through setback, height, and minimum lot size requirements that are more restrictive than those applicable to the B-1 zone. The types of uses permissible in these zones are generally similar to the types permissible in a B-1 zone, except that additional automobile-oriented businesses (e.g. , drive-in banks and restaurants), not allowed in the B-1 zone, are permissible in these zones. The B-2 and B-2H thus may provide a transition in some areas between a B-1 zone and a residential zone or may provide for a smaller scale shopping center that primarily serves one neighborhood or area of the city (as opposed to a regional shopping center). The dimensional restrictions in the zone are also designed in appropriate areas to encourage the renovation for commercial purposes of buildings that formerly were single-family residences. The only difference between B-2 and B-2H zones is the difference in height limitations spelled out in section 35-186. Therefore, all other references in this chapter to the B-2 district shall be deemed to include the B-2H district.

I. B-2 Zoning District Permitted Uses

1.210 Duplex

1.220 Two-family conversion

1.310 Multifamily residences Other than mobile home parks

1.330 Multifamily conversion

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

1.510 Rooming houses, boarding houses

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

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

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

3.230 Banks with drive-in windows

4.110 Majority of dollar volume of business done with walk-in trade Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment

4.120 Majority of dollar volume of business done without walk-in trade

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

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

9.100 Motor vehicle sales or rentals, excluding manufactured home sales

9.500 Gas sales

9.600 Car wash

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

16.000 Dry Cleaner, Laundromat

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

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

24.300 Taxi stands

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

II. B-2 Zoning District Requires a Special Use Permit

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

2.112 ABC stores

3.140 Government Office Buildings

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

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

5.120 Trade or vocational schools

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

6.122 Movie theatres Seating capacity 301—999

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

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

24.100 Bus stations

24.200 Train stations

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

Lumberton City Council

Item: VII.L.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 08/26/2025

Subject: Mac Adolf Montilus' request for Conditional Zoning (CZ) Amendment - 2406 N. Roberts Ave. – P3

Summary/Background of Subject Matter:

Mac Adolf Montilus' request for Conditional Zoning (CZ) Amendment for property located at 2406 N. Roberts Avenue (parcel # 32060100701).

Staff Recommendation:

City Council review the request, refer the petition to the **September 16, 2025** Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Montilis Conditional Zoning Amendment Packet

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT
*** CONDITIONAL ***

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: Mac Adolf Monilus

Full Legal Name: Mac Adolf Monilus

Physical Home Address: 108 Berkshire place
Lumberton NC 28358

Physical Home Address: 108 Berkshire place
Lumberton NC 28358

Mailing Address: 108 Berkshire place
Lumberton NC 28358

Mailing Address: 108 Berkshire place
Lumberton NC 28358

Telephone: (910) 736-1475

Telephone: (910) 736-1475

Legal Name of Business: Monilus Realty

EMAIL: macmonilus@hotmail.com

2. Description of Property:

<u>2406 N Roberts Avenue Lumberton NC</u>	<u>2072</u>	<u>544</u>
(Address)	(Deed Book)	(Page)
<u>9392</u>	<u>220</u>	<u>1.05 Acre</u>
(Map Book)	(Page)	(Area)

3. Tax Map Identification Number (parcel number): 32060100701

4. Existing Zoning District Designation of Property: CZ B-4

5. Requested Zoning District Designation of Property: CZ B-4 Amendment

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):

Amend current conditional zoning to
add office use # 3.110, # 3.130 & #
3.120

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: Mac Adolf Montilus 108 Berkshire Place Lumberton
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Robeson

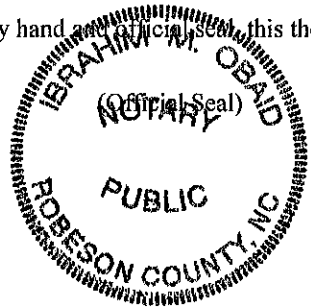
NC
28358

I, Ibrahim M Obaid, 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 11th day of August, 2025

Official Signature of Notary



Ibrahim M Obaid, Notary Public
Notary's printed or typed name

My Commission Expires: 07/31/2026

Owner: Mac Adolf Montilus 108 Berkshire Place Lumberton
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Robeson

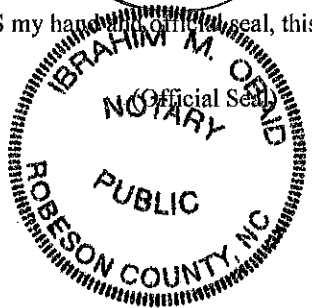
NC
28358

I, Ibrahim M Obaid, 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 11th day of August, 2025

Official Signature of Notary



Ibrahim M Obaid, Notary Public
Notary's printed or typed name

My Commission Expires: 07/31/2026

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

City of Lumberton

Planning & Neighborhood Services

Request for CZ Zoning Amendment 6.236 Mac Adolf Montilus

PETITIONER(S):	OWNER(S):	
Mac Adolf Montilus 108 Berkshire Place Lumberton, NC 28358	Same	

Rezoning Request: Mac Adolf Montilus request for Conditional Zoning (CZ) Amendment - 2406 N. Roberts Ave. – P3

LOCATION:

2406 N. Roberts Ave



Zoning:



PROJECT OVERVIEW

Analysis: Mac Adolf Montilus is requesting to amend the conditional zoning B-4 (restaurant use only) to allow office use #3.110, 3.130 and 3.120 for property located at 2406 N. Roberts Avenue (parcel # 32060100701). Previous condition(s) to remain.



Planning & Neighborhood Services

PLANNING & ZONING

PARCEL INFORMATION					
Owner	Parcel #(s)	Zoning	Square Footage/ Area	Limits of Construction	EXISTING/PROPOSED USES
Mac Adolf Montilus	32060100701	CZ B-4 (restaurant use only)	1.05 acres	1.05 acres	<i>EXISTING</i> #8.400 - Restaurants NEW: #3.110 #3.120 #3.130
#8.400	(EXISTING) RESTAURANT				
#3.110	Operations designed to attract and serve customers or clients on the premises EXAMPLES offices of attorneys, realtors, other professions, insurance and stock brokers, travel agents, etc.				
#3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use. EXAMPLE – Home Health Care agencies				
#3.130	Office or clinics of physicians or dentists				

MINIMUM (MAX) SETBACK AND LOT SIZE REQUIREMENTS

<i>Zoning District</i>	<i>Min. Square Footage</i>	<i>Min. Road Frontage</i>	<i>Min. Front Setback (right of way)</i>	<i>Min. Side Setback</i>	<i>Min. Rear Setback</i>	<i>Max. Height</i>
Existing Zoning CZB-4	No Minimum	100'	40' From all right of ways.	10' From all sides with no right of way	40' Right of way – Elmhurst Dr.	35'



Planning & Neighborhood Services

<i>Ext. Square Footage</i>	<i>Ext. Road Frontage</i>
45,738	220.31'

	Zoning	Land Use
Subject Property	CZB-4	- Restaurant use only
North	N/A R-15	Elmhurst Drive Vacant
South	N/A B-4	Roberts Avenue Hardee's/Bojangles Restaurants
East	CZ-B-4 – Restaurant use only	Highway 55 Restaurant
West	R-15	Single-Family Residential

Land Use Plan: The Land Use Plan Designation: Low Intensity Precinct 3.



City of



Lumberton

Planning & Neighborhood Services

LOW INTENSITY

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

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone ‘X’ (Not in 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.

Flood Zone “Shaded X” (500-yr floodplain): 0.2 Percent Annual Chance Flood: The flood that has a 0.2% chance of being equaled or exceeded in any given year.

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.

City of



Lumberton

Planning & Neighborhood Services



Map Number: 3710939200K Panel # 9392 Panel Effective Date: 12/6/2019

DEVELOPMENT UPON APPROVAL

If the amendment is granted the applicant must submit site development plans to the City of Lumberton, and other applicable Federal and State Departments, for review and approval prior to development. All conditions must be met prior to issuance of a Land Use Permit/Certificate of Occupancy.

PLANNING DEPARTMENT RECOMMENDATION TO CITY COUNCIL (CPC)

City Council review the request, refer the petition to the September 16, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

2024009661
 ROBESON CO, NC FEE \$26.00
 PRESENTED & RECORDED:
10-25-2024 10:07:12 AM
 VICKI L LOCKLEAR
 REGISTER OF DEEDS
 BY: KATELON FLOYD HUNT
 DEPUTY
BK: D 2486
PG: 231-233

Held for: City of Lumberton **CONDITIONAL REZONING**

**ORDINANCE AMENDING THE LAND USE ORDINANCE AND OFFICIAL ZONING MAP
 BY REZONING PROPERTY FROM R-15 (RESIDENTIAL SINGLE FAMILY) AND
 B-3 (OFFICE RESIDENTIAL) TO CZ B-4 (CONDITIONAL ZONE BUSINESS GENERAL
 COMMERCIAL)**

OWNER(S): DR. MAC MONTILUS
 APPLICANT(S): DR. MAC MONTILUS
 PARCEL: 32060100701
 DEED: DEED BOOK 2072 PAGE 0544

WHEREAS, a petition requesting the rezoning of certain property was filed with the Director of Planning and Neighborhood Services on July 8, 2024;

WHEREAS, the proposed amendment initiated by said petition was submitted to the Planning Board for review and recommendation and the Planning Board did make a recommendation at its August 20, 2024, meeting;

WHEREAS, the City Council set a public hearing on the proposed amendment for September 9, 2024;

WHEREAS, the public notice of said public hearing was published in a newspaper having general circulation in the City of Lumberton on August 31, 2024 and September 7, 2024;

WHEREAS, written notice of said public hearing was mailed to the owners of the property to be rezoned as well as the owners as shown on the county tax listing of all properties, any portion of which is within one hundred fifty (150) feet of the property rezoned by the amendment, pursuant to City of Lumberton Code of Ordinances Section 35-323 on August 22, 2024;

WHEREAS, a sign containing notification of said public hearing was posted on the property to be rezoned on August 22, 2024;

WHEREAS, a public hearing on the question of rezoning was held on September 9, 2024, and all persons were given an opportunity to be heard;

WHEREAS, the City Council of the City of Lumberton does hereby determine and find that in accordance with the City of Lumberton's comprehensive zoning plan and for the purpose of promoting the health, safety, morals and the general welfare of the community, the property hereinafter described is best suited to be designated as CZ B-4 (Conditional Zone Business General Commercial) and;

WHEREAS, G.S. 160D-702 grants to the City of Lumberton the power to zone, G.S. 160D-703 permits the City of Lumberton to divide its territorial jurisdiction into districts, and G.S. 160D-601 permits the City of Lumberton to amend its zoning boundaries;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that the Land Use Ordinance and Official Zoning Map of the City of Lumberton be and the same is hereby amended by rezoning that property more fully described herein from R-15 (RESIDENTIAL SINGLE FAMILY) AND B-3 (OFFICE RESIDENTIAL) TO CZ B-4 (CONDITIONAL ZONE BUSINESS GENERAL COMMERCIAL), said property being described as follows:

Lying and being adjacent to and on the northern side of NC Highway 211 (Roberts Avenue), adjacent to and on the southern side of Elmhurst Drive and adjoining the lands of Jean B. Noble (18-X/206) on the east, Lots 6 and 8 of Block E, Elmhurst Subdivision, Map Book 12, Page 101, on the west and being more particularly described as follows:

BEGINNING at an iron pipe (found) in the northern right of way line (150 ft. right of way) of NC Highway 211 (Roberts Avenue), the southeast corner of Lot 8 and the southeast corner of Lot 8, Block E, Elmhurst, Map Book 12, Page 101, and runs thence with the line of Lots 7 and 8 of Block E, Elmhurst, North 25 degrees 41 minutes 40 seconds East 134.04 feet to an iron pipe (found) in a ditch, the corner of Lots 7 and 8; thence with the line of Lots 5, 6 and 7 of said Elmhurst and a ditch South 63 degrees 15 minutes 40 seconds East 101.30 feet to an iron pipe (found), the corner of Lots 6 and 7; thence with the eastern line of Lot 6, Elmhurst, North 26 degrees 17 minutes 20 seconds East 144.79 feet to an iron pipe (found) in the curved southern right of way line (60 ft. right of way) of Elmhurst Drive, the northeast corner of said Lot 6; thence with the curved southern right of way line of Elmhurst Drive, the chord being South 63 degrees 22 minutes East 119.87 feet to an iron pipe (found), the northeast corner of Tract 1, contained herein (730/126); thence with the eastern line of said Tract 1 to and with the eastern line of Tract 2 (730/126) South 26 degrees 16 minutes West 265.56 feet to an iron rod (set) in the northern right of way line of NC Highway 211 (Roberts Avenue) (150 ft. right of way), the southeast corner of said Tract 2; thence with the curved northern right of way line of NC Highway 211 (Roberts Avenue); the following two chords: North 67 degrees 46 minutes 120.30 feet to an iron pipe (found) and North 65 degrees 34 minutes West 99.92 feet to the beginning, containing 1.05 acres, more or less.

And being those same three tracts conveyed to Same R. Noble and wife, Jean B. Noble to Dennis V. O'Brien and wife, Jane F. O'Brien by deed dated 10 May 1991 and recorded in Deed Book 730, Page 126, Robeson County Registry.

WHEREAS, the property owner has agreed to additional conditions. Cancellation of any or all conditions herein, requires approval by City Council. In granting the Conditional Zoning,

the Council, has placed the following additional conditions or requirements upon the owner, his successors and assigns in exercising the rights granted herein:

- Restaurant use only;
- No access to Elmhurst Drive.

On motion of Councilman Carroll, seconded by Councilman Cantey, the foregoing Amendment was adopted on the 15th day of September 2024.



Bruce W. Davis

 Bruce W. Davis, Mayor

ATTEST:
Laney Mitchell-McIntosh

 Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
E. Holt Moore III

 E. Holt Moore III, City Attorney

Ordinance No. 2024.09.08

Lumberton City Council
Lumberton, North Carolina



Item: VII.M.

Request for Action

Meeting Date: September 8, 2025

Originated By: City Attorney

Submission Date: 08/28/2025

Subject: Recognizing Properties with Pride in Lumberton

Summary/Background of Subject Matter:

Staff Recommendation:

Some years ago, the Pride in Lumberton award was used to recognize much improved or otherwise outstanding homes, buildings or properties. An example of the signs used for this is attached. One or more members of Council have suggested bringing it back. The simplest approach seems to be for each Councilperson to be given a sign and recognize properties on whatever basis they see fit. Staff seeks Council's guidance how best to approach this and whether each Councilperson and the Mayor would each like a sign.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Attorney

ATTACHMENTS:

1. PrideInLumbertonSign



PRIDE
IN
LUMBERTON
North Carolina
AWARD
PRECINCT # 1

Lumberton City Council

Item: VII.N.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 09/03/2025

Subject: Scottish Packing - Fencing

Summary/Background of Subject Matter:

With the recent installation of the boat ramp by the NC Wildlife Resources Commission at the old Scottish Packing site, and the current state of the remaining portion of the building, there is need to secure the property from vandalism and to protect the public. For this reason, staff is recommending installation of chain-link fencing around the masonry shell of the old Scottish Packing plant. Attached, you will find three quotes for 330 linear feet of 6' chain-link fencing to be installed around the perimeter of the building. P & W Fencing has provided the lowest price to provide and install this fencing at a cost of \$6,600.

Staff Recommendation:

Staff recommends that City Council approve the quote from P & W Fencing for \$6,600 and authorize funding for this project from the previously awarded donation from The Conservation Fund.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

1. P&W Fencing Quote
2. Seegars Fencing Quote
3. FenceWeb Fencing Quote

P&W Fence Co.

785 James Pait Rd
 Bladenboro, NC 28320
 Phone (910) 863-4006
 Fax (910) 863-2707
 e-mail pwf97@yahoo.com

Proposal

Date
8/7/2025

Name / Address
NC State University 502-648-5291 Lumberton NC Job Site ATTN : Travis Klondike

Qty	Description	Total Amount Due
	Lumberton NC Job site Provide and Install approx. 330' of 6' x 11,5ga Temporary Fence. Post will be 2 1/2" Terminals and 1 5/8" line post. Materials and Labor :	6,600.00
Total Due		\$6,600.00



3303 Camden Road
 Fayetteville, NC 28306
 Phone: 910-424-8080

CHAIN LINK • WOOD • ORNAMENTAL • PVC • ACCESS CONTROL • CUSTOM FABRICATION

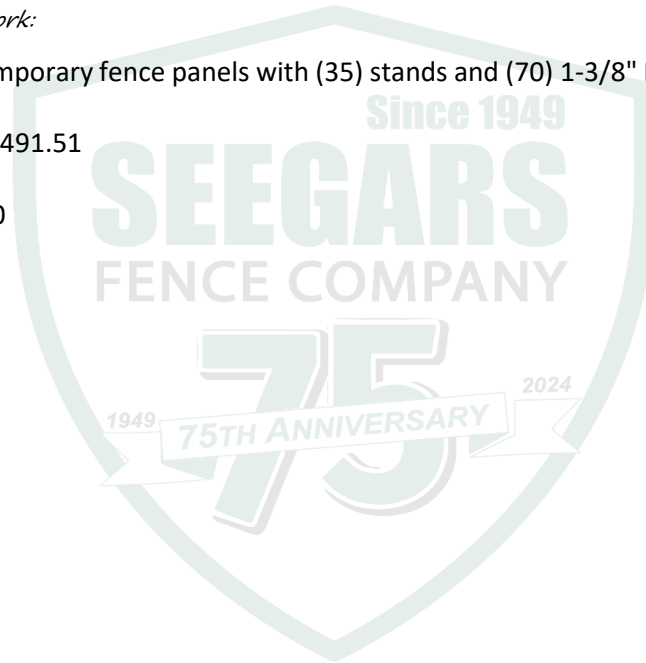
Proposal Submitted To: NC State University Attn: Travis Klondike tmklondi@ncsu.edu	Date 8/7/2025	Bid # FYFY16384
Street : 512 Kinlaw St	Job Name Temp Panels	
City, State, and Zip Code Lumberton, NC	Job Location 512 Kinlaw St, Lumberton, NC	
	Fax Number	Job Phone 502-648-5291

We hereby propose the following work:

Furnish (33) 6' high x 10' long temporary fence panels with (35) stands and (70) 1-3/8" Panel clamps and bolts and nuts.

MATERIAL : \$14,491.51

If delivery is needed add \$750.00



In submitting this proposal, it is assumed that there is no underlying ROCK or concrete on the property which will necessitate drilling or blasting, or any other unusual conditions involving extra labor in the erection of this fence and that the fence right of way will be marked by the owner or general contractor and will be clear, graded, and ready to receive the fence. If any of the above conditions are encountered, or any additions or changes are made by the customer, additional charges will be made at current market prices. It shall be the responsibility of the owner to advise workers of the location of any underground cables, lines, etc. If such are not marked properly, the owner assumes responsibility for them. Should an account not be paid as agreed, any cost of collection including interest and attorney's fees, etc. shall be paid by the customer.

Payment to be made as follows:

No Deposit / Net 30 Days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to industry practices. Any alteration or deviation from above specifications involving extra costs, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation and General Liability Insurance.

Acceptance of Proposal-By signing this proposal, you will be entering into a contract with Seegars Fence Company of Fayetteville, Inc.. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If proposal is submitted to a tenant of rental property, then the tenant represents that they are the authorized agent for the owner for the purposes of the contracted improvements to real property and is duly authorized to sign this contract.

Proposed By: Gary Norwood

Customer Acceptance: _____

Date: _____

Note: This proposal may be withdrawn if not accepted within 10 days



Chainlink fence package **\$22,515.36**
(\$536.08/unit)

Color	Black RAL9005
Thickness	11 GA
Mesh size	Mesh 1½" x 1½"
Height	6'
Top of the fence	Tension wire
My situation and dimensions	Situation 1 side A: 8.2
Included	Spray can 150 ml Black RAL 9005
Mounting material	Small equipment included
Chainlink	Chainlink fence 1.6" x 1.6" x 8 AWG (3.1 mm) Height 6' RAL9005
Intermediate posts	Fence post Ø 2-3/8" 13 GA Length 8'6" RAL9005
End posts	2x Fence post Ø 2-3/8" 13 GA Length 8'6" RAL9005
Top Tensionwire	Fence post Ø 1½" 13 GA 20' RAL9005 4x Wire tensioner Small RAL9005
Tensionwire	Tension wire 360 ft RAL9005
Mounting wire	Tie wire 330 ft RAL9005
Wire Tensioner	Wire tensioner Small RAL9005
Tension rod	Tensionbar 4 GA Length 6' RAL9005 Tensionbar 4 GA Length 6' RAL9005 10x PVC Mounting Clip Ø 2-3/8" RAL9005
Top intermediate post	Cap with pass-through Ø 2-3/8" x Ø 1-5/8" RAL9005 Self-Drilling Screw 1/4 x 1-1/2
Cap end post	2x Fence post cap Ø 2-3/8"
Toptube mounting endpost	2x End strip Ø 2-3/8" Stainless steel 4x Tension cornerpiece Small Stainless steel 2x Carriage bolt set 5/16" x 1" Stainless Steel
Endcap Ø42mm	2x Fence post cap Ø 1-5/8" End & Brace RAL9005 2x Self-Drilling Screw 1/4 x 1-1/2

Summary

Enter your destination to get a shipping estimate.

Country *

United States ▾

State/Province

North Carolina ▾

Zip/Postal Code

*28358

! Provided Zip/Postal Code seems to be invalid.
Example: 12345-6789; 12345. If you believe it is the right one you can ignore this notice.

- Pickup at our warehouse in DallasFree \$0.00
- Nationwide Delivery \$2,495.00

Subtotal **\$22,515.36**
Shipping \$2,495.00

Order Total **\$25,010.36**

I want to order >

Lumberton City Council
Lumberton, North Carolina



Item: VII.O.

Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 09/04/2025

Subject: Scottish Packing Phase II - Technical Support

Summary/Background of Subject Matter:

The City of Lumberton just completed the Scottish Packing boat ramp and parking installation in partnership with the NC Wildlife Resources Commission. This work draws to a close the first phase of the overall Scottish Packing site development, which included acquisition, selective demolition, electrical line relocation and the boat ramp construction. Phase II will involve the design, permitting and re-purposing of the remaining shell of the old packing plant, as well as the creation of a limited boardwalk and installation of wetlands plant material and landscaping.

Attached you will find a scope of work from the NCSU Coastal Dynamics Design Lab to facilitate the design process for the building, provide limited design assistance for the plantings, and to manage the recently received grant awards from the Duke Energy Foundation (\$25,000) and the Z. Smith Reynolds Foundation (\$30,000), both of which the CDDL were instrumental in procuring. Compensation for this work is equal to approximately 6% of the total grant awards.

Staff Recommendation:

Staff recommends that City Council approve the attached work plan from the CDDL and authorize the \$3,500 payment from the Duke Energy Foundation and Z. Smith Reynolds Foundation grant awards on a percentage basis.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

1. CDDL_Scope of Work_Scottish Packing
2. Project Photos_COL 020-LA2_August 2025_reduced
3. Parking Lot_COL 020-LA2_September 2025_reduced

College of Design
Brooks Hall, Campus Box 7701
Raleigh, NC 27695
www.design.ncsu.edu

September 2, 2025

Re: Technical Support Services for “Phase Two” of the Scottish Packing Project

Mr. Brandon Love, AIA
Deputy City Manager
City of Lumberton
500 North Cedar Street
Lumberton, NC 28359

Dear Mr. Love,

Please review the information provided herein, which outlines a proposed scope of work to be performed for the City of Lumberton by the NC State University Coastal Dynamics Design Lab (CDDL). The work is anticipated to begin on September 9, 2025, pending approval from Lumberton’s City Council.

I. Background.

Through use of external grant funds, the CDDL previously assisted the City scope, develop, and generate successful grant application materials for the “Scottish Packing” project area within the broader “Lumberton Loop” initiative. This has resulted in the completion of “phase one” deliverables at the Scottish Packing site, including: acquisition of the property, relocation of utility lines, selective demolition of buildings, and the installation of a publicly-accessible boat ramp.

“Phase two” of the project includes: (i) generating detailed structural assessments and proposed architectural conditions for the partially-demolished building (i.e., to be converted to floodable, public use pavilion); and (ii) installing landscape improvements to connect the riverine views from the building to the newly installed boat ramp/parking area.

II. Proposed Scope of Work

Technical support services to be performed by the CDDL within this scope of work include the following:

- **Vendor Procurement:** Assist the City in drafting, issuing, and selecting the most-qualified vendor(s) to complete the anticipated design / engineering and permitting scopes of work for the building through an open Request for Qualifications (RFQ) process;
- **Design Assistance:** Provide the City with schematic design material to be used for the installation of proposed landscape features (e.g., concrete paving, plants, etc.); and
- **Interim / Final Reports:** Assist the City in completing interim / final reports to external grantors.

III. Proposed Budget and Schedule

The budget and schedule for the CDDL scope of work is established as follows:

- Proposed Budget Total: **\$3,500.00**
 - The above total is inclusive of all anticipated personnel and travel costs.

- Period of Performance: **9 months, maximum**
 - Anticipated Project Start Date: September 9, 2025
 - Anticipated Project End Date: June 9, 2026 (no later than)

If the terms described are mutually agreeable, please sign this document to serve as a notification of award for the proposed CDDL scope of work (\$3,500.00) to begin September 9th, 2025. Feel free to contact me by cell phone or email with any questions.

Sincerely,



Travis Klondike, PLA, ASLA
Associate Director
Coastal Dynamics Design Lab, NC State University

email: tmklondi@ncsu.edu
phone: 502-648-5291

Mr. Brandon Love, AIA
Deputy City Manager
City of Lumberton

email: blove@ci.lumberton.nc.us
phone: 910-671-1346

BOAT RAMP CONSTRUCTION PHOTOS



BOAT RAMP CONSTRUCTION PHOTOS





Lumberton City Council
Lumberton, North Carolina



Item: VII.P.

Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 09/04/2025

Subject: Meadow Branch Stream Restoration - Technical Support

Summary/Background of Subject Matter:

As most of you are aware, all BRIC grants previously awarded by FEMA, but not yet obligated, have been rescinded by the federal government. Despite having completed an 18-month NEPA evaluation, this includes the City of Lumberton's \$1.9 million BRIC grant for the Meadow Branch Stream Restoration and Greenway project. During the duration of the NEPA evaluation, NC Emergency Management awarded the City of Lumberton an additional \$600,000 to compensate for inflation due to the extremely long FEMA approval process. City staff recently presented NCEM an amended scope of work for the previously awarded \$600k, with the intent being to design and engineer the restoration project in order to make it "shovel ready" for potential funding either from a future BRIC or HMGP program. NCEM approved this revised scope of work and the City would now like to move forward with the related activities. Attached you will find a work plan from the NCSU Coastal Dynamics Design lab to facilitate this design process and help manage the grant award. CDDL's fee for this work is equal to approximately 5% of the awarded grant amount.

Staff Recommendation:

Staff recommends that City Council approve the attached scope of work from the NCSU Coastal Dynamics Design Lab in the amount of \$30,304 and authorize payment from the City's \$600,000 NCEM grant for Meadow Branch.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

1. CDDL_Scope of Work_Meadow Branch

College of Design
Brooks Hall, Campus Box 7701
Raleigh, NC 27695
www.design.ncsu.edu

September 2, 2025

Re: Technical Support Services for Meadow Branch Flood Risk Reduction Project

Mr. Brandon Love, AIA
Deputy City Manager
City of Lumberton
500 North Cedar Street
Lumberton, NC 28359

Dear Mr. Love,

Please review the information provided herein, which outlines a proposed scope of work to be performed for the City of Lumberton by the NC State University Coastal Dynamics Design Lab (CDDL). The work is anticipated to begin on September 9, 2025, pending approval from Lumberton's City Council.

I. Background.

Through use of external grant funds, the CDDL previously assisted the City scope, develop, and generate successful grant application materials for the "Meadow Branch Stream and Floodplain Restoration" project area within the broader "Lumberton Loop" initiative. Per recent guidance issued to the City by North Carolina Emergency Management (NCEM), the most viable pathway to construct this project is through the Hazard Mitigation Grant Program (HMGP).

In order to remain in compliance with NCEM / HMGP requirements, and to maximize state and federal funding eligibility, the City must commence with: (i) creating final engineering and permitting documents; and (ii) revising previously submitted grant application materials (i.e., to inform final designs and remain current with HMGP programmatic changes). A preliminary assessment of these anticipated revisions illustrates a potential increase of external grant obligations to the project from approx. \$2.6M (previous) to \$4.0M - \$5.2M (proposed), at minimum (CDDL, 2025).

II. Proposed Scope of Work

Technical support services to be performed by the CDDL within this scope of work include the following:

- **Vendor Procurement:** Assist the City in drafting, issuing, and selecting the most-qualified vendor(s) to complete the anticipated survey, design / engineering, and permitting scopes of work through an open Request for Qualifications (RFQ) / Request for Proposals (RFP) process;
- **HMGP Grant Application Revisions:** Assist the City with narrative adjustments, benefit-cost analysis (BCA) revisions, etc. as required per HMGP;

- **Technical Support:** Assist the City and selected design / engineering vendor, as needed, with design reviews, cost estimating, permitting coordination, and property owner engagement to remain in compliance with HMGP parameters; and
- **Interim / Final Reports + Reimbursement Requests:** Assist the City in completing interim / final reports and reimbursement requests to external grantors.

III. Proposed Budget and Schedule

The budget and schedule for the CDDL scope of work is established as follows:

- Proposed Budget Total: **\$30,304.00**
 - The above total is inclusive of all anticipated personnel and travel costs.
- Period of Performance: **11 months, maximum**
 - Anticipated Project Start Date: September 9, 2025
 - Anticipated Project End Date: August 7, 2026 (no later than)

If the terms described are mutually agreeable, please sign this document to serve as a notification of award for the proposed CDDL scope of work (\$30,304.00) to begin September 9th, 2025. Feel free to contact me by cell phone or email with any questions.

Sincerely,



Travis Klondike, PLA, ASLA
 Associate Director
 Coastal Dynamics Design Lab, NC State University

email: tmlondi@ncsu.edu
 phone: 502-648-5291

Mr. Brandon Love, AIA
 Deputy City Manager
 City of Lumberton

email: blove@ci.lumberton.nc.us
 phone: 910-671-1346

Lumberton City Council

Item: VII.Q.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Manager

Submission Date: 09/04/2025

Subject: America 250 Grant and Mural

Summary/Background of Subject Matter:

On August 4, 2025, City Council endorsed a draft rendering for the America 250 Legacy Mural project funded by the NC Department of Natural and Cultural Resources. James Bass, Main Street Lumberton Advisory Board member, presented the initial design created by mural artist Max Dowdle.

Friends of Main Street Lumberton then submitted the mural design to the North Carolina Department of Natural and Cultural Resources for review. The agency requested revisions to the mural design to include individuals who represent Robeson County's direct contributions to American history.

The revised mural design now features images of Ida Van Smith, Thomas Oxendine, and Malcolm McLean, and has been approved by the North Carolina Department of Natural and Cultural Resources. This ensures the project meets the grant requirements and may now proceed to the next phase upon Council endorsement.

Staff Recommendation:

City staff, Main Street Lumberton, and Friends of Main Street Lumberton respectfully recommend City Council approval of the America 250 Mural design.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

1. America 250 Mural



Lumberton City Council

Item: VII.R.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Council

Submission Date: 09/03/2025

Subject: Designation of \$1,500.00 of CRF for Highland Inverness Block Party as follows: P1 - \$750 and P3 - \$750.

Summary/Background of Subject Matter:

Members of Council Carroll and Rising request \$750 each of Community Revitalization Funds for the Highland-Inverness Block Party to be held on October 25, 2025, from 3 to 6 pm.

Staff Recommendation:

Approve the Designation of \$1,500 of CRF as indicated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.S.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Council

Submission Date: 08/26/2025

Subject: Approve the designation of \$500.00 of CRF to McCormick Chapel for their 69th Church Anniversary

Summary/Background of Subject Matter:

Councilmen Cantey and Douglas would like to designate \$500 each to McCormick Chapel Church as they celebrate their 69th Church Anniversary.

Staff Recommendation:

Approve designation as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.T.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Council

Submission Date: 08/13/2025

Subject: Approve the CRF Designation of \$650 of CRF to Hope Ministry at Sandy Grove Baptist Church for a Community Wellness Fair

Summary/Background of Subject Matter:

Sandy Grove Baptist Church is hosting a **Community Wellness Fair** on **Saturday, September 20, 2025**, at **W.H. Knuckles** from **10:00 a.m. to 2:00 p.m.**

The event will kick off with a **Community Walk** beginning at **9:00 a.m.** at W.H. Knuckles and continuing to the railroad crossing. Councilmen Douglas and Thomas would like to donate \$250 each and Councilman Cantey \$150 of CRF.

Staff Recommendation:

That City Council approve the designation as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.U.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Council

Submission Date: 09/03/2025

Subject: Approve the Designation of \$600 of CRF for the 14th District Prince Hall Day

Summary/Background of Subject Matter:

Councilman Cantey would like to designate \$400.00 and Councilman Douglas \$200 of CRF for a total of \$600 in celebration of the 14th District Prince Hall Day to be held on September 14th, 2025, at McCormick Chapel Church.

Staff Recommendation:

Approve the designation as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.V.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Council

Submission Date: 09/03/2025

Subject: Approve the designation of \$500.00 of Community Revitalization Funds to Rowland Norment Elementary School for the PTO Program

Summary/Background of Subject Matter:

Members of Council Douglas and Carroll request \$250.00 each of Community Revitalization Funds for Rowland Norment Elementary School for the Parents/Teachers Program. This money will be used to purchase school supplies.

Staff Recommendation:

Designate \$500.00 of CRF to Rowland Norment Elementary School for the PTO program as indicated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.W.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Council

Submission Date: 09/04/2025

Subject: P8 - Approve the Designation of \$100 of CRF Request for Hogtoberfest

Summary/Background of Subject Matter:

Councilman Thomas requests \$100 of CRF in support of the Hogtoberfest which will be held on October 25, 2025.

Staff Recommendation:

Approve the designation as indicated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.X.

Lumberton, North Carolina



Request for Action

Meeting Date: September 8, 2025

Originated By: City Council

Submission Date: 09/05/2025

Subject: Approve the designation of \$100.00 of Community Revitalization Funds to the Robeson County Humane Society Bark at the Moon

Summary/Background of Subject Matter:

Councilman Thomas requests \$100.00 of Community Revitalization Funds to the Robeson County Humane Society for the Bark at the Moon event held on October 7, 2025, from 5:30 PM to 7:30 pm located at 3180 W. 5th Street.

Staff Recommendation:

Approve the designation as stated above.

City Manager's Comments:

Signature:

Department: City Council

ATTACHMENTS:

1. RCHSB@M2025sponsorform



Bark at the Moon

October 7, 2025
5:30 PM to 7:30 PM

____ SHELTER STAR - \$2000 up

____ TOP DOG - \$499-\$250

____ SHELTER SAINT - \$1999-\$1000

____ DOGGIE DELIGHT - \$249-\$100

____ SUPER SPONSOR- \$999-\$500

____ COOL CATS- \$99-\$1.00

NAME _____

ADDRESS /PHONE # _____

CONTACT PERSON _____

EMAIL ADDRESS _____

Make Check payable to: Robeson County Humane Society
Post Office Box 3609
Lumberton, NC 28359

ALL SPONSORS RECEIVE:

- Newspaper and website Recognition
- One year membership in Robeson County Humane Society
- Committee Member Signature _____

In appreciation for your kind support, RCHS invites you to attend our "Bark at the Moon" event. As you tour our facility, see personally how your contribution will enable us to meet immediate needs and future goal

Lumberton City Council
Lumberton, North Carolina



Item: VII.Y.

Request for Action

Meeting Date: September 8, 2025

Originated By: City Attorney

Submission Date: 09/08/2025

Subject: Resolution Confirming Authorization

Summary/Background of Subject Matter:

While Council has already provided a blanket authorization for sale of property in the Crossroads Industrial Park, in an abundance of caution staff is presenting this resolution for sale of the property around the electrical substation for the new cold storage project.

Staff Recommendation:

Approve Resolution.

City Manager's Comments:

Signature:

Department: City Attorney

ATTACHMENTS:

1. ResolutionReSale.1

Resolution of the Lumberton City Council Confirming the Sale of Property (22.613 Acres) to Cold Storage in Accordance with Prior Approvals (NCGS 160A-457)

WHEREAS, the City of Lumberton, through its City Council, has previously, in conjunction with Robeson County, created, pursuant to NCGS 160A-457, the Crossroads Industrial Park at the intersection of I-95 and I-74; and

WHEREAS, the City has, as part of the creation of said park, through due and appropriate processes, authorized the sale of land within the park for \$25,000 per acre for industrial uses which are authorized under the controlling zoning, overlays and other polices and regulations; and

WHEREAS, consistent with all events and actions described above, the City wishes and has agreed to sell 22.613 acres, which has been designated as “Parcel B,” on a map recorded in Map Book 67, Page 126 in the Robeson County Registry to MG88 Lumberton Cold Storage, LLC, for the above-referenced \$25k per acre, for the purpose of constructing a cold storage facility; and

WHEREAS, it should be noted that the City has also agreed to convey, without charge, its right to purchase for \$25k an acre, the property described as “Parcel A,” on the same map.

WHEREAS, Council is making this Resolution as a formality in furtherance of its prior approvals and authorizations as described above.

This the 8th day of September, 2025.

Bruce W. Davis, Mayor

Laney Mitchell-McIntosh, City Clerk