



CITY OF LUMBERTON

CITY COUNCIL

AGENDA • OCTOBER 6, 2025

Regular Meeting

Council Chambers

11:00 AM

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 – Council Member John Carroll
- B. Pledge of Allegiance – Led by Council Member Eric Chavis

II. Proclamation Proclaiming Neonatal Abstinence Syndrome (NAS) Awareness Month - Mayor Pro Tem Thomas

III. Public Comment Period

- A. EC - Christmas Social Donation Request - Mr. Tim Little - , Legal

IV. Public Hearings

- Planning Board Minutes September 16, 2025 - , Planning & Neighborhood Services
- B. Request for Sign Ordinance Amendment-Feather Flags - P4 Request - PH - ArTriel Kirchner, Planning & Neighborhood Services
- C. Jason Britt Special Use Permit – Old Whiteville Road parcel #2905-01-007 - ETJ-PH - ArTriel Kirchner, Planning & Neighborhood Services
- D. Mac Adolf Montilus' request for Conditional Zoning (CZ) Amendment - 2406 N. Roberts Ave. – P3 - PH - ArTriel Kirchner, Planning & Neighborhood Services
- E. Laura Kinder Rezoning - 304 & 306 S. Rozier Street – P-4 PH - ArTriel Kirchner, Planning & Neighborhood Services

- F. William Sinclair rezoning - 3170 Elizabethtown Road – P-2 - PH - ArTriel Kirchner, Planning & Neighborhood Services

V. Consent Agenda

- A. Minutes Approval for September 8, 2025, City Council Meeting
- B. Ratify the Adoption of a Resolution - Declaring a Road Closure for the Christmas Parade - Wayne Horne, City Manager
- C. Ratify the Reimbursement to Councilman Cantey for Prince Hall Day — - Wayne Horne, City Council

VI. Agenda Items

- A. Permission to retire K-9 - Michael McNeill, Police
- B. Fire Department Vehicle Purchase - Chris West, Fire
- C. Water Plant PFAS Study Pilot Ammendment No. 1 - Rob Armstrong, Public Works
- D. Request from Scotty Thompson to amend the Land Use Ordinance - P5, P6, & P7 - ArTriel Kirchner, Planning & Neighborhood Services
- E. Maria Flores Rezoning 3000 Elizabethtown Rd– P-2 - ArTriel Kirchner, Planning & Neighborhood Services
- F. LPMO – City of Lumberton – TIP B-5985B – WBS 47749.3.3 – # 1000024155 - Downtown 5th Street Bridge - Wayne Horne, City Council
- G. Personnel Board Appointments
- City Manager Wayne Horne, City Manager
- H. Community Based Violence Intervention and Prevention Initiative - Grant - Wayne Horne, City Manager
- I. Scholarship Fund Drive - Former Robeson County Attorney Patrick Pait - Council Member John Carroll, City Council
- J. P5 - Request CRF to Cromartie Temple of Praise for an Appreciation Service - John Cantey, City Council
- K. P5 - Request for CRF for Sandy Grove Baptist Church Men Ministry - John Cantey, City Council
- L. P5 - Request for CRF for a Community Event - John Cantey, City Council

- M. Approval of a \$150 allocation from Precinct 5's Community Revitalization Funds to the Dynamic Divas Majorettes
- John Cantey, City Council
- N. Christmas Show Sponsorship — Carolina Civic Center - Councilman Owen Thomas, City Council
- O. Robeson Road Runners Annual Turkey Trot 5K - Sponsorship - Councilman Owen Thomas, City Council
- P. Exploration Station — Fund the Need Request - , City Council
- Q. Sponsorship — National Association for the Advancement of Colored People - Mayor Bruce W. Davis, City Council
- R. Adopt a Resolution Designating DCM Love as the Primary Agent - Brandon Love, City Manager

VII. Closed Session - In accordance with N.C.G.S. § 143-318.11(a)(4) to discuss economic incentives

VIII. Adjournment



Kiwanis Robeson-Lumberton

PO Box 2705
Lumberton, NC, 28359
Kiwaniserika@gmail.com
910-316-3527

10/1/2025

Subject: Funding Request for PSRC Exceptional Children's Christmas Social

Dear Members of the City Council,

On behalf of Kiwanis Robeson-Lumberton, I am writing to respectfully request your support in the form of funding for our upcoming PSRC Self-Contained Exceptional Children's Christmas Social, scheduled for December 12th, 2025.

This heartwarming annual event is designed to celebrate and uplift children with exceptional needs in our community by providing a safe, inclusive, and festive environment tailored specifically to their abilities and exceptionalities. This year, we are expecting to serve over 100 children ranging from Kindergarten to sixth grade, each of whom will enjoy a festive lunch, participate in holiday-themed crafts and sensory-friendly activities, and receive a special Christmas gift from Santa. We are seeking funding assistance in the amount of \$1,000 to help cover essential event costs.

This event brings joy, connection, and inclusion to children who often face unique challenges throughout the year. It offers children an opportunity to celebrate the season in a supportive space where they can express themselves freely and feel truly valued.

Thank you so much for considering our request. With your help, we can make this Christmas social a fun, joyful, and meaningful day for some truly special kids in our community.

Warm regards,

Erika Nolley

Immediate Past-President
Kiwanis Robeson-Lumberton

Lumberton City Council

Item: IV.A.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/01/2025

Subject: Planning Board Minutes September 16, 2025

Summary/Background of Subject Matter:

Staff Recommendation:

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. September 16, 2025



CITY OF LUMBERTON

PLANNING BOARD

MINUTES • SEPTEMBER 16, 2025

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

I. Call to Order

II. Minutes Approval

- A. Planning Board - Regular Meeting - August 19th, 2025

III. Agenda Items

- A. Request for Sign Ordinance Amendment-Feather Flags - P4 Request - PB2 - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. ArTriel Kirchner gave an overview of the proposed ordinance. After some questions from the board, the board heard from several business owners in support of the ordinance to allow feather flags.

Brandon Sitrhle, owner of Booty Bros, Shelly Livermore, owner of Carolls Pets, Anthony Floyd & Calvin Townsend, owners of Downsouth Food Truck, and Donald Revels -Rogers Screen printing all spoke in favor of allowing the ordinance.

After some discussion, Chairman Terranova called for a motion.

Mr. Walter Smtih made a motion to recommend approval to city council and was seconded by Mr. Jeffrey McClean.

The motion carried unamioulsy.

- B. Laura Kinder Rezoning - 304 & 306 S. Rozier Street – P-4 PB - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. Kirchner gave an overview of the rezoning request.

Ms. Kinder, the applicant presented her rezoning request to the board.

After a few questions from the board and hearing no one speak in favor or opposition, Mr. Terranova called for a motion.

Mr. Jeffrey McClean made a motion to recommend approval of the rezoning to city council and was seconded by Ms. Lisa Douglas.

The motion carried unanimously.

- C. Jason Britt Special Use Permit – Old Whiteville Road parcel #2905-01-007 - ETJ-PB -

ArTriel Kirchner, Planning & Neighborhood Services

Attorney Holt Moore swore in Dr. Kirchner and the applicant, Mr. Jason Britt Planning Director, Dr. Kirchner gave an overview of the rezoning request.

Mr. Britt, the applicant, presented his special use permit request to the board.

After a few questions from the board and hearing no one speak in favor or opposition, Mr. Terranova called for a motion.

Ms. Angela Jones made a motion to recommend approval of the special use permit request to city council and was seconded by Mr. Mitchell Prevatte.

The motion carried unanimously.

- D. William Sinclair rezoning - 3170 Elizabethtown Road – P-2 - PB - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. Kirchner gave an overview of the rezoning request.

Mr. Sinclair, the applicant, presented his rezoning request to the board.

After a few questions from the board and hearing no one speak in favor or opposition, Mr. Terranova called for a motion.

Mr. Walter Smith made a motion to recommend approval of the rezoning to city council and was seconded by Ms. Lisa Douglas.

The motion carried unanimously.

- E. Mac Adolf Montilus' request for Conditional Zoning (CZ) Amendment - 2406 N. Roberts Ave. – P3 - PB - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. Kirchner gave an overview of the rezoning request.

Mr. Montilus, the applicant, presented his conditional rezoning amendment request to the board.

After a few questions from the board, the board heard from Mr. Andrew Prevatte, and an adjacent neighbor who shared some concerns regarding parking and flooding, Mr. Terranova called for a motion.

Ms. Angela Jones made a motion to recommend approval of the conditional rezoning amendment to city council and was seconded by Mr. Walter Smith.

The motion carried unanimously.

IV. Adjournment

Hearing no other business to come before the board, Chair Terranova called for a motion to adjourn.

The motion to adjourn was made by Mr. Smith and seconded by Ms. Jones.

[MIN_SIGNATURES]

Lumberton City Council

Item: IV.B.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 09/19/2025

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

Summary/Background of Subject Matter:

The Planning Department has conducted research, looking at various municipalities that regulate feather flags. Based on the research, we have developed a draft ordinance suitable for the City of Lumberton.

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the ordinance amendment.

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

Staff Recommendation:

Recommends that City Council hold tonight's public hearing and approve the ordinance amendment.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Feather FlagsD2
2. Ordinance
3. violators

*****7-28-2025 This Ordinance is a draft and has not been approved by City Council*****

Secs. 35-285. Feather Flags

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

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

Secs. 35-286. Violations

Violations of the provisions of this chapter or failure to comply with any of its requirements shall subject the offender to a civil penalty of two hundred dollars (\$200.00) per day per violation until the unlawful condition(s) is/are abated and shall also be subject to enforcement and penalties outlined in Article VII. Enforcement and Review, of the Code of the City of Lumberton.

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

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

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

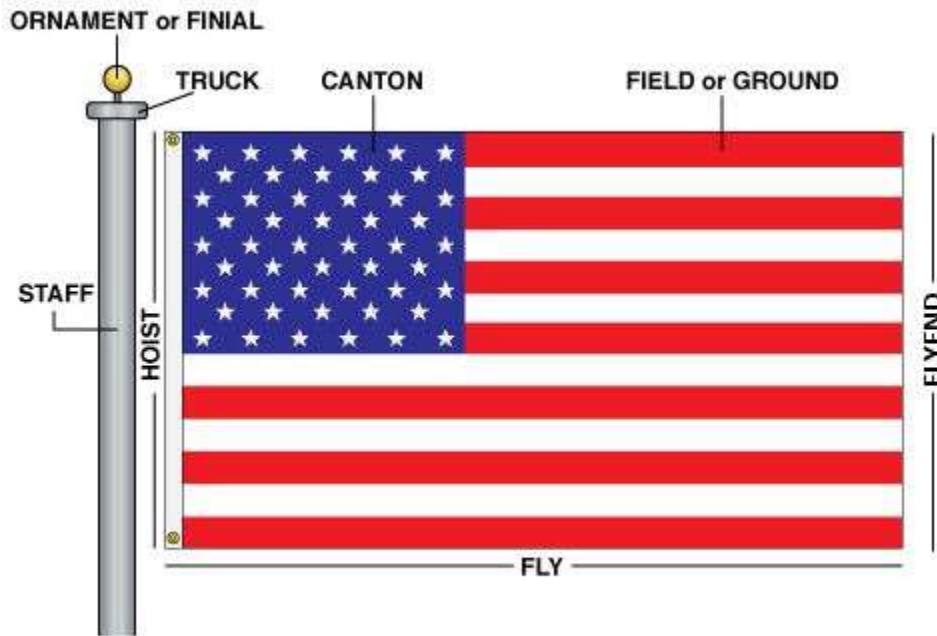
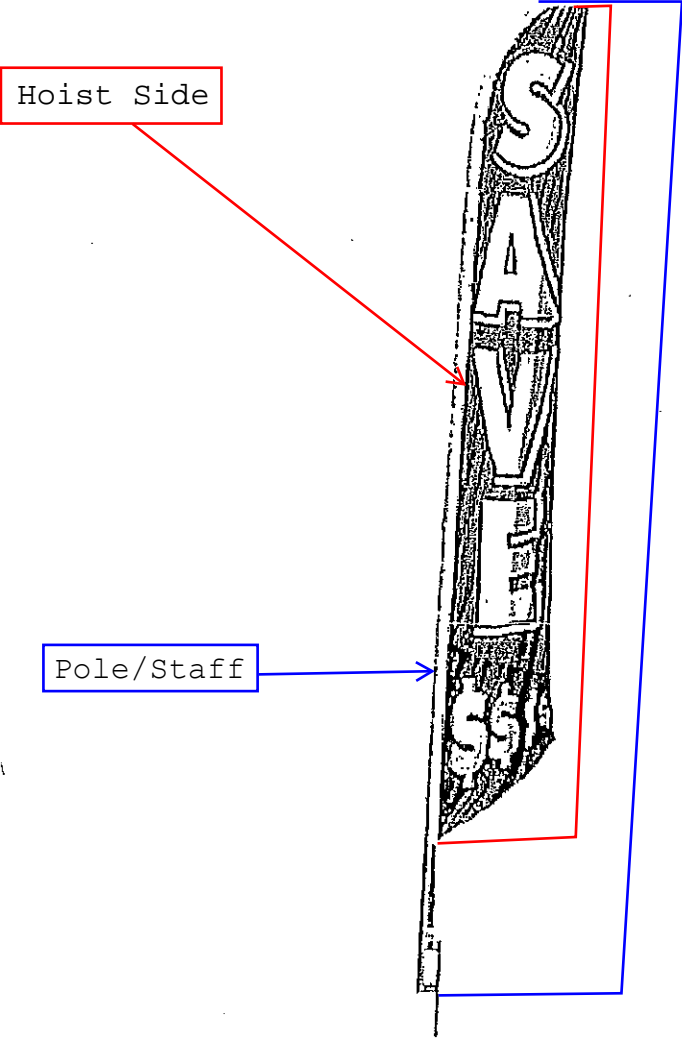


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Example of flag or banner that is in violation of the city ordinance



Sec. 35-284. Flagpoles and Flags

(a) The term flag in this subsection shall mean a piece of cloth or material of like flexibility, usually rectangular in shape, attached from one (1) or two (2) edges, of distinctive color and design, used as a symbol, decoration or advertisement. This definition includes political flags and does not include purely decorative flags erected on residential property. References to flagpole height in this subsection refer to vertical flagpoles. References to the number of flags and flag poles and flag dimensions refer to both vertical flagpoles and mast arm flagpoles [for example, staffs extending at an angle from a building].

(b) Except as otherwise provided herein, flags shall be displayed on flag poles. Such poles in nonresidential zoning districts shall not exceed the allowed height of the zoning district or 70 feet whichever is less. Flagpoles may not be placed on top of buildings unless they are located in the B-1, B-2 or B-2H districts. Variations from this ordinance regarding the height of poles located on top of buildings may be granted by the Board of Adjustment, through application for a special use permit. Flagpoles in residential districts shall not exceed 15 feet unless a special use permit is granted by the Board of Adjustment. A fee shall not be charged for a use permit request for a residential flag.

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

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

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

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

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

(9-8-2006)

ORDINANCE CREATING SECTION 35-285. FEATHER FLAGS AND SECTION 35-286. VIOLATIONS, OF THE CITY CODE OF ORDINANCES OF THE CITY OF LUMBERTON, NORTH CAROLINA.

BE IT ORDAINED by the City Council of the City of Lumberton, North Carolina that the following sections are created to read as follows

Sec. 35-285. Feather Flags

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

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

Sec. 35-286. Violations

Violations of the provisions of this chapter or failure to comply with any of its requirements shall subject the offender to a civil penalty of two hundred dollars (\$200.00) per day per violation until the unlawful condition(s) is/are abated and shall also be subject to enforcement and penalties outlined in Article VII. Enforcement and Review, of the Code of the City of Lumberton.

City of



Lumberton

Planning & Neighborhood Services

August 27, 2025

NOTICE OF ORDINANCE AMENDMENT-FEATHER FLAGS

Subject: The Planning Department has conducted research on creating an ordinance that will allow the display of feather flags. Based on the research, we have developed a draft ordinance suitable for the City of Lumberton.

Notice is hereby given that **Planning Board for the City of Lumberton** will hold a **public meeting** on the above mentioned subject, which is identified on the reverse side pursuant to Chapter 35 of the City Code.

The public meeting is set for **September 16, 2025**, and will be held in the Council Chambers at City Hall beginning at **6:00 P.M.** Substantial changes in the proposed amendment may be made following the meeting. You are invited to attend and make comments upon the amendment.

I have enclosed a copy of the proposed amendment for your review. If you have any questions, please contact the Planning and Neighborhood Services Department during normal business hours at City Hall.

Sincerely,

A handwritten signature in black ink, appearing to read "Ar'Triel A. Kirchner".

Dr. Ar'Triel A. Kirchner, CFM, CZO
Director of Planning & NS



Businesses Issued Violations/Citations for Vertical/Feather Type Flags

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

Lumberton City Council

Item: IV.C.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 09/19/2025

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

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).

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the Special Use Permit request.

Staff Recommendation:

Recommends that the City Council hold tonight’s public hearing and approve the Special Use Permit request.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Britt SUP Application Packet
2. SUP Ordinance 2023
3. Britt Recorded Variance
4. Applicant Attachment
5. S&EC_Old Whiteville Road Property - Wetland Sketch Map Packet 2025

**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

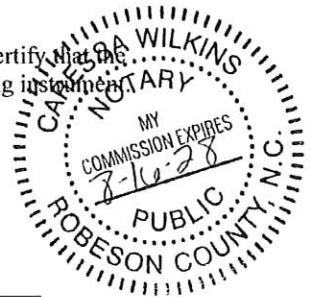
Applicant: [Signature]
Signature

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

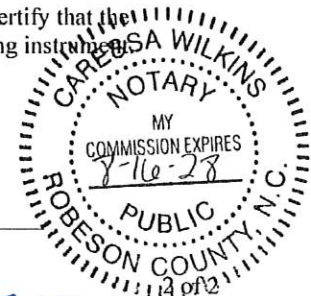
Owner: [Signature]
Signature

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 5/28/21
Ref. 7.176

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.

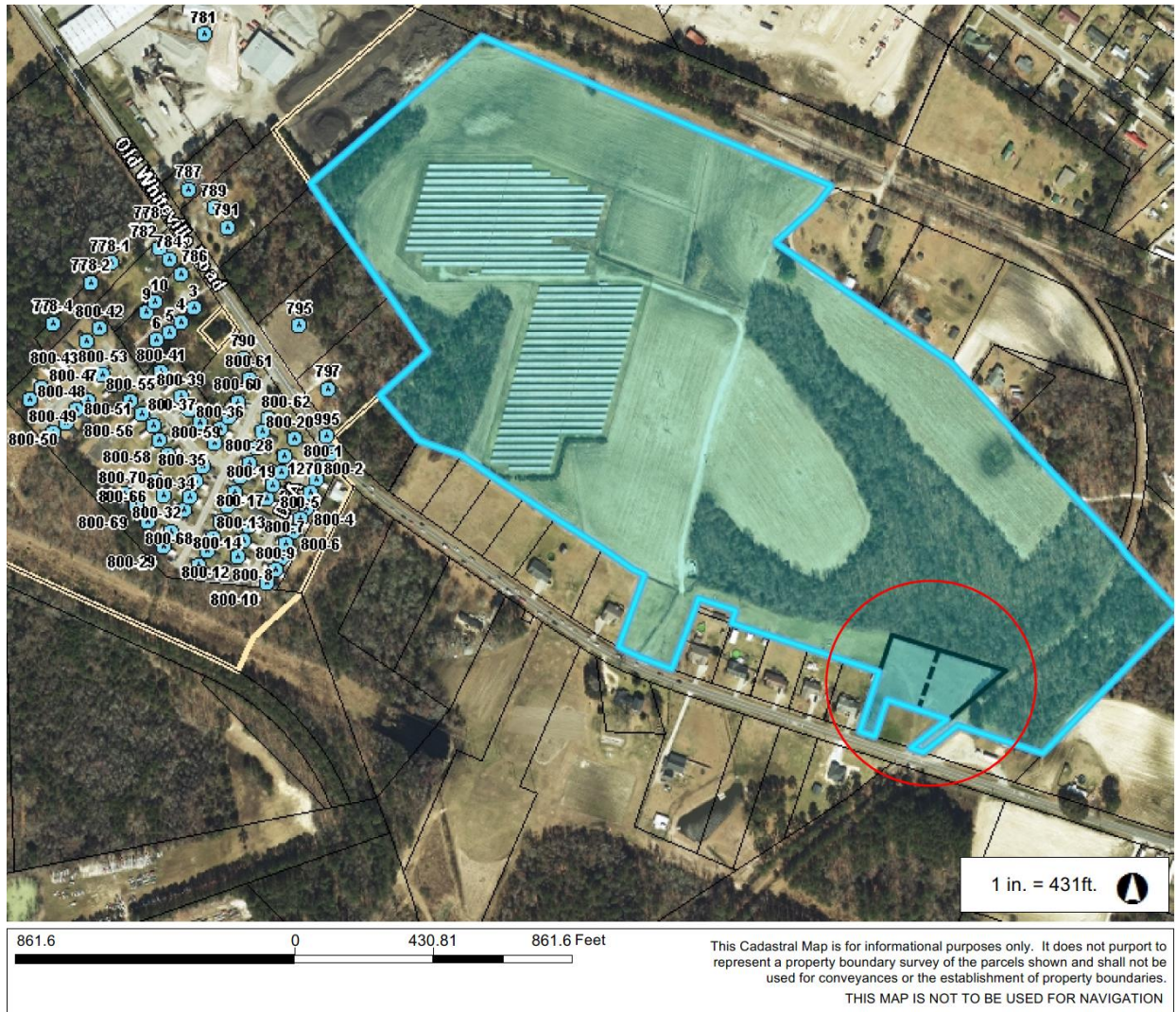
Jason Britt is requesting a Special Use Permit for a major Subdivision of property located on Old Whiteville Road (parcel # 2905-01-007). This request is to subdivide the property into two single-family residential lots and develop a 50' private Road. The parent tract of land was previously subdivided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





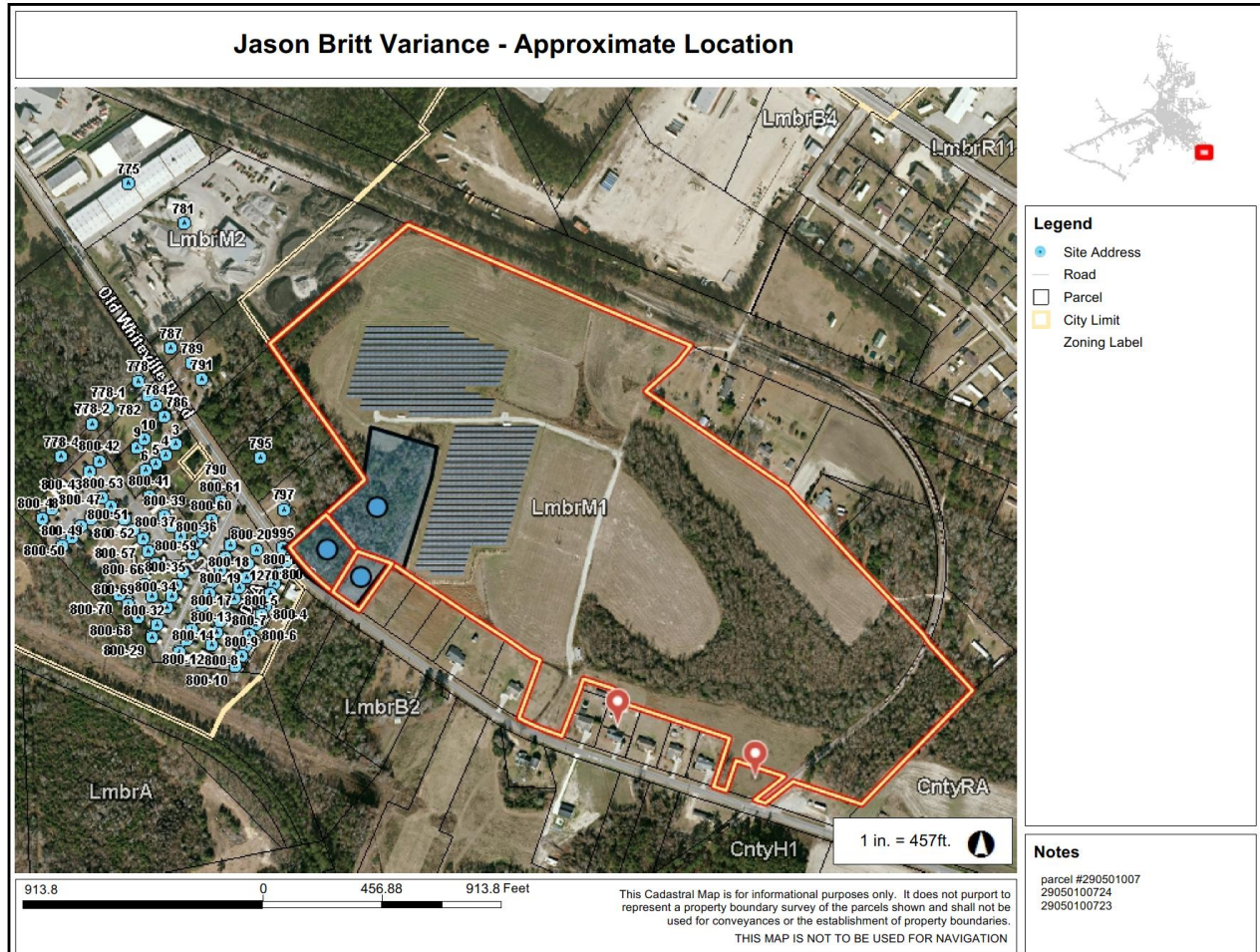
Planning & Neighborhood Services

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

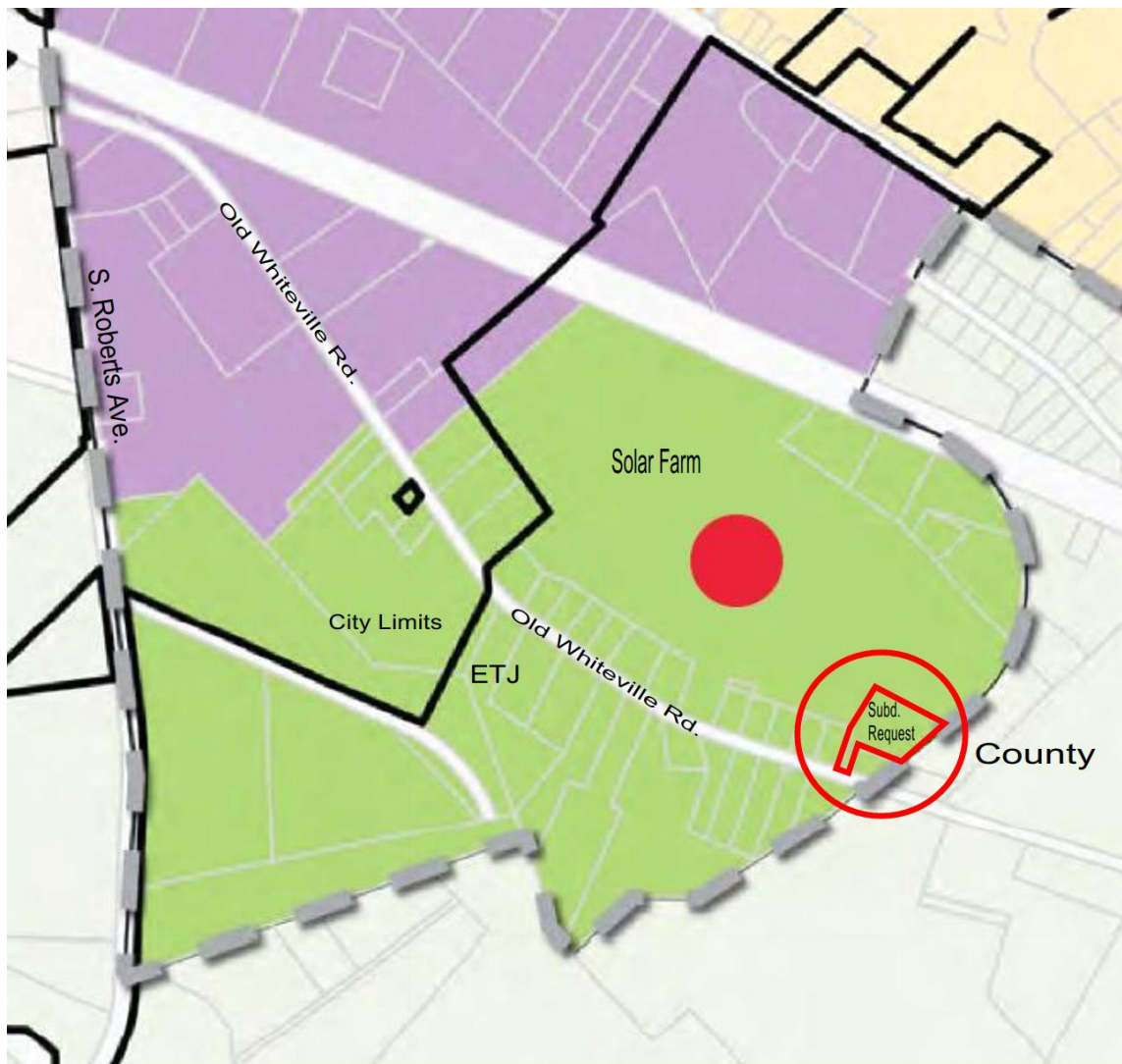
<i>Zoning District</i>	<i>Min. Square Footage</i>	<i>Min. Road Frontage</i>	<i>Min. Front Setback (right of way)</i>	<i>Min. Side Setback (no right of way)</i>	<i>Min. Rear Setback (no right of way)</i>	<i>Max. Height</i>
Agriculture (A)	40,000	100'	50'	20'	20'	35'
Light Manufacturing (M1-Lease Line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

City of



Lumberton

Planning & Neighborhood Services

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
 - 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 & 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)

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the Special Use Permit request.

Recommends that City Council hold tonight's public hearing and approve the Special Use Permit request.

NORTH CAROLINA

SPECIAL USE PERMIT

ROBESON COUNTY

APPLICANT: JASON M. BRITT
PROPERTY OWNER: JASON M. BRITT
TAX MAP: 290501007
DEED REFERENCE: DEED BK/PG. 02396 / 0590
PROPOSED USE: MAJOR SUBDIVISION OF LAND (SINGLE FAMILY RESIDENTIAL)
MEETING DATE: OCTOBER 6, 2025

On the date listed above, the City Council of the City of Lumberton met to consider an application to issue a Special Use Permit for the aforelisted proposed use of property at the aforelisted property location.

Having heard all the evidence and argument presented at the hearing, the Council finds that the application is complete, that the application complies with all of the applicable requirements of the Lumberton Land Use Ordinance for the development proposed, and that, therefore, the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Lumberton Land Use Ordinance and the following conditions:

(1) The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Council, a copy of which is filed in the Planning and Neighborhood Services Department of the City of Lumberton, North Carolina.

(2) In granting the Special Use Permit, the Council has placed the following additional conditions or requirements upon the owner, his successors and assigns in exercising the rights granted herein:

FINAL PLAT MUST BE APPROVED BY CITY COUNCIL

(3) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, this permit shall be void and of no effect.

Nothing authorized by the permit may be done until the property owner properly executes and returns to the City the attached acknowledgement of the issuance of this permit so that the City may have it recorded in the Robeson County Registry.

IN WITNESS WHEREOF, The City of Lumberton has caused this permit to be issued in its name, and the undersigned, being all of the property owners of the above-described property, do hereby accept this Special Use Permit, together with all its conditions, as binding on them and their successors in interest.


2025007800
 ROBESON CO, NC FEE \$26.00
 PRESENTED & RECORDED:
 09-05-2025 09:07:56 AM
 VICKI L LOCKLEAR
REGISTER OF DEEDS
 BY: JENNIFER BRITT
ASSISTANT
BK: D 2536
PG: 232-233

NORTH CAROLINA

VARIANCE

ROBESON COUNTY *Hold: City of Lumberton*

PROPERTY OWNER: Jason Britt

Tax Map: 2905 Block: 01 Lot: 007

DEED REFERENCE: Deed Book: 2396 Page: 590-592

VARIANCE FROM PROVISION OF ARTICLE XII, SECTION 35-220 OF THE CODE OF THE CITY OF LUMBERTON, NORTH CAROLINA, FOR THE PURPOSE OF:

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.

MEETING DATE: August 19, 2025

On the date listed above, the Board of Adjustment of the City of Lumberton met to consider an application to issue a Variance from the aforelisted section of the Code of the City of Lumberton, North Carolina, at the aforelisted property location.

Having heard all the evidence and argument presented at the hearing, the Board finds that:

- (1) Unnecessary hardship would result from the strict application of the ordinance;
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. (Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.);
- (3) The hardship did not result from actions taken by the applicant or the property owner;
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Based upon the aforementioned findings, the Board concludes that strict enforcement of the Ordinance would result in practical difficulties or unnecessary hardships and that the spirit of the Ordinance will be observed, public safety and welfare secured and substantial justice done and that, therefore, the application for the Variance from the aforelisted section of the Code of the City of Lumberton, North Carolina, for the aforelisted purpose is hereby approved, subject to the following conditions:

- (1) Prior to commencing any development on reliance of this variance, the owner shall secure the necessary zoning, special use, or conditional use permits from the City of Lumberton.

(2) The owner shall complete the development in accordance with the plans and representations as reflected in the records of the hearing on this matter, a copy of which is filed in the Planning & Neighborhood Services Department of the City of Lumberton, North Carolina.

(3) In issuing the Variance, the Board has placed the following additional conditions or requirements upon the owner, his successors and assigns in exercising the rights granted herein: NONE NOTED.

(4) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Variance shall be void and of no effect.

Nothing authorized by the Variance may be done until the property owner properly executes and returns to the City the attached acknowledgement of the issuance of this Variance so that the City may have it recorded in the Robeson County Registry.

IN WITNESS WHEREOF, the City of Lumberton has caused this Variance to be issued in its name, and the undersigned, being all of the property owners of the property above described, do hereby accept this Variance, together with all its conditions, as binding on them and their successors in interest.

CITY OF LUMBERTON

BY: [Signature]
Chairman, Board of Adjustment

ATTEST:

[Signature]
Secretary, Board of Adjustment

Owner(s) of the above identified property, do hereby acknowledge receipt of this Variance. The undersigned owners do further acknowledge that no work may be done pursuant to this Variance except in accordance with all of its conditions and requirements and that this restriction shall be binding on them and their successors in interest.

[Signature] (SEAL) _____ (SEAL)
Owner Owner

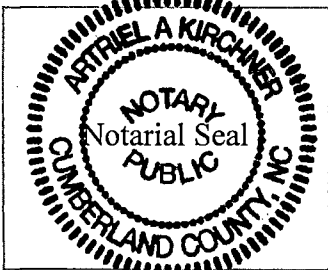
Owner Owner

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 Jason Morris Britt and

N/A
Personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 4 day of September, 2025.



[Signature]
Notary Signature

My Commission Expires: October 4, 2025

Askew, ArTriel

From: Jason Britt <jason.britt@ncfbins.com>
Sent: Thursday, August 14, 2025 11:20 AM
To: Askew, ArTriel
Subject: FW: MEETING 8-19-2025
Attachments: S&EC_Old Whiteville Road Property - Wetland Sketch Map Packet 2025.pdf

ArTriel,

Wanted to see if we could add these photos along with the wetland delineation attachment to the PowerPoint for 8-19 meeting.

Thanks

Jason Britt

Agent

North Carolina Farm Bureau® Mutual Insurance Group

Robeson County Farm Bur/Adams

Office: 910-738-7171 Mobile: 910-258-2644

Fax: 910-739-1906

jason.britt@ncfbins.com



Auto-Home-Car-Health-Banking

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BlueCross BlueShield
of North Carolina



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MDRT

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From: Jason Britt <jason.britt@ncfbins.com>
Sent: Thursday, August 14, 2025 11:15 AM
To: Jason Britt <jason.britt@ncfbins.com>
Subject:



















Sent from my iPhone



Project Number:	16342.W1
Project Manager:	KM
Scale:	1" = 1000'
Date:	01/17/2025

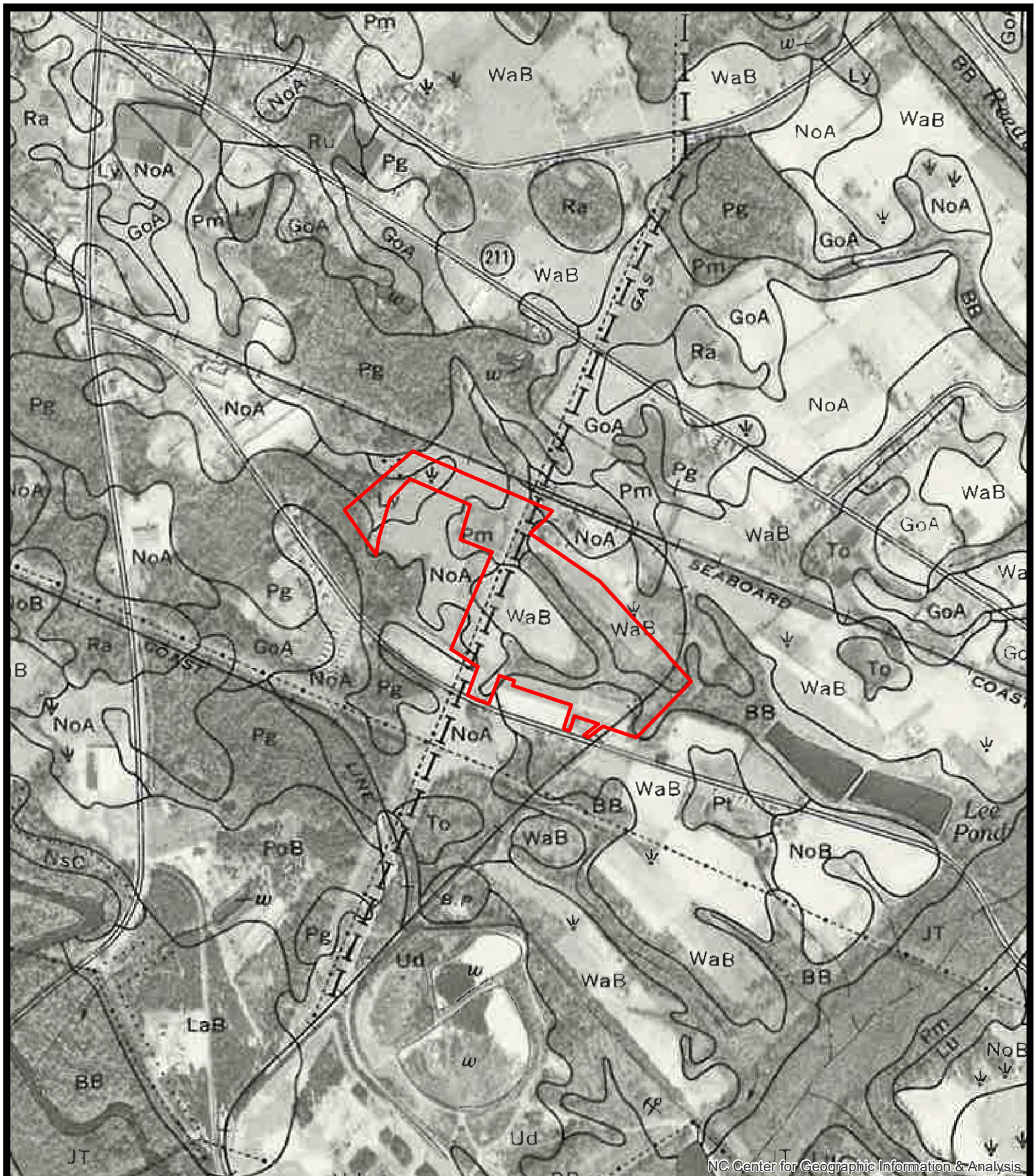
Map Title:	Figure 1 - USGS Map
	Old Whiteville Road,
	Lumberton, NC
Source:	USGS National Map

0 1,000 2,000

Feet

N

Soil & Environmental Consultants, Inc.
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27618 • Phone (919) 846-5900 • Fax (919) 846-9467
sandec.com



NC Center for Geographic Information & Analysis

Project Number:
16342.W1

Project Manager:
KM

Scale:
1" = 1000'

Date:
01/17/2025

Map Title:
Figure 2 - Soil Survey Map

**Old Whiteville Road,
Lumberton, NC**

Source: **Robeson County Soil
Survey Sheet 49**

0 1,000 2,000
Feet

S&EC

Soil & Environmental Consultants, Inc.
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone (919) 846-5906 • Fax (919) 846-9467
sandec.com

N

Detailed Delineation of Waters of the US
Suitable for Preliminary Planning Only

S&EC reserves the right to modify this map based on more fieldwork, and any other additional information. Approximations were made using topographic maps, air photos, and ground truthing. If the site is going to be disturbed, S&EC's detailed delineation should be approved and permitted by the U.S. Army Corps of Engineers as required. These flags were gps'd using a Juniper Systems GNS3 Receiver. This unit is not survey grade and should be used only for preliminary planning. If the user of this work desires an accurate map of the regulated features flagged by S&EC, they should retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.



Legend

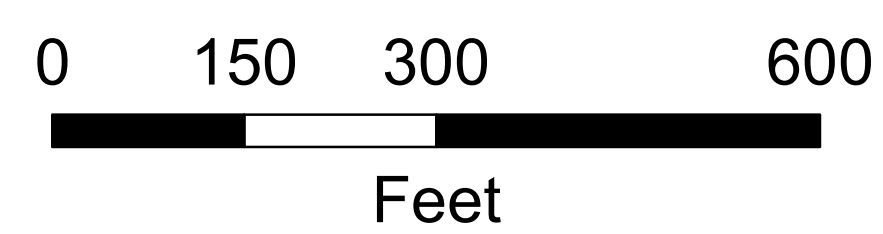
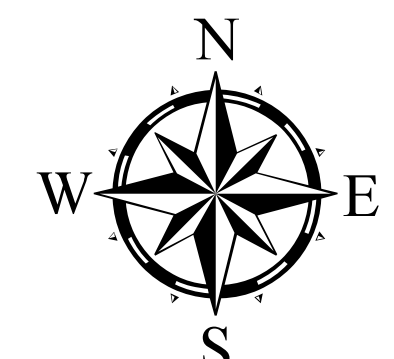
- Property Boundary
- Potentially Jurisdictional Perennial Stream
- Potentially Jurisdictional Intermittent Stream
- Potentially Jurisdictional Ditch
- Potentially Jurisdictional Wetland
- 2' Contours

Project No.
16342.W1

Project Mgr.:
KM

Scale:
1" = 150'

02/03/2025



Wetland Sketch Map

Old Whiteville Road,
Lumberton, NC

Source:
Aerials from NC OneMap



Soil & Environmental Consultants, Inc.
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone (919) 846-5900 • Fax (919) 846-9467
sandec.com



Soil & Environmental Consultants, Inc.

8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone (919) 846-5900 • Fax (919) 846-9467
sandec.com

PROPERTY OWNER CERTIFICATION / AGENT AUTHORIZATION

Project Name/Description: _____ S&EC Project # _____

Date: _____

The Department of the Army
U.S. Army Corps of Engineers, Wilmington District
69 Darlington Avenue
Wilmington, NC 28403

Attn: _____ Field Office: _____

I, the undersigned, a duly authorized owner of record of the property/properties identified herein, do authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) and Soil & Environmental Consultants, Inc. (S&EC) staff (as my agent) to enter upon the property herein described for the purpose of conducting on-site investigations and issuing a determination associated with Waters of the U.S. subject to Federal jurisdiction under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. This document also authorizes S&EC (as my agent) to act on my behalf and take all actions necessary for the processing, issuance and acceptance of a permit or certification and any and all associated standard and special conditions. This notification supersedes any previous correspondence concerning the agent for this project.

NOTICE: This authorization, for liability and professional courtesy reasons, is valid only for government officials to enter the property when accompanied by S&EC staff. You should call S&EC to arrange a site meeting prior to visiting the site.

PARCEL INFORMATION:

Parcel Index Number(s) (PIN): _____

Site Address: _____

City, County, State: _____

PROPERTY OWNER INFORMATION:

Name: _____

Address: _____

Phone No.: _____ Fax No.: _____ Mobile No.: _____

Email: _____

Property Owner (please print)

Date

Property Owner Signature

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Lumberton City Council
Lumberton, North Carolina



Item: IV.D.

Request for Action

Meeting Date: October 6, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 09/19/2025

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

Summary/Background of Subject Matter:

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

Conditional Zoning Amended as follows:

- Restaurant use only (existing);
- No access to Elmhurst Drive (existing).
- Use #3.110 Operations designed to attract and serve customers or clients on the premises;
- Use #3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use;
- Use #3.130 Office or clinics of physicians or dentists.

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the amendment request.

Staff Recommendation:

Recommends that City Council hold tonight's public hearing and approve the amendment request.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Montilis Conditional Zoning Amendment Packet
2. CONDITIONAL ZONING AMENDMENT Ordinance



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:

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

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

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

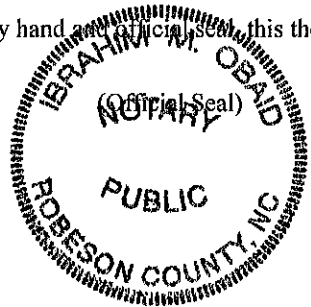
STATE OF North Carolina COUNTY OF Robeson

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]
Signature

WITNESS my hand and official seal, this the 11th day of August, 2025
[Signature]
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

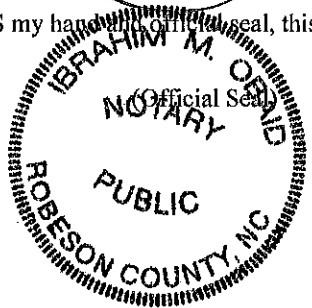
STATE OF North Carolina COUNTY OF Robeson

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]
Signature

WITNESS my hand and official seal, this the 11th day of August, 2025
[Signature]
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.



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

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the rezoning request.

Recommends that City Council hold tonight’s public hearing and approve the amendment request.

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

CONDITIONAL REZONING-AMENDMENT

ORDINANCE AMENDING THE LAND USE ORDINANCE AND OFFICIAL ZONING MAP
BY AMENDING THE CONDITIONAL ZONING ORDINANCE APPROVED
SEPTEMBER 8, 2024

OWNER(S): DR. MAC MONTILUS
APPLICANT(S): DR. MAC MONTILUS
PARCEL: 32060100701
DEED: DEED BOOK 2072 PAGE 0544
PREVIOUS ORDINANCE: DEED BOOK 2486 PG 231

WHEREAS, a petition requesting the rezoning amendment of certain property was filed with the Director of Planning and Neighborhood Services on August 15, 2025;

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 September 16, 2025, meeting;

WHEREAS, the City Council set a public hearing on the proposed amendment for October 6, 2025;

WHEREAS, the public notice of said public hearing was published in a newspaper having general circulation in the City of Lumberton on September 27, 2025 and October 4, 2025;

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 petitioned property, pursuant to City of Lumberton Code of Ordinances Section 35-323 on September 27, 2025;

WHEREAS, a sign containing notification of said public hearing was posted on the petitioned property on September 27, 2025;

WHEREAS, a public hearing on the question of the rezoning amendment was held on October 6, 2025, 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 existing Conditional Zoning Ordinance of the petitioned property be and the same is hereby amended by adding use #'s 3.110 Operations designed to attract and serve customers or clients on the premises; 3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use; and 3.130 Office or clinics of physicians or dentists to the existing Conditional Zoning ordinance for 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 Amended 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;
- Use #3.110 Operations designed to attract and serve customers or clients on the premises;
- Use #3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use;
- Use #3.130 Office or clinics of physicians or dentists
- No access to Elmhurst Drive.

On motion of Councilman _____, seconded by Councilman _____, the foregoing Amendment was adopted on the 6th day of October 2025.

Bruce Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore, III, City Attorney

Ordinance No.

Lumberton City Council

Item: IV.E.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 09/19/2025

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

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.

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the rezoning requests.

Staff Recommendation:

Recommends that City Council hold tonight's public hearing and approve the rezoning requests.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Kinder Conditional Rezoning Packet
2. kinder Recorded Variance
3. CONDITIONAL ZONING Ordinance

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 Blk 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>33541.2 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



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

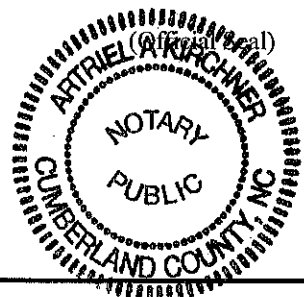
Applicant: LAURA MAE KINDER 205 Cambridge Blvd
Full Legal Name (type or print) Home Address Lumberton NC

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

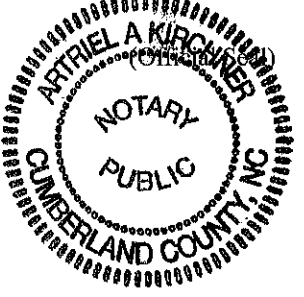
Owner: LAURA MAE KINDER 205 Cambridge Blvd,
Full Legal Name (type or print) Home Address

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

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

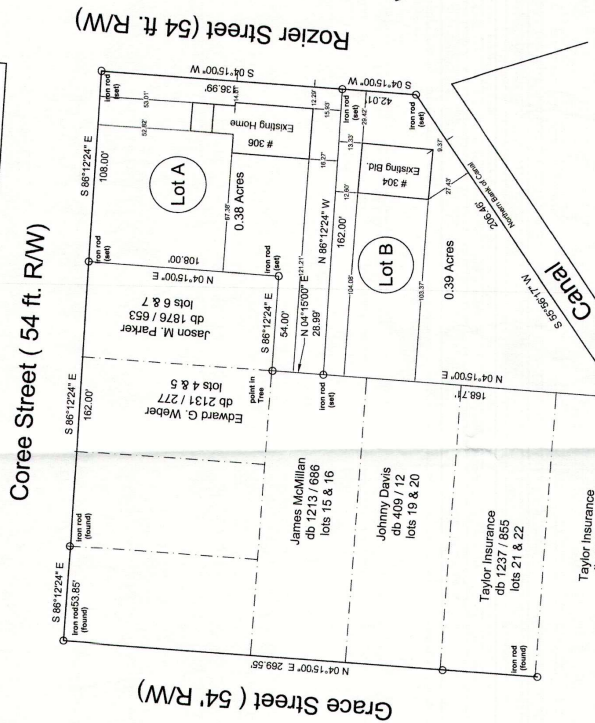
Laura M. Kinder _____

North Carolina
Robeson County
I, 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.

Joseph M. Parker
Joseph M. Parker PLS 2868



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, _____ 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 _____

Legend:

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

Joe M. Parker
Surveying & Mapping
271 Pittman Road
Lumberton, NC 28358
(910) 739-9613
NC PLS 2868
NC PLS 11593, COA 1176

Owner:
Laura M. Kinder
205 Cambridge Blvd
Lumberton, NC 28358
Joe B. 441 1533

City of

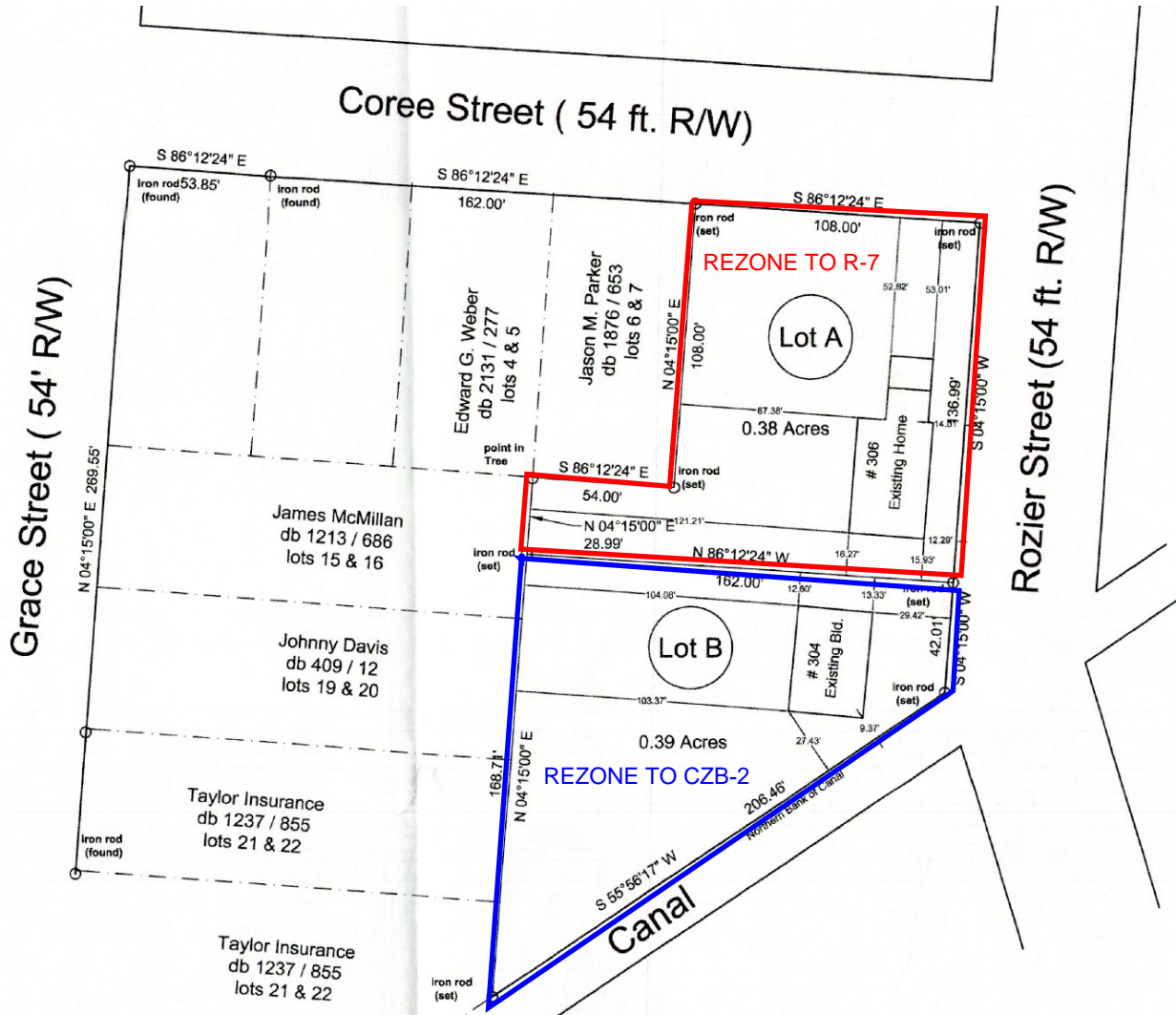


Lumberton

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>	





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:

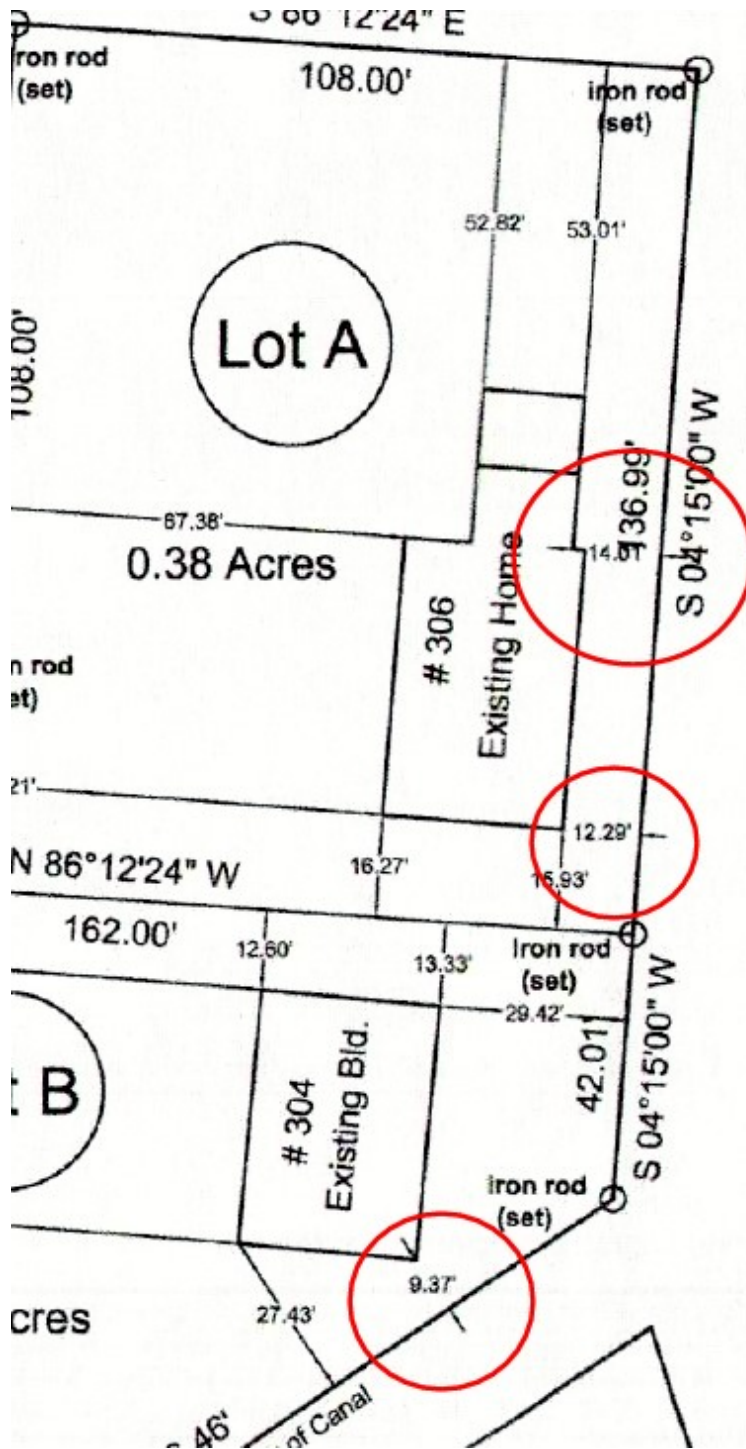
- 1) Zone R-7 - The right of way line for Lot 'A' from 20 feet to 14.01 feet for the existing residential building.
- 2) Zone R-7 - The right of way line for Lot 'A' from 20 feet to 12.29 feet for the existing residential building.
- 3) Zone B-2 - The side boundary line of Lot 'B' from 10 feet to 9.37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

City of



Lumberton

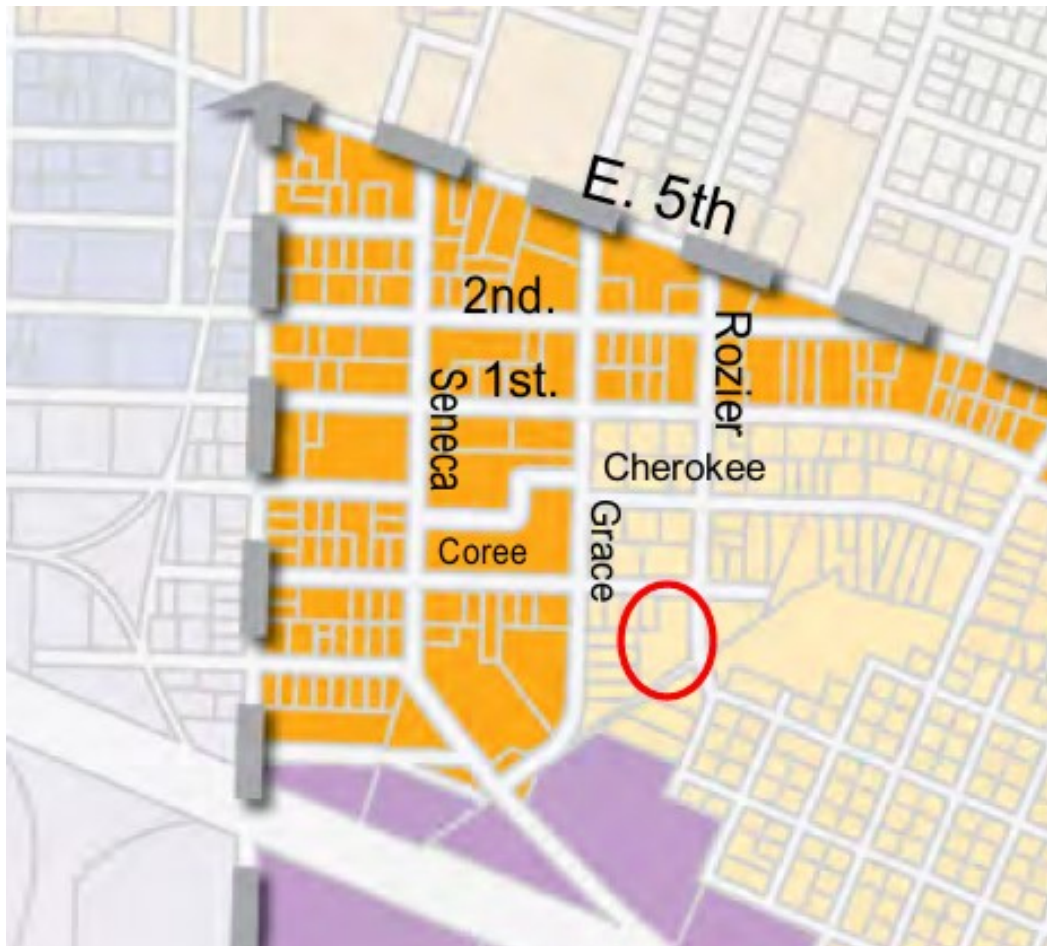
Planning & Neighborhood Services



Rozier Street (54 ft. R/W)

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

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the rezoning requests.

Recommends that City Council hold tonight's public hearing and approve the rezoning requests.

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


2025007801
 ROBESON CO, NC FEE \$26.00
 PRESENTED & RECORDED:
09-05-2025 09:08:58 AM
 VICKI L LOCKLEAR
REGISTER OF DEEDS
 BY: JENNIFER BRITT
ASSISTANT
BK: D 2536
PG: 234-235

NORTH CAROLINA

VARIANCE

ROBESON COUNTY

Hold: City of Lumberton

PROPERTY OWNER: Laura Kinder

Tax Map: 3239 Block: 02 Lot: 049

DEED REFERENCE: Deed Book: 1229 Page: 859

VARIANCE FROM PROVISION OF ARTICLE XII, SECTION 35-184 & SECTION 35-185 OF THE CODE OF THE CITY OF LUMBERTON, NORTH CAROLINA, FOR THE PURPOSE OF:

Reducing required setbacks for residential single- family home and accessory building.

MEETING DATE: August 19, 2025

On the date listed above, the Board of Adjustment of the City of Lumberton met to consider an application to issue a Variance from the aforelisted section of the Code of the City of Lumberton, North Carolina, at the aforelisted property location.

Having heard all the evidence and argument presented at the hearing, the Board finds that:

- (1) Unnecessary hardship would result from the strict application of the ordinance;
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. (Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.);
- (3) The hardship did not result from actions taken by the applicant or the property owner;
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Based upon the aforementioned findings, the Board concludes that strict enforcement of the Ordinance would result in practical difficulties or unnecessary hardships and that the spirit of the Ordinance will be observed, public safety and welfare secured and substantial justice done and that, therefore, the application for the Variance from the aforelisted section of the Code of the City of Lumberton, North Carolina, for the aforelisted purpose is hereby approved, subject to the following conditions:

- (1) Prior to commencing any development on reliance of this variance, the owner shall secure the necessary zoning, special use, or conditional use permits from the City of Lumberton.

(2) The owner shall complete the development in accordance with the plans and representations as reflected in the records of the hearing on this matter, a copy of which is filed in the Planning & Neighborhood Services Department of the City of Lumberton, North Carolina.

(3) In issuing the Variance, the Board has placed the following additional conditions or requirements upon the owner, his successors and assigns in exercising the rights granted herein: NONE NOTED.

(4) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Variance shall be void and of no effect.

Nothing authorized by the Variance may be done until the property owner properly executes and returns to the City the attached acknowledgement of the issuance of this Variance so that the City may have it recorded in the Robeson County Registry.

IN WITNESS WHEREOF, the City of Lumberton has caused this Variance to be issued in its name, and the undersigned, being all of the property owners of the property above described, do hereby accept this Variance, together with all its conditions, as binding on them and their successors in interest.

CITY OF LUMBERTON

BY: [Signature]
Chairman, Board of Adjustment

ATTEST:

[Signature]
Secretary, Board of Adjustment

Owner(s) of the above identified property, do hereby acknowledge receipt of this Variance. The undersigned owners do further acknowledge that no work may be done pursuant to this Variance except in accordance with all of its conditions and requirements and that this restriction shall be binding on them and their successors in interest.

[Signature] (SEAL) _____ (SEAL)
Owner Owner

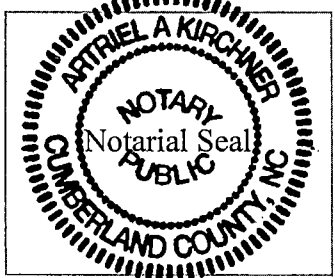
Owner Owner

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 Laura M Kinder and

Personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 3 day of September, 2025



[Signature]
Notary Signature

My Commission Expires: October 4, 2025

CONDITIONAL REZONING

ORDINANCE AMENDING THE LAND USE ORDINANCE AND OFFICIAL ZONING MAP
BY REZONING PROPERTY FROM M-1 (LIGHT MANUFACTURING) AND R-7
(RESIDENTIAL SINGLE FAMILY-DUPLEX) TO R7 (RESIDENTIAL SINGLE FAMILY-
DUPLEX) AND CZ B-2 (CONDITIONAL ZONE BUSINESS COMMUNITY)

OWNER(S): LAURA KINDER
APPLICANT(S) LAURA KINDER
PARCEL: 3239-02-049
DEED: DEED BK. 01229, PG. #0859/MAP BK. 6 PG. 93

WHEREAS, a petition requesting the rezoning of certain property was filed with the Director of Planning and Neighborhood Services on July 24, 2025;

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 September 16, 2025, meeting;

WHEREAS, the City Council set a public hearing on the proposed amendment for October 6, 2025;

WHEREAS, the public notice of said public hearing was published in a newspaper having general circulation in the City of Lumberton on September 27, 2025 and October 4, 2025;

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 September 27, 2025;

WHEREAS, a sign containing notification of said public hearing was posted on the property to be rezoned on September 27, 2025;

WHEREAS, a public hearing on the question of rezoning was held on October 6, 2025, 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 R7 (Residential Single Family-Duplex) and CZ B-2 (Conditional Zone Business Community) 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 R7 (Residential Single Family-Duplex) and M1 (Light Manufacturing) to R7 (Residential Single Family-Duplex) and CZ B-2 (Conditional Zone Business Community), said property being described as follows:

R7 (Residential Single Family-Duplex)

AWAITING FINAL LEGAL DISCRPTION FOR LAND SURVYOR

CZ B-2 (Conditional Zone Business Community)

AWAITING FINAL LEGAL DISCRPTION FOR LAND SURVYOR

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:

CZ B-2 (Conditional Zone Business Community) Lot Only

- Storage building for personal use, no storage outside fully enclosed building.

On motion of Councilman _____, seconded by Councilman _____, the foregoing Amendment was adopted on the 6th day of October 2025.

Bruce Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore, III, City Attorney

Ordinance No.

Lumberton City Council

Item: IV.F.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 09/19/2025

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

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.

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the rezoning request.

Staff Recommendation:

Recommends that City Council hold tonight's public hearing and approve the rezoning request.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Sinclair Rezoning Packet
2. Ordinance

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

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

1. Applicant:

Owner:

Full Legal Name: 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: 2nd]

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 # 6-235

Handwritten: #102

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 Sinclair (Purdie's 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

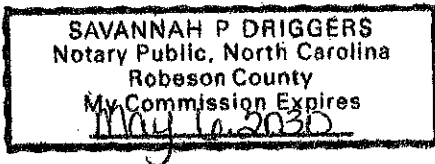
STATE OF North Carolina COUNTY OF Robeson

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

Table with 2 columns: PETITIONER(S) and OWNER(S). Includes details for William Sinclair and Sinclair William & Posey Ericka & Sinclair Natalie. Also includes Rezoning information: William Sinclair rezoning - 3170 Elizabethtown Road - P-2.

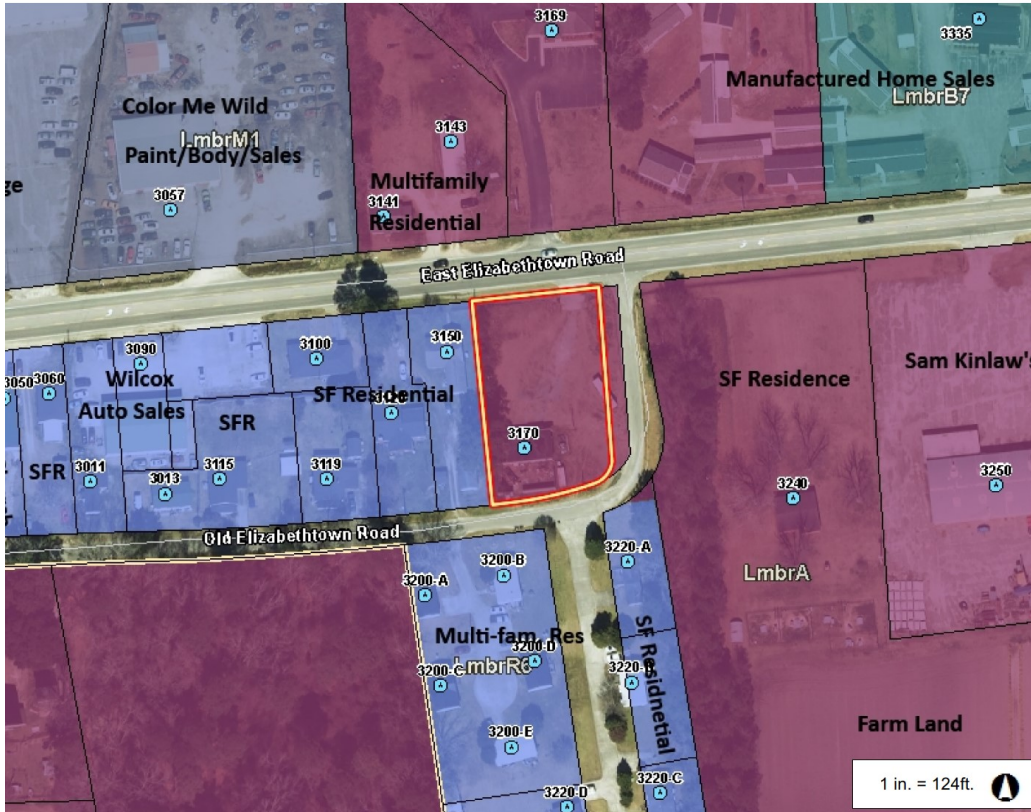
LOCATION: 3170 Elizabethtown Road - 3211-03-014





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



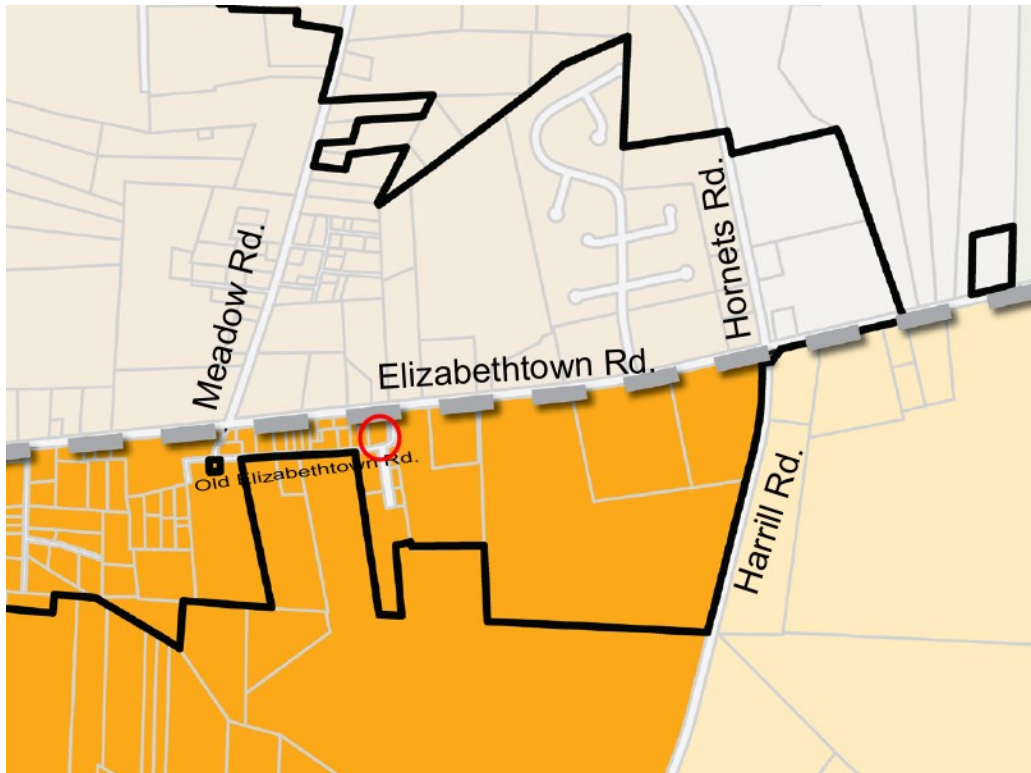
Planning & Neighborhood Services

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		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 STAFF RECOMMENDATION TO COUNCIL

The Planning Board held a public meeting on September 16, 2025, and unanimously recommended that the City Council approve the rezoning request.

Recommends that City Council hold tonight's public hearing and approve the rezoning request.

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

ORDINANCE AMENDING THE LAND USE ORDINANCE AND OFFICIAL ZONING MAP
BY REZONING PROPERTY FROM AGRICULTURE TO B-2 (BUSINESS
COMMUNITY)

OWNER(S): SINCLAIR WILLIAM &
POSEY ERICKA & SINCLAIR NATALIE
APPLICANT(S) SINCLAIR WILLIAM
PARCEL: 321103014
DEED: DEED BK. 02134, PG. 0334

WHEREAS, a petition requesting the rezoning of certain property was filed with the Director of Planning and Neighborhood Services on August 7, 2025;

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 September 16, 2025, meeting;

WHEREAS, the City Council set a public hearing on the proposed amendment for October 6, 2025;

WHEREAS, the public notice of said public hearing was published in a newspaper having general circulation in the City of Lumberton on September 27, 2025 and October 4, 2025;

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 September 27, 2025;

WHEREAS, a sign containing notification of said public hearing was posted on the property to be rezoned on September 27, 2025;

WHEREAS, a public hearing on the question of rezoning was held on October 6, 2025, 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 B-2, Business Community 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 Agriculture to B-2, Business Community, said property being described as follows:

In Lumberton Township, Robeson County, North Carolina, located about one mile East from the corporate limits of the City of Lumberton, on the South side of and adjacent to N.C. Highway No. 41 and on the North side of and adjacent to the old Elizabethtown Road, and more particularly bounded and described according to a plat thereof prepared by L. T. Bryan, Surveyor dated 23 February 1967 as follows, to-wit:

BEGINNING at an old iron stake in the center of the Old Elizabethtown Road, the Southeast corner of the Robert Pittman lot (formerly Charlie Lovette Lot) and runs thence along the center of the old Elizabethtown Road North 86 degrees East 2.14 chains to a stake in the Western line of the Knox Oldsmobile lot and in the center of an old road; thence along the Western line of the Knox Oldsmobile lot and as said road North 1 degree 30 minutes East 3.17 chains to a stake in the Southern right of way line line of N.C. Highway No. 41; the Northwest corner of the Knox Oldsmobile lot; thence along the Southern right of way line of said Highway No. 41 South 88 degrees West 2.23 chains to a stake in said right of way line, the Northeast corner of the Robert Pittman lot; thence along the Eastern line of the Robert Pittman lot and as a ditch South 0 degrees 30 minutes East 3.26 chains to the point of beginning, containing .7 acre, more or less. And being the same property conveyed by Deed dated 14 February 1972 from Alvin L. Horne and wife, Bessie K. Horne to Purdie Morris Sinclair and wife, Joyce P. Sinclair and duly recorded in Book 18-H, at Page 71, Robeson County Registry.

On motion of Councilman _____, seconded by Councilman _____, the foregoing Amendment was adopted on the 6th day of October, 2025.

Bruce Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore, III, City Attorney

Ordinance No.



CITY OF LUMBERTON

CITY COUNCIL

MINUTES ● SEPTEMBER 8, 2025

Regular Meeting

Council Chambers

6:00 PM

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

I. Call to Order

- A. Invocation – Member of Council John Carroll
- B. Pledge of Allegiance – Member of Council Karen Higley

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

Ms. Kerdetta C. Lowery was presented a plaque for her 24 years of service as a Plant Chemist for the City of Lumberton. Ms. Lowery along with her daughter, were thankful for all the City had done for them.

III. Public Comment Period

Ms. Wanda Crump appeared before Council and stated that the City had cleaned up the yard at one of her properties, during which at least \$30,000 worth of equipment and other brand-new items were destroyed. She expressed that, in her view, the City was aware the items were new but did not take care to determine what should be kept versus discarded.

IV. Presentations

- A. Presentation: Award - 2025 ElectriCities Economic Excellence Jennings Gray, Lead Economic Developer for ElectriCities -, City Manager

City Manager Wayne Horne introduced Mr. Jennings Gray, Lead Economic Developer for ElectriCities, to the audience. Mr. Gray presented the City of Lumberton with the **Economic Excellence for Collaborative Impact Award**, which honors the City's visionary leadership and teamwork in advancing the Southeast Crossroads Industrial Park. This initiative stands as a strong example of how strategic collaboration can transform potential into meaningful projects.

- B. Presentation: Ms. Cheryl Revels, Relay for Life -, City Council

Ms. Cheryl Revels and Ms. Teresa Harris, representatives of Relay for Life, appeared before Council to express their gratitude to both Council and the Lumberton Police

Department for their continued support. With that support, Relay for Life not only met but exceeded its \$50,000 goal, raising nearly \$83,000. Special thanks were extended to the Lumberton Police Department for consistently providing security during these events.

City Attorney Moore also took a moment to recognize Ms. Revels for her ongoing service, noting her dedication as Secretary of the Mayor's Committee for the Disabled.

C. Presentation - Gidget Vickers - Hogtoberfest Sponsorship Request -, City Council

Mr. Vickers appeared before Council making them award of the Hogtoberfest 2025. He gave an overview of the event and expressed the different levels of sponsorship. This event will be held on October 25, 2025 on the Downtown Historic Lumberton Dick Taylor Plaza.

V. Public Hearings

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

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 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.

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

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 recommends awarding the demolition contract for HMGP Florence Group 6 to Barfield Backhoe for \$66,298.00.
- B. Social Media Policy Adoption - Elizabeth Hardin, City Manager

Elizabeth Hardin, Public Information Officer, appeared before City Council and stated that the attached Social Media 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 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.

C. Privacy Policy Adoption - Elizabeth Hardin, City Manager

Elizabeth Hardin, Public Information Officer, appeared before City Council and stated that the attached Privacy 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 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.

Mayfair Lift Station Pumps - Rob Armstrong, Public Works

Rob Armstrong, Public Works Director, appeared before Council and stated that 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.

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.

D. Water AIA RFP - Rob Armstrong, Public Works

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.

It was the consensus of the City Council that permission be given to Public Works to advertise for Request for Proposals for engineering services.

E. 10 HP Flygt Pump - Rob Armstrong, Public Works

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.

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

Councilman Carroll asked if this benefits the residents and Director Armstrong stated that they pay for the services at an outside rate.

F. Cancer Institute Lift Station Rehabilitation Bid Award - Rob Armstrong, Public Works

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.

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.

G. Proposed Creation of an Ordinance for Multifamily Conversion of Hotels/Motels - Withdraw Request - ArTriel Kirchner, Planning & Neighborhood Services

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.

- H. Laura Kinder Rezoning - 304 & 306 S. Rozier Street – P-4 - ArTriel Kirchner, Planning & Neighborhood Services

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.

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.

- I. Jason Britt Special Use Permit – Old Whiteville Road parcel #2905-01-007 - ETJ - ArTriel Kirchner, Planning & Neighborhood Services

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

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.

- J. William Sinclair rezoning - 3170 Elizabethtown Road – P-2 - ArTriel Kirchner, Planning & Neighborhood Services

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

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.

- K. Mac Adolf Montilus' request for Conditional Zoning (CZ) Amendment - 2406 N. Roberts Ave. – P3 - ArTriel Kirchner, Planning & Neighborhood Services

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

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.

- L. Recognizing Properties with Pride in Lumberton -, City Attorney

Some years ago, the Pride in Lumberton award was used to recognized 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 on how best to approach this and whether each Councilperson and the Mayor would each like a sign.

The recommendation is that each precinct will have two (2) signs 1) business and 1) yard. Councilman Carroll stated that he would research some guidelines and bring back to Council.

M. Scottish Packing - Fencing - Brandon Love, City Manager

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 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.

N. Scottish Packing Phase II - Technical Support - Brandon Love, City Manager

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 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.

O. Meadow Branch Stream Restoration - Technical Support - Brandon Love, City Manager

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 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.

P. America 250 Grant and Mural - Brandon Love, City Manager

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.

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

Q. Designation of \$1,500.00 of CRF for Highland Inverness Block Party as follows: P1 - \$750 and P3 - \$750. - Councilman John Carroll, City Council

Councilman Carroll and Councilman Rising designated \$750.00 each of Community Revitalization Funds to the Highland-Inverness Block Party.\

Designate \$1,500 of CRF for Highland Inverness Block Party as indicated above.

R. Approve the designation of \$1,000.00 of CRF to McCormick Chapel for their 69th Church Anniversary - Councilman Cantey, City Council

Councilmen Cantey and Douglas would like to designate \$500.00 each to McCormick Chapel Church as they celebrate their 69th Church Anniversary.

- Approve the designation of \$1,150 to McCormick Chapel Church as follows: P2 - \$100 P5 - \$500 P6 - \$500 and \$50.00 from P-7.
- S. 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
- 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.
 That City Council approve the designation of CRF as follows: P1 - \$50 P-3 - \$50 P4 - \$50 P7 - \$50 and from the Mayor's discretionary fund \$100 for a total of \$950.
- T. Approve the Designation of \$600 of CRF for the 14th District Prince Hall Day - Councilman John Cantey, City Council
- 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.
- Approve the designation of \$1,200 of CRF as follows for the 14th District Prince Hall Day: P1 – \$50 P2 - \$100 P3 - \$50 P4 – \$50 P5 - \$600 P6 - \$200 P7 - \$50 P8 - \$100.
- U. Approve the designation of \$500.00 of Community Revitalization Funds to Rowland Norment Elementary School for the PTO Program - Councilman Douglas, City Council
- 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.
- Designate \$500.00 of CRF to Rowland Norment Elementary School for the PTO program as indicated above.
- V. P8 - Approve the Designation of \$100 of CRF Request for Hogtoberfest - Councilman Owen Thomas, City Council
- Councilman Thomas requests \$100 of CRF in support of the Hogtoberfest which will be held on October 25, 2025.
- Approve the designation of \$1,000 of CRF to the Hogtoberfest as follows: P1 - \$100 P2 - \$100 P3 - \$100 P4 - \$100 P5 - \$100 P6 - \$100 P7 - \$100 P8 - \$100 and \$200 from the Mayor's discretionary fund.
- W. 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
- 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.

Approve the designation of \$850 of CRF to the Robeson County Humane Society Bark at the Moon as follows: P1 - \$100 P2 – \$100 P3 - \$300 P4 - \$100 P5 - \$50 P6 - \$100 P7 - \$100 P8 - \$100 and \$100 from the Mayor’s discretionary fund.

Y. Resolution Confirming Authorization - Holt Moore, City Attorney

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.

Adopt Resolution confirming the sale of property in the Southeast Crossroads Industrial Park.

VIII. Adjournment

Lumberton City Council

Item: V.B.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: City Manager

Submission Date: 09/25/2025

Subject: Ratify the Adoption of a Resolution - Declaring a Road Closure for the Christmas Parade

Summary/Background of Subject Matter:

The NC Department of Transportation is requiring a resolution from City Council before approving the road closure for this year's Chamber Christmas Parade. Brice Bell acknowledged that we had never done this in the past but insisted that the Fayetteville office was requiring it this year. Attached is the Resolution approved by City Council for the closure.

Staff Recommendation:

Ratify Resolution No. 2025.09.03 — Declaring a road closure for a Christmas parade.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

1. BP-70C45_20250925_091916

**RESOLUTION OF THE CITY OF LUMBERTON, NORTH CAROLINA DECLARING
A ROAD CLOSURE FOR A CHRISTMAS PARADE**

WHEREAS, the City Council of City of Lumberton acknowledges a long tradition of providing an annual Christmas parade for the pleasure of its citizens; and

WHEREAS, the City Council of City of Lumberton acknowledges its citizens realize a financial benefit from holding an annual Christmas parade; and

WHEREAS, the City Council of City of Lumberton acknowledges a parade requires approximately two (2) hours to install signing and traffic control, and also requires approximately two (2) hours for removing signs, traffic control, and litter;

NOW THEREFORE BE IT ORDAINED, by the City Council of City of Lumberton pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portion of a State Highway System route:

Date(s): Saturday, November 22, 2025

Times: 10:00 a.m. to 1:00 p.m.

Route Description: First Street (Local Street) to Elm Street (SR 2290) down to Biggs Park Mall. This resolution to become effective when signs are erected giving notice of the limits and times of the parade, and implementation of adequate traffic control to guide through vehicles around the parade route.



Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

Resolution No. 2025.09.03

Lumberton City Council

Item: V.C.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 10/01/2025

Subject: Ratify the Reimbursement to Councilman Cantey for Prince Hall Day —

Summary/Background of Subject Matter:

Ratify reimbursement to Councilman Cantey in the amount of \$719.92 for expenses exceeding the allocation approved at the September 8, 2025, City Council meeting. All receipts have been verified. This reimbursement is for the Prince Hall Day allocation.

Staff Recommendation:

Ratify the designation as indicated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council
Lumberton, North Carolina



Item: VI.A.

Request for Action

Meeting Date: October 6, 2025

Originated By: Police

Submission Date: 09/15/2025

Subject: Permission to retire K-9

Summary/Background of Subject Matter:

The Lumberton Police Department requests permission to retire K9 Axel due to his age and inability to perform law enforcement duties. The Lumberton Police Department is requesting permission to retire Axel and that he be sold to his handler, Officer Garrett Robinson, for one dollar (\$1.00).

Staff Recommendation:

The Lumberton Police Department requests permission to retire K9 Axel due to his age and inability to perform law enforcement duties. It is recommended that Axel be retired and sold to his handler, Officer Garrett Robinson, for one dollar (\$1.00).

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Police

ATTACHMENTS:

None

Lumberton City Council
Lumberton, North Carolina



Item: VI.B.

Request for Action

Meeting Date: October 6, 2025

Originated By: Fire

Submission Date: 09/29/2025

Subject: Fire Department Vehicle Purchase

Summary/Background of Subject Matter:

The Lumberton Fire Department was allocated \$45,000 in the 2025 physical year budget to replace a 2004 Ford F250 support truck. The department utilized state contract pricing and would like to request the purchase of a 2026 Dodge Ram 1500 Crew Pickup Truck priced at \$42,115.62. The state contract price for Ford (\$44,493.29) and Chevrolet (\$42,617.40) were quoted higher than Dodge pricing.

Staff Recommendation:

The Lumberton Fire Department would like to request council approve the purchase of a 2026 Dodge Ram 1500 Crew Pickup from Deacon Jones Chrysler of Clinton in the amount of \$42,115.65 from the Capital Equipment code 10-008120-5414.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Fire

ATTACHMENTS:

1. RAM 1500DT Crew Quote Worksheet - Copy

Lumberton City Council
Lumberton, North Carolina



Item: VI.C.

Request for Action

Meeting Date: October 6, 2025

Originated By: Public Works

Submission Date: 10/01/2025

Subject: Water Plant PFAS Study Pilot Ammendment No. 1

Summary/Background of Subject Matter:

The city of Lumberton has contracted with CDM Smith for the PFAS study at the Water Treatment Plant (WTP). The first phase was a records review and data gathering. The second phase of this study is a pilot program where specific filter media types will be tested to evaluate their performance. This amendment to the original scope is to cover that pilot program from phase two.

Staff Recommendation:

Public Works recommends council approval of the WTP PFAS Study amendment No.1 scope.

City Manager's Comments:

Signature:

Department: Public Works

ATTACHMENTS:

1. Lumberton WTP PFAS Study Amendment No. 1 for Pilot Investigation

AMENDMENT NO: 1
TO AGREEMENT
BETWEEN
OWNER AND ENGINEER
CDM SMITH PROJECT NUMBER 303682

This Amendment No. 1 is made and entered on October 13th, 2025 and amends the terms and conditions of the Agreement between CDM Smith Inc. ("CDM Smith" or "ENGINEER") and City of Lumberton, North Carolina ("OWNER"), dated December 3, 2024 ("the Agreement").

WHEREAS, ENGINEER and OWNER entered into the Agreement for the Water Treatment Plant PFAS Study; and

WHEREAS, the parties desire to amend the Agreement so as to amend the scope of work, time periods of performance and payment, and/or responsibilities of OWNER; and

WHEREAS, the Agreement provides that any amendments shall be valid only when expressed in writing and signed by the parties.

NOW THEREFORE, in consideration of the mutual understandings and Agreements contained herein, the parties agree to amend the Agreement as follows:

1. The Basic Services of ENGINEER as described in the Agreement are amended and supplemented as follows:
 - 1.1 ENGINEER completed initial tasks for a study at the OWNER's Water Treatment Plant (WTP) for treatment/removal of PFAS compounds. This Amendment No. 1 will expand the basic scope of services to complete a Pilot Study of shortlisted media technologies to evaluate treatment strategies for regulatory compliance as outlined in the attached Exhibit A.
2. The responsibilities of OWNER as described in the Agreement are amended and supplemented as follows:

- 2.1 As outlined in the attached Exhibit A.
- 3. The time periods for the performance of ENGINEER's services as set forth in the Agreement are amended and supplemented as follows:
 - 3.1 As outlined in the attached Exhibit A
- 4. The payment for services rendered by ENGINEER shall be as set forth below:
 - 4.1 As outlined in the attached Exhibit A
- 5. Additional Provisions.
 - 5.1 None
- 6. Except as herein modified, all terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this amendment on the date indicated above for the purpose herein expressed.

CDM Smith Inc.

City of Lumberton, North Carolina

Name: Reed M. Barton, P.E.

Name: Wayne Horne

Title: Vice President

Title: City Manager

Date:

Date:

Address for giving notices:
4130 Parklake Avenue
Suite 350
Raleigh, NC 27612

Address for giving notices:
PO Box 1388
Lumberton, NC 28359

EXHIBIT A
SCOPE OF SERVICES

**PFAS TREATMENT PILOT TESTING AT THE
CITY OF LUMBERTON WATER TREATMENT PLANT**

This is an exhibit attached to and made part of Amendment No. 1 between the City of Lumberton (OWNER) and CDM Smith Inc. (ENGINEER) for professional services. The ENGINEER will provide the basic services defined herein for the PROJECT.

PART 1.0 PROJECT DESCRIPTION

The United States (US) Environmental Protection Agency (EPA) published the final Per- and Poly-Fluoroalkyl Substances (PFAS) regulation in April 2024 and included maximum contaminant levels (MCLs) of 4 ppt for PFOA, 4 ppt for PFOS, 10 ppt for PFNA, 10 ppt for PFHxS, and 10 ppt for HFPO-DA (GenX chemicals). In addition, the rule also includes a unitless Hazard Index (HI) for two or more of PFNA, PFHxS, HFPO-DA, and PFBS. Recent press releases from EPA have identified potential changes in the regulations that are expected in early 2026 but these changes do not impact the need to continue with the study.

Based on data from North Carolina Department of Environmental Quality (NCDEQ) sampling efforts in late 2022, the OWNER's Lumberton Water Treatment Plant (WTP) intake levels for several PFAS substances exceed the EPAs MCLs. A summary of this data is shown in the table below:

COMPOUNDS	LUMBERTON WTP INTAKE LEVELS (NG/L)			EPA MCLS (ng/L)	EXCEEDS?
	Minimum	Average	Maximum		
PFOA	8.7	11.6	15.1	4.0	Yes
PFOS	5.5	9.8	14.9	4.0	Yes
HFPO-DA (GenX)	0.3	0.6	1.2	10	No

The OWNER has received grant funding from the North Carolina Division of Water Infrastructure (DWI) to conduct a study to evaluate alternatives for the treatment/removal of PFAS compounds. This will assist the OWNER in selecting a treatment approach to achieve compliance with the regulation, and to continue to provide customers with high quality water that meets Federal and State regulations. The ENGINEER proposes to conduct this study in two phases as follows:

- Phase 1 - Desktop study of PFAS treatment alternatives, screening of alternates like alternate supply or new WTP for PFAS removal, and development of the Pilot Study Framework to define the details of what is to be pilot tested and duration of pilot testing. This phase is expected to take 4 to 6 months to complete. This phase is complete and consisted of previous Tasks 100 – 400.
- Phase 2 - Pilot testing of the selected options from Phase 1 to further study and evaluate the efficacy of PFAS compound removal from the OWNER's WTP and to better

define projected media/life span for operating costs. This phase will take an additional 10 to 12 months. This phase is the subject of this Amendment No. 1 Scope of Services

The pilot approach allows for simultaneous operation of the following treatment technologies for PFAS over an 11-month period:

- Granular Activated Carbon (GAC)
- Anion Exchange Resin (AER)
- Novel Sorbent (NS)

PART 2.0 BASIC SERVICES

The OWNER desires the ENGINEER to provide the following basic services to perform PFAS pilot testing of the three (3) treatment technologies listed above (GAC, AER, and NS) and limited jar testing of Powdered Activated Carbon (PAC):

- Task 500. Pilot Phase Project Initiation, Implementation, & Management
- Task 600. Analytical Sampling and Equipment Allowances
- Task 700. Pilot Testing
- Task 800. Pilot Report Development

A subsequent Amendment to this Contract will be provided for the ENGINEER to complete the following future phases of Work:

- Task 900. Preliminary Engineering Report
- Task 1000. Final Engineering Design Services
- Task 1100. Permitting and Bid Phase Services
- Task 1200. Construction Phase Services

TASK 500 PILOT PHASE PROJECT INITIATION, IMPLEMENTATION, & MANAGEMENT**501 Project Schedule**

A detailed schedule will be developed for pilot testing with major activities associated with each task. The initial schedule will be reviewed with the OWNER and finalized, with electronic copies sent to the OWNER.

502 Project Initiation

A PROJECT kick-off meeting will be held with the OWNER to discuss PROJECT schedule, administrative procedures, respective responsibilities, communications with the OWNER contacts, the OWNER's expectations, progress reporting, data collection and other PROJECT matters as appropriate. Key stakeholders from the OWNER and ENGINEER's project team are expected to attend.

503 Project Meetings

The ENGINEER has included the following project management meetings for the development of TASKS 600 through 800. The ENGINEER will prepare meeting minutes summarizing and documenting major points of discussion, decisions made and action items for future meetings and coordination calls. The meeting schedule is as follows:

- Project Kickoff Meeting. It is anticipated this will occur virtually for a duration of 2 hours.
- 10 virtual monthly pilot coordination meetings. This will last approximately 30 minutes and update the OWNER on the status of the pilot progress, share interim results and collaborate on upcoming action items.
- One (1) pilot system workshop to discuss interim results with the OWNER. It is anticipated this will occur at the OWNER's facilities for a duration of 2 hours.
- One (1) meeting to review the DRAFT pilot report results. It is anticipated this will occur at the OWNER's office for a duration of 2 hours.
- One (1) meeting to present final pilot report findings to the OWNER's board. It is anticipated this will occur at the OWNER's office or nearby board member's office for a duration of 2 hours.

104 Quality Control

The ENGINEER will undertake quality control activities in accordance with the ENGINEER's Quality Management System (QMS) that includes monthly reviews and Project status reporting, communication plans, and independent specialist reviews.

Deliverables

1. PROJECT Schedule
2. PROJECT Meeting Agendas and Minutes
3. Monthly PROJECT Invoices

TASK 600 Analytical Sampling and Equipment Allowances**601 Laboratory Analytical Sampling**

The ENGINEER will collect, package, and ship water samples to a laboratory per the frequency and quantity described in attached sample log. The sample parameters, quantity, and frequency of sample collection are subject to change during the pilot testing and are dependent on analytical results and pilot operation. An allowance of \$43,000 has been included for analytical testing and sample shipping costs, if additional services beyond that described in the sample log are required, the ENGINEER will develop a written scope and fee estimate for additional analytical testing and submit this for approval. Labor for sample collection is included in Task 700.

602 Pilot Equipment Procurement and Assembly

The ENGINEER will procure, mobilize, and assemble pilot equipment at the OWNER's WTP (PROJECT site). At project completion, the ENGINEER will dismantle, collect, and remove pilot equipment from the PROJECT site. An allowance of \$15,000 has been included for pilot equipment procurement of water pump(s), chemical metering pumps, chemical storage tanks, rotameter (flow meters), bag or cartridge filter(s), pressure gauges, pilot columns, pilot media, static mixers, pipe and valves, and necessary appurtenances for the pilot plant assembly.

It is assumed the necessary media and pilot technologies for testing are:

- Calgon F400 GAC media and Arq Carbpure for the GAC pressure contactors
- Dupont Amberlite PSR2+ and Sorbenta media for the AER pressure contactors
- Cetco Fluorosorb F200 media for the NS pressure contactor
- Filter sand for column bedding on media pressure contactors

The ENGINEER will provide the following items/services required for assembly of the working pilot system:

- Plumbing, and other miscellaneous mechanical construction tasks needed to erect pilot system and install electric water pumps.
- Tools and hardware required for construction, consisting of wrenches, sockets, cutting implements, a shop vacuum, and a compressor.
- Consumables and incidentals, consisting of shop towels, sandpaper, plastic pipe primer and cement, and thread sealing tape.

Task 700 – Pilot Testing**701 Start Up and Commissioning**

Following the completion of Task 602, the ENGINEER will prepare the assembled pilot system for operation for the following pilot test configurations:

- Four (4), 4-inch GAC pressure contactors in series, Each GAC contactor will provide 5-minutes of empty bed contact time (EBCT), to simulate a single 10-min EBCT GAC contactor.
- One (1), 2-inch NS pressure contactor providing 2.5-minutes of EBCT.
- Four (4), 2-inch AER pressure contactors providing 2.5-minutes of EBCT.

The ENGINEER will coordinate with the OWNER to identify a water source for the pilot system. It is assumed the water source for media contactors is the combined filter effluent. The OWNER is responsible for providing taps into the existing system with ENGINEER to provide the pump suitable for supplying up to 6 gpm to the pilot within the selected pilot location. It is assumed the OWNER will provide power to pump(s) using plant power via existing 120V circuit(s).

The ENGINEER will review the pilot system configuration to determine if cartridge filters should precede AER and NS technologies. The ENGINEER will install dechlorination systems in front of AER contactors. The ENGINEER will perform drawdown tests on chemical pumps at the commissioning of the pilot and the OWNER will monitor this during their daily rounds.

After installation and interconnection of plumbing, and prior to loading media and elements, the ENGINEER will flush systems with finished water from the OWNER's WTP. The ENGINEER will then load columns and pressure vessels with their respective medias. The ENGINEER will follow vendor protocols for bringing media into service, such as GAC backwashing. It is assumed the OWNER has facility drains available to discharge flushing water and other water produced during start up and pilot activities.

To complete start up and commissioning activities, the ENGINEER will perform a flow calibration test to confirm pumping rates and column flow rates, as well as perform an initial round of water quality testing and field data collection. Start up and commissioning procedures will be documented.

702 Routine Pilot Testing

Following commissioning and training of OWNER staff by ENGINEER, OWNER staff will monitor the performance for operation and adjust flow valves as required a couple of times a week. The ENGINEER will visit monthly to take samples and perform any backwashing or media regeneration that may be required over the 11-month period.

Routine operation and maintenance of the pilot system assumes the ENGINEER will perform the following tasks:

- Weeks 0-2, two (2) site visits per week, 5 hours each (plus drive time) for pilot optimization and operation.
- Weeks 5-44, one (1) site visit per month, 5 hours each (plus drive time) for pilot operation and routine maintenance and sampling activities.
- Up to three (3) half day site visits (plus drive time) for unplanned maintenance, media backwash, media loading, or other events that require pilot system repair.

- Collect, package, and ship water samples for analytical analysis per the frequency and quantity described in attached sample log. (Shipping and laboratory analytical costs are covered in Task 600)

During visits for routine operation and sample collection, the ENGINEER will adjust valves and pumps to maintain pilot test conditions. Should a condition arise which hampers testing at the design test conditions, the ENGINEER will document this condition and troubleshoot means to restore design test conditions.

The ENGINEER will prepare field notes and record data and laboratory analytical results in an electronic format and spreadsheet. The ENGINEER will summarize field data and testing results monthly, and review data to provide pilot system adjustments as required.

It is assumed the OWNER will collect operations field data at the pilot plant three (3) times per week on Mondays, Wednesdays, and Fridays. Operations data will consist of:

- Flows and pressures for filter effluent and all treatment trains.
- Chlorine residual for filter effluent and downstream of dechlorination points.
- Temperature of filter effluent and finished water.

The OWNER will also collect the following data at the intervals specified:

- Test pH values once per week for filter effluent and treatment trains.
- Test filter effluent turbidity values biweekly.

The OWNER's pilot operators will attend virtual monthly meetings with the ENGINEER's pilot manager and process technical lead to review collected field data, pilot operation, sample collection, and interim pilot results.

703 Powdered Activated Carbon (PAC) Jar Testing

Separate from the execution of the media-based pilot testing, ENGINEER will coordinate with vendor(s) to complete jar testing for PAC to identify the estimated dose required for use of PAC to remove PFAS compounds from the raw water. It is assumed that 2 rounds of jar testing will be completed – one near the start of the media piloting and one approximately 6-months later. ENGINEER will coordinate with a PAC vendor to visit the site and conduct the jar testing at the OWNER's WTP laboratory. ENGINEER will coordinate the onsite jar testing to align with another planned visit to the WTP related to the pilot testing and will observe the vendors work. It is assumed that the PAC vendors will complete the jar testing at the site at no cost to the ENGINEER or OWNER.

Task 800 – Pilot Report Development

801 Present Worth Cost Comparison

The ENGINEER will use the data collected from the pilot study alongside construction industry data and media vendor cost estimates to produce an Association for the Advancement of Cost

Engineering (AACE) Class 4 cost estimate for each of the five (5) technology alternatives analyzed as well as PAC. Costs estimated will be prepared at the sizing identified in the Alternatives Analysis Report prepared by CDM Smith (July 2025). The present worth cost comparison period will be 20 years. The analysis will consider:

- Capital costs associated with construction of process equipment, buildings, site improvements, utilities and piping, electrical upgrades, and instrumentation and controls.
- Costs for media and membrane element procurement and disposal of waste products.
- Operating costs, including chemicals and energy costs.

The cost comparison will be summarized in the final pilot report under Task 802.

Task 802 – Pilot Report

The ENGINEER will prepare a technical report to document the results of the pilot study, the cost analysis, and recommended treatment approach to improve the target contaminants at the OWNER's WTP. The draft report will include the following:

- Summary of Pilot Testing
- Testing Results and Analysis
- Capital and Present Worth Cost Estimates for Possible Treatment Options
- Conclusions and Recommendations

The pilot report does not include any conceptual or preliminary design.

The ENGINEER shall prepare a DRAFT report and perform an internal quality control review of the report prior to providing the DRAFT report to the OWNER for review and comments. The ENGINEER shall meet with the OWNER to review DRAFT report comments and provide responses. Final agreeable responses shall be addressed in a FINAL report. Three (3) hard copies and one (1) electronic PDF copy of the final report will be submitted.

PART 3.0 ADDITIONAL SERVICES (NOT BUDGETED AT THIS TIME)

The ENGINEER agrees to perform additional services as requested and authorized by the OWNER and as may be determined throughout the life of this PROJECT. If the need for such services is identified, the ENGINEER will prepare an amendment or a new Agreement that will include scope, fee, and schedule and will submit to OWNER for approval. If approved, the Additional Services will be performed upon receipt of written authorization from OWNER. Additional services will include, but are not limited to, the following tasks:

- Task 900. Preliminary Engineering Report
- Task 1000. Final Engineering Design Services
- Task 1100. Permitting and Bid Phase Services

Task 1200. Construction Phase Services

PART 4.0 ASSUMPTIONS AND EXCLUSIONS

The following is a list of assumptions and exclusions made when developing the scope of work:

- Services extending beyond the scope of work described in Tasks 500 to 800, herein, and the timeframe described in Part 6.0 of this document are excluded from the scope of work.
- It is assumed that local and state permitting and coordination is not required for Pilot Testing and is excluded from the scope of work since the pilot treated water will be wasted to drain. A copy of the pilot plan report will be shared with the NCDEQ Public Water Supply (PWS) for information only.
- It is assumed the PROJECT will be funded by a State Revolving Fund (SRF) Grant. The Engineering Report and Environmental Information Document that would be required for a full-scale facility are assumed not required to release project funds.
- It is assumed the ENGINEER will provide the pilot system and treatment system components.
- It is assumed that the ENGINEER is responsible for the pilot system assembly and maintenance. Upon completion of pilot testing, the ENGINEER will disassemble the pilot equipment and remove from site. Pilot equipment is to be returned to the ENGINEER.
- It is assumed the ENGINEER is responsible for sample collection and laboratory analysis at a certified analytical laboratory.
- It is assumed that 11 months of media contactor testing is sufficient to capture a minimum 50% breakthrough of perfluorooctanoic acid (PFOA) in the lead sample point of each contactor arrangement. Breakthrough is defined by the column effluent concentration equaling a minimum 50% of the influent concentration, with both values above detection limits.
- Lifecycle cost assessments for media contactors will assume lead contactor media changeout at 50% breakthrough of PFOA in the lead contactor using average PFOA values detected in the raw water over the course of the pilot study.
- Vendors will provide sufficient media samples to test their products at design conditions. Vendors will not charge for these samples. Technology manufacturers for media and membrane elements are subject to change based on vendor cooperation and available information regarding efficacy of emerging technologies.
- Test conditions are subject to change based on available information regarding industry practice. Lag columns in lead-lag configuration may be eliminated if not providing value to the study.
- Pilot facilities can be installed outside of foot traffic areas and will not require trip protection.
- Secondary containment for closed chemical drums is not required.
- The OWNER will not charge the ENGINEER for water or electricity used.

PART 5.0 THE OWNER'S RESPONSIBILITIES

The responsibilities of the OWNER as described in this scope are as follows:

- Provide the ENGINEER with plant operation data, survey information, records, record drawings, operations manual, etc. as required to support pilot testing.
- Provide site access as necessary Monday through Friday, 8AM to 6PM.
- Provide review comments on PROJECT deliverables within 2 weeks.
- Prompt scheduling and attendance to meetings and virtual meetings.
- Provide access to the effluent filter water for the installation of a pump by the ENGINEER.
- Provide the necessary 120-volt electrical outlets for pilot equipment.
- Visually observe the pilot plant operation as part of daily rounds and contact the ENGINEER if the pilot plant is not functioning within pilot plant parameters. Adjust flow valves a couple of times per week if required.
- Allow discharge of pilot effluent water to drains located at the selected pilot location for the media columns.
- Provide the ENGINEER a minimum 72 hours' notice before any planned event which may:
 - Stop water flow to the pilot facilities, such as a maintenance shutdown, or
 - Substantially alter the filtered or finished water chemistry fed to the pilot, such as a seasonal change in primary disinfectant type
- Allow the ENGINEER use of on-site facilities for storage and assembly of pilot equipment.
- The OWNER shall be responsible for, and the ENGINEER may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by the OWNER to the ENGINEER pursuant to this Agreement. The ENGINEER may use such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement. The ENGINEER's scope of work does not include verifying the OWNER's Provided Information for accuracy or completeness. The OWNER may request an independent review of the OWNER's Provided Information by the ENGINEER pursuant to a mutually agreed amendment to this Agreement. The ENGINEER shall be entitled to an adjustment in price and schedule to the extent that any corrective action in the ENGINEER's Services arises out of inaccuracies in the OWNER's Provided Information.

PART 6.0 TIME OF PERFORMANCE

The PROJECT will start within two (2) weeks of receipt of the notice to proceed (NTP) and the estimated schedule is 70 weeks as described below. The ENGINEER will prepare an updated detailed schedule for the kickoff meeting.

- 8 weeks, Procurement and Installation Stage
- 2 weeks, Start up and Commissioning.
- 48 weeks, Pilot Testing.

- 10 weeks, Pilot Report
- 2 Weeks, Prepare for and Provide Board Presentation

PART 7.0 PAYMENTS AND COMPENSATION

As complete compensation for the engineering services described in this Agreement (Tasks 500 – 800), the ENGINEER will be paid a lump sum fee of \$359,000. Partial payments shall be made by the OWNER monthly based on invoices submitted by the ENGINEER in proportion to the percentage of work completed and the balance of payment made when the work is completed. For invoicing purposes only, the value of each task is listed in the table below:

Task	Description	Value
500	Project Initiation, Implementation, and Meetings	\$69,000.00
600	Analytical Sampling and Equipment Allowances	\$100,000.00
700	Pilot Testing	\$120,000.00
800	Pilot Report Development	\$70,000.00
Total Lump Sum Value:		\$359,000.00

ATTACHMENTS: Table A-1: Pilot Plan Sample Log

Table A-1: Pilot Plan Sample Log

Parameter	Raw Water	Filtered Water Pre-Cartridge Filter	Filtered Water post Cartridge Filter	2.5-min EBCT Fluorisorb 200	2.5-min EBCT Amberlite PSR2+	2.5-min EBCT Sorbenta	10-min EBCT GAC (Calgon F400)	10 min EBCT GAC (Arq Carbpure)
TOC	11	11		4	4	4	11	4
Total Dissolved Solids		3						
Manganese	4	4		4	4	4	4	4
Iron		4						
Aluminum		4						
SDS Procedure		2		2	2	2	2	2
Sum of Trihalomethanes		2		2	2	2	2	2
Sum of Five Haloacetic Acids		2		2	2	2	2	2
Nitrosamines		2		2	2	2	2	2
Nitrite		4						
Nitrate		4						
Ammonia		4						
TKN		4						
PFAS (EPA Method 533)	11	11		11	11	11	11	11
PFAS (EPA Method 1633)	1	1		1	1	1	1	1
PPCPs	2	2		2	2	2	2	
T&O Compounds	2	2					2	
Fluoride		4						
Orthophosphate		4						
Arsenic		5					5	
Sulfate		4						
Chloride		4						

Lumberton City Council

Item: VI.D.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 09/24/2025

Subject: Request from Scotty Thompson to amend the Land Use Ordinance - P5, P6, & P7

Summary/Background of Subject Matter:

The Planning Department received a request from Scotty Thompson, to amend the Land Use ordinance to allow certain single family residential uses within the B-1 (Business Downtown) zoning district and the City of Lumberton Downtown Design Overlay District.

Staff Recommendation:

City Council review the request, refer the petition to the October 21, 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. Ordinance Draft 1 9-24-2025
2. e City of Lumberton Downtown Design Overlay District.

Scotty Thompson
Lumberton, NC


September 16, 2025

City of Lumberton
Lumberton, NC

Dear Sirs and Madams:

I would like to request a text amendment to the Land Use Plan which will allow me to use the property I have purchased at 206 E. 5th Street as a residence.

Very truly yours,


Scotty Thompson
910-734-9878

Sec. 35-180.1. Single-Family Residences in the B-1 (Business Downtown) Zoning District.

(a) Regulations for single-family residences in the B-1 (Business Downtown) zoning district:

- (1) Must be a single building that was in existence on the effective date of this ordinance and that was originally designed, constructed and occupied as a single-family residence.
- (2) Must be located within the City of Lumberton Downtown Design Overlay District.
- (3) Special Use Permit is required.
- (4) Must comply with the provisions of Section 35-141.10 Downtown Design Overlay District.

Use Description	A	R-20	R-15	R-11	PR-11	R-7	R-6	R-3	B-1	B-2	B-3	B-4	B-5	B-6	B-7	M-1	M-2	M-3
1.000 Residential																		
1.100 Single-family residences																		
1.110 Other than Manufactured Homes	Z	Z	Z	Z	Z	Z	Z	Z			Z							
1.111 in existence on the effective date of this ordinance, originally designed, constructed and occupied as a single-family residence (Sec. 35-180.1)	Z	Z	Z	Z	Z	Z	Z	Z	S		Z							
1.120 Manufactured Homes																		
1.121 Class A	Z				Z		Z											
1.122 Class B	Z																	
1.130 Single-family residences with accessory apartment	S	S	S	S	S	S	S	S			S							
1.200 Two-family residences																		
1.210 Duplex						Z	Z	Z	Z	Z	Z							
1.220 Two-family conversion				S	S	Z	Z	Z	Z	Z	Z							

Editor's note--Ord. No. 1762, adopted Dec. 13, 1999, amended the Code by adding provisions intended for use as § 35-171. Inasmuch as there were already provisions so designated, the provisions have been added as § 35-179 at the discretion of the editor.

Sec. 35-180. Display of goods outside fully enclosed building in the B-1 (Business Downtown) Zoning District.

- (a) Regulations for the display of goods outside fully enclosed building in the B-1 (Business Downtown) Zoning:
- (1) Merchandise and the fixtures or devices on which it is displayed shall be located so that they do not impede, endanger or interfere with pedestrian or vehicular traffic.
 - (2) Merchandise and the fixtures or devices on which it is displayed shall be located so that a minimum of five feet of passage for pedestrian traffic shall be provided at all times.
 - (3) No fixtures or devices on which outdoor merchandise is displayed shall be attached to the sidewalk or other public area.
 - (4) Outdoor merchandise areas will be permitted only adjacent to the building or structure in which the retail business is located. Outdoor merchandise areas shall not be permitted next to the curb of the street or in the middle of the sidewalk or in any roadways.
 - (5) Merchandise and the fixtures or devices on which the merchandise is displayed must not block regulatory signs, crosswalks or intersections and shall be sufficiently noticeable during times of low light in order to provide for safe pedestrian passage alongside the outdoor merchandise area.
 - (6) All merchandise and the fixtures or devices on which the merchandise is displayed shall be moved inside the building or structure wherein the retail business is located during hours the retail business is not operated and during inclement weather, including, but not limited to, heavy rain, wind, ice or snow.
 - (7) All merchandise and the fixture or devices on which the merchandise is displayed must be secured so that it may not be dislodged by slight windy conditions or the passing of pedestrian or vehicular traffic.
 - (8) In the event of a declared emergency or in a situation where exigent circumstances arise, a permit holder shall remove all articles from the sidewalk when directed to do so by any law enforcement officer, fire official or emergency medical personnel.
 - (9) The permit holder for the outdoor merchandise area shall be responsible for the maintenance, upkeep and security of the fixtures or devices on which the merchandise is displayed and the city shall not be responsible for the same.

- (10) The permit holder for the outdoor merchandise area shall be responsible for keeping the outdoor merchandise area clean of garbage, trash, paper, cups, cans or litter associated with the operation of the outdoor merchandise area.
- (11) The permit holder for the outdoor merchandise area shall not have on the premises any devices to attract the attention of possible customers nor shall the permit holder use any such devices to attract attention.
- (12) Signs used in the outdoor merchandise area shall be affixed to the item for sale or display or to the display device and limited to the price of the object for sale, affixed to the item for sale and shall not exceed a size two square feet.
- (13) Outdoor merchandise areas shall not contain any live animals.
- (14) A zoning permit (or Use Permit) issued by the Planning Department is required.
- (15) Fees for this permit shall be set forth, annually, by City Council, in the city's budget ordinance.
- (16) The erection or display of tents for outdoor sales is not permitted.
- (17) Outdoor sales shall only be associated with existing retail businesses located in the downtown area, and shall be located adjacent to the associated retail business.
- (18) Outdoor sales is not permitted on vacant lots.
- (19) This article shall not create liability on the part of the City of Lumberton or by any officer or employee thereof for any damages that result from reliance on this article or any administrative decision lawfully made hereunder.
- (20) Sanctioned City functions are exempt.
(Ord. No. 2016.08.06, 08-08-2016)

Sec. 35-180.1. Single-Family Residences in the B-1 (Business Downtown) Zoning District.

- (a) Regulations for single-family residences in the B-1 (Business Downtown) zoning district:
 - (1) Must be a single building that was in existence on the effective date of this ordinance and that was originally designed, constructed and occupied as a single-family residence.
 - (2) Must be located within the City of Lumberton Downtown Design Overlay District.
 - (3) Special Use Permit is required.
 - (4) Must comply with the provisions of Section 35-141.10 Downtown Design Overlay District.

Lumberton City Council

Item: VI.E.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 09/23/2025

Subject: Maria Flores Rezoning 3000 Elizabethtown Rd– P-2

Summary/Background of Subject Matter:

Maria Flores is requesting to rezone property located at 3000 Elizabethtown Road (parcel # 321103001) from partially zoned B-2, Business Community and R-6, Residential-Class-‘A’ Manufactured Homes to B-2, Business Community.

Staff Recommendation:

City Council review the request, refer the petition to the **October 21, 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. Flores staff report cpc rezoning PLANNING COPY

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

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

1. Applicant:

Owner:

Full Legal Name: Maria Eujenia Dircio Flores Full Legal Name: Joel B Gonzalez Lopez

Physical Home Address: 355 Hearty Rd
Lumberton, NC 28358

Physical Home Address: 3040 E E-town Rd

Mailing Address: 355 Hearty Rd Lumberton
NC 28358

Mailing Address:

Telephone: 910-733-5481

Telephone: 910-785-1945*

Legal Name of Business:

EMAIL: mariadircio.1984@gmail.com

2. Description of Property:

3000 E Elizabethtown Rd
(Address)

1631
(Deed Book)

825
(Page)

6
(Map Book)

33
(Page)

84 feet
(Frontage)

6,534
(Area)

3. Tax Map Identification Number (parcel number): 3211-03-001

4. Existing Zoning District Designation of Property: B.6

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

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 # U.237

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



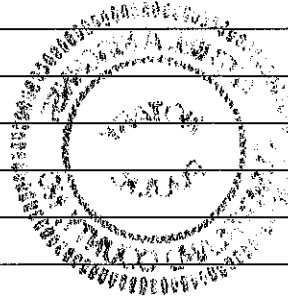
Lumberton

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):

3,110 Beauty Salon

10,210 Inside Storage



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:

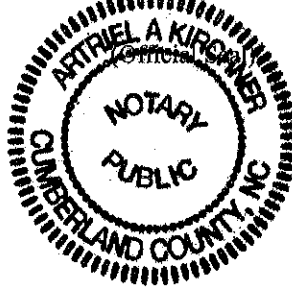
Applicant: Naria Eujenia Divcio Flores 355 Hearty Rd, Lumberton, NC 28358
Full Legal Name (type or print) Home Address

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: [Signature]
Signature

WITNESS my hand and official seal, this the 25 day of September, 2025



[Signature]
Official Signature of Notary

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

My Commission Expires: October 4, 2025

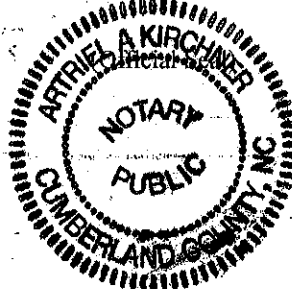
Owner: Joel Benjamin Gonzalez Lopez 3040 E E-town rd
Full Legal Name (type or print) Home Address

STATE OF NC COUNTY OF Robeson

I, Joel Gonzalez Lopez, 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: Joel Gonzalez Lopez
Signature

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



[Signature]
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 # _____

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

Planning & Neighborhood Services

Authorization to appear before City Council/Planning Board/Board of Adjustment on the behalf of the property owner(s).

Application File No.: 6.237

Property address: 3000 E E-town rd Parcel #: 3011 03 001

I, Joel Benjamin Gonzalez Lopez (property owner), give Dr./Mr./Ms. Maria Eulenia Dircio Flores the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Maria Eulenia Dircio Flores

Signature: Joel Benjamin Gonzalez Lopez (Authorized Person)

Authorized Actions: Appear before City Council/Planning Board/Board of Adjustment on property owner's behalf; Answer questions of the board(s) on property owner's behalf; Appear as the applicant.

1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law (The City Attorney can provide copies of these opinions). Simply providing factual or expert testimony as a witness does not violate this rule.
2. If the applicant is not present and the representative does not have sufficient knowledge regarding the application to satisfy the Planning Board or Board of Adjustment, this may cause the request to the tabled or denied.

I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

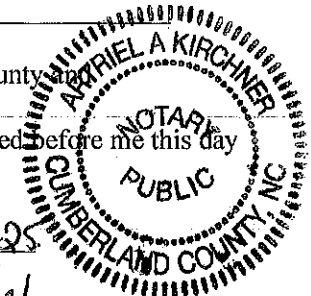
STATE OF North Carolina COUNTY OF Robeson

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

State, do hereby certify that Joel Benjamin Gonzalez Lopez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 7 day of August, 2025

Artriel A. Kirchner
Notary Public



My Commission Expires: October 4, 2025

City of



Lumberton

Planning & Neighborhood Services

Request for Rezoning

6.237 Joel Lopez

PETITIONER(S): Petitioner: Maria Flores 355 Hearty Rd; Lumberton, NC 28358	OWNER(S): LOPEZ JOEL BENJAMIN GONZALES MEJIA ANA CANDELARIA AGUILAR Owner's Mailing Address 3040 E ELIZABETHTOWN RD LUMBERTON, NC 28358
Rezoning: Maria Flores Rezoning 3000 Elizabethtown Rd– P-2 Maria Flores is requesting to rezone property located at 3000 Elizabethtown Road, parcel # 321103001, Deed Bk. 01631, Pg. #0825, from partially zoned B-2, Business Community and R-6, Residential-Class-‘A’ Manufactured Homes to B-2, Business Community.	

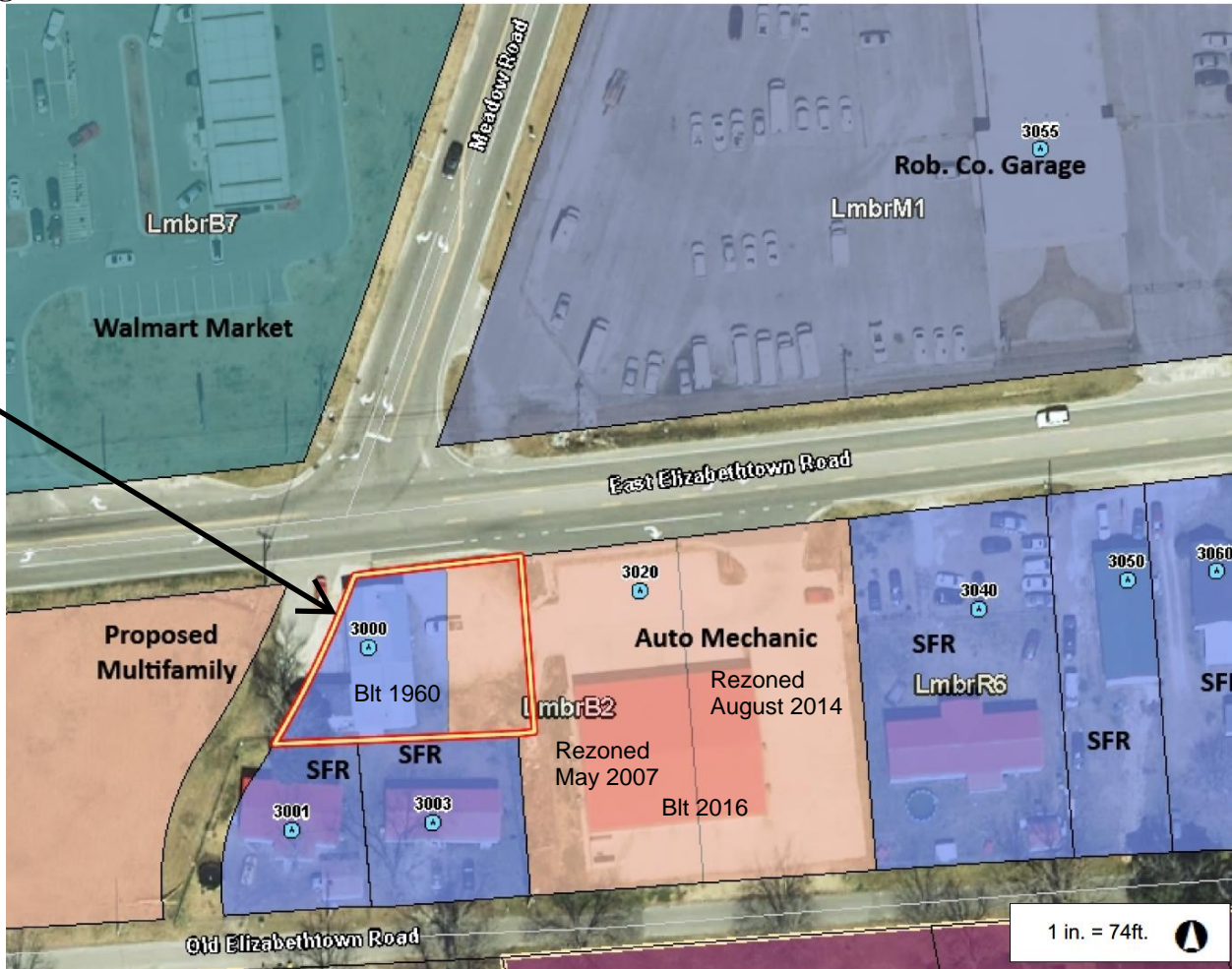
LOCATION: 3000 Elizabethtown Road, parcel # 321103001



City of Lumberton

Planning & Neighborhood Services

Zoning: B-2 & R-6



PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area
LOPEZ JOEL BENJAMIN GONZALES MEJIA ANA CANDELARIA AGUILAR	321103001	B-2 & R-6	6,534 square feet

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	B-2, Business Community and R-6, Residential-Class-‘A’ Manufactured Homes	Vacant
North	M-1, Light Manufacturing	Robeson County Garage



Planning & Neighborhood Services

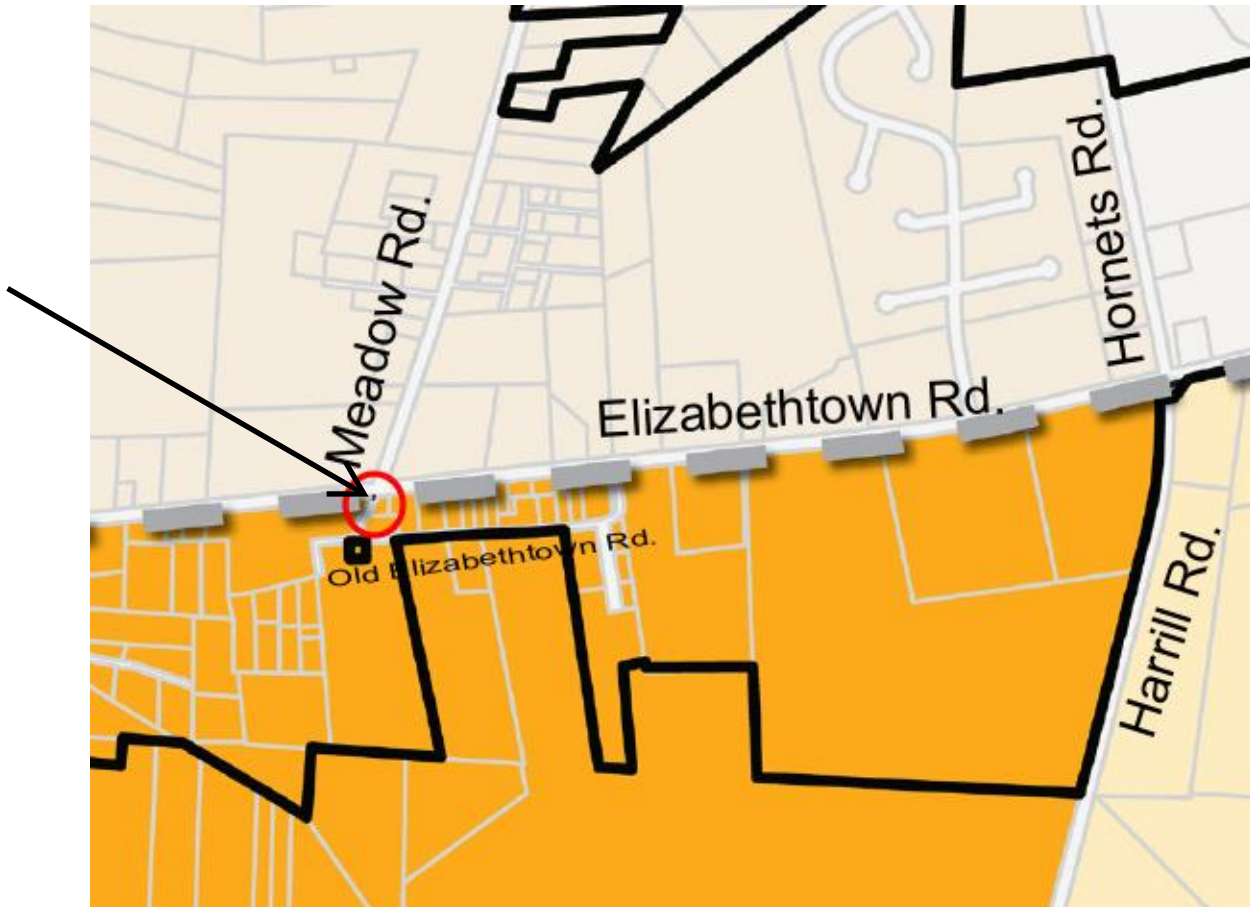
South	R-6, Residential-Class-‘A’ Manufactured Homes	Residential Single-family
East	B-2, Business Community	Auto mechanic shop
West	B-2, Business Community	Proposed Multi-family residential

STAFF ANALYSIS

Analysis: The owner is requesting to rezone the portion of the property zoned R-6 to B-2 to open a beauty salon and barber shop in addition to storage. If this rezoning is approved, the parcel will no longer be split zoned. Currently, the property is not being used.

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.



City of



Lumberton

Planning & Neighborhood Services

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.

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 – R-6	7,000 sq.ft.	70'	20'	8'	35'
Requested B-2	3,000 sq.ft.	50'	20'	10'	35'

City of Lumberton

Planning & Neighborhood Services

Screening Requirement:

Type "A" Screen
1.110- Single-family residences other than mobile homes
1.130-Single-family residences with accessory apartment



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

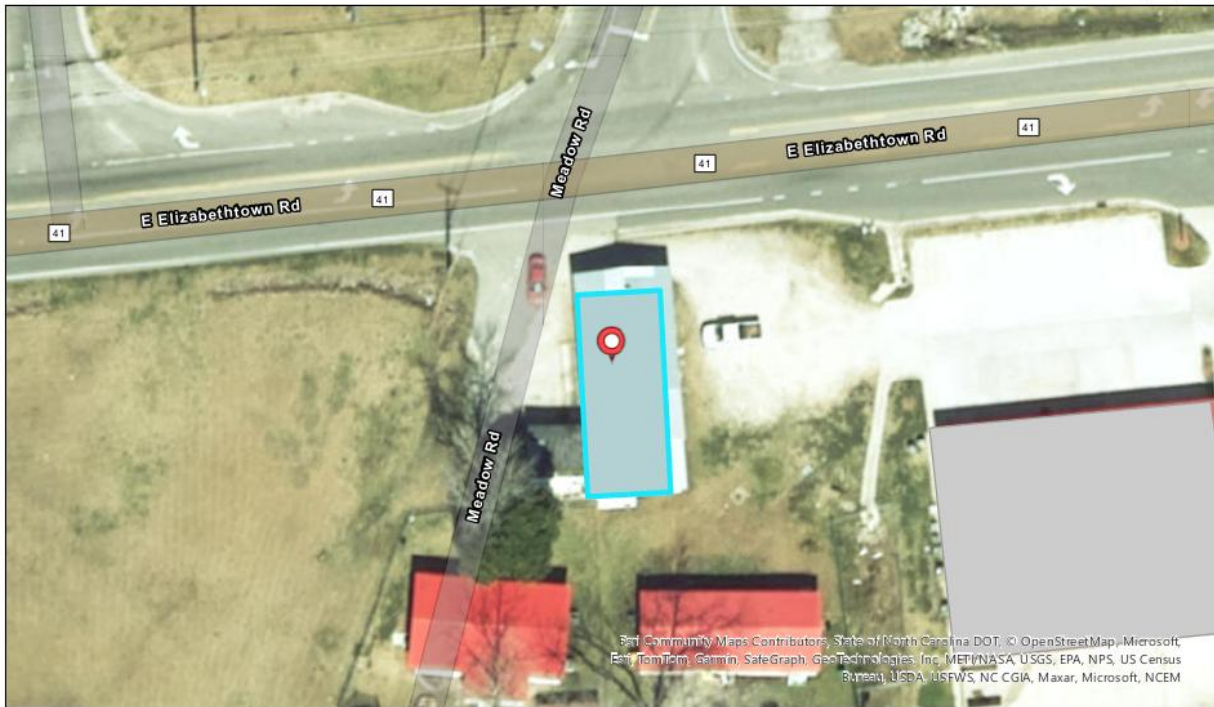
Parking - 1 space per 200 square feet of gross floor area. Building – 2,296 sq.ft.

Required - 11 parking spaces

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

3000 East Elizabethtown Rd

Sep 23, 2025



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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

City Council review the request, refer the petition to the **October 21, 2025** Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

Lumberton City Council
Lumberton, North Carolina



Item: VI.F.

Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 09/15/2025

Subject: LPMO – City of Lumberton – TIP B-5985B – WBS 47749.3.3 – # 1000024155 -
Downtown 5th Street Bridge

Summary/Background of Subject Matter:

Attached for your review is an agreement from the North Carolina Department of Transportation (NCDOT) detailing the costs associated with additional work requested by the City for the Downtown West 5th Street Bridge project.

As part of this agreement, the scope of work has been expanded to include:

- Widening of the multi-use path on the left-hand side of the bridge
- Installation of upgraded bridge lighting

The total cost of this additional work is \$538,934. In accordance with the agreement, the City's share is 10%, which amounts to \$53,893. This portion will be funded through Powell Bill allocations.

This agreement is being presented to Council for consideration and approval.

Staff Recommendation:

That City Council consider the approval of the attached agreement.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City
Clerk

Department: City Council

ATTACHMENTS:

1. BP-70C45_20250915_161653

AGREEMENT OVERVIEW

NORTH CAROLINA
ROBESON COUNTY

DATE: 8/26/2025

PARTIES TO THE AGREEMENT:

PROJECT NUMBERS:

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION

TIP #: B-5985B

WBS ELEMENTS: CON 47749.3.3

AND

CITY OF LUMBERTON

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF TIP PROJECT (“Project”): This Project consists of replacing Bridge 770175 over the Lumber River on SR 1600 (West 5th Street).

ADDITIONAL WORK (“Additional Work”): The City of Lumberton requests the additional width on Bridge 770175 for a multi-use path on the left hand side and will participate in costs at 10%. Also, bridge lighting improvements on Bridge 770175 will be done at no cost to the City based on a credit the City has with the NCDOT.

ESTIMATED COST OF THE ADDITIONAL WORK: \$ 538,934

COSTS TO OTHER PARTY: \$ 53,893

DEPARTMENT’S FUNDING: \$ 485,041

PAYMENT TERMS: The Department will invoice the City of Lumberton upon completion of the Project.

MAINTENANCE: Both the Department and the City of Lumberton

EFFECTIVE DATES OF AGREEMENT:

START: Upon Full Execution of this Agreement

END: When work is complete and all terms are met.

This Agreement is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **Department** and the City of Lumberton, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

**ACCOUNTS RECEIVABLE
TIP AGREEMENT – ADDITIONAL WORK
CONSTRUCTION
1000024155**

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

I. WHEREAS STATEMENTS

WHEREAS, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly under General Statutes of North Carolina (NCGS), particularly Chapter 136-66.1 and 136-66.3; and,

WHEREAS, the **Department** and the **Municipality** have agreed that the jurisdictional limits of the **Parties**, as of the date of entering the agreement for the Additional Work, are to be used in determining the duties, responsibilities, rights, and legal obligations of the **Parties** hereto for the purposes of this Agreement; and,

WHEREAS, the **Municipality** has requested that the **Department** perform all phases of said Additional Work or provide services; and,

WHEREAS, the **Municipality** reinstalled lighting for a bridge replacement project under TIP B-5985A in Robeson County in exchange for a \$30,000 credit with the **Department** to be used to cover the cost of new bridge lighting under TIP B-5985B; and,

WHEREAS, the **Parties** hereto wish to enter into an agreement for Additional Work to be performed or provided by the **Department** (including reviews, goods, or services) with reimbursement for the costs thereof by the **Municipality** as hereinafter set out.

NOW, THEREFORE, this Agreement states the promises and undertakings of each of the **Parties** as herein provided, and the **Parties** do hereby covenant and agree, each with the other, as follows:

II. RESPONSIBILITIES

A. DEPARTMENT

The **Department** shall be responsible for all phases of project delivery to include planning, design, right of way acquisition, utility relocation, construction and maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK** Provision.

B. MUNICIPALITY

The **Municipality** shall be responsible for maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK** Provision and payment as shown in the **COSTS AND FUNDING FOR ADDITIONAL WORK** Provision.

III. PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK

A. PLANNING, DESIGN, AND CONSTRUCTION

- i. The **Department** will be responsible for preparing the environmental and/or planning document and obtaining any environmental permits.
- ii. The **Department** will be responsible for preparing the project plans and specifications and letting the Project to construction.
- iii. The **Department** shall construct the Additional Work in accordance with the plans and specifications for the Project. The **Department** shall administer the construction contract for said Project. All work shall be done in accordance with Departmental standards, specifications, policies, and procedures.
- iv. The **Municipality** shall be responsible for installing the lighting on Bridge 770175 to mimic the lighting on Bridge 770125 as originally committed.

B. RIGHT OF WAY ACQUISITION

The **Department** will be responsible for acquiring any needed right of way required for the Project in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

C. MUNICIPAL UTILITY RELOCATIONS

Responsibilities

It is understood that there are no municipally-owned water and sewer lines to be adjusted or relocated at this time. If during the project it becomes necessary to adjust or relocate municipally-owned water and/or sewer lines, a separate Utility Agreement will be prepared at the appropriate time.

D. MAINTENANCE

Upon completion of the Project:

- i. The **Municipality** shall be responsible maintaining the bridge lighting, as well as maintaining the sidewalks and multi-use path beyond Bridge 770175 and along SR 1600 (West 5th Street).
- ii. The **Department** shall be responsible for maintaining the sidewalks and multi-use path on Bridge 770175.
- iii. The **Department** shall be responsible for all traffic operating controls and devices which shall be established, enforced, and installed and maintained in accordance with the North

**ACCOUNTS RECEIVABLE
TIP AGREEMENT – ADDITIONAL WORK
CONSTRUCTION
1000024155**

Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, the latest edition of the "Policy on Street and Driveway Access to North Carolina Highway," and department criteria.

- iv. The roadway improvements that are within state-owned right of way shall be considered a part of the State Highway System and shall be owned and maintained by the **Department**.

IV. COSTS AND FUNDING FOR ADDITIONAL WORK

A. ADDITIONAL WORK COSTS

At the request of the **Municipality** and in accordance with the **Department's** Pedestrian Policy Guidelines or the Complete Streets Guidelines, the **Department** shall include provisions in its construction contract for the construction of pedestrian facilities and/or other Additional Work as indicated in the Table below. Said work shall be performed in accordance with the **Department's** policies, procedures, standards, and specifications, and the provisions of this Agreement.

Description	Estimated Cost
Additional Bridge Width	\$ 442,475
Mobilization	\$ 22,124
E.&C.	\$ 74,336
Total Estimated Cost	\$ 538,934
Total Estimated Cost to Department	\$ 485,041
Total Estimated Cost to Municipality	\$ 53,893

B. ADDITIONAL WORK FUNDING AND PAYMENT

The **Municipality** has agreed to participate in the Additional Work costs as follows:

- i. The estimated cost of the Additional Work is \$538,934. The **Municipality** shall participate in 10% of actual costs (\$53,893). The **Department** will participate in 90% of actual costs (\$485,041). Both **Parties** understand that this is an estimated cost and is subject to change.
- ii. The **Department** may consult with the **Municipality** on changes to cost estimates prior to construction, or changes to costs during construction. Consultation between the **Department** and the **Municipality** is offered as a courtesy to apprise the **Municipality** of potential cost increases and to allow appropriate budgeting. Failure of the **Department**

to notify the **Municipality** of cost increases does not affect the payment terms of the agreement.

C. PAYMENT BY THE MUNICIPALITY

- i. Upon completion of the Project, the **Department** will calculate actual costs and bill the **Municipality** per the **COSTS AND FUNDING FOR ADDITIONAL WORK** Provision. The **Municipality** shall reimburse the **Department** within sixty (60) days of invoicing by the **Department**. The **Department** will charge a late payment penalty and interest on any unpaid balance due in accordance with G. S. 147-86.23.
- ii. At any time prior to final billing by the **Department**, the **Municipality** may prepay any portion of the estimated cost by sending payment in accordance with the attached "Remittance Guidance". The **Department** will provide a final billing based on the fixed cost, less any previous payments that have been made.
- iii. In the event the **Municipality** fails for any reason to pay the **Department** in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the **Department** to withhold so much of the **Municipality's** share of funds allocated to said **Municipality** by North Carolina General Statute, Section 136-41.1, until such time as the **Department** has received payment in full.

V. STANDARD PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written Supplemental Agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

C. AGREEMENT FOR IDENTIFIED PARTIES ONLY

This Agreement is solely for the benefit of the identified **Parties** to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

D. OTHER AGREEMENTS

The **Municipality** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **Municipality** to meet the terms of this Agreement. The **Department** is not responsible for any expenses or obligations incurred for the terms of this Agreement

except those specifically eligible for the funds and obligations as approved by the **Department** under the terms of this Agreement.

E. TITLE VI

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

F. AUTHORIZATION TO EXECUTE

The **Parties** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective **Parties** to the terms contained herein.

G. DEBARMENT POLICY

It is the policy of the **Department** not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the **Municipality** certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

H. INDEMNIFICATION

The **Municipality** will indemnify and hold harmless the FHWA (if applicable), the **Department** and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability, including those that may be initiated by third parties, in connection with the Project activities performed pursuant to this Agreement including construction of the Project, except for those claims arising out of the errors, omissions, or negligence of the **Department**, its respective officers, directors, principals, employees, agents, successors, and assigns.

I. AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

J. COUNTERPARTS AND ELECTRONIC SIGNATURES

- i. This Agreement, and other documents to be delivered pursuant to this Agreement, may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document and will be effective when counterparts have been signed by each of the **Parties**. An image of a manual signature on this Agreement, or other documents to be delivered pursuant to this Agreement, will constitute an original signature for all purposes. The delivery of copies of this Agreement or other documents to be delivered pursuant to this Agreement, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Agreement or such other document for all purposes.

- ii. The **Parties** hereto further acknowledge and agree that this Agreement may be signed and/or transmitted by email or a PDF document or using electronic signature technology (e.g. DocuSign, Adobe Sign, or other electronic signature technology), and that such signed record shall be valid and as effective to bind the **Party(ies)** so signing as a paper copy bearing a handwritten signature. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the electronic signature technology, the **Parties** consent to be legally bound by the terms and conditions of Agreement and that such act constitutes a signature as if actually signed in writing. The **Parties** also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature. The **Parties** acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the electronic signature technology, will have the same effect as physical delivery of the paper document bearing an original written signature.

K. GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Adult Corrections, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

ACCOUNTS RECEIVABLE
TIP AGREEMENT – ADDITIONAL WORK
CONSTRUCTION
1000024155

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(DOCUSIGN ONLY)

CITY OF LUMBERTON

Authorized Signer: _____

Print Name: Wayne Horne

Title: City Manager

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: 56-6001274

Remittance Address:

PO Box 1388

Lumberton, NC 28359-1388

Signed by:
Finance Signer: Henry G Lewis Jr
C34D70FA6CAD48A...

Print Name: Henry G Lewis Jr

Title: Finance Director

Date Signed: 09/15/2025

DEPARTMENT OF TRANSPORTATION

By: _____

Print Name: _____

Title: _____

Date: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(INK SIGNATURES)

CITY OF LUMBERTON

Attest:

By: _____

Title: _____

Authorized Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: _____

Remittance Address:

Finance Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

(DOCUSIGN)

DEPARTMENT OF TRANSPORTATION

By: _____

Print Name: _____

Title: _____

Date: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

**NC-DOT
Contract Standards and Development Unit
Preliminary Estimate Section**

June 9, 2025

Memo To: Tierre Peterson, PE
Team Lead - PEF Coordination - Structures Management Unit

From: Karen Lovering, PE
Preliminary Estimates Engineer

Subject: Construction Cost Estimate for Additional Bridge Width Cost Share
TIP Project B-5985B for the City of Lumberton in Robeson County

City of Lumberton (Cost Share)

Description	Quantity	Units	Price	Amount
Additional Bridge Width (See attached)	1	LS	\$ 442,475	\$ 442,475
Mobilization (5.0%)	1	LS		\$ 22,124
Contract Cost				\$ 464,599
E.&C. Cost (16%)				\$ 74,336
Construction Cost				\$ 538,935
NC-DOT Participation		90%		\$ 485,041
City of Lumberton		10%		\$ 53,893

Note: Estimate is for Preliminary Use Only. Quantities and Unit Prices are subject to change.

CC: File

Lumberton City Council
Lumberton, North Carolina



Item: VI.G.

Request for Action

Meeting Date: October 6, 2025

Originated By: City Manager

Submission Date: 10/01/2025

Subject:

Personnel Board Appointments

Summary/Background of Subject Matter:

Jay Humphrey and Felicia Hunt have submitted their resignations from the Personnel Board after a period of long and dedicated service. Council is now required to appoint replacements. The Personnel Board functions best when its members bring relevant human resource-related experience. In addition, Council has set a goal of maintaining ethnic diversity among members. At present, the Board is represented by one member, Mr. Angus Thompson, who is African-American.

Staff have contacted potential candidates and identified two individuals who have expressed a willingness to serve:

Mr. John Franklin, IVC Manager with Flo-Tite

Mr. Adrian Lowry, Executive Director, Lumberton Housing Authority

Staff believe both candidates are highly qualified and would be excellent additions to the Personnel Board.

Staff Recommendation:

Council is requested to consider the appointment of Mr. John Franklin and Mr. Adrian Lowry to the Personnel Board to fill the current vacancies.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

None

Lumberton City Council
Lumberton, North Carolina



Item: VI.H.

Request for Action

Meeting Date: October 6, 2025

Originated By: City Manager

Submission Date: 10/03/2025

Subject: Community Based Violence Intervention and Prevention Initiative - Grant

Summary/Background of Subject Matter:

The City staff and Lumberton Police Department would like to consult with Paul Smokowki, Executive Director of the NC Youth Violence Center, in submitting an application to the US Department of Justice, Office of Justice Programs, Bureau of Justice Assistance, for a BJA FY 25 Office of Justice Program Community-Based Violence Intervention and Prevention Initiative grant.

Staff Recommendation:

Request that Council approve the submission of the BJA FY Office of Justice Program Community-based Violence Intervention and Prevention Initiative grant application, and authorize the manager to sign the certification by the Chief Executive Officer of the Applicant Government (Appendix 1).

City Manager's Comments:

Signature:

Department: City Manager

ATTACHMENTS:

1. BP-70C45_20251003_134720
2. BP-70C45_20251003_134434



NORTH CAROLINA YOUTH VIOLENCE PREVENTION CENTER

CELEBRATING 15 YEARS OF COMMUNITY SERVICE



Our Staff

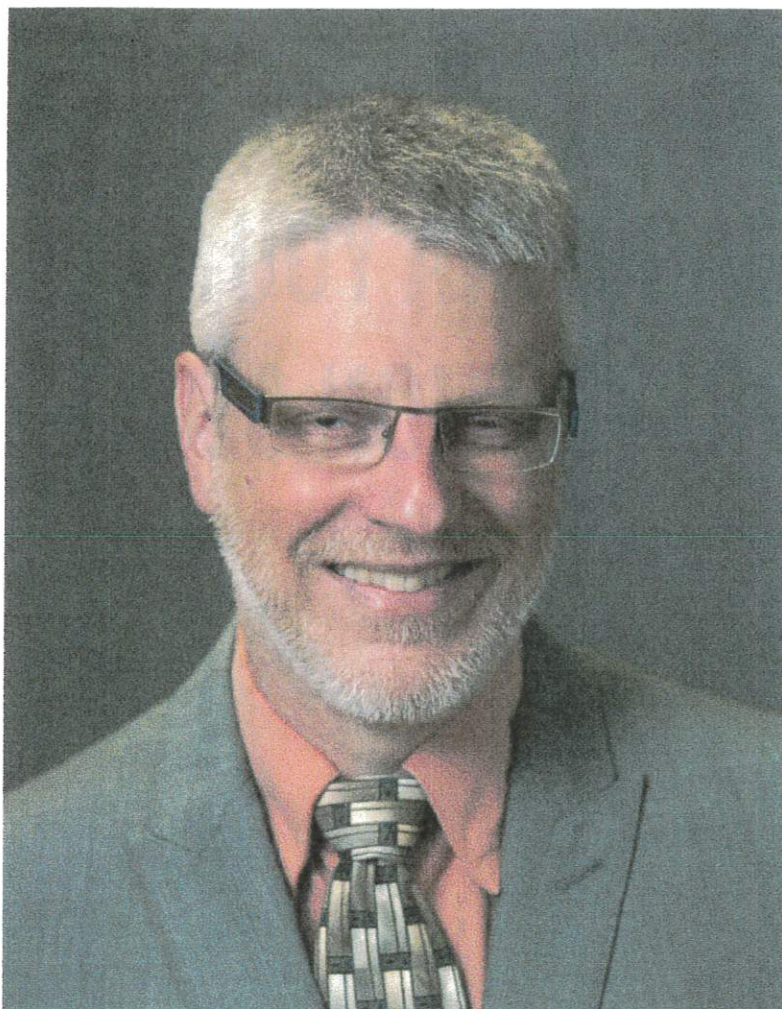
Paul Smokowski, PhD, MSW, LCSW, TF-CBT, CP

Executive Director

Email: paul.smokowski@ncyvpc.org

Phone: [\(919\) 428-5716](tel:(919)428-5716)

Dr. Smokowski is Executive Director for the North Carolina Youth Violence Prevention Center. He has an interdisciplinary background in social welfare, criminology, child development, and public health. Dr. Smokowski has served as a Full Professor at the University of North Carolina – Chapel Hill, Arizona State University, and the University of Kansas. His research teams have had more than \$20 million worth of federal funding to design, implement, and evaluate community-based prevention initiatives. As a prolific author, he has published more than 120 articles, book chapters, and books on issues related to adverse childhood experiences, bullying, risk, resilience, acculturation, adolescent mental health, family stress, and youth violence prevention, Dr. Smokowski has



received numerous national awards for his youth violence prevention research. He served on the National Institutes of Health's Youth Violence Consortium, and was a member of the inaugural class of Health Protection Research Awardees funded by the Center for Disease Control's Office of the Director. Dr. Smokowski directed the Latino Acculturation and Health Project and the Entre Dos Mundos/Between Two Worlds program for helping Latino immigrant

families cope with acculturation stressors. His published books include *Becoming Bicultural: Risk and Resilience in Latino Youth* (2010; NYU Press) and *Bullying and Victimization Across the Life Span: Playground Politics and Power* (2020; Springer).

Martica Bacallao, PhD, MSW, MA, LCSW, TF-CBT, IFS, TEP
 Victim Services Director
 Email: martica.bacallao@ncyypc.org

Dr. Martica Bacallao serves as the NC Youth Violence Prevention Center's Victim Services Director. Dr. Bacallao has worked with culturally diverse families in rural communities, particularly the Latinx population, in community-based mental health agencies and public schools. As a certified Trainer, Educator, Practitioner in psychodrama, sociometry and group psychotherapy, she has facilitated psychodrama groups and trainings at mental health agencies, public schools and



universities. Dr. Bacallao has supervised implementation of youth violence prevention programs for community-based research projects, including the Making Choices socio-emotional skills training program, *Entre Dos Mundos*/Between Two Worlds bicultural skills training program, the Positive Action program, Parenting Wisely and Teen Courts in schools. She is a licensed clinical social worker, who facilitates trauma-focused psychotherapy, using creative arts,

internal family systems and trauma-focused cognitive behavioral therapy.

Miranda Faircloth

Directory of HR and Operations

Email: miranda.faircloth@ncyvp.org



Along with providing evidence-based prevention and intervention programs to youth and families, the Center has established a reputation of being one of the few nonprofits within the area to be affiliated with nationally known academic research institutions.

Our Present

NC-YVPC Interconnected Continuum of Services

*Trauma-Focused Mental Health

Therapy includes:

- Expressive Arts Therapies
- Trauma-Focused Cognitive Behavior Therapy (TF-CBT)
- Problematic Sexual Behavior CBT (PSB-CBT)
- Eye Movement Desensitization & Reprocessing
- Internal Family Systems
- Parent Child Interaction Therapy
- Cognitive Behavior Intervention for Trauma in Schools (CBITS)



Partners

- Child Advocacy Centers across NC
- Police Departments, Sheriff Office
- RC Rape Crisis Center
- Robeson House Inc.
- Public Schools of Robeson County
- Center for Indian Affairs
- District Court, DSS
- UNC-Pembroke
- Robeson Partnership for Children
- Advantage Behavioral Healthcare



For more information contact:

Paul Smokowski, Ph.D., LCSW, TF-CBT, Executive Director
P.O. Box 2880, Lumberton, NC 28359; www.NC-YVPC.org
Paul.Smokowski@ncyvpc.org; 919-428-5716

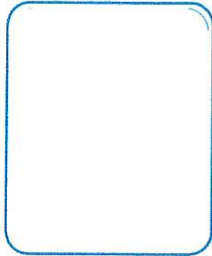
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NC Youth Violence Prevention Center

 All  By owner  Street View & 360°



N NC Youth Violence Prevention Center · a year ago

NC *you* *or*
PREVENTION



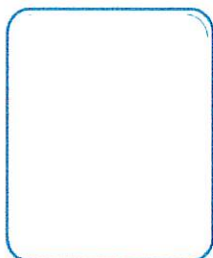
Images may be subject to copyright



NC Youth Violence Prevention Center



- All
- By owner
- Street View & 360°



N NC Youth Violence Prevention Center · a year ago

NC youth
PREVENTION



Images may be subject to copyright



FY25 Office of Justice Programs Community Based Violence Intervention and Prevention Initiative (CVIPI)

Total Amount To Be Awarded Under This Funding
Opportunity: \$34,621,469

Anticipated Award Ceiling: Up to \$2,000,000

Anticipated Period of Performance Duration: 48
months

Funding Opportunity Number: O-BJA-2025-172468

Deadline to submit SF-424 in Grants.gov: **October 27, 2025, by 11:59 p.m. Eastern Time**
Deadline to submit application in JustGrants: **November 3, 2025, by 8:59 p.m. Eastern Time**



BJA

Bureau of Justice Assistance
U.S. Department of Justice

Appendix 1

U.S. DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS

Certification by the Chief Executive Officer (or senior official) of the Applicant Government

On behalf of the applicant named below, and in support of its application, I certify under penalty of perjury to the Office of Justice Programs ("OJP"), U.S. Department of Justice ("USDOJ"), that all of the following are true and correct:

- (1) I am the chief executive officer of the State or local government ("the jurisdiction") of which the applicant entity named below is a part (or a senior official of the jurisdiction, with the legal authority to bind the same), I have received appropriate legal advice as to this certification, and I have the authority to make this certification on my own behalf as chief executive officer (or senior official) and on behalf of the jurisdiction and the applicant entity. I understand that OJP will rely upon this certification as a material representation in any decision to make an award to the applicant entity.
- (2) I have carefully reviewed (or have received pertinent legal advice concerning) 8 U.S.C. §§ 1373(a) & (b) and 1644, including the prohibitions on certain actions by State and local government entities, agencies, and officials regarding information on citizenship and immigration status.
- (3) I (and the applicant entity) understand that, for purposes of this certification, the term "program or activity" means what it means under title VI of the Civil Rights Act of 1964 (*see* 42 U.S.C. § 2000d-4a), and that terms used in this certification that are defined in 8 U.S.C. § 1101 mean what they mean under that section 1101, except that the term "State" also shall include American Samoa (*cf.* 42 U.S.C. § 901(a)(2)).
- (4) I (and the applicant entity) assure that the applicant entity (and its officials and other personnel) will comply with 8 U.S.C. §§ 1373 and 1644 in any "program or activity" receiving federal financial assistance under any award made by OJP pursuant to this application. I further certify that any subrecipient (at any tier) of such federal financial assistance (and its officials and other personnel) will also comply with 8 U.S.C. §§ 1373 and 1644.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 34 U.S.C. § 10271 or under 18 U.S.C. § 1001 or 1621, and may subject me and the applicant entity to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and §§ 3801-3812). I also acknowledge that OJP awards, including certifications provided in connection with such awards, are subject to review by USDOJ, including by OJP and by the USDOJ Office of the Inspector General.

Signature of Chief Executive Officer (or senior official) of the Applicant Government

Date of Certification

Printed Name of Chief Executive Officer (or senior official)

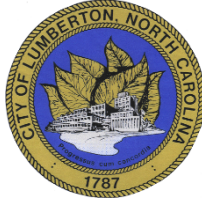
Title of Chief Executive Officer (or senior official)

Name of Applicant Government Entity

Lumberton City Council

Item: VI.I.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 10/01/2025

Subject: Scholarship Fund Drive - Former Robeson County Attorney Patrick Pait

Summary/Background of Subject Matter:

Councilman Carroll is requesting the allocation of \$200 in Community Revitalization Funds (CRF) to support the newly launched Patrick Pait Scholarship Fund.

The scholarship is being established by the family and friends of the late Patrick Pait, who served as Robeson County Attorney from 2014 until his passing in 2018 following a traffic collision. The scholarship will be offered through Lumberton Senior High School in his honor.

Councilman Carroll also invites additional contributions from other Council members to further support this fund.

Staff Recommendation:

Approve the designation and consider contributing to this fund.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VI.J.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 10/03/2025

Subject: P5 - Request CRF to Cromartie Temple of Praise for an Appreciation Service

Summary/Background of Subject Matter:

Councilman Cantey requests \$200 of CRF to be given to Cromartie Temple of Praise for the 34th Pastoral Appreciation Service.

Staff Recommendation:

Approve the designation as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. Cromartie Temple

★ *Pastoral* ★
Appreciation
Weekend



— Honoring —
Dr. Syvalla
M. Washington

Banquet



Saturday, October 18
2025 – 4:00 PM



Geneva Richardson
Fellowrtun Hall
\$25 Admission

34th Appreciation Service



Sunday, October 19
2025 – 11:00 AM



Cromartie Temple
of Praise,
Lumberton, NC

Colors: Royal Blue & Silver

*“Let the elders that rule well be counted worthy of double hon-
our, especially they who labour in word and doctrine.”*
—1 Timothy 5:17

Lumberton City Council

Item: VI.K.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 10/03/2025

Subject: P5 - Request for CRF for Sandy Grove Baptist Church Men Ministry

Summary/Background of Subject Matter:

Councilman Cantey requests \$150 of Community Revitalization Funds for Sandy Grove Baptist Church for the 1st Annual Car, Truck and Motorcycle show sponsored by the Men's Ministry.

Staff Recommendation:

Approve the designation as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. Car, Truck and Motorcycle Show

SANDY GROVE MISSIONARY BAPTIST CHURCH
**1st Annual Classic Car, Truck
and Motorcycle Show**

Sponsored By: Men Ministry



1601 M.L.K. Jr. Drive
Lumberton, NC 28358

Sat. October 18th 2025
9:00 AM - 3:00 PM

Award Categories

- Best of Show - People's Choice - Best Interior
- Best Paint - Best Engine - Best Ford
- Best GM
- Best Mopar
- Best Import
- Best Motorcycle
- Best Late Model (2000 and Up)
- Top 10 Car, Truck and Motorcycle

- Entry Fee: \$25.00 Per Vehicle
- Registration: 9:00 AM to 11:00 AM
- Judging Time: 11:30 AM - 1:00 PM
- Awards Presentation: 1:30 PM - 2:30 PM
- 50/50 Raffle (need to be present to win)
- Food/Drinks
- Bounce House
- Vendors: \$40.00



For Information Contact:

Bro. Robert Barnes: 910-978-4686 | Deacon Smith 910-736-2608
Bro. Mike Pope 704-534-6784 | Bro. Bill Washington 910-865-3067 | Bro. Frank McBride 910-301-3736

Disclaimer: Neither Sandy Grove Missionary Baptist Church nor members working on behalf of this church will be held responsible for any damage or theft of any vehicle whether entered in show or left unattended on church property during or after the show has ended.

Lumberton City Council

Item: VI.L.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 10/03/2025

Subject: P5 - Request for CRF for a Community Event

Summary/Background of Subject Matter:

Councilman Cantey requests \$300 for a Community Event on October 11, 2025. The event is the Save our Landmark and Community History business to be held at the business location of Kash n Karry.

Staff Recommendation:

Approve designation as stated above.

City Manager's Comments:

Signature:

Department: City Council

ATTACHMENTS:

None

Lumberton City Council
Lumberton, North Carolina



Item: VI.M.

Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 10/03/2025

Subject:

Approval of a \$150 allocation from Precinct 5's Community Revitalization Funds to the Dynamic Divas Majorettes

Summary/Background of Subject Matter:

Councilman John Cantey is requesting a \$150 allocation from Precinct 5's Community Revitalization Funds to support the Dynamic Divas Majorettes team. Funds will be used to help defray the cost of uniforms for the at-risk-youth for competitions and performances. As stated before, their involvement in structured extracurricular activities supports crime prevention and promotes community pride by keeping participants active and off the streets.

Staff Recommendation:

Approve the allocation of \$150 to the Dynamic Divas Majorettes team.

City Manager's Comments:

Signature:

Department: City Council

ATTACHMENTS:

None

Lumberton City Council
Lumberton, North Carolina



Item: VI.N.

Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 09/25/2025

Subject: Christmas Show Sponsorship — Carolina Civic Center

Summary/Background of Subject Matter:

Attached is a letter from the producers of the Christmas Show, sponsored by the Carolina Civic Center, seeking support for this year's production of the *14th Annual Robeson County Christmas Show*. The producers are reaching out to community partners and local businesses to secure financial backing for this SMASH seasonal tradition.

As a valued supporter, the City of Lumberton would stand alongside other community-minded individuals and organizations who recognize the vital role of the arts in enriching Robeson County. Your partnership helps sustain the magic of live entertainment while making a lasting cultural impact. Sponsorship opportunities also come with special benefits, including complimentary tickets to the show and recognition in the event program.

This production has become a cherished Christmas tradition at the Carolina Civic Center & Historic Theater. With the right support in advertising and marketing, it will continue to thrive—bringing fresh energy to our historic downtown, attracting visitors, and shining a positive spotlight on the City of Lumberton.

We respectfully ask Council to consider sponsoring this year's show. Your contribution would not only help sustain this beloved holiday tradition, but also advance the growth of quality entertainment and cultural enrichment throughout Robeson County. As the Civic Center grows as a regional cultural arts hub, partnerships with sponsors and donors remain essential to its continued success.

On behalf of the Carolina Civic Center, thank you for considering this request for sponsorship.

Staff Recommendation:

Approve Councilman Thomas to designate \$100 of CRF towards this event.

City Manager's Comments:

Signature:

Department: City Council

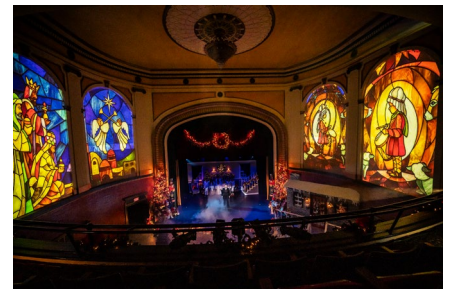
ATTACHMENTS:

1. Christmas - Sponsor Flyer
2. Insert Christmas Sponsorship Paid Ad



The 14th annual ROBESON COUNTY CHRISTMAS SHOW

December 5th - 7th & 11th - 13th





Greetings:

We're reaching out to the community and local businesses to help gain monetary support toward our SMASH seasonal production, **"The 14th annual Robeson County Christmas Show."**

Join us for a holiday tradition that sells out every year! The 14th Annual Robeson County Christmas Show - created and directed by our resident artist, Kendrix Singletary, is a one-of-a-kind, heartwarming holiday musical revue that brings joy to the whole family. Featuring the region's top singers and dancers, this dazzling production includes the high-energy performances of The Civettes, as well as the talented youth cast and adult ensemble. The stage and theater will sparkle with festive décor, making the perfect backdrop for a magical holiday experience. And of course, no Christmas celebration would be complete without special appearances by Elsa, Frosty the Snowman, The Grinch, and Santa Claus! Because it is a professionally executed theatrical event, a production of this magnitude requires a great deal of effort and resources to produce. Since the triumphant debut in 2012 the Carolina Civic Center has received a great deal of recognition and has been featured on UNC TV's Carolina Weekend, and Time Warner's "Around the Carolinas" and others.

As a valued supporter, you'll stand alongside other community-minded individuals and businesses who recognize the vital role the arts play in enriching Robeson County. Your partnership helps us celebrate and sustain the magic of live entertainment while making a lasting impact on our cultural community. In appreciation, you may also enjoy special benefits such as complimentary tickets to the show and featured recognition in our program.

We are committed to making this production a cherished Christmas tradition at the Carolina Civic Center & Historic Theater for many years to come. With the right support in advertising and marketing, the show will continue to thrive, bringing fresh energy to our charming, yet often overlooked, downtown and drawing positive attention and visitors to the beautiful city of Lumberton. We sincerely thank you for considering a sponsorship. Your contribution not only helps sustain this beloved holiday tradition but also advances the growth of quality entertainment in Robeson County.

As we continue to grow as a regional cultural arts center, we want you to be aware that partnerships with our sponsors and donors are a vital part of our success. Your contributions this season are truly appreciated.

Thank you for your time and support!

Sincerely,

Jonathan Brewington
Donor Relations & Stage Management
Carolina Civic Center Foundation

The 14th annual ROBESON COUNTY CHRISTMAS SHOW

SHOW SPONSORSHIP PACKAGES

The Carolina Civic Center & Historic Theater presents live touring stage and music performances, original productions, art exhibits, children's shows, classic films and much more in a beautifully-renovated 1928 setting.

The Carolina Civic Center Foundation, Inc., is the nonprofit (501(c)3) organization that manages and programs the Carolina Civic Center & Historic Theater. All donations and sponsorships are tax-deductible as allowed by law. The following sponsorship levels (and benefits) are available:

CASH DONATION (write in your amount on next page)

SHOW SUPPORT SPONSOR

- Logo and name in show playbill
- Full-page color ad in show playbill
- Logo and name on event blasts to theater e-mail contact list and social media
- Up to 9 complementary tickets (1 per person)

COUNCIL MEMBERS

LEROY RISING

Precinct 1

MELISSA ROBINSON

Precinct 2

JOHN CARROLL

Precinct 3

KAREN HIGLEY

Precinct 4

JOHN CANTEY

Precinct 5

ALFRED DOUGLAS

Precinct 6

ERIC CHAVIS

Precinct 7

OWEN THOMAS

Precinct 8

MAYOR

BRUCE DAVIS

Proudly Supporting the Carolina Civic Center



PAID AD

Ad Sale Form

Your support for this production is greatly appreciated and your contribution will help make this show a success. Thank you again!

Please select how you wish to show your support

_____ CASH DONATION (\$_____)

_____ SHOW SUPPORT SPONSOR (\$500+)

PLEASE INDICATE HOW YOU WOULD LIKE YOUR AD TO APPEAR IN THE PROGRAM

_____ Ad slick enclosed

_____ I will send my advertising information via email to Jonathan@CarolinaCivicCenter.com

_____ Please create my ad, I trust you

_____ Please print my ad as it appears below:

PAYMENT: _____ **Cash** _____ **Debit** (call me at _____)

_____ **Check** (payable to: Carolina Civic Center) _____ **PayPal** (scan code below with camera)



Signing this form constitutes an agreement between (print your name) _____ and the Carolina Civic Center & Historic Theater for enclosed ad blocks for “The 14th annual Robeson County Christmas Show.”

Donor/Business Name

Signature

Date

COUNCIL MEMBERS

LEROY RISING

Precinct 1

MELISSA ROBINSON

Precinct 2

JOHN CARROLL

Precinct 3

KAREN HIGLEY

Precinct 4

JOHN CANTEY

Precinct 5

ALFRED DOUGLAS

Precinct 6

ERIC CHAVIS

Precinct 7

OWEN THOMAS

Precinct 8

MAYOR

BRUCE DAVIS

Proudly Supporting the Carolina Civic Center



PAID AD

Lumberton City Council
Lumberton, North Carolina



Item: VI.O.

Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 09/05/2025

Subject: Robeson Road Runners Annual Turkey Trot 5K - Sponsorship

Summary/Background of Subject Matter:

Councilman Thomas received a request from The Robeson Road Runners, who are excited to announce our Annual Turkey Trot 5K, taking place on Thanksgiving Day, and we would be honored to have your support as a sponsor.

This cherished community event brings together families, runners, and walkers of all ages for a fun, healthy way to start the holiday—and this year, we’re aiming to make it bigger and better than ever.

They are seeking \$250 sponsorships from local businesses to help us cover the cost of participant shirts. In appreciation for your generous support, your company logo will be prominently featured on the back of the official race shirts worn by all participants. Additionally, your business will be included in our event promotions on social media, helping you reach a wide and engaged local audience. All proceeds from sponsorships go directly to purchasing shirts, ensuring every participant receives a quality keepsake to commemorate the race.

Councilman Thomas designates \$250 of Community Revitalization Funds to this cause.

Staff Recommendation:

That City Council approve the designation of \$250 to the Robeson Road Runners for their Annual Turkey Trot 5K.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VI.P.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 09/30/2025

Subject: Exploration Station — Fund the Need Request

Summary/Background of Subject Matter:

The Exploration Station is in need of a new interactive fire truck for the children. The old truck is not as interactive as they would like for it to be, and it has some age on it. Councilman Thomas would like to donate \$200 of CRF to the Exploration Station in support of this cause.

Staff Recommendation:

Approve a designation of \$200 from Precinct 8 to the Exploration Station for the interactive fire truck on behalf of the Fund the Need request.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. Exploration Station - Fund the Need

Fund the Need: Exploration Station Exhibit Updates

Current: Fire Truck



- Worn and well loved
- Chipping paint
- Limited interactive play

Needed: New
Interactive Fire Truck

Fund the Need:

\$1,320



Super Fire Engine



Lumberton City Council

Item: VI.Q.

Lumberton, North Carolina



Request for Action

Meeting Date: October 6, 2025

Originated By: City Council

Submission Date: 09/30/2025

Subject: Sponsorship — National Association for the Advancement of Colored People

Summary/Background of Subject Matter:

Mayor Davis would like to purchase a full-page advertisement in support of the Annual Freedom Fundraiser Banquet, scheduled for Saturday, November 8, 2025, at 4:00 p.m. The event will take place in the dining hall of Sandy Grove Baptist Church, located at 1601 MLK Jr. Drive. This banquet supports a meaningful cause, as the organization continues its advocacy against discrimination, racial violence, and injustice. The sponsorship letter is attached for your review.

Staff Recommendation:

Approve the designation as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

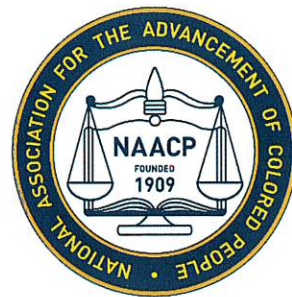
1. BP-70C45_20250930_151307

NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

Unified Robeson Chapter

PO Box 3419

Lumberton, North Carolina 28359



September 2025

Dear Potential Sponsor:

NAACP was founded in 1909 to fight for the political, educational, social, and economic equality of rights of Black Americans. The organization uses advocacy, litigation, and lobbying to combat discrimination, racial violence, and injustice, and it has been instrumental in significant civil rights victories that ended legal segregation in public schools.

The primary purpose of the Unified Robeson Chapter of the NAACP is to serve as a major fundraiser to support the organization's work in fighting for civil rights and racial justice, while also celebrating achievements, recognizing community leaders and awarding scholarships. For that reason, the Unified Robeson Chapter of the NAACP will host its ***Annual Freedom Fundraiser Banquet*** on Saturday, November 8, 2025 at 4 pm. This wonderful event will be held in the dining hall at Sandy Grove Baptist Church located at 1601 Martin Luther King Jr Drive, Lumberton, NC.

We are seeking donations from businesses and individuals to participate in our program souvenir booklet. Your contribution can advertise your business to many participants and supporters. The price for an ad in our program souvenir book are as follows:

Full Page - \$100

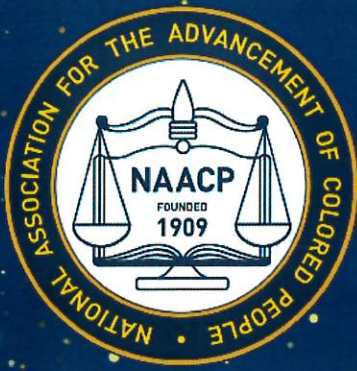
½ Page - \$50

¼ Page - \$25

Patrons: \$24 or less

Monies for ads are due by **October 11, 2025**, along with your ads, which should be given to a Finance Committee member (Sandra Humphrey 910-374-9271, Betty Powell 919-272-3340, or Lois Baker 910-674-3109). Your generous support of our effort is greatly appreciated. Thank you in advance for your contribution and we look forward to seeing you at our Fundraiser Banquet on November 8, 2025.

Sincerely,
NAACP Fundraiser Committee



Save The Date

*Faith, Freedom
& Unity:*

"Together We Rise"

FREEDOM FUNDRAISER BANQUET

PLEASE JOIN US FOR A CELEBRATION OF OUR
ANNUAL FREEDOM FUNDRAISER BANQUET
SPONSORED BY THE UNIFIED ROBESON BRANCH
OF THE NAACP

SANDY GROVE BAPTIST CHURCH

NOVEMBER

SATURDAY

8

4:00 PM

2025

Lumberton City Council
Lumberton, North Carolina



Item: VI.R.

Request for Action

Meeting Date: October 6, 2025

Originated By: City Manager

Submission Date: 10/06/2025

Subject: Adopt a Resolution Designating DCM Love as the Primary Agent

Summary/Background of Subject Matter:

The attached Resolution is a requirement from the NC Division of Emergency Management to appoint the Deputy City Manager as the Applicant Agent for HMGP.

Staff Recommendation:

City Manager's Comments:

Signature:

Department: City Manager

ATTACHMENTS:

1. BP-70C45_20251006_095610

**RESOLUTION
DESIGNATION OF APPLICANT'S AGENT**

North Carolina Division of Emergency Management

Organization Name (hereafter named Organization) City of Lumberton	Disaster Number: 4827
Applicant's State Cognizant Agency for Single Audit purposes (If Cognizant Agency is not assigned, please indicate): not assigned	
Applicant's Fiscal Year (FY) Start 2025	Month: July Day: 01
Applicant's Federal Employer's Identification Number 56 - 6001274	
Applicant's Federal Information Processing Standards (FIPS) Number 37 - 155 -	

PRIMARY AGENT	SECONDARY AGENT
Agent's Name Brandon Love	Agent's Name Wayne Horne
Organization City of Lumberton	Organization City of Lumberton
Official Position Deputy City Manager	Official Position City Manager
Mailing Address PO Box 1388	Mailing Address PO Box 1388
City ,State, Zip Lumberton, NC 28359	City ,State, Zip Lumberton, NC 28359
Daytime Telephone (910) 671-3805	Daytime Telephone (910) 671-3804
Facsimile Number	Facsimile Number
Pager or Cellular Number (910) 733-6049	Pager or Cellular Number (910) 374-4683

BE IT RESOLVED BY the governing body of the Organization (a public entity duly organized under the laws of the State of North Carolina) that the above-named Primary and Secondary Agents are hereby authorized to execute and file applications for federal and/or state assistance on behalf of the Organization for the purpose of obtaining certain state and federal financial assistance under the Robert T. Stafford Disaster Relief & Emergency Assistance Act, (Public Law 93-288 as amended) or as otherwise available. BE IT FURTHER RESOLVED that the above-named agents are authorized to represent and act for the Organization in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters pertaining to such disaster assistance required by the grant agreements and the assurances printed on the reverse side hereof. BE IT FINALLY RESOLVED THAT the above-named agents are authorized to act severally. PASSED AND APPROVED this _____ day of _____, 20_____.

GOVERNING BODY	CERTIFYING OFFICIAL
Name and Title	Name Bruce Davis
Name and Title	Official Position Mayor
Name and Title	Daytime Telephone (910) 272-1346

CERTIFICATION

I, Bruce Davis, (Name) duly appointed and Mayor (Title) of the Governing Body, do hereby certify that the above is a true and correct copy of a resolution passed and approved by the Governing Body of City of Lumberton (Organization) on the 06 day of October, 2025.

Date: _____ Signature: _____

Rev. 06/02

APPLICANT ASSURANCES

The applicant hereby assures and certifies that it will comply with the FEMA regulations, policies, guidelines and requirements including OMB's Circulars No. A-95 and A-102, and FMC 74-4, as they relate to the application, acceptance and use of Federal funds for this Federally assisted project. Also, the Applicant gives assurance and certifies with respect to and as a condition for the grant that:

1. It possesses legal authority to apply for the grant, and to finance and construct the proposed facilities; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with the provisions of: Executive Order 11988, relating to Floodplain Management and Executive Order 11990, relating to Protection of Wetlands.
3. It will have sufficient funds available to meet the non-Federal share of the cost for construction projects. Sufficient funds will be available when construction is completed to assure effective operation and maintenance of the facility for the purpose constructed.
4. It will not enter into a construction contract(s) for the project or undertake other activities until the conditions of the grant program(s) have been met.
5. It will provide and maintain competent and adequate architectural engineering supervision and inspection at the construction site to insure that the completed work conforms with the approved plans and specifications; that it will furnish progress reports and such other information as the Federal grantor agency may need.
6. It will operate and maintain the facility in accordance with the minimum standards as may be required or prescribed by the applicable Federal, State and local agencies for the maintenance and operation of such facilities.
7. It will give the grantor agency and the Comptroller General, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the grant.
8. It will require the facility to be designed to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by the Physically Handicapped," Number A117.1-1961, as modified (41 CFR 101-17-7031). The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.
9. It will cause work on the project to be commenced within a reasonable time after receipt of notification from the approving Federal agency that funds have been approved and will see that work on the project will be prosecuted to completion with reasonable diligence.
10. It will not dispose of or encumber its title or other interests in the site and facilities during the period of Federal interest or while the Government holds bonds, whichever is the longer.
11. It agrees to comply with Section 311, P.L. 93-288 and with Title VI of the Civil Rights Act of 1964 (P.L. 83-352) and in accordance with Title VI of the Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this agreement. If any real property or structure is provided or improved with the aid of Federal financial assistance extended to the Applicant, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
12. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
13. It will comply with the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646) which provides for fair and equitable treatment of persons displaced as a result of Federal and Federally assisted programs.
14. It will comply with all requirements imposed by the Federal grantor agency concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with OMB Circular A-102, P.L. 93-288 as amended, and applicable Federal Regulations.
15. It will comply with the provisions of the Hatch Act which limit the political activity of employees.
16. It will comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act, as they apply to hospital and educational institution employees of State and local governments.
17. (To the best of his/her knowledge and belief) the disaster relief work described on each Federal Emergency Management Agency (FEMA) Project Application for which Federal Financial assistance is requested is eligible in accordance with the criteria contained in 44 Code of Federal Regulations, Part 206, and applicable FEMA Handbooks.
18. The emergency or disaster relief work therein described for which Federal Assistance is requested hereunder does not or will not duplicate benefits received for the same loss from another source.
19. It will (1) provide without cost to the United States all lands, easements and rights-of-way necessary for accomplishments of the approved work; (2) hold and save the United States free from damages due to the approved work or Federal funding.
20. This assurance is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, reimbursements, advances, contracts, property, discounts of other Federal financial assistance extended after the date hereof to the Applicant by FEMA, that such Federal Financial assistance will be extended in reliance on the representations and agreements made in this assurance and that the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the applicant, its successors, transferees, and assignees, and the person or persons whose signatures appear on the reverse as authorized to sign this assurance on behalf of the applicant.
21. It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, approved December 31, 1973. Section 102(a) requires, on and after March 2, 1975, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area that has been identified by the Director, Federal Emergency Management Agency as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.
22. It will comply with the insurance requirements of Section 314, PL 93-288, to obtain and maintain any other insurance as may be reasonable, adequate, and necessary to protect against further loss to any property which was replaced, restored, repaired, or constructed with this assistance.
23. It will defer funding of any projects involving flexible funding until FEMA makes a favorable environmental clearance, if this is required.
24. It will assist the Federal grantor agency in its compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1966 (16 U.S.C. 469a-1 et seq.) by (a) consulting with the State Historic Preservation Officer on the conduct of investigations, as necessary, to identify properties listed in or eligible for inclusion in the National Register of Historic places that are subject to adverse effects (see 36 CFR Part 800.8) by the activity, and notifying the Federal grantor agency of the existence of any such properties, and by (b) complying with all requirements established by the Federal grantor agency to avoid or mitigate adverse effects upon such properties.
25. It will, for any repairs or construction financed herewith, comply with applicable standards of safety, decency and sanitation and in conformity with applicable codes, specifications and standards; and, will evaluate the natural hazards in areas in which the proceeds of the grant or loan are to be used and take appropriate action to mitigate such hazards, including safe land use and construction practices.

STATE ASSURANCES

The State agrees to take any necessary action within State capabilities to require compliance with these assurances and agreements by the applicant or to assume responsibility to the Federal government for any deficiencies not resolved to the satisfaction of the Regional Director.