



CITY OF LUMBERTON

CITY COUNCIL

AGENDA • NOVEMBER 10, 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 –
- B. Pledge of Allegiance –

II. Retirees' Recognition -

- A. Retirees' Recognition —
Garrett D. Robinson - 20 years - Police Corporal - Lumberton Police Dept
Dobbert Locklear — 9 Years - Water Plant Operator IV - Public Works - , Human Resources

III. Proclamation: National Hospice and Palliative Care Month - Mayor Pro Tem (Jason Clamme, LifeCare)

IV. Public Comment Period

V. Public Hearings

- A. Maria Flores rezoning 3000 Elizabethtown Rd– P-2 - ArTriel Kirchner, Planning & Neighborhood Services
- B. Request from Scotty Thompson to amend the Land Use Ordinance - P5, P6, & P7 - ArTriel Kirchner, Planning & Neighborhood Services
- C. Planning Board Minutes - , Planning & Neighborhood Services

VI. Consent Agenda

- A. Ratify the CRF Contribution of \$550 to The Robeson County Disaster Recovery Committee as follows: P-1 \$50, P2 - \$100 P3 - \$100 P4 - \$100 and P7 - \$200. - Laney Mitchell-McIntosh, City Council
- B. Ratify the Contribution of \$600 to Lumberton Senior Band Fan as follows: P1 - \$50 P2 - \$200 P3 - \$100 P4 - \$50 P5 - \$50 P6 - \$50 P7 - \$50 and P8 - \$50 for a total of \$600. - Laney Mitchell-McIntosh, City Council
- C. Affirm Approval of Retail Incentive Policy - Holt Moore, City Attorney

VII. Agenda Items

- A. Approval to purchase a 2026 Bucket Truck - Greg Prevatte, Electric Utilities
- B. Radio Repeaters for the Police Department - Tammy McLeod, Emergency Services
- C. Unsafe Structure 706 E 17th Street - Ben Andrews, Inspections
- D. Unsafe Structure 106 Orange Street - Ben Andrews, Inspections
- E. Unsafe structure 216 S Chestnut Street - Ben Andrews, Inspections
- F. Unsafe structure 108 Center Street - Ben Andrews, Inspections
- G. Unsafe structure 110 & 112 Center Street - Ben Andrews, Inspections
- H. Unsafe structure 114 Center & Robeson Street - Ben Andrews, Inspections
- I. Unsafe structure 607 Martin Luther King Drive - Ben Andrews, Inspections
- J. Unsafe structure 2902 Olive Drive - Ben Andrews, Inspections
- K. Unsafe Structure 809 10th Street - Ben Andrews, Inspections
- L. Scale Computing Cluster Replacement - Travis Branch, MIS
- M. AMI-related Changes - Travis Branch, Rob Armstrong, City Attorney
- N. Generator Service Contract - Rob Armstrong, Public Works
- O. RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF A FINANCING AGREEMENT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTE 160A-20 TO CONSTRUCT PENNINGTON PARK PHASE III - Hank Lewis, Finance
- P. Jason Britt is requesting final plat approval for property located on Old Whiteville Road (Parcel # 2905-01-007).- ETJ - ArTriel Kirchner, Planning & Neighborhood

Services

- Q. Lumbee Land Development contiguous annexation-ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- R. Lumbee Land Development rezoning - ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- S. Lumbee Land Development Special Use Permit - ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- T. John Culbreth contiguous annexation Hornets Rd. ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- U. John Culbreth major subdivision Special Use Permit Hornets Rd -ETJ
- ArTriel Kirchner, Planning & Neighborhood Services
- V. John Culbreth rezoning Hornets Rd.- ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- W. Ajay Mulchandani is requesting final plat approval for property located on Wintergreen Drive (Parcel # 100301023).- P-1 - ArTriel Kirchner, Planning & Neighborhood Services
- X. Steve Stone rezoning W. Carthage Rd.- ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- Y. Steve Stone, major subdivision Special Use Permit (SUP) W. Carthage Rd -ETJ
- ArTriel Kirchner, Planning & Neighborhood Services
- Z. Request to Develop a Food Truck Park Ordinance - ArTriel Kirchner, Planning & Neighborhood Services
- AA. Contract Amendment 1 to Lumberton Loop: Five Mile Branch and Saddletree Swamp
- Brandon Love, City Manager
- BB. Special Nonprofit Appropriations Technical Corrections - Wayne Horne, City Manager
- CC. Approve the Christmas Holiday Schedule
- DD. Informational: Request for Support from East Robeson Primary School - Wayne Horne, City Manager
- EE. Approve the designation of \$100.00 of Community Revitalization Funds to Southern Sapphires Dance Company in Precinct 1 - Leroy Rising, City Council
- FF. P2 - Christmas Toy Drive - , City Council

- GG. Lumberton Firefighters Association Request - John Carroll, City Council
- HH. De-obligation of Funds P1 & P3 - CRF Designated for Highland Inverness - John Carroll, City Council
- II. Approve the designation of \$300.00 of Community Revitalization Funds for the Sharing and Caring Holiday Program Sponsored by Former Representative Charles Graham - John Cantey, City Council
- JJ. Breakfast with the Grinch - Hearts by Truly Treasure - Councilman Douglas, City Council
- KK. P6 - Christmas Toy Drive - , City Council
- LL. Approve the designation of \$200 of CRF to Veterans of Foreign Wars Post 8969 in Support of the National Wreaths Across America Day from P7 - Eric Chavis, City Council
- MM. Request for Support — Community Free Thanksgiving Feast - Eric Chavis, City Council
- NN. Housing Authority — Empty Stocking Fund - Laney Mitchell-McIntosh, City Clerk, City Council
- OO. Request for Support — The Shrine Clubs of Robeson County (Precinct 8) - Owen Thomas, City Council
- PP. Empty Stocking Fund — Robesonian & Department of Social Services - Owen Thomas, City Council
- QQ. **Scotty Mark Thompson Special Use permit - 206 E. 5th Street.** - ArTriel Kirchner, Planning & Neighborhood Services
- RR. P5 - Christmas Toyz 4 Kidz - , City Council
- SS. Bailey Road Culvert Grant Application - NC Emergency Management (NCEM) - Disaster Relief and Mitigation Fund 2025 - Wayne Horne, Public Works

VIII. Adjournment

Lumberton City Council

Item: V.A.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/27/2025

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 hold tonight’s public hearing and approve the rezoning request.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Flores staff report cpc rezoning (2)
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: 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 # U1237

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



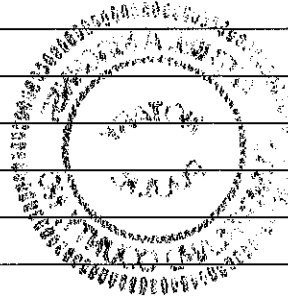
Lumberton

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:

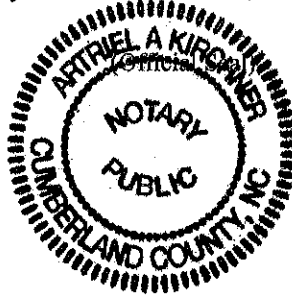
Applicant: Naria Eujenia Divcio Flores 355 Hearty Rd, Lumberton, NC 28358
Full Legal Name (type or print) Home Address

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

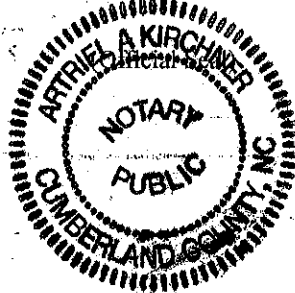
Owner: Joel Benjamin Gonzalez Lopez 3040 E E-town rd
Full Legal Name (type or print) Home Address

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.

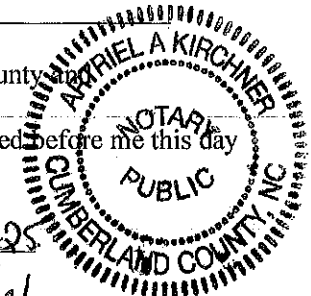
STATE OF North Carolina COUNTY OF Robeson

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



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.	

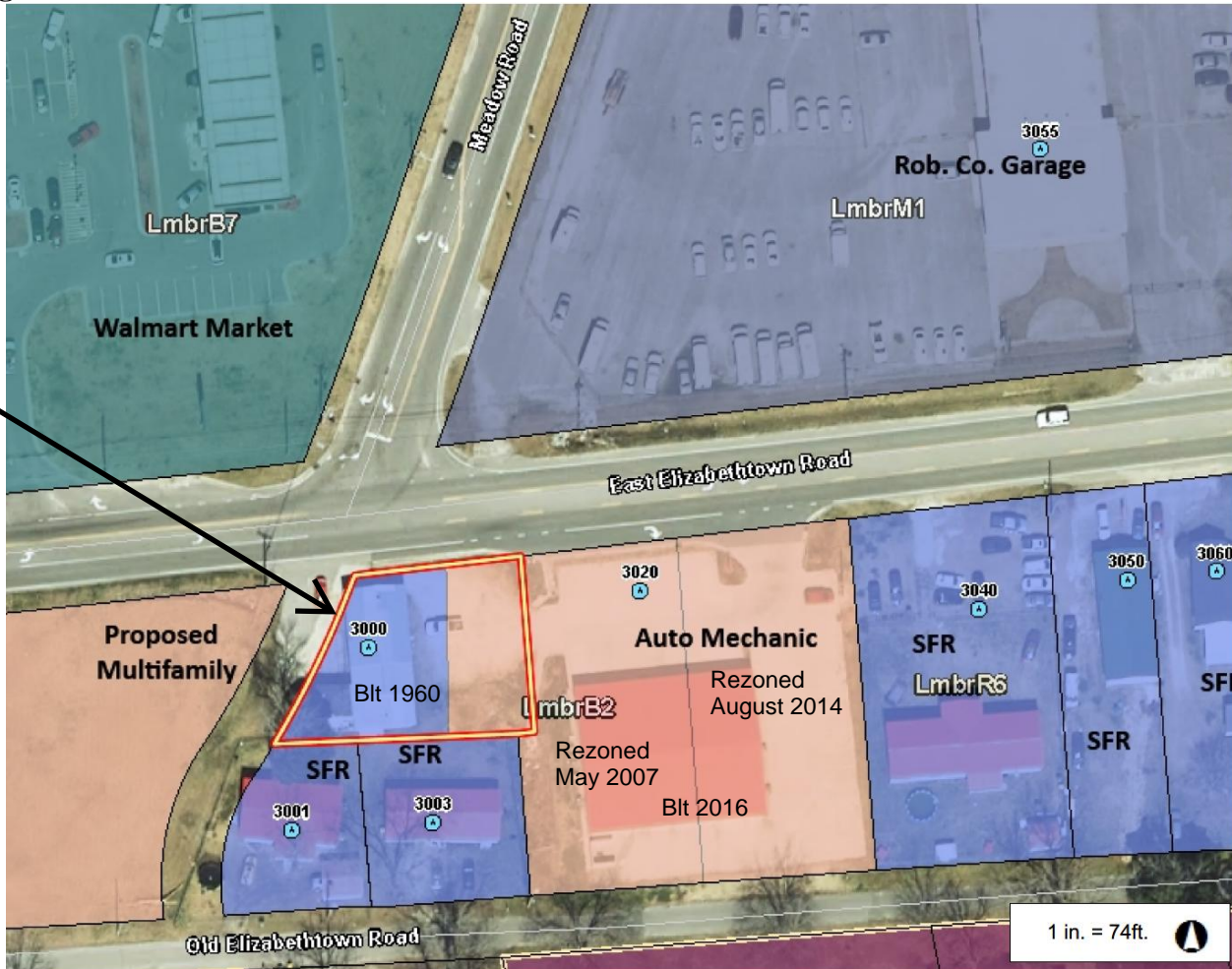
LOCATION: 3000 Elizabethtown Road, parcel # 321103001



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

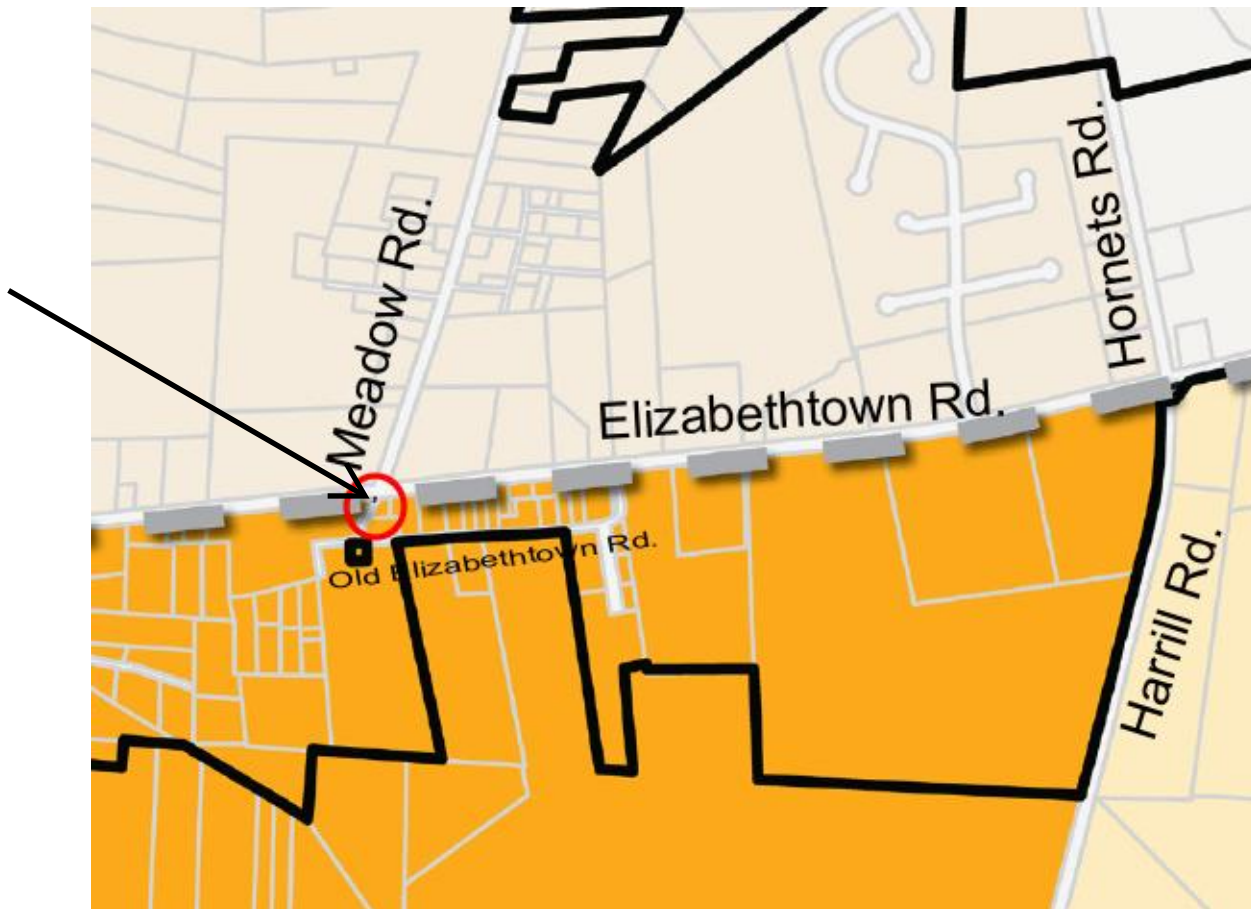
South	R-6, Residential-Class-‘A’ Manufactured Homes	Residential Single-family
East	B-2, Business Community	Auto mechanic shop
West	B-2, Business Community	Proposed Multi-family residential

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.





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’

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 "A." A screen that is opaque from the ground 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, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation. The screen must be opaque in all seasons of the year. Suggested planting patterns that will achieve this standard are included in Appendix D [which is on file in the office of the city clerk].



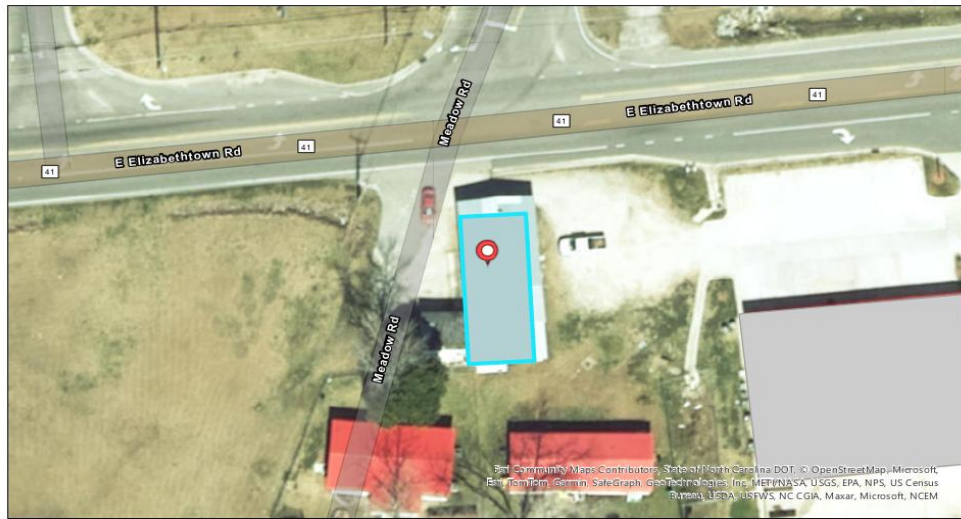
Planning & Neighborhood Services

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



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. Includes logos for DPS and North Carolina Floodplain Mapping Program.

NOTIFICATIONS FOR PUBLIC HEARING

On October 22, 2025 the Planning Department sent out letters to the adjacent property owners within 150 feet of the petitioned property, notifying them of the request.

On October 22, 2025 a request was sent to Public Works Department to have a sign placed on the property, notifying the adjacent property owners of the request, on or before November 1, 2025.

On October 22, 2025 a request was sent to the Robesonian to have the legal ad ran on November 1, 2025 and November 8, 2025 (CN 4255)

PLANNING BOARD RECOMMENDATION

The Planning Board, held the public meeting on October 21, 2025 and unanimously, recommends City Council approve the rezoning request.

PLANNING STAFF RECOMMENDATION TO COUNCIL

City Council hold tonight’s public hearing and approve the rezoning request.

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-6 district is designed to accommodate single-family and two-family dwelling units as well as some types of mobile homes used as single-family residences.

I. R-6 Zoning District Permitted Uses

1.110 Single-family residences Other than mobile homes

1.121 Mobile homes Class A

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-6 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

ORDINANCE AMENDING THE LAND USE ORDINANCE AND OFFICIAL ZONING MAP
BY REZONING PROPERTY FROM R-6 (RESIDENTIAL-CLASS 'A'
MANUFACTURED HOME) TO B-2 (BUSINESS COMMUNITY)

OWNER(S): LOPEZ JOEL BENJAMIN GONZALES
MEJIA ANA CANDELARIA AGUILAR
APPLICANT(S) MARIA FLORES
PARCEL: 3211-03-001
DEED: DEED BOOK 01631 PAGE 0825

WHEREAS, a petition requesting the rezoning of certain property was filed with the Director of Planning and Neighborhood Services on September 25, 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 October 21, 2025, meeting;

WHEREAS, the City Council set a public hearing on the proposed amendment for November 10, 2025;

WHEREAS, the public notice of said public hearing was published in a newspaper having general circulation in the City of Lumberton on November 1, 2025 and November 8, 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 October 22, 2025;

WHEREAS, a sign containing notification of said public hearing was posted on the property to be rezoned on November 1, 2025;

WHEREAS, a public hearing on the question of rezoning was held on November 10, 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 R-6 (RESIDENTIAL-CLASS 'A' MANUFACTURED HOME) TO B-2 (BUSINESS COMMUNITY), said property being described as follows:

In Lumberton Township, Robeson County, North Carolina, lying and being approximately 0.7 mile East from the intersection of N.C. Highway No. 41 with N.C. Highway 211, on the South side of said N.C. Highway No. 41; bounded on the North by said N.C. Highway No. 41, on the Northwest by a small road called the Ivey Road, on the East by David Powers, on the South by Lot No. 20 as shown on a map of Highland Park, recorded in Book of Official Maps No. 6, at page 33, Robeson County Registry, and more particularly described as follows, to-wit: BEGINNING at an iron stake in the southern right of way line (30 feet from center) of N. C. Highway No. 41, said iron stake being located South 88 deg. 50 min. West 38.0 feet from the original corner of Lot No. 1 as shown on the above mentioned map of Highland Park, and runs thence with the southern right of way line of said highway, South 88 deg. 50 min. West 66.0 feet to an iron stake where said highway is intersected by the West line of the Ivey Road; thence with the West line of said Ivey Road, South 22 deg. 06 min. West 86.7 feet to an iron stake in the West line of said road, said iron stake being located 18.3 feet from the corner of a metal building located on the above property, 9.3 feet from the culvert in a ditch, 15.1 feet from a sweet gum pointer, 10.7 feet from a dogwood pointer, and 9.3 feet from another dogwood pointer; thence as the center of a ditch South 88 degrees 28 minutes East 92.0 feet to an iron stake, said iron stake being located North 88 degrees 28 minutes West 38.0 feet from the mouth of a ditch, the Southwest corner of Lot No. 1 of the above mentioned map of Highland Park; thence as line of said David Powers, North 04 degrees 32 minutes East 84.4 feet to the beginning, containing 0.152 of an acre.

On motion of Councilman _____, seconded by Councilman _____, the foregoing Amendment was adopted on the 10th 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: V.B.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/27/2025

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 hold tonight's public hearing and adopt the ordinance amendment.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Ordinance Draft 1 9-24-2025
2. e City of Lumberton Downtown Design Overlay District.
3. Ordinance (3)

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.

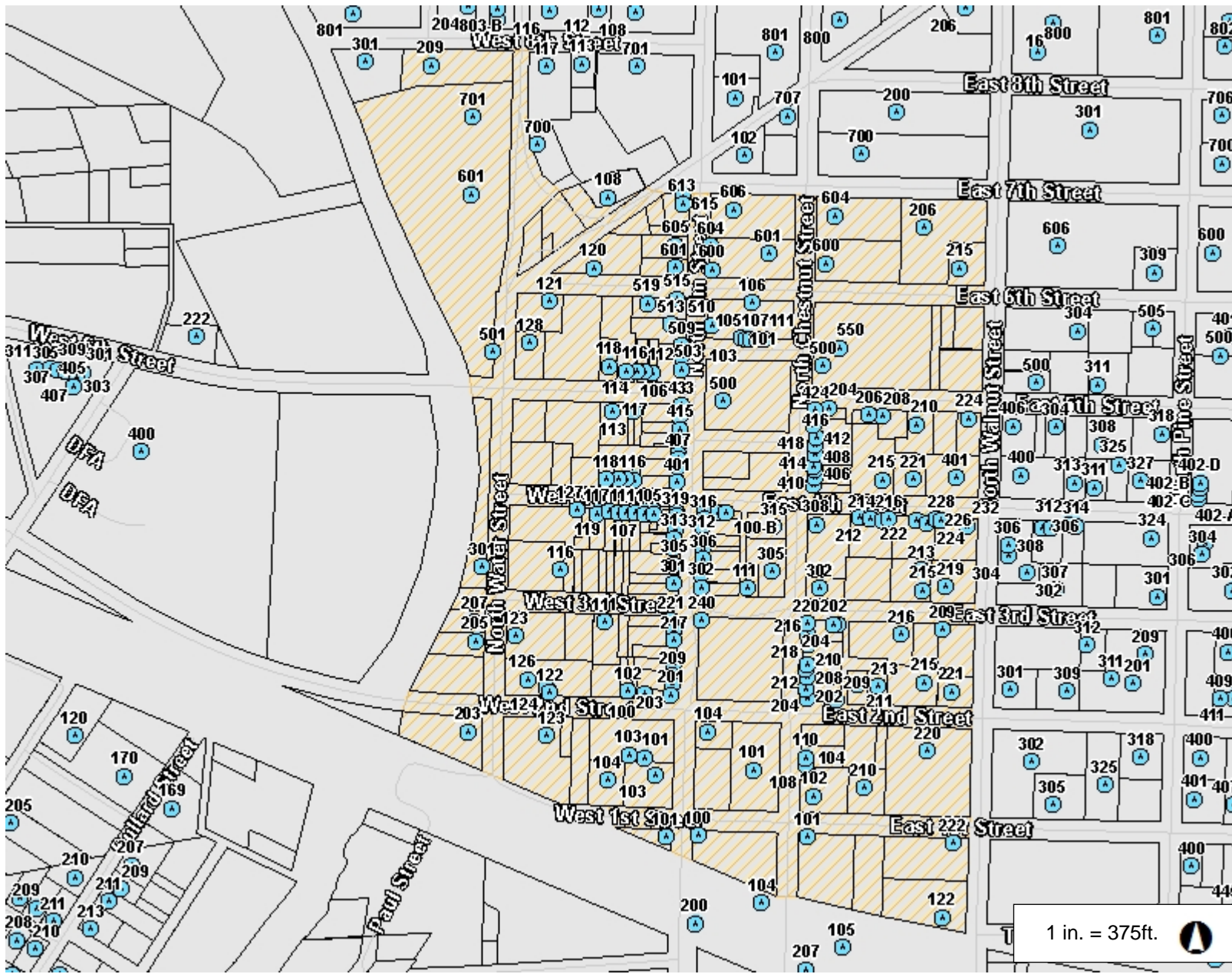
- (a) Regulations for the display of goods outside fully enclosed building in the B-1 (Business Downtown) Zoning:
- (1) Merchandise and the fixtures or devices on which it is displayed shall be located so that they do not impede, endanger or interfere with pedestrian or vehicular traffic.
 - (2) Merchandise 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.

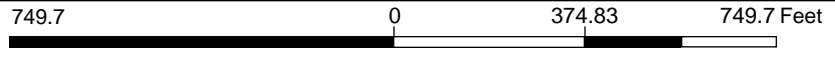
- (a) Regulations for single-family residences in the B-1 (Business Downtown) zoning district:
 - (1) Must be a single building that was in existence on the effective date of this ordinance and that was originally designed, constructed and occupied as a single-family residence.
 - (2) Must be located 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.

e City of Lumberton Downtown Design Overlay District.



- Legend**
- Site Address
 - Road
 - Parcel
 - City Limit
 - ▨ Downtown Design Overlay
 - City Limit Basemap

1 in. = 375ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

ORDINANCE CREATING SECTION 35-180.1. SINGLE-FAMILY RESIDENCES IN THE B-1 (BUSINESS DOWNTOWN) ZONING DISTRICT AND SECTION SEC. 35-149. TABLE OF PERMISSIBLE USES, 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. 35-180.1. 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.**

Sec. 35-149. Table of permissible uses. Add Use Description # 1.111 Single family residence in existence on the effective date of this ordinance, originally designed, constructed and occupied as a single-family residence (Sec. 35-180.1).

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
<i>1.000 Residential</i>																		
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							

On motion of Councilman _____, seconded by Councilman _____, the foregoing Amendment was adopted on the 10th 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: V.C.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 11/04/2025

Subject: Planning Board Minutes

Summary/Background of Subject Matter:

Minutes from the October 21st, 2025 Planning Board are available for review.

Staff Recommendation:

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. October 21st, 2025



CITY OF LUMBERTON

PLANNING BOARD

MINUTES • OCTOBER 21, 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 - September 16th, 2025

III. Agenda Items

- A. Maria Flores Rezoning 3000 Elizabethtown Rd– P-2-PB - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. ArTriel Kirchner gave a brief overview of the rezoning request. The board then heard from the applicant, Ms. Maria Flores.

Ms. Flores presented her request to have the parcel rezoned from B-2 & R-6 to B-2 for the operation of a beauty salon.

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

Mr. Walter Smith made a motion to recommend approval of the rezoning request to city council.

The motion was seconded by Mr. Ray Britt, motion carried unanimously.

- B. Request from Scotty Thompson to amend the Land Use Ordinance - P5, P6, & P7-PB - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. ArTriel Kirchner gave a brief overview of the ordinance amendment request.

The board then heard from the applicant, Mr. Scotty Thompson.

Mr. Thompson presented his request for the ordinance amendment to allow certain single family uses within the B-1 Zoning district and downtown overlay district.

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

Ms. Lisa Douglas made a motion to recommend approval of the ordinance amendment to city council.

The motion was seconded by Mr. Randy Hammonds. The motion carried unanimously.

- C. Request for an Ordinance Amendment - Automotive Establishments – P7 Request-PB
- ArTriel Kirchner, Planning & Neighborhood Services

This item was withdrawn to a later time at request of the Planning Dept.

IV. Adjournment

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

Mr. Hammonds made a motion to adjourn and was seconded by Ms. Douglas. Motion carried unanously.

[MIN_SIGNATURES]

Lumberton City Council

Item: VI.A.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/10/2025

Subject: Ratify the CRF Contribution of \$550 to The Robeson County Disaster Recovery Committee as follows: P-1 \$50, P2 - \$100 P3 - \$100 P4 - \$100 and P7 - \$200.

Summary/Background of Subject Matter:

On behalf of the Robeson County Disaster Recovery Committee (RCDRC), Executive Director Cassandra Campbell has submitted a request for financial support to help sustain and expand the organization's ongoing recovery efforts across Robeson County. Attached is the RCDRC's formal funding request in the amount of **\$20,000**. As noted in their correspondence, our community continues to face long-term challenges resulting from repeated disasters, economic hardship, and systemic barriers to resilience.

Staff Recommendation:

Ratify the contribution as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. Donor letter to City Council- RCDRC



PO Box 1142
Lumberton, NC 28359
(910) 370-1648/ (336) 5878647
renewrobesson@rcdrc.com

Help Us Keep Our Mission Alive

October 9, 2025

To: Mayor Bruce Davis and Members of the City Council, Lumberton, NC





Subject: Request for Financial Support for Disaster Recovery and Community Resilience Initiatives

Dear Mayor Davis and Council Members,

On behalf of the Robeson County Disaster Recovery Committee (RCDRC), I am reaching out with urgency to respectfully request financial support to sustain and expand our critical recovery efforts across Robeson County. As you know, our community continues to face long-term challenges stemming from cumulative impacts of repeated disasters, economic hardship, and systemic barriers to resilience.

RCDRC has led the charge in coordinating volunteer efforts, managing donations, and delivering direct services to families in need. Through initiatives like the **FABRIC project Resilience Hub (Fully Accessible Blended Recovery in Communities)**, we've expanded service delivery through leasing a 21,000 sq. ft. warehouse in Lumberton, NC which has tremendously helped us to scale locally-led systems that prioritize equity, transparency, and community empowerment.

We are currently seeking funding to support the following:

-  **Home Repair and unmet needs assistance** for disaster-affected households
-  **Volunteer Training and CPR/First Aid Certification** to build local capacity
-  **Supply Distribution and Donations Management** for underserved families
-  **Grant Reporting and Financial Compliance Tools** to maintain transparency

With your support, we can continue to serve rural communities by helping families recovery from disasters.

We respectfully request a contribution of **\$20,000** to help us meet our immediate goals and prepare for future challenges. We welcome the opportunity to discuss further how this partnership can align with the City's strategic priorities.

Thank you for your continued leadership and commitment to Robeson County. We look forward to working together to build a more resilient equitable future.

With gratitude,

Cassandra Campbell

Cassandra Campbell, Executive Director
RCDRC, Inc.

Lumberton City Council

Item: VI.B.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/10/2025

Subject: Ratify the Contribution of \$600 to Lumberton Senior Band Fan as follows: P1 - \$50 P2 - \$200 P3 - \$100 P4 - \$50 P5 - \$50 P6 - \$50 P7 - \$50 and P8 - \$50 for a total of \$600.

Summary/Background of Subject Matter:

Ratify the contribution of \$600 to the Lumberton Senior Band Fan as follows: P1 - \$50 P2 - \$200 P3 - \$100 P4 - \$50 P5 - \$50 P6 - \$50 P7 - \$50 and P8 - \$50 for a total of \$600.

Staff Recommendation:

Ratify the contribution as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. BP-70C45_20251009_072902



Lumberton Senior Band Fan
3901 Fayetteville Road
Lumberton, NC 28358



September 19th, 2023

Lumberton Senior Band Fan
Tax ID #56-1332314
3901 Fayetteville Rd
Lumberton, NC 28358

To Whom It May Concern,

Lumberton Senior High School Marching Band can only achieve the goals set forth with the assistance of generous donations from members of our community! The school district does not cover much of the operating costs for our marching band program. Students are asked to fundraise their "fair share" of what is budgeted to cover the costs of travel, music, instrument repairs, and much more!

Being a member of the Lumberton Senior High "Marching Sea Of Sound" Band requires a great deal of hard work and dedication. We practice 8 hours a day for 2 weeks over the summer during our annual band camp. Once school starts, we have 3-hour rehearsals 4 times a week PLUS our performances for games on Friday nights.

Much of the financial means by which we run our band program come from generous donations and sponsorships from people and businesses just like you. Our goal is to become one of the most successful band programs in the county. We are asking for your help!

Your support enables us to participate in a variety of community activities. A donor envelope is enclosed for your convenience. Your donation is tax-deductible, and 100% of it would go towards the band operation.

Thank you in advance,

Lumberton Band Fans, Incorporated
Lorenza Floyd, Band Director

Lumberton City Council
Lumberton, North Carolina



Item: VI.C.

Request for Action

Meeting Date: November 10, 2025

Originated By: City Attorney

Submission Date: 11/04/2025

Subject: Affirm Approval of Retail Incentive Policy

Summary/Background of Subject Matter:

Throughout discussions with Council regarding Project Hound Dog, staff made reference to the Retail Incentive Policy which would accompany the incentive agreement. In an abundance of caution, staff wishes to clarify in the record that the approval on October 27, 2025 included not only the agreement for Project Hound Dog but the attached Retail Incentive Policy.

Staff Recommendation:

Clarify for record the approval of attached Retail Incentive Policy.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Attorney

ATTACHMENTS:

1. DraftRetailIncentivePolicy09162025

CITY OF LUMBERTON RETAIL INCENTIVE POLICY

Introduction

The City of Lumberton (“the City”) is willing and able to provide economic development incentives to retail establishments which create new facilities over a certain level within the city limits, or with the agreement to be annexed, and which create a substantial amount of new jobs.

Eligibility

In order to qualify for such incentives, the applicant must be a for-profit business locating within the existing city limits or willing to be annexed as part of the incentive process. The applicant must be the owner of the real property, or at least the owner of the business fixtures and equipment at the time of the request for incentives, or within a time frame after completion of the project agreeable to the City. Those requesting incentives for retail must demonstrate to the City that the project will create a substantial number of new jobs, meaningfully add to the City’s tax base, and create growth and diversity in the local economy.

Minimum investment

To qualify, there must be construction of new improvements to real property, including renovations to property, which creates an increase in tax value to the subject real estate of \$15 million or more. The incentive agreement will include a deadline for completion.

Nature of business

The retail establishment(s) shall provide Class A Shopping, defined as consisting of those merchants typically found in Class A retail shopping centers, or stand-alone stores, in similarly-sized communities, including but not limited to those along Interstate I-95. The City must conclude that the addition of the retail establishments at issue shall produce a substantial number of jobs, increase the Town’s tax base and diversify the local economy by creating significant economic impact to the local community.

Incentive

The incentive shall take the form of an annual payment, once all property taxes are paid to the city, and once the County has received the sales tax payment from the state. Said payments will be made as follows, and will be made over a period of five years, beginning in the tax year after the new or renovated complex upon which the figures below are based, is fully operational:

The City will refund all of the City ad valorem property taxes, and its very best conservative estimate of the sales taxes generated from the project for the same time period.

As described in the paragraph on eligibility above, the City must be satisfied as to factors aside from the increase in value created; the City reserves the right to deny a request even if the financial contributions are present, if it does not believe the proposal, as a whole, including the payment of the incentives, will be beneficial to the City. Conversely, for a project the City finds exceptional, it may exceed the

standards described in the “Incentive” paragraph, or it may offer incentives to a project smaller than those described above. The preceding is a framework offered for guidance. Provision of ‘like-kind’ items such as paving, infrastructure and traffic-related features may also be added should Council deem the same appropriate.

Agreement

If the City grants a request for incentives, an economic incentive agreement will be required, and the agreement must be approved by the City Council. Included in the agreement will be various benchmarks and clawback provisions, to cover scenarios in which the benchmarks are not met, and the specific requirements for payments to be made.

Equity

Applicants must contribute a minimum of 10% of the total project cost in the form of equity. Equity is defined as cash injected into the project by the applicant or by investors that can be audited through the review of the Applicant’s financial statements or accounts.

Jobs

Only those projects that produce a substantial number of new permanent jobs will be considered for grant funding. These jobs must meet or exceed Robeson County’s median wage income levels at the time of application. More details regarding job expectations will be included in the agreement.

Sales Tax

As noted above, one of the primary benefits to the city stemming from retail establishments is sales tax. The applicant must show that the project will result in a substantial increase in sales tax, in addition to the jobs and property tax increases.

Clawbacks

If a project falls short of required benchmarks, the City reserves the right to recapture funding assistance through means to be described in the incentive agreement.

Utilities

A requirement of any incentive agreement is that the requestor will receive their utilities, including water, sewer, and electricity from the City of Lumberton.

As noted above, the applicant must be the owner of the real property, or at least the owner of the business fixtures and equipment at the time of the request for incentives, or within a time frame after completion of the project agreeable to the City; in any event only one grant will be provided for any one project.

Lumberton City Council

Item: VII.A.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Electric Utilities

Submission Date: 10/30/2025

Subject: Approval to purchase a 2026 Bucket Truck

Summary/Background of Subject Matter:

The Electric Utilities Department is seeking approval from Council to purchase a 2026 Bucket Truck from Altec Industries Inc. through the Sourcewell bid contract for the price of \$244,806.00. This truck (#249) will replace a 2002 bucket truck. This purchase was on the 25/26 budget as an installment purchase.

Staff Recommendation:

The Electric Utilities Department is requesting Council's approval of the purchase of a 2026 Bucket Truck from Altec Industries Inc. in the amount of \$244,806.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Electric Utilities

ATTACHMENTS:

1. Sourcewell - City of Lumberton - AT41M - 1784394

Quoted for: City of Lumberton
 Altec Account Manager: Brian Carnahan

REFERENCE ALTEC MODEL		Sourcewell Price
AT41M	Articulating Telescopic Aerial Device with Material Handling Insulated, 41'	\$221,241

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1			
2			
3			
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	ISG	Inverter Storage Inside of Body Compartment with Guard	\$866
2	SPOT4	SIX (6) POINT STROBE SYSTEM (LED)	\$1,220
3	PSW11	Inverter with minimum 2000W 120V @ 16A pure sine wave output, hardwired to outlets and 12VDC input	\$2,972
4	VRI	120 Volt GFCI Receptacle, Includes Weather-Resistant Enclosure	\$365
5			
6			
7			
8			
9			
10			
SOURCEWELL OPTIONS TOTAL:			\$226,663

(B.) OPEN MARKET ITEMS (Customer Requested)

1	UNIT	ISO Boom, Side Mounted Jib, Two (2) Platform Steps	\$3,506
2	UNIT & HYDRAULIC ACC		\$0
3	BODY	Custom Steel with Compartment Lights, Ladder Box, Top Opening Box, Material Rail with Hooks	\$5,757
4	BODY & CHASSIS ACC	Rubber Belted Access Step, Nylon Outrigger Pads, Two (2) 108" PVC Tubes, One (1) 72" PVC Tube	\$2,126
5	ELECTRICAL	Two (2) Spectra Scene Lights, Two (2) Go-Lights, Grounding System (Grounding Reel, 50' Cable, and Clamp), PDM-10	\$11,751
6	FINISHING	Curbside Compartment Top Non-Skid, DOT Inspection	\$362
7	CHASSIS	2026MY Freightliner M2-106 ILO Stock 2027MY F550	\$16,149
8	OTHER	2025MY Unit/Body Deduct	-\$22,223
OPEN MARKET OPTIONS TOTAL:			\$17,428

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$244,091.00
Delivery to Customer: \$715.00
Estimated Taxes (Delivery non-taxable):

TOTAL FOR UNIT/BODY/CHASSIS: \$244,806.00

(C.) ADDITIONAL ITEMS (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PRICING: Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are considered budgetary due to potential cost inflation, market volatility, and tariff implications. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model years beyond the current open order bank are estimates only. Altec's turn-key pricing is subject to change based on chassis pricing received from the OEM. Chassis model year, specifications, and price will be reviewed and confirmed when specific model year information becomes available from the OEM, and any chassis price difference, including adjustments for tariffs, will be passed through to the customer.

PAINT COLOR: White to match chassis, unless otherwise specified

WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days

TO ORDER: To order, please contact the Altec Account Manager listed above.

CHASSIS: Per Altec Commercial Standard

DELIVERY: TBD Based on availability, FOB Customer Location

TERMS: Net 30 days

BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

TRADE-IN: Please ask your Altec Account Manager for more information

Sourcewell - City of Lumberton - AT41M - 1784394

Lumberton City Council

Item: VII.B.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Emergency Services

Submission Date: 10/29/2025

Subject: Radio Repeaters for the Police Department

Summary/Background of Subject Matter:

It is time to replace the police department repeaters for Channel 1, 2, 3 and also the 100W Out Amplifier Crescend. Emergency Services has a contract with Motorola Solutions that handles all our radio and repeaters repair and maintenance that is paid on a monthly basis. The last time repeaters were purchased was January 1st 2011 and the recommended repeater upgrade time span is every 10–12 years. The repeaters are almost at their 15-year mark. We are currently using a loaner for channel 2 at this time. The project to replace channel 1, 2, and channel 3 repeaters is 16,007.20 and Amplifier is 2,990.65 total cost of 18,997.85, which is not 911 funded. The repeaters and the amplifier are a vital piece for communication between dispatch and law enforcement. Without these repeaters, we would have no line of communication with our officers in the field.

Staff Recommendation:

The Emergency Services Department recommends that City Council approve the purchase of the 3 repeaters for Channel 1, 2, and 3 for the Police Department radios and amplifier, in the amount of \$18,997.85

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Emergency Services

ATTACHMENTS:

1. Lumberton P.D. Repeaters Sept 16
2. Lumberton Pwr Amp Oct 29



MOBILE COMMUNICATIONS AMERICA, INC.
 4424 BRAGG BLVD
 FAYETTEVILLE, NC 28303
 Phone: 910-483-8484
 Fax:

QUOTATION
379001378

Bill To:
 Lumberton NC City of
 PO Box 1388
 Lumberton, NC 28358

Ship To:
 Lumberton NC City of
 500 N Cedar St
 Lumberton, NC 28358-5545

Contact: Tammy McLeod
Contact #:

Contact: ALISHA THOMPSON, FINANCE DIR.
Contact #: 910-671-3800

Date: 09/16/2025		Customer #: 106436		Terms: NET 30 DAYS		
Qty	Item	Description	U/M	Unit Price	Extended	
3	AAR10QCGANQ1AN	REPEATER SLR 5700 403-470M 1-50W	EA	4,550.00	13,650.00	
1	INSTALL-KIT	Install Parts	EA	75.00	75.00	
3	FT-INSTALL		EA	370.00	1,110.00	
3	BT-PGM	PROGRAMMING	EA	25.00	75.00	
1	S&H	SHIPPING/HANDLING	EA	50.00	50.00	

Accepted By: _____ **Date:** _____

Please contact customer representative by phone or email with any questions:

Customer Rep: John Briggs
 Phone #:
 Email: johnbriggs@callmc.com

Subtotal : \$14,960.00
 Tax : \$1,047.20
 Total Quote : \$16,007.20

Quote Valid for 30 Days.

Effective August 1, 2018, all credit card payments are subject to a 2% convenience fee

All orders are subject to the MCA Terms and Conditions attached hereto and incorporated by reference.

Order are also subject to partial shipment and partial invoice.

Tax calculations provided are estimates and are subject to change.



MOBILE COMMUNICATIONS AMERICA, INC.
 4424 BRAGG BLVD
 FAYETTEVILLE, NC 28303
 Phone: 910-483-8484
 Fax:

QUOTATION
379001389

Bill To:
 Lumberton NC City Hall
 500 N Cedar St
 Lumberton, NC 28359

Ship To:
 Lumberton NC City of
 500 N Cedar St
 Lumberton, NC 28358-5545

Contact:
Contact #:

Contact: ALISHA THOMPSON, FINANCE DIR.
Contact #: 910-671-3800

Date: 10/29/2025		Customer #: 106436	Terms: NET 30 DAYS		
Qty	Item	Description	U/M	Unit Price	Extended
1	368039	450-512 MHz 20-50W In, 100W Out Amplifier Crescend P10-20UH1-C5-001	EA	1,995.00	1,995.00
1	FT-INSTALL		EA	750.00	750.00
1	S&H	SHIPPING/HANDLING	EA	50.00	50.00

Accepted By: _____ **Date:** _____

Please contact customer representative by phone or email with any questions:

Customer Rep: John Briggs
 Phone #:
 Email: johnbriggs@callmc.com

Subtotal : \$2,795.00
 Tax : \$195.65
 Total Quote : \$2,990.65

Quote Valid for 30 Days.

Effective August 1, 2018, all credit card payments are subject to a 2% convenience fee

All orders are subject to the MCA Terms and Conditions attached hereto and incorporated by reference.

Order are also subject to partial shipment and partial invoice.

Tax calculations provided are estimates and are subject to change.



MOBILE COMMUNICATIONS AMERICA, INC. TERMS AND CONDITIONS

The following Terms and Conditions ("T&Cs"), together with the terms of the relevant Quote, and any other documents incorporated herein by reference, constitute the sole and entire agreement ("Agreement") between Mobile Communications America, Inc. a Delaware corporation ("MCA") and the Buyer whose name appears on the signature page of the Quote ("Buyer"; MCA and Buyer are referred to collectively as the "Parties" and each, individually, a "Party") with respect to the equipment and/or parts ("Goods") and/or services ("Services"; collectively, the "Work") to be provided by MCA to Buyer in the Quote, and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. The quantity, quality and description of the Goods shall be as specified in an applicable Quote and/or any applicable specification agreed to in writing by the Parties. With respect to Services, any Quote is expressly subject to MCA's inspection of the site where the Services will be performed and its suitability for the Services in MCA's sole and absolute discretion.

By accepting a Quote, Goods or Services from MCA, Buyer's consent to this Agreement will be conclusively established regardless of the manner of acceptance. Buyer acknowledges and agrees to this Agreement and no other terms and conditions issued on Buyer's PO or other work/order form are incorporated or will apply unless agreed upon by both Parties in writing and signed by the Parties. This Agreement will prevail over any of Buyer's general terms and conditions of purchase regardless of whether or when Buyer has submitted its purchase order or such terms. Fulfillment of Buyer's order does not constitute acceptance of any of Buyer's terms and does not serve to modify or amend this Agreement. In the event of any conflict between these T&Cs and the Quote, these T&Cs shall govern, unless the Quote expressly states that the terms and conditions of the Quote shall control.

1. **INDEPENDENT CONTRACTORS.** Neither the transactions contemplated by the Agreement or any other document between the Parties are intended to constitute or create a joint venture, pooling arrangement, partnership, or formal business organization of any kind. The Parties shall act as independent contractors at all times and neither Party shall act as an agent for the other, and the employees of one Party shall not be deemed employees of the other Party.
2. **SHORTAGES AND DEFECTS OF GOODS:** Buyer will be deemed to have accepted the Goods unless MCA is notified in writing of the rejection of any unit of the Goods within three (3) days of receipt. Any claim of shortages or defects must be made within three (3) days of delivery to Buyer. Claims must be provided to MCA in writing and must detail for MCA the specific reason(s) for rejection. Buyer shall afford MCA prompt and reasonable opportunity to inspect all Goods against which any claim is made. Buyer shall not return any Goods to MCA without prior authorization. After MCA has reviewed the rejection notice and authorized the return, Buyer will return the rejected Goods to MCA (or MCA's designee) in the same condition as when it was received. All returns must be in the original container and packaging along with all accessories and instructions included must be shipped freight prepaid. Notwithstanding the foregoing, (a) in the event MCA reasonably determines that the basis for rejection relates to a matter covered by a Manufacturer Warranty, MCA shall have no liability under this Section other than to inform Buyer of such determination.
3. **PRICING AND PAYMENT:** Pricing for the Services or the Goods, or the manner or method by which such prices shall be set or finally determined, shall be set forth in the Quote. All quotations reflect U.S. Dollars. Buyer acknowledges that prices may fluctuate due to manufacturer costs, supply chain variances, tariffs or Force Majeure Events (hereinafter defined). As such, MCA reserves the right to adjust prices accordingly and/or cancel Quotes at any time. MCA will make reasonable effort to provide Buyer timely notice of such changes. The right to refuse to accept any Quotes for any reason is reserved by MCA even if a previous quotation has been made. All payments must be made in U.S. Dollars. Payment shall be due and payable no later than thirty (30) days from the date of invoice. If Buyer makes payment by check, the check must be drawn on a US bank. Payment shall not be deemed received by MCA for any purpose hereunder, including MCA's security interest in the Goods, until such time as MCA receives cleared available funds. Each Quote, assuming due fulfillment thereof, shall be considered a separate and independent transaction and payment therefor shall be made accordingly. Payment shall not be withheld on account of any claim by Buyer against MCA. Buyer shall not and acknowledges that it will have no right, under this Agreement or any other agreement, document, or law to withhold, offset or debit any amounts owed or due to MCA or any of its Affiliates against any other amount owed or due to MCA or any of its Affiliates under any other document or agreement. If Buyer disputes any portion of a MCA invoice, Buyer shall pay the undisputed portion when due and MCA and Buyer shall work in good faith to resolve the dispute as to the balance within thirty (30) days from notice of the disputed portion, at which point Buyer agrees to pay that portion whether an agreement has been reached or otherwise. Any invoiced amount which is not paid in accordance with this Agreement shall be considered overdue. Nonpayment or delay in payment by Buyer shall be considered a breach of the Agreement. If services, installation and/or shipments (as applicable to a particular Quote) are delayed by the Buyer, payments shall be due on the date when MCA is prepared to perform (or cause a third party to perform). Goods held for the Buyer shall be at the risk and expense of the Buyer. Goods shipped as exchanges will be invoiced for full value until the exchange is complete and Goods has been returned to MCA in good and working condition, at which point a credit for the full value will be given to Buyer. If the financial condition of the Buyer at any time does not, in MCA's sole and absolute discretion, justify continuance of performance or shipment on the terms of payment specified, MCA may require full or partial payment from the Buyer in advance. In the event of bankruptcy or insolvency of the Buyer, or in the event any proceedings are brought by or against the Buyer under any bankruptcy or insolvency laws, MCA shall be entitled to cancel any Quote then outstanding and shall receive reimbursement for any expenses incurred by it in connection with such cancellation and any applicable cancellation charges.
4. **STANDARD TERMS WITHOUT CREDIT:** If Buyer has not established preliminary credit with MCA, prepayment of the full amount of any invoice is required, unless such requirement is waived by MCA in its sole and absolute discretion.
5. **STANDARD TERMS WITH CREDIT:**
 - a. Up to \$50,000.00 – within Net thirty (30) days after date of invoice submitted by MCA.
 - b. Over \$50,000.00 may require the below milestone payments:
 - 40% down once a Quote is accepted by MCA
 - 50% once materials shipped for Buyer's use
 - 10% within thirty (30) days of the earlier of invoice or completion of installation, if applicable.
6. **NON-STANDARD CREDIT TERMS:** Negotiable prior to Quote acceptance.

7. **NON-STANDARD PAYMENT TERMS:** Non-standard payment terms which include cash payments and credit card payments by customers with credit terms with MCA, may be subject to convenience fees, in MCA's sole and absolute discretion.
8. **LATE FEES:** MCA shall be entitled, without prejudice to any of its other rights or remedies, after a seven (7) day grace period, to charge Buyer interest at the rate of 1.5% on any past due amount.
9. **TAXES:** The prices stated in any quote or Quote may not include any provision for sales, use, excise, or similar taxes. The amount of any and all such present or future taxes or other government charges applicable to the Services and, if applicable, the Goods will be added by MCA to the sales price and shall be paid by the Buyer, unless Buyer provides MCA with a tax-exemption certificate acceptable to the taxing authority. If MCA is required to pay or bear the burden of any excluded tax, the prices set forth herein shall be increased by the amount of such tax and any interest or penalty assessed, and Buyer shall pay to MCA the full payment of any such increase no later than ten (10) days after receipt of invoiced charges.
10. **SECURITY INTEREST.** Buyer grants to MCA a purchase money security interest in the Goods, including any software provided hereunder, and to the proceeds thereof until the full price and all other liabilities due to MCA are satisfied. Upon any default or breach by Buyer hereunder and to the extent applicable, MCA shall have all of the rights and remedies of a secured party under the Uniform Commercial Code or other applicable law, which rights shall be cumulative. Buyer hereby authorizes MCA to take any and all steps it determines are necessary to cause its security interest to be maintained and perfected, including, without limitation, the filing of any financing statements, and any amendments and/or renewals thereof. MCA shall have the right to enter Buyer's premises and repossess and remove any Goods if full payment has not been timely received by MCA.
11. **DELIVERY:** Unless otherwise specifically stated in an agreement signed by the Parties, delivery of all Goods shall be FOB MCA's shipping facility or at MCA's option, FOB point of manufacture. The Goods shall be delivered to the delivery address stated in the Quote. Shipping or delivery dates are best estimates only, in either case during the Buyer's usual business hours. MCA will arrange for ground shipment through a carrier of its choice unless a specific carrier has been mutually agreed upon in writing by both Buyer and MCA. All shipping charges will be prepaid by MCA and subsequently added to the Buyer's invoice. Title and risk of loss or damage shall pass to Buyer upon MCA's delivery of the goods to a common carrier or other delivery agency for shipment to Buyer. MCA assumes no liability in connection with shipment nor shall the carrier in any way be construed to be an agent of MCA. MCA shall not be liable for any damages or penalty for delay caused by transportation or failure to give notice of such delay. The Goods shall be marked in accordance with the Buyer's instructions and any applicable regulations or requirements of the carrier, if applicable, and properly packed and secured so as to reach their destination in an undamaged condition in the ordinary course. If MCA is unable to make deliveries as specified by Buyer, MCA shall notify Buyer immediately. Upon MCA's notification to the Buyer of delivery, or upon storing the Goods at the Buyer's request, the Buyer is deemed to have accepted the Goods, and thus, the ownership and all associated liabilities for the Goods. Upon delivery, any and all risks related to the possession, use, or maintenance of the Goods shall be borne solely by the Buyer. Insurance is the sole responsibility of the Buyer. MCA is not responsible for procuring insurance for the Goods, and the cost of any insurance coverage will not be included in the Product price unless explicitly requested by the Buyer at the time of Quote acceptance. Should the Buyer request MCA to insure the Goods, the associated costs will be added to Buyer's invoice. MCA reserves the right to make deliveries in installments and the contract shall be severable as to such installments. Delivery delay or default of any installment shall not relieve Buyer of its obligation to accept and pay for remaining deliveries.
12. **INSPECTION:** MCA shall take any steps necessary to comply with any reasonable request by the Buyer to inspect or test the Goods prior to installation. If as a result of inspection or testing the Buyer is not satisfied that such Goods will perform as anticipated per the written guidelines of the applicable manufacturer of any particular Goods (each, a "Manufacturer"), and if the Buyer so informs MCA within three (3) days of inspection or testing, MCA shall take commercially reasonable steps as are necessary to ensure compliance. Failure to so inform MCA within such three (3)-day period shall constitute Buyer's irrevocable waiver of its rights under this Section.
13. **CANCELLATION.** In the event of a cancellation by Buyer for any reason, Buyer will be responsible for payment to MCA for all Goods received, all non-cancelable goods on order with third-party suppliers, as well as Services provided up to the date of cancellation as follows:
 - a. **Goods:** Buyer will pay the full price for all Goods that have been delivered and received, or which are in transit, whether to the project site or as Offsite Stored Materials, through the date that notice of cancellation is received by MCA. These Goods will be invoiced at the previously agreed-upon rates and payment will be made within 30 days of the date of invoice.
 - b. **Goods on Order and Non-Cancelable:** Buyer will pay the full agreed upon price for all Goods that have been ordered specifically for the project and which cannot be canceled or returned for full reimbursement. This includes any custom-made items or materials that were procured for the project. These Goods will be invoiced at the previously agreed-upon rates and payment shall be made within 30 days of the date of invoice.
 - c. **Services Provided:** Buyer will pay for all Services rendered by MCA up to the date notice of project cancellation is received by MCA. The Services will be invoiced at the previously agreed-upon rates and payment will be made within thirty (30) days from the date of the invoice. Services provided include but are not limited to consultation, design, installation labor, project management, subcontracted services and any other services outlined in the Agreement.
 - d. **Returnable or Cancelable Goods:** May be returned at Buyer's expense and may be subject to restocking charges. Programmed Goods may be returned at MCA's discretion and will be subject to a reprogramming fee.
14. **WARRANTY:**
 - a. **MANUFACTURER'S WARRANTIES.** Manufacturers of the Goods provide warranties, including, a software warranty and a license warranty, of varying periods and coverage (collectively, "Manufacturer Warranties"). Written copies of Manufacturer Warranties are available upon request. Buyer acknowledges and agrees that MCA shall have no obligation whatsoever in respect of Manufacturer Warranties and makes no warranty with respect to any goods or supplies supplied by any third party.
 - b. **LIMITED SERVICES WARRANTY.** MCA warrants to Buyer that it shall perform the Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and shall devote adequate resources to meet its obligations under the Agreement ("Limited Services Warranty"). The Limited Services Warranty shall survive for a period of twelve (12) months following the date Services commences (the "Warranty Period"). The Limited Services Warranty is not assignable or transferrable to any third party (including any Affiliate of Buyer).
 - c. **WARRANTY DISCLAIMER.** EXCEPT FOR THE LIMITED SERVICES WARRANTY, MCA MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO SERVICES AND/OR ANY GOODS, INCLUDING ANY (A) WARRANTY OF MERCHANTABILITY; (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (C) WARRANTY OF TITLE; (D) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; OR (E) OTHER WARRANTY WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE.

- d. **WARRANTY CONDITIONS.** MCA shall not be liable for a breach of the Limited Services Warranty unless: (A) Buyer gives written notice of breach thereof, reasonably described, to MCA within twenty (20) days of the time when Buyer discovers or ought to have discovered the breach and such notice is given during the Warranty Period and (B) MCA reasonably verifies Buyer's claim that the Services was defective. MCA shall not be liable for a breach of the Limited Services Warranty if (i) Buyer makes any further use of such Goods after giving such notice; (ii) the defect arises because Buyer failed to follow MCA's oral or written instructions as to the storage, installation, commissioning, use or maintenance of the Goods; or (iii) Buyer alters or repairs such Goods without the prior written consent of MCA.
- e. **EXCLUSIVE REMEDIES.** Subject to Buyer's compliance with the paragraph titled "Warranty Conditions" above, Buyer's sole and exclusive remedy for breach of the Limited Services Warranty shall be, in MCA's sole discretion, (i) to repair or re-perform the applicable Services or (ii) to credit or refund the price of such Services at the pro rata contract rate. SUCH REMEDY SHALL BE THE BUYER'S SOLE AND EXCLUSIVE REMEDY AND MCA'S ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED SERVICES WARRANTY.
15. **AFFILIATES.** MCA reserves the right, without prior notice to Buyer, to provide any Goods through, or cause any of its obligations under this Agreement to be performed by any of its Affiliates. In such case, the work shall be treated as a separate agreement between the Buyer and Affiliate, governed by the Agreement with the Affiliate taking the place of MCA for all purposes herein. Buyer is to make payment directly to the Affiliate for such Quotes. For the purposes of this Agreement, "Affiliate" shall mean, with respect to a Party, any entity which owns or controls, is owned or controlled by, or is under common ownership or control with, such Party. In addition, MCA may subcontract the Services to be provided to Buyer to a third party without Buyer's consent, provided that such subcontracting will not release MCA from any of its obligations under the Agreement.
16. **FORCE MAJEURE:** MCA shall not be responsible for any failure to perform due to causes beyond its reasonable control, such as, but not limited to, acts of God, flood, fire, earthquake, explosion, acts of the Buyer, acts of civil or military authority, war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest, embargoes or blockades, national or regional emergency, judicial action, pandemic, epidemic, default of subcontractors or vendors, labor disputes, accident, failure or delays on transportation, and inability to obtain necessary power, labor or materials (each, a "Force Majeure Event"). In the event of any delay due to such causes, or other difficulties, (whether or not similar in nature to any of those specified) the date of delivery shall be extended for a period equal to the time lost.
17. **GOVERNMENT CONTRACTS:** In the event that the Buyer's customer is the United States Government, the Services and, if applicable, Goods are purchased as Commercial Services or Commercial Goods, respectively, under the Federal Acquisition Regulation ("FAR"), and MCA will agree to comply with, if applicable, FAR 52.212-5 (Contract Terms and Conditions Required to Implement Statutes or Executive Quotes—Commercial Goods and Commercial Services). Any other Government flow downs shall be negotiated by the Parties and agreed upon between the Parties in writing prior to acceptance of a Quote by MCA.
18. **FCC AND OTHER GOVERNMENT MATTERS:** Although MCA may assist in the preparation of FCC License Applications as a courtesy, Buyer is solely responsible for obtaining any licenses dictated under the FCC's rules and regulations or required by any other Federal, State or Local government agency. Neither MCA nor any of its employees is an agent of the Buyer in FCC or other governmental matters.
19. **NON-SOLICITATION.** MCA expends considerable resources including money, time, training, etc. to properly train and educate its employees. MCA experiences considerable financial and other harm when its employees are recruited and hired by customers. Therefore, Buyer agrees to not recruit or solicit any MCA employee until and after such employee has terminated his employment with MCA for a period of at least one (1) year. In consideration of MCA performing its services under this Agreement, Buyer acknowledges MCA's damages in such event and agrees to pay as liquidated damages for breach of this Section a one-time payment equal to five hundred (500) times the then standard technician hourly billable rate, which is currently \$200/hour.
20. **PATENT, COPYRIGHT AND TRADEMARKS:**
- a. **COPYRIGHT AND MASK WORKS:** Laws in the United States and other countries preserve for manufacturers certain exclusive rights, in the manufacturer's software incorporated into any Goods ("Manufacturer's Software") or included in Services, mask works and other works of authorship furnished hereunder, including, without limitation, the exclusive rights to prepare work derived from same, reproduce copies in same and distribute copies of same. Such Manufacturer's Software, mask works and other works of authorship may be used in, and redistributed with, only the Goods which incorporate the same. No other use, including without limitation, the reproduction, modification, or disassembly of such Manufacturer's Software, mask works and other works of authorship or exclusive rights in same is permitted.
- b. **REVERSE ENGINEERING:** Buyer acknowledges manufacturer's claim that the Manufacturer's Software and Goods furnished hereunder contain valuable trade secrets of manufacturer and therefore agrees that it will not translate, reverse engineer, decompile, or disassemble, or make any other unauthorized use of such Manufacturer's Software and Goods. Since unauthorized use of such Manufacturer's Software and Goods will greatly diminish the value of such trade secrets.
- c. **LOGOS AND TRADEMARKS:** Buyer shall not have a right to use any trademarks, names, slogans, or designations of MCA or any manufacturer of Goods incorporated into or included in any Goods and/Services.
21. **MUTUAL WAIVER OF SUBROGATION.** Customer and MCA waive all rights against each other for damages caused by any loss, to the extent those losses are covered and paid by insurance, and except such rights as they have to proceeds of such insurance. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property. Except for damages covered and paid by insurance (for which the Parties have waived rights of subrogation, as outlined elsewhere in this agreement), the Parties agree that MCA's aggregate liability for all claims, suits, actions and proceedings, howsoever arising, directly or indirectly, under or relating to this agreement or its subject matter, including (but not limited to) those based on breach or rescission of contract or tort, shall not exceed, in the aggregate: (i) the fees paid by the Customer to MCA under this Agreement.
22. **LIMITATIONS:**
- a. **LIMITATIONS OF MCA LIABILITY.** IN NO EVENT SHALL MCA BE LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY MATTER ARISING OUT OF OR RELATED TO THIS AGREEMENT IN RESPECT OF ANY LOSS OF USE, REVENUE OR PROFIT OR LOSS OF DATA OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT MCA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. NO ACTION SHALL BE BROUGHT FOR ANY BREACH OF THIS CONTRACT MORE THAN ONE (1) YEAR AFTER THE ACCRUAL OF SUCH CAUSE OF ACTION EXCEPT FOR MONEY DUE UPON AN OPEN ACCOUNT. Both Parties agree that this waiver of consequential damages is a material inducement to enter into this Agreement.
- b. **MAXIMUM LIABILITY.** IN NO EVENT SHALL MCA'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE PURCHASE

PRICE OF THE PARTICULAR GOODS SOLD AND/OR SERVICES RENDERED HEREUNDER WITH RESPECT TO WHICH LOSSES OR DAMAGES ARE CLAIMED.

- c. EXCLUSIONS. Notwithstanding the foregoing, the limitations of MCA's liability set forth herein shall not apply to (i) liability resulting from MCA's willful misconduct and (ii) death or bodily injury resulting exclusively from MCA's acts or omissions.
 - d. INSURANCE: It is further understood that MCA is not an insurer, and that Buyer shall obtain and maintain all necessary and appropriate policies of insurance in respect of its obligations under this Agreement. MCA does not represent or warrant, and MCA hereby expressly disclaims any responsibility for, that Goods will avert or prevent occurrences, or the consequences therefrom, which are monitored, detected, or controlled with the use of the Goods sold herein.
 - e. NO REPRESENTATIONS. MCA's representatives are only authorized to fill in the blanks on any agreement, sales Quote or quote form governed by this Agreement. The issuance of information, advice, approvals, instructions or cost projections by MCA sales or service personnel or other representatives shall be deemed expressions of personal opinion only and shall not affect MCA and Buyer's rights and obligations hereunder, unless that same is in writing and signed by an officer of MCA with the explicit statement that it constitutes an amendment to the Agreement.
23. INDEMNITY. MCA agrees to indemnify and hold harmless the Customer, including its officers, directors, and employees, from and against all losses, damages, expenses, and claims, up to the amount of the Quote, but only to the extent caused solely by the grossly negligent acts or omissions of MCA in the performance of Services. Buyer agrees to indemnify, defend, and hold harmless MCA, its officers, directors, and employees for any and all claims, including claims asserted by third parties, and against any and all liabilities, losses, damages, expenses, liens, claims, demands, actions, judgments, settlements, interest, awards, penalties, fines costs and expenses, including, without limitation, reasonable attorneys' fees, costs of collection, costs of recovering insurance, and costs of enforcing this indemnification provision for death, personal injury, or property damage arising out of any negligent act or omission of Buyer, except to the extent such claims are contributed to by (i) the negligence or willful misconduct of MCA. Any Party seeking indemnity hereunder agrees to (i) notify the other Party in writing of any claims as soon as reasonably practicable; (ii) allow the other Party to control the defense of any such claim and related settlement negotiations; and (iii) reasonably cooperate with the other Party in any defense actions.
 24. GOVERNING LAW AND VENUE. This Agreement is governed by and construed in accordance with the laws of where the Project is located. In addition, the Parties hereto consent to the jurisdiction of any South Carolina state or federal court over any claims arising under or relating to this Agreement, or the relationship between them.
 25. DISPUTES AND ATTORNEYS' FEES. The Parties shall attempt in good faith to resolve any disputes, controversy, or claim arising out of this Agreement by negotiation between the representatives of each Party who have the authority to settle the dispute. As a precondition to commencing litigation of any dispute which cannot be so resolved (other than the collection of money due on unpaid invoices), the Parties agree to participate in mediation with a mediator to be chosen by mutual agreement. If mediation is unsuccessful, any litigation shall take place in Spartanburg County South Carolina, United States of America, which shall be the exclusive forum for resolving the dispute, controversy, or claim. Each Party irrevocably and unconditionally waives any right to a trial by jury in respect to any legal action arising from this Agreement or any other agreement between the Parties. Should any dispute arise between the Parties regarding the interpretation, application, effect or enforcement of this Agreement, the prevailing party in any legal or arbitration proceedings commenced to resolve the dispute shall be entitled to costs and reasonable attorney's fees incurred in said legal proceeding.
 26. ASSIGNMENT. This Agreement shall be binding upon and inure to the benefit of each Party and its respective heirs, successors, and assigns. The Buyer shall not assign in whole or in part these T&Cs or any interest therein or any rights hereunder without the written consent of MCA, which shall not be unreasonably withheld or delayed. Any such assignment without consent shall be void. Notwithstanding the foregoing, MCA may assign this Agreement or any other agreement between the Parties, without consent in whole or in part, for the purposes of corporate reconstruction, reorganization, or analogous proceeding, or to (a) any Affiliate; or (b) a third party in the event of a merger, recapitalization, conversion, consolidation, other business combination or sale of all or substantially all of the assets of MCA to such third party.
 27. NOTICES. All notices or communications (other than normal business communications) required by this Agreement, or desired to be given hereunder, shall be in writing addressed indicated in the applicable signature block hereto, and given by electronic or USPS mail, with delivery confirmation, or an overnight mail service that confirms delivery and shall be deemed to be given when received.
 28. NON-WAIVER: The failure of MCA to insist, in any one or more instances, upon the performance of any such term, covenant or conditions of this Agreement or to exercise any right herein, shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant or condition or the future exercise of such right, but the obligation of the Buyer with respect to such future performance shall continue in full force and effect.
 29. SEVERABILITY: If any provision or part-provision of this Agreement is or becomes invalid, illegal, or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of this Agreement.
 30. ENTIRE AGREEMENT. This Agreement, together with the Quotes and any Exhibits attached thereto, from time to time, sets forth the entire agreement and understanding between the Parties and supersedes all prior negotiations, agreements and understandings with respect thereto. No representations, statements, or inducements, oral or written, not contained herein shall bind either Party. This Agreement may only be amended by a written document duly executed between the Parties. No waiver, alteration or modification of the Agreement shall be binding on MCA unless in writing and signed by an authorized signor of MCA.

Lumberton City Council

Item: VII.C.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/24/2025

Subject: Unsafe Structure 706 E 17th Street

Summary/Background of Subject Matter:

The structure located at 706 E 17th Street was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on October 3, 2024 in which the owners were present. An order to demolish the structure was issued. The time in which the owners had to comply expired on November 10, 2024.

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure located at 706 E 17th Street

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections

ATTACHMENTS:

1. 706 E 17th Street
2. 2025.11.06 Ordinance Directing Building Inspector -706 E. 17th Street



ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
706 E. 17th Street - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 706 E. 17th Street, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the

dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 706 E. 17th Street, in the City of Lumberton, North Carolina, owned by – John Knox Thorndyke Heirs, 2501 Riverwood Ave, Lumberton, North Carolina 28358, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Carroll, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.06

Lumberton City Council

Item: VII.D.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/16/2025

Subject: Unsafe Structure 106 Orange Street

Summary/Background of Subject Matter:

The structure located at 106 Orange Street was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on March 27, 2025 in which the owners were present. An order to demolish the structure (building only) was issued. The time in which the owners had to comply expired on April, 30, 2025

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure (building only) located at 106 Orange Street.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections

ATTACHMENTS:

1. 106 Orange Street 2
2. 106 Orange Street
3. 2025.11.05 Ordinance Directing Building Inspector -106 Orange Street



**POSTED
NO TRESPASSING
KEEP OUT**

NOTICE
This building is used for human habitation. The use or occupation of this building for human habitation is prohibited and subject to...
PER STATE STATUTES, OCCUPATION OF THIS BUILDING FOR HUMAN HABITATION IS PROHIBITED AND SUBJECT TO...
CONSULT A PROFESSIONAL...



ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
106 Orange Street - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 106 Orange Street, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 106 Orange Street, in the City of Lumberton, North Carolina, owned by – James, Christopher & Katrina Grant, 106 Lumberton, North Carolina 28358, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Cantey, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.05

Lumberton City Council
Lumberton, North Carolina



Item: VII.E.

Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/16/2025

Subject: Unsafe structure 216 S Chestnut Street

Summary/Background of Subject Matter:

The structure located at 216 S Chestnut Street was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on July 29, 2025 in which the owners were not present. An order to demolish the structure was issued. The time in which the owners had to comply expired on September 1, 2025

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure located at 216 S Chestnut Street

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections

ATTACHMENTS:

1. 216 S Chestnut
2. 2025.11.09 Ordinance Directing Building Inspector -216 S. Chestnut Street



ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
216 S. Chestnut Street - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 216 S. Chestnut Street, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the

dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 216 S. Chestnut Street, in the City of Lumberton, North Carolina, owned by Ramona Carrillo, 787 Upper Glady Fork Road, Candler, North Carolina 28715, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Cantey, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.09

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Lumberton City Council
Lumberton, North Carolina



Item: VII.F.

Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/30/2025

Subject: Unsafe structure 108 Center Street

Summary/Background of Subject Matter:

The structure located at 108 Center Street was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on August 19, 2025 in which the owners were not present. An order to demolish the structure was issued. The time in which the owners had to comply expired on September 27, 2025

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure located at 108 Center Street

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections

ATTACHMENTS:

1. 108 Center Street
2. 2025.11.02 Ordinance Directing Building Inspector -108 Center Street

108 Center Street.



ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
108 Center Street - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 108 Center Street, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the

dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 108 Center Street, in the City of Lumberton, North Carolina, owned by – Robert DeLane Shaw, P.O Box 538, Lumberton, North Carolina 28358, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Cantey, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.02

Lumberton City Council

Item: VII.G.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/30/2025

Subject: Unsafe structure 110 & 112 Center Street

Summary/Background of Subject Matter:

The structure located at 110 & 112 Center Street was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on August 19, 2025 in which the owners were not present. An order to demolish the structure was issued. The time in which the owners had to comply expired on September 27, 2025

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure located at 110 & 112 Center Street

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections





ATTACHMENTS:

1. 110 & 112 Center Street
2. 2025.11.01 Ordinance Directing Building Inspector -110 & 112 Center Street

Lumberton, NC



Legend

-  Site Address
-  Road
-  Parcel
-  City Limit

1 in. = 47ft.



Notes

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

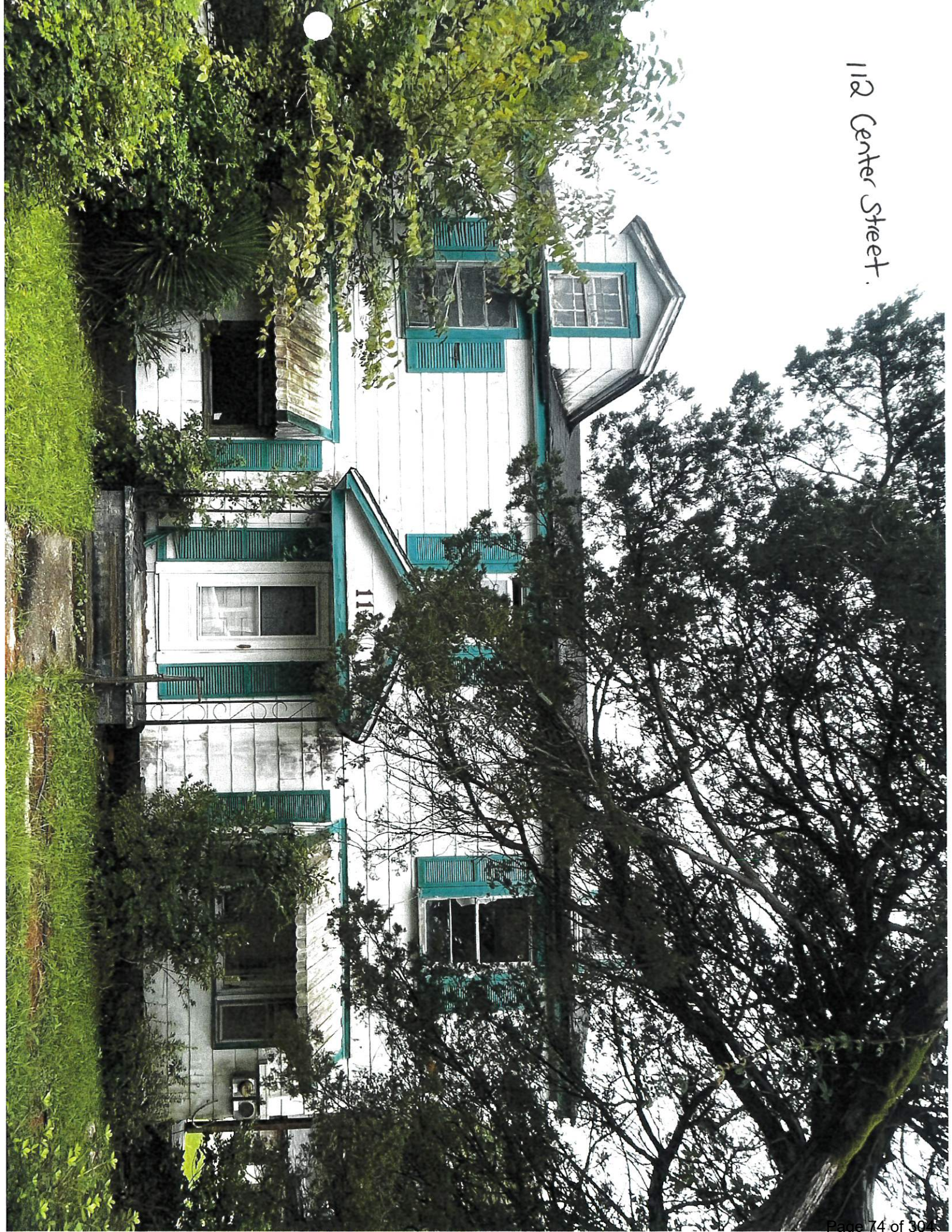
THIS MAP IS NOT TO BE USED FOR NAVIGATION

SHAW ROBERT DELANE
325002004
112 CENTER ST

110 Center Street.



112 Center Street.





1104112
A4B

ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
110 & 112 Center Street - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 110 & 112 Center Street, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the

dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 110 & 112 Center Street, in the City of Lumberton, North Carolina, owned by – Robert DeLane Shaw, P.O Box 538, Lumberton, North Carolina 28358, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Cantey, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.01

Lumberton City Council
Lumberton, North Carolina



Item: VII.H.

Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/30/2025

Subject: Unsafe structure 114 Center & Robeson Street

Summary/Background of Subject Matter:

The structure located at 114 Center & Robeson Street was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on August 19, 2025 in which the owners were not present. An order to demolish the structure was issued. The time in which the owners had to comply expired on September 27, 2025

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure located at 114 Center & Robeson Street

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections

ATTACHMENTS:

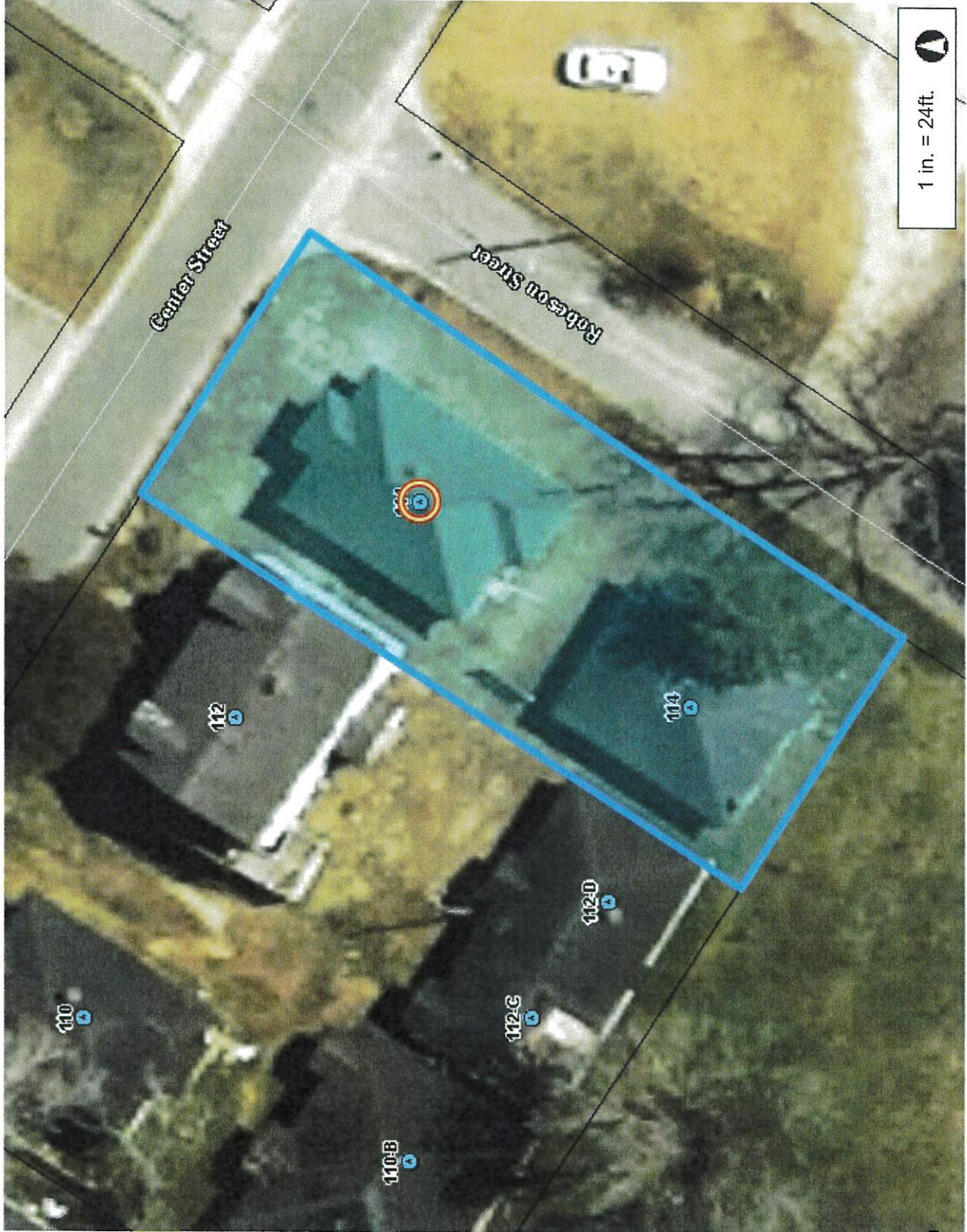
1. 114 Center-Robeson Street
2. 2025.11.03 Ordinance Directing Building Inspector -114 Center & Robeson Street



114 Center Street.



Lumberton, NC



Legend

- Site Address
- Road
- Parcel
- City Limit

Notes

SHAW ROBERT D
325002005
114 CENTER & ROBESON ST

1 in. = 24ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

47.1 Feet

23.56

0

47.1

ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
114 Center & Robeson Street - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 114 Center & Robeson Street, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 114 Center & Robeson Street, in the City of Lumberton, North Carolina, owned by – Robert DeLane Shaw, P.O Box 538, Lumberton, North Carolina 28358, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Cantey, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.03

.

Lumberton City Council

Item: VII.I.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/30/2025

Subject: Unsafe structure 607 Martin Luther King Drive

Summary/Background of Subject Matter:

The structure located at 607 Martin Luther King Drive was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on August 19, 2025 in which the owners were not present. An order to demolish the structure was issued. The time in which the owners had to comply expired on September 27, 2025

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure located at 607 Martin Luther King Drive

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections

ATTACHMENTS:

1. 607 MLK Drive
2. 2025.11.04 Ordinance Directing Building Inspector -607 MLK Drive



ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
607 MLK Drive - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 607 MLK Drive, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the

dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 607 MLK Drive, in the City of Lumberton, North Carolina, owned by – Robert DeLane Shaw, P.O Box 538, Lumberton, North Carolina 28358, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Cantey, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.04

.

Lumberton City Council
Lumberton, North Carolina



Item: VII.J.

Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/16/2025

Subject: Unsafe structure 2902 Olive Drive

Summary/Background of Subject Matter:

The structure located at 2902 Olive Drive was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on July 29, 2025 in which the owners were not present. An order to demolish the structure was issued. The time in which the owners had to comply expired on September 1, 2025

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure located at 2902 Olive Drive

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections

ATTACHMENTS:

1. 2902 Olive Drive
2. 2025.11.08 Ordinance Directing Building Inspector -2902 Olive Street





ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
2902 Olive Street - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 2902 Olive Street, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the

dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 2902 Olive Street, in the City of Lumberton, North Carolina, owned by Vinaykumar Ramania Patel, 131 Starhill Avenue, Fayetteville, North Carolina 28303, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Chavis, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.08

.

Lumberton City Council
Lumberton, North Carolina



Item: VII.K.

Request for Action

Meeting Date: November 10, 2025

Originated By: Inspections

Submission Date: 10/16/2025

Subject: Unsafe Structure 809 10th Street

Summary/Background of Subject Matter:

The structure located at 809 10th Street was inspected by our department and was determined to be unsafe. A notice of condemnation and hearing was sent. A hearing was held on August 12, 2025 in which the owners were not present. An order to demolish the structure was issued. The time in which the owners had to comply expired on September 15, 2025

Staff Recommendation:

Staff recommends the City Council direct the Building Inspector to demolish and remove the unsafe structure located at 809 10th Street

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Inspections

ATTACHMENTS:

1. 809 10th Street
2. 2025.11.07 Ordinance Directing Building Inspector -809 10th Street



ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE AND
DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND
DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE
SAME MAY NOT BE OCCUPIED
809 10th Street - LUMBERTON, NORTH CAROLINA

WHEREAS, the City Council of the City of Lumberton finds that the dwelling described herein is unfit for human habitation under the provisions of the Building and Housing Codes, and that all of the procedures of the Code of the City of Lumberton, North Carolina, have been complied with;

WHEREAS, the dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of the dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Building and Housing Code pursuant to an Order issued by the Building Inspector and the owner has failed to comply with the lawful Order of the Building Inspector to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-389 and 160A-426 through 160A-432, inclusive, and Sections 8-124 and 8-225 of the Code of the City of Lumberton, North Carolina, empowers the City of Lumberton to have its inspector to remove or demolish a dwelling when an Order of the Building Inspector has not been complied with;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that:

Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 809 10th Street, in the City of Lumberton, North Carolina.

Section 2. The Building Inspector is hereby authorized and directed to proceed to vacate the

dwelling of all occupants and to remove or demolish the dwelling, said dwellings being located at 809 10th Street, in the City of Lumberton, North Carolina, owned by Flora Mae Davis, 809th 10th Street, Lumberton, North Carolina 28358, in accordance with the Order of the Building Inspector issued pursuant to the Unsafe Buildings Ordinance contained in Article VII of Chapter 8 of the Code of the City of Lumberton, North Carolina.

Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.

(b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

On motion of Councilman Douglas, seconded by Councilwoman Higley, the foregoing amendment was adopted the 10th day of November, 2025.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

E. Holt Moore III, City Attorney

Ordinance No. 2025.11.07

.

Lumberton City Council

Item: VII.L.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: MIS

Submission Date: 11/05/2025

Subject: Scale Computing Cluster Replacement

Summary/Background of Subject Matter:

The City's primary server virtualization cluster is due for replacement. It is a Scale Computing Hyperconverged cluster. The cost of the replacement is \$99,303.98 including 5 years of hardware and software support. The pricing is from the CCPA Technology Products and Related Services contract.

Staff Recommendation:

MIS recommends the approval of this purchase in the amount of \$99,303.98.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: MIS

ATTACHMENTS:

None

Lumberton City Council
Lumberton, North Carolina



Item: VII.M.

Request for Action

Meeting Date: November 10, 2025

Originated By: City Attorney

Submission Date: 11/06/2025

Subject: AMI-related Changes

Summary/Background of Subject Matter:

Staff has been working diligently with Aclara in moving the AMI process along. There have been a few minor changes which staff has thoroughly reviewed and found necessary, to the contract. These involve terms relating to Call Center Services, and installation of Data Control Units on the water tower in the Industrial Park. Through-the-meter-box-lid antennas is another possible item, and we will know that by the meeting. Various supporting documentation is attached.

Staff Recommendation:

Approve amendments to AMI contract.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: City Attorney

ATTACHMENTS:

1. AMI11062025
2. AMI11062025.2
3. AMI11062025.3
4. AMI11062025.4

Holt,

These are the updates below: the overall value drops from the current PO value of **\$7,469,687.46 to \$7,187,528.80** this is driven by item 4 below.

1. Section 1.0 Network

- a. We have made the updates requested to the following sites and updates are attached in the Site Survey result document.
 - Removed Dawn Tower and move to wooden pole labeled Fayetteville Rd,
 - Removed 2 wooden pole sites ABAA0001 and ABAB0001 replacing with Emory water tower.
- The new pricing exhibit for changes in network items is \$67,259.59 vs PO lines 1 & 2 is for \$64,978.18. This also reflects the removal of line items 1.13-1.17 and updates to mounting equipment as attached.

2. Optional Service for Call Center

Call Center Services:

Up to 5% calls in a month : Base fixed monthly rate of \$1,809.52

More than 5% calls in a month: \$330 for every 1% increase

- a. As long as the total number of calls in a month is greater than 125
 - b. If less than 125 calls are made in a month, even though the percentage is more than 5%, only the base monthly rate would apply. This is to avoid situations where install rate is low due to ramp up/ramp down months.
3. Optional Service : For adding the 100 thru lid antennas under Optional items we can receive a separate PO for those items separately. Once we receive that we will place the orders and provide anticipated ship dates.
4. Updated Quantity in 3/03 to reflect change from 10,000 units to 8,000 units. City made purchase direct with Miller Supply for other 2,000

Please let us know of any questions

Brian Skipper
Project Manager



C: 4072321134 E: bskipper@hubbell.com W: aclara.com A: 30400 Solon Rd, Solon

AssetIDfromPropModel	AddressLocation	Lat	Long	AssetPriority
ABAA0001 Alternate	34.581766, -79.047722	34.581781	-79.047816	Alternate 1
ABAA0001	34.576840, -79.050069	34.576840	-79.050070	Primary
ABAB0001	34.606103, -79.093775	34.605904	-79.094051	Primary
CedarTwr	34.620994, -79.002696	34.620598	-79.002222	Primary
DawnTwr	34.666787, -79.010853	34.666848	-79.010715	Primary
Saxon	34.602183, -78.979505	34.602302	-78.979416	Primary
W5thStTn	34.619841, -79.059664	34.619849	-79.059498	Primary
WesleyTn	34.654267, -78.996442	34.654115	-78.996201	Primary
EmoryLn	34.595540, -79.101116	34.595540	-79.101116	Primary
Fayetteville Rd	34.675839, -79.010215	34.675839	-79.010215	Primary

SiteAcceptable	AssetOwner	EnterDate	CustomerContact
Accepted	Lumberton	4/22/2025 0:00	Greg Prevatte
Rejected	Aclara	4/22/2025 0:00	
Accepted	Lumberton	4/22/2025 0:00	Greg Prevatte
Accepted	Lumberton	4/22/2025 0:00	Greg Prevatte
Accepted	Lumberton	4/22/2025 0:00	Greg Prevatte
Accepted	Lumberton (NC)	4/22/2025 0:00	Greg Prevatte 9107852755
Accepted	Lumberton	4/22/2025 0:00	Greg Prevatte. 910 785-2755
Accepted	Lumberton	4/22/2025 0:00	Greg Prevatte
Accepted	Lumberton		
Accepted	Lumberton		

AttendeesPresent	SolarorACsite	InstallType	PoleType
Greg Prevatte	AC	Existing Pole	Wood
Greg Prevatte	AC	Existing Pole	Wood
Greg Prevatte	AC	Custom	Lattice Tower
Greg	AC	Custom	
Greg Prevatte	AC	Water Tank	
Greg Prevatte	AC	Water Tank	
Greg Prevatte	AC	Water Tank	
Greg Prevatte	AC	Water Tank	
Greg Prevatte	AC	Existing Pole	

BandedorThroughPoleInstall	AnyPowerLinesImpactingInstall
Through	Yes

Through	Yes
---------	-----

	No
	No



RoomtoInstallAbovePowerlines	TowerClimbType	ConfinedSpace
Yes		
Yes		
	Internal	Yes
	Internal	Yes
	Internal	Yes
	Internal	Yes

WillDCUandequipmentfit	CustomDetails	DCUCabinetHeightfeet
		40
		40
	Lattice Tower	5
	Lattice Tower	5
Yes		150
Yes		150
Yes		155
Yes		142
		10

AntennaHeightfeet	SolarPanelHeightfeet	LiftTypeNeeded	AntennaType
55		Man Lift (>41ft)	5 dBi (EM Wave)
40		Bucket Truck (<41ft)	5 dBi (EM Wave)
40		Man Lift (>41ft)	5 dBi (EM Wave)
100		Man Lift (>41ft)	5 dBi (EM Wave)
155		155 Ladder	5 dBi (EM Wave)
155		Ladder	5 dBi (EM Wave)
155		150 Ladder	5 dBi (EM Wave)
142		Ladder	
42			

Anyotherantennaepresent	RequiredCableLength	SpecialAccess
No	40ft - LMR 400	None
No	40ft - LMR 400	None
Yes	40ft - LMR 400	Locked Gated
Yes	100ft - 7/8" Helix	Locked Gated
Yes	15ft - LMR 400	Locked Gated
Yes	15ft - LMR 400	Locked Gated
Yes	15ft - LMR 400	Locked Gated

SouthernExposure	DualSolarPanelMountingKitNeeded	ACPowerPresent
Yes	No	No
Yes	No	No
Yes	No	No
None	No	No
Yes	No	Yes
Yes	No	No

EarthGroundPresentIfyesaddlengthandallotherdetailsinnotes

EthernetDropPresent

~~No~~

~~No~~

~~No~~

~~No~~

No

No

~~No~~

~~No~~

No

No

No

No

No

No



AdditionalPartsRequirednonAclaraparts

None

None

None

None

None

None

None

SurveyNotesincludereasonifrejected

~~Alternate pole. Lumberton pole. Better access-~~

~~Unsafe off highway and There is a ditch-~~

~~New pole. Easy access recommend installing antennas under the lights-~~

Lattice Tower. DCU on the ground antennas about 100 feet up. Customer has to run power to DCU

~~Lattice Tower Custom install. Antennas is going to be 100 feet high. DCU On the ground-~~

Going to need a mast installed to install DCU. Could use a pipe to pipe on one of these existing pipes.

Location next to airport. Customer worried about antenna length due to airport. Open tank, water in tank does not smell of chlorine. All ladder openings are 30 inches plus..

No railing at the top tank. Needs a mast to be installed.

Asset ID	Location	Lat	Long	Install Type
CedarTwr	34.620994, -79.002696	34.620598	-79.002222	Lattice Tower
Saxon	34.602183, -78.979505	34.602302	-78.979416	Water Tower
W5thStTn	34.619841, -79.059664	34.619849	-79.059498	Water Tower
WesleyTn	34.654267, -78.996442	34.654115	-78.996201	Water Tower
EmoryLn	34.595540, -79.101116	34.595540	-79.101116	Water Tower
Fayetteville Rd	34.675839, -79.010215	34.675839	-79.010215	Pole

DCU Mount kit	Water Tower Mount Kit	Antenna Mount kit	Cable Part #
109-85-DCU-04	1 x 109-85WT-01	109-85E-06	2 x 070-2570-40
109-85-DCU-04	2 x 109-85WT-01	2 x 109-85E-05	1 x 070-2570-12 1 x 070-2570-20
109-85-DCU-04	2 x 109-85WT-01	2 x 109-85E-05	1 x 070-2570-12 1 x 070-2570-20
109-85-DCU-04	2 x 109-85WT-01	2 x 109-85E-05	1 x 070-2570-12 1 x 070-2570-20
109-85-DCU-04	2 x 109-85WT-01	2 x 109-85E-05	1 x 070-2570-12 1 x 070-2570-20
109-75-03A		109-85E-02	2 x 070-2570-40

Tessco Parts	Grounding Parts
	2 x GC5004 15 x 070-3108
	2 x GC5004 30 x 070-3108
	2 x GC5004 30 x 070-3108
	2 x GC5004 30 x 070-3108
	2 x GC5004 30 x 070-3108
	2 x GC5004 15 x 070-3108



CITY OF LUMBERTON

Post Office Box 1388
 Lumberton, NC 28359
 PH: (910) 671-3824
 FAX: (910) 671-4413

PURCHASE ORDER

PO Number: PO-46322

Date: 08/27/2025


Requisition #: REQ33981

Vendor #: 03498

ISSUED TO: ACLARA
 77 WEST PORT PLAZA DRIVE
 STE 500
 ST LOUIS, MO 63146-3126

SHIP TO: City of Lumberton
 Attn:Sandra Prevatt
 500 N. Cedar Street
 Lumberton, NC 28358

ITEM	UNITS	DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1	0	NETWORK MATERIAL	63-00-8410-5263		0.00	32,489.09
2	0	NETWORK MATERIAL	60-00-8220-5260		0.00	32,489.09
3	0	ELECTRIC RF ENDPOINTS	63-00-8410-5263		0.00	1,631,118.27
4	0	WATER HARDWARE	60-00-8220-5260		0.00	3,719,228.13
5	0	SOFTWARE - ALARAONE-WATER	60-00-8220-5260		0.00	27,000.00
6	0	SOFTWARE - ALARAONE-ELECTRIC	63-00-8410-5263		0.00	62,600.85
7	0	SOFTWARE - PROGRAMMER & CELL BACKHAUL/PORTAL FEE	63-00-8410-5263		0.00	21,397.07
8	0	SOFTWARE - PROGRAMMER & CELL BACKHAUL/PORTAL FEE	60-00-8220-5260		0.00	21,397.06
9	0	PROFESSIONAL SERVICES/NETWORK AND SOFTWARE	63-00-8410-5263		0.00	187,299.00
10	0	PROFESSIONAL SERVICES/NETWORK AND SOFTWARE	60-00-8220-5260		0.00	187,299.00
11	0	TRAINING	63-00-8410-5263		0.00	3,500.00
12	0	TRAINING	60-00-8220-5260		0.00	3,500.00
13	0	INSTALLATION/PROJECT MANAGEMENT	63-00-8410-5263		0.00	266,743.76
14	0	INSTALLATION/PROJECT MANAGEMENT	60-00-8220-5260		0.00	266,743.76
15	0	SOFTWARE INTEGRATION AND TRAINING	63-00-8410-5263		0.00	33,222.00
16	0	SOFTWARE INTEGRATION AND TRAINING	60-00-8220-5260		0.00	33,222.00
17	0	WATER METER INSTALLS	60-00-8220-5260		0.00	727,794.35
18	0	ELECTRIC METER INSTALLS	63-00-8410-5263		0.00	212,644.03

Authorized by: 

SUBTOTAL:	7,469,687.46
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	7,469,687.46

By acceptance of this purchase order, vendors, contractors, and/or subcontractors affirm they are not listed and will not utilize a subcontractor listed on the Final Divestment List created by the State Treasurer pursuant to NCGS 143C-6A. Iran Divestment Act Certification. The two lists can be found by going to www.nctreasurer.com/iran.

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Aclara Pricing for the City of Lumberton (NC)
Aclara RF and Water System



Quote #

Date: 11/4/2025

HARDWARE						
Item	Description	Part Number	Qty	Unit Price	Extended Price	Notes
1.0	NETWORK					
1.01	DCU-II+, RF, 1-ch Tx, 8-ch Rx, T-Board, AC, ATT LTE	501-85AL2A2T-EGW	7	\$5,637.50	\$39,462.50	(6,7,8)
1.02	DCU STAR Reception - Spare Parts_10' Low-Loss (LMR-400) cable with N-type male Connectors	070-2570-10		\$32.39	\$0.00	(6-10)
1.03	DCU STAR Reception - Spare Parts_12' Low-Loss (LMR-400) cable with N-type male Connectors	070-2570-12	4	\$70.19	\$280.76	(6-10)
1.03	DCU STAR Reception - Spare Parts_20' LMR-400 cable with N-type male Connectors	070-2570-20	4	\$153.03	\$612.12	(6-10)
1.04	DCU STAR Reception - Spare Parts_Low-loss antenna cable, 40-feet	070-2570-40	4	\$377.91	\$1,511.64	(6-10)
1.03	DCU Mounting Hardware, DCU II+ Tower Mounting Kit, Banded	109-75-03A	1	\$44.38	\$44.38	(6-10)
1.04	DCU Mounting Hardware, DCU II+ Mounting Kit, Pole Mount, Banded, DCU II+ Antenna	109-85E-02	1	\$712.11	\$712.11	(6-10)
1.05	DCU II+ - Mounting Kit_MTG, Water Tower, DCU II+ Antenna	109-85E-05	8	\$786.02	\$6,288.16	(6-10)
1.04	DCU II+ - Mounting Kit_MTG, Tower SMLG, Banded, DCU II+ Antenna	109-85E-06	1	\$1,001.10	\$1,001.10	(6-10)
1.06	DCU Mounting Hardware, DCU II+ Water Tower Mounting Kit, Banded	109-85-DCU-04	5	\$31.63	\$158.15	(6-10)
1.07	DCU Mounting Hardware, DCU II+ Water Tower	109-85WT-01	9	\$1,473.82	\$13,264.38	(6-10)
1.08	8 GA, SOLID CU WIRE, UNINSULAT	070-3108	150	\$1.16	\$174.00	
1.09	DCU Accessories - E-5008 CTV Barrel lock key (includes cover)	057-0078	3	\$138.77	\$416.31	
1.10	Aclara DCU Programming Cable	070-9975M-068-USB	1	\$631.40	\$631.40	
1.11	Wireless Field Programming Coil	109-6900	3	\$717.50	\$2,152.50	10a
1.12	Connector, CU Vise Assembly	GC5004	12	\$45.84	\$550.08	
Item	Description	Part Number	Qty	Unit Price	Extended Price	Notes
2.0	ELECTRIC RF ENDPOINTS					
2.01	Aclara i210+c 1S CL100 120V w/ RD RF Electric Residential Meter, including integrated Aclara Module, TQEVF FJU	ANSX001585	40	\$182.71	\$7,308.40	(15,16)
2.02	Aclara i210+c 2S CL200 240V w/ RD RF Electric Residential Meter, including integrated Aclara Module, TQEVF FJU	ANSX001586	8,492	\$127.50	\$1,082,730.00	(15,16)
2.03	Aclara i210+c 2S CL320 240V w/ RD RF Electric Residential Meter, including integrated Aclara Module, TQEVF FJU	ANSX001587	157	\$213.12	\$33,459.84	(15,16)
2.04	Aclara i210+c 12S CL200 120-208V w/ RD RF Electric Residential Meter, including integrated Aclara Module, TQEVF FJU	ANSX001588	24	\$166.60	\$3,998.40	(15,16)
2.05	Aclara KV2c 3S CL20 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001589	85	\$309.80	\$26,333.00	(15,17)
2.06	Aclara KV2c 4S CL20 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001590	6	\$326.10	\$1,956.60	(15,17)
2.07	Aclara KV2c 9S CL20 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001591	340	\$297.36	\$101,102.40	(15,17)
2.08	Aclara KV2c 36S CL20 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001592	271	\$297.36	\$80,584.56	(15,17)
2.09	Aclara KV2c 45S CL20 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001988	15	\$324.21	\$4,863.15	(15,17)
2.10	Aclara KV2c 2S CL200 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001593	200	\$310.00	\$62,000.00	(15,17)
2.11	Aclara KV2c 2S CL320 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001594	115	\$310.00	\$35,650.00	(15,17)
2.12	Aclara KV2c 12S CL200 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001595	4	\$326.10	\$1,304.40	(15,17)
2.13	Aclara KV2c 16S CL200 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001596	150	\$310.00	\$46,500.00	(15,17)
2.14	Aclara KV2c 16S CL320 120-480V, Gen 5, RF Electric Commercial Meter, including integrated Aclara Module, TQEVFVK	ANSX001597	482	\$297.36	\$143,327.52	(15,17)

Item	Description	Part Number	Qty	Unit Price	Extended Price	Notes
3.0 WATER HARDWARE						
3.01	Water Meter MTU - Encoder, Single Port, Meter Alarms, Extended Range, 3' Nicor Connector Cable	3451-103-XBW	12,456	\$102.50	\$1,276,740.00	(14)
3.02	Water MTU Short Spacer for Pit Installs	056-8150S	24,912	\$0.38	\$9,466.56	(14)
3.03	DIEHL WATER METER 5/8"x3/4" -3120235	3120235	8,000	\$142.22	\$1,137,760.00	
3.04	DIEHL WATER METER 1"	3120407	1,500	\$197.22	\$295,830.00	
3.05	EVO WATER METER 2"	5005Q0053XXXYX	150	\$2,816.67	\$422,500.50	
3.06	EVO WATER METER 4"	5005Q0088XXXYX	10	\$4,507.78	\$45,077.80	
3.07	EVO WATER METER 6"	5005Q0089XXXYX	15	\$7,146.67	\$107,200.05	
3.08	EVO WATER METER 8"	5005Q0090XXXYX	4	\$10,846.67	\$43,386.68	
3.09	12" EVO Q4RB USG meters with Replaceable batteries w/ Encoder Module with Nicor Connector 8-digit	5005Q0092XXXYX	1	\$16,875.56	\$16,875.56	
3.10	DIEHL SPARE WATER METER 5/8"x3/4"	3120235	200	\$151.11	\$30,222.00	
3.11	DIEHL SPARE WATER METER 1"	3120407	50	\$206.67	\$10,333.50	
3.12	EVO SPARE WATER METER 2"	5005Q0053XXXYX	2	\$2,598.89	\$5,197.78	
3.13	EVO SPARE WATER METER 4"	5005Q0088XXXYX	2	\$4,507.78	\$9,015.56	
3.14	EVO SPARE WATER METER 6"	5005Q0089XXXYX	2	\$7,146.67	\$14,293.34	
3.15	Honeywell Q4 Encoder Module with Nicor Connector	2512Q0036	20	\$544.44	\$10,888.80	
HARDWARE TOTAL:					\$5,133,165.99	

SOFTWARE

Item	Description	Part Number	Qty	Unit Price	Extended Price	Notes
4.0 SOFTWARE ANNUAL FEES						
4.01	Software as a Service (SaaS) AclaraONE Software ASP Fee - Water	SW-3010A-W-RF	12,000	\$2.25	\$27,000.00	(17,20)
4.02	Software as a Service (SaaS) AclaraONE Software ASP Fee - Electric	SW-3010A-E-RF	10,179	\$6.15	\$62,600.85	(17,20)
4.03	Aclara MTU Mobile Programmer ASP Fee	SW-1050A	12,000	\$0.11	\$1,320.00	(17,19)
4.04	Cellular Backhaul Data Plan (Per DCU per year for access to the Aclara Wireless Network for SRFN. Fee includes support, private APN, VPN and 1GB cellular data plan.)	NS-AWN-1GBY-E-RF	7	\$633.60	\$4,435.20	(17,20)
4.05	VertexOne - Consumer Portal Annual Fee	NS-3PSVP-CEAF-W-RF	22,179	\$1.67	\$37,038.93	(17,21)
ANNUAL SOFTWARE TOTAL:					\$132,394.98	

PROFESSIONAL SERVICES

Item	Description	Part Number	Qty	Unit Price	Extended Price	Notes
5.0 PROFESSIONAL SERVICES - NETWORK						
5.01	Aclara Professional Services - RF Network Analysis, Deployment Support and Validation	NS-PSV-E-RF	1	\$271,569.00	\$271,569.00	(10,15,16)
5.02	Performance Bond	NS-3PBOND-W-RF	1	\$51,918.00	\$51,918.00	
6.0 PROFESSIONAL SERVICES - SOFTWARE						
6.01	Consumer Portal Site Setup- VertexOne	NS-3PSVP-CESF-W-RF	1	\$11,111.00	\$11,111.00	
6.02	Consumer Portal Integration- VertexOne	NS-3PSVP-CESF-W-RF	1	\$22,222.00	\$22,222.00	
6.03	Consumer Portal Configuration- VertexOne	NS-3PSVP-CESF-W-RF	1	\$17,778.00	\$17,778.00	
PROFESSIONAL SERVICES TOTAL:					\$374,598.00	

TRAINING						
Item	Description	Part Number	Qty	Unit Price	Extended Price	Notes
7.0	TRAINING					
7.01	Training - RF Electric & Water Combo	NS-TRN-EH-RF	1	\$7,000.00	\$7,000.00	
TRAINING TOTAL:					\$7,000.00	

INSTALLATION						
Item	Description	Part Number	Qty	Unit Price	Extended Price	Notes
8.0	HARDWARE INSTALLATION					
8.01	SGS - Project Management Fee	SGS-MN-PJM	15	\$35,565.83	\$533,487.45	See Aclara SGS Meter Installation Services Pricing Assumptions
8.02	SGS - Software Integration	SGS-PF-INTEG	1	\$28,471.00	\$28,471.00	""
8.03	SGS - Mobilization	SGS-MOBIL	1	\$26,000.00	\$26,000.00	""
8.04	SGS - Training	SGS-TRAIN	1	\$11,973.00	\$11,973.00	""
8.05	SGS - Installation for 5/8", 3/4"	SGS-IN-W-SM	10,000	\$48.88	\$488,800.00	""
8.06	SGS - Installation for 1"	SGS-IN-W-1	1,500	\$48.88	\$73,320.00	""
8.07	SGS - Installation for 1 1/2", or 2"	SGS-IN-W-MD	150	\$392.86	\$58,929.00	""
8.08	SGS - Installation for 4"	SGS-IN-W-4	10	\$1,107.14	\$11,071.40	""
8.09	SGS - Installation for 6"	SGS-IN-W-6	15	\$3,821.43	\$57,321.45	""
8.10	SGS - Installation for 8"	SGS-IN-W-8	4	\$4,916.25	\$19,665.00	""
8.11	SGS - Installation for 12"	SGS-IN-W-12	1	\$11,327.50	\$11,327.50	""
8.12	SGS - Diehl Water Meter Retrofit	SGS-IN-W-RETRO	300	\$23.00	\$6,900.00	""
8.13	SGS - Honeywell Water Meter Retrofit	SGS-IN-W-RETRO	20	\$23.00	\$460.00	""
8.15	SGS - Electric Meter Installation - 1S	SGS-IN-E-1S	32	\$20.13	\$644.16	""
8.14	SGS - Electric Meter Installation - 2S-200	SGS-IN-E-2S	8,392	\$20.13	\$168,930.96	""
8.16	SGS - Electric Meter Installation - 2S-320	SGS-IN-E-2S	137	\$20.13	\$2,757.81	""
8.17	SGS - Electric Meter Installation - 12S	SGS-IN-E-12S	24	\$20.13	\$483.12	""
8.18	SGS - Electric Meter Install - 2S 200 Comm.	SGS-IN-E-C-2	200	\$20.13	\$4,026.00	""
8.19	SGS - Electric Meter Install - 2S 320 Comm.	SGS-IN-E-C-2	95	\$20.13	\$1,912.35	""
8.20	SGS - Electric Meter Installation - 3S Comm.	SGS-IN-E-C-3	77	\$20.13	\$1,550.01	""
8.21	SGS - Electric Meter Installation - 4S Comm.	SGS-IN-E-C-4	2	\$20.13	\$40.26	""
8.22	SGS - Electric Meter Installation - 9S Comm.	SGS-IN-E-C-9	320	\$20.13	\$6,441.60	""
8.23	SGS - Electric Meter Installation - 12S Comm.	SGS-IN-E-C-12	2	\$20.13	\$40.26	""
8.24	SGS - Electric Meter Install - 16S 200 Comm.	SGS-IN-E-C-16	150	\$28.75	\$4,312.50	""
8.25	SGS - Electric Meter Install - 16S 320 Comm.	SGS-IN-E-C-16	462	\$28.75	\$13,282.50	""
8.26	SGS - Electric Meter Installation - 36S Comm.	SGS-IN-E-C-36	271	\$28.75	\$7,791.25	""
8.27	SGS - Electric Meter Installation - 45S Comm.	SGS-IN-E-C-45	15	\$28.75	\$431.25	""
INSTALLATION TOTAL:					\$1,540,369.83	

Subtotal: \$7,187,528.80
Material Handling & Freight: Included
Grand Total: \$7,187,528.80 (1,2,3,4,5,6,7)

OPTIONAL SELECTIONS						
Item	Description	Part Number	Qty	Unit Price	Extended Price	Notes
9.0	OPTIONAL SELECTIONS					
9.01	Drill existing Cast-Iron lid		as needed	\$11.50		
9.02	Alternate MTU part required	3451-103-DBW-A	as needed	\$102.50		In lieu of item 3.01 above
9.03	Series 3000 Pit Lid Antenna	073-3002	as needed	\$41.00		
9.04	Water MTU Antenna Mounting Kit: Tab	109-10571-04	as needed	\$6.56		
9.05	Aclara i210+c 2S CL320 240V w/o RD RF Electric Residential Meter, including integrated Aclara Module, TQEVF FJU + Installation	Y84900-26	as needed	\$149.93		
9.06	K switch adder - residential		as needed	\$8.00		
9.07	5-year Extended Warranty Adder - DCU II+, Electric/Combo, AC, ATT LTE - 4%	NS-PH-E-RF	7	\$225.50		
9.08	Lid replacement (City of Lumberton provides lids)		as needed	\$5.75		
9.09	Pit Cleaning		as needed	\$11.50		
9.10	Return Visit Fee within 14 days		as needed	Associated SGS Meter Installation Rate		
9.11	Return Visit Fee outside of 14 days		as needed	\$55 per Hour		
9.12	Lock Cutting Fee		as needed	\$5.00		
9.13	Call Center Services (assumes 10 months)		monthly	\$1,809.52		

PRICING ASSUMPTIONS

General Note: This Proposal/Quotation is based upon the terms and conditions set forth in the Aclara Standard Terms and Conditions of Sales for Equipment and Certain Services that are available on Aclara's website at:
<http://www.aclara.com/terms-and-conditions/>
Any conflicting or additional terms and conditions contained in any resulting purchase order are hereby rejected unless agreed to in writing by Aclara.

GENERAL

- 1 Pricing remains in effect for a period of 90-days from the date above.
- 2 Pricing is confidential, proprietary, and governed by the confidentiality requirements of the terms and conditions.
- 3 The itemized pricing shown is based on quantities and schedules proposed herein; any changes may result in a pricing adjustment. Stand-alone pricing for each line item may be provided upon request.
- 4 Total extended price shown excludes any applicable Sales Tax.
- 5 Due to current high fluctuations in commodities, freight, services, and logistics, the prices quoted may be adjusted periodically in accordance with an agreed upon change policy to be incorporated into final contract terms. Commodity prices, services, and logistics costs will be tracked using the appropriate indexes and industry references and any price adjustments will be accompanied with supporting documentation.

NETWORK

- 6 Total extended price shown excludes DCU mounting structures (e.g. poles, installation of poles) and site acquisition costs.
- 7 DCU installations and configurations may be a mixture of various mounting styles. Current estimates show 7 DCUs, but a detailed propagation study and site survey is needed to finalize the quantities and types. Pricing Adjustments will be required to accommodate changes in DCU type/counts (i.e. pole height parameters changing), mounting types, and installation types.
- 8 Pricing and arrangements for non-standard installations will be handled individually. Typical standard installation rate (pole and roof mount) is 3 to 5 units per day.
- 9 DCU mounting kits include standard cabling (Pole – 2x20', Tower 2x150'), additional cabling to be priced upon mounting requirements.
- 10 Add \$1,000.00 for 1-day Bucket Truck Rental if needed for access.
- 10a Final quantity of MTU Programmers to be determined based on installation plan and number of installers. Used to program and activate the MTU.

ENDPOINTS

- 11 Water MTU's installed w/ through the lid option will require an alternate MTU part number to support Antenna. Provided at time of contract
- 12 Endpoint prices are subject to change on individual Features, Forms, Classes, Softswitches & Quantities
- 13 Residential Meter Softswitches that are included in above quote: i210+c
 - T - Time of Use (TOU)
 - Q - Power Quality Recording (Min, Avg, Max Voltage)
 - E - Event Logging Recording (up to 200 events)
 - V - Voltage Sag / Swell Monitor and Recording
 - R - Basic LP Recording, 4 Channel
 - F - Emergency Curtailment (RD meters)
 - J - Demand Limit (RD meters)

- U - Prepayment (RD meters)
K - Reactive / Apparent Energy Consumption (Optional)
- 14 Commercial Meter Softswitches that are included in above quote: KV2c
T - Time of Use
Q - Power Quality
E - Event Logging (500 events)
V - Sag and Swell Monitoring
R - Basic Recording (8Channels)
K - Reactive Measurements
- PROFESSIONAL SERVICES**
- 15 Professional Service Pricing Assumptions:
1. 12,456 Water and 10,381 Electric endpoints.
 2. 7 DCUs (2 electric Poles, 2 Lattice Towers and 3 water tanks)
 3. Single SaaS Production AclaraONE environment
 4. System Acceptance Testing with the following integration
 - a. CIS Account Import - Meter Life cycle updates (MultiSpeak or flat files)
 - b. Billing and interval export (CMEP flat file)
 - c. Water Meter exchange interface
 - d. MTU programmer configuration
 5. Utility's CIS (and other) vendor resources are available to support the integration requirements discussions and any work on the CIS side to enable the interfaces. Standard inbound and outbound integrations are assumed. Standard bill export and/or interval data export is flat-file format
 6. Meter to cash validation duration is 10 days from start to complete.
 7. Aclara's professional services includes project management support during the initial deployment stage through to SAT and 12 months during the meter deployment stage.
 8. Mass deployment will commence immediately after System Acceptance Testing is signed off.
 9. Aclara Professional Services pricing could be subject to change if Aclara Professional Services are requested to remain on the project for an extended timeframe.
 10. Aclara assumes DCU sites, including Water Tank sites will have existing AC Power or be powered by solar. If an AC DCU is required, Aclara assumes the site has existing AC, System Owner is responsible for running an AC extension line to a Utility-supplied disconnect switch with a 6-ft flexible conduit pigtail at the determined DCU mounting location.
 11. DCU mounting location.
 - a. System Owner will provide an earth grounding point at sites selected for DCU installations.
 - b. Site acquisition not included. Utility is responsible for all site preparations prior to DCU installation, including but not limited to lease agreements, pole costs, pole planting logistics costs, engineering surveys/drawings, traffic management, permits, new site construction, any welding needs on water tanks.
 - c. System Owner is responsible to install antenna and run the cables at all electric pole and Lattice Tower sites.
 12. Scope of work does not include any custom reports or customizations.
 13. Hardware delivery plan is not confirmed – dates are assumed.
 14. FCC license fee is included.
- 16 The pricing above does not include the following:
1. Any DBE, MBE, WBE, FBE, VBE requirements, costs, pricing – such as, but not limited to, civil engineers, permitting/pole planting, customer outreach, call center, staff resourcing, landscape/urban planning/arborist, installation labor, large meter plumbers, excavation/concrete, vac trucks, etc.
 2. Third party contractor DCU installation, site acquisition fees, lease agreements, pole costs, pole planting logistics costs, engineering surveys/drawings, traffic management, permitting, new site construction.

SOFTWARE

17 0

ANNUAL FEES

- 18 Annual fee includes base-level support and software license maintenance.
- 19 Assumed Cellular Provider is Verizon, alternate Cellular Providers can be discussed, but may impact pricing.
- 20 Subject to 3% annual escalation starting in year 5.
- 21 VertexOne Annual Fee Subject to 3% annual escalation starting in year 2.

Aclara SGS Meter Installation Services Pricing Assumptions – City of Lumberton NC**1. General Assumptions**

- 1.1 The total project duration shall be 15 months and includes the following phases and timeline:
- Phase I—Project Kickoff to include workshops and software Integration (5-months).
 - Phase II—Full Deployment to include the simultaneous installation of all electric meters (7 months), water meters and water modules (9 months).
 - Phase III—Project Demobilization to include project close-out (1-month).
 - It is assumed that full routes will be available during Phase 2—Full Deployment and that routes will be in single billing cycles.

- There will be no downtime due to blackout schedules during Phase II—Full Deployment.
- Any changes to this schedule including delays, slowdown, or suspension of services requested by the City or resulting from factors outside of Aclara SGS control, will result in a change order to compensate for reasonable costs.

- 1.2 Aclara SGS has provided volume discounted prices for meter installations indicated in the corresponding tables. If actual quantities of installations are reduced by more than 2%, Aclara SGS will be entitled to issue a Change Order for installation services.
- 1.3 Aclara SGS pricing does not include Prevailing Wage. If Prevailing Wage is required, Aclara SGS pricing will be adjusted to account for the higher labor costs.
- 1.4 Aclara SGS pricing does not include Union Labor. If Union Labor is required, Aclara SGS pricing will be adjusted to account for the higher labor costs.
- 1.5 Aclara SGS meter installation prices do not include any taxes.

2. Professional Services

- 2.1 It is assumed the City will provide Customer communications including pre-installation postcards and door hangers. Aclara can provide optional pricing for this service should it be required.
- 2.2 It is assumed the City will provide Call Center support for project-related questions and appointment scheduling. Aclara can provide optional pricing for this service should it be required.

3. Facilities

- 3.1 Aclara SGS pricing does not include warehouse/office space. Warehouse/office space to be provided by the utility.
- 3.2 It is assumed the warehouse/office space provided by the City shall be sufficient in size to receive and store up to 30-days new meter inventory and legacy meters prior to disposal.
- 3.3 Aclara SGS will be responsible for storing legacy meters at the City provided facility for up to 6-months during Phase II—Full Deployment. Legacy meters will be returned to the City at the end of the deployment.
- 3.4 The City shall be responsible for the disposal of all legacy meters.

4. Meter Installation

- 4.1 Aclara SGS per meter installation price includes the necessary labor, tools, handhelds, vehicles, PPE, and field supervision required to successfully complete the project.
- 4.2 All installations are assumed to be like-for-like.
- 4.3 Aclara CT/PT poly-phase electric meter pricing includes the capture of the multiplier reading from the meter face and assumes a test switch will be available. Aclara SGS will not open the transformer box.
- 4.4 It is assumed that 100% of the electric meters and 100% of the water meters are outside and easily accessible.
- 4.5 Aclara SGS Retro-fit pricing assumes the meters are 2" or smaller.
- 4.6 Aclara SGS has provided meter pit cleaning pricing per occurrence should it be required to install the water meter.
- 4.7 Aclara SGS water meter and module pricing does not include plumbing, carpentry, tooling, concrete, arborist, meter box repair/replacement, or lid work to complete the installation. Aclara has provided separate pricing per occurrence for lid drilling or lid replacement.
- 4.8 Aclara SGS MTU pricing assumes a Nicor/quick connection type connector will be utilized during installation. If splicing is necessary, a separate wire splicing fee will be charged per occurrence.
- 4.9 New water meters and/or modules will be installed inside the existing space provided. Locations that require additional work to complete the installation will be RTU'd and invoiced the full installation rate.
- 4.10 Aclara SGS will make three (3) attempts to complete electric meter exchanges; including one physical attempt (field visit) and two (2) phone calls at least 24 hours apart to schedule an appointment. If after three attempts we are unable to exchange the meter or schedule an appointment, the account will be RTU'd (return to utility).
- 4.11 Aclara SGS will make three (3) attempts to complete water meter exchanges; including one physical attempt (field visit) and two (2) phone calls at least 24 hours apart to schedule an appointment. If after three attempts we are unable to exchange the meter or schedule an appointment, the account will be RTU'd.
- 4.12 If an appointment is scheduled but cannot be completed due to no fault of Aclara SGS, the utility will be invoiced the full per meter rate.
- 4.13 If an appointment is not scheduled after three phone attempts, Aclara SGS will RTU the account and invoice the utility 50% of the per meter rate.
- 4.14 A customer refusal to allow installation will, among other things, be considered an RTU.
- 4.15 Aclara SGS will charge a Return Visit Fee plus the normal installation rate (if successful) for RTU'd accounts requiring a follow-up visit requested by the Utility.
- 4.16 Aclara SGS pricing assumes the City will identify in its CIS data the 2000 meter lids that need to be drilled and/or replaced.
- 4.17 It is assumed the meter lids currently installed in the field, excluding the 2000 identified in the RFP, can accommodate MTU installation under the lid and activation
- 4.18 Aclara SGS pricing assumes the following for multi-family locations.
 - For apartment/multi-occupancy buildings, it is assumed that all meters are in meter banks and/or rooms. No individual customer apartment access or appointments will be needed.
 - There will be one notice for the entire property. Individual customers will not be provided with a door hanger or a door knock before installation.
 - Aclara SGS will schedule appointments with the property management company with the help of the City.
 - It is assumed that there will be no special insurance requirements for multi-occupancy buildings.
- 4.19 Aclara SGS standard workflow will capture and/or verify consumer address, meter serial number, meter form, meter class, new meter seal number, standard GPS coordinates (+/- 3 meters) and any exception notes (if applicable).
- 4.20 Customer information like account number, service address, contact number, legacy meter number/ type/ model and manufacturer will be provided by the City during integration phase and will be utilized to perform field installations. Any changes to the standard workflow can be discussed and may involve additional costs.
- 4.21 Aclara SGS will attempt to capture GPS coordinates within +/- 3-meter accuracy. Satellite availability, obstructions such as trees/buildings, and other factors outside of Aclara's control can affect GPS accuracy. Aclara SGS will not re-capture GPS data if accuracy falls outside of the 3-meter range due to factors outside our control.
- 4.22 Routes will be released for installation in a manner which allows installations to continue uninterrupted. Aclara SGS reserves the right to issue a change order for slow-downs or revisits resulting from issues other than field installation workmanship.
- 4.23 Meter installer to supervisor staffing ratio will be done at Aclara SGS discretion, based on best practices.
- 4.24. Aclara SGS may use a third-party subcontractor for some, or all, installations.
- 4.25 Each meter reading route is in the same billing cycle; all meters within a meter bank will be in the same billing cycle.
- 4.26 Traffic light, pole, and railroad crossing meters are not included.
- 4.27 The City will provide sufficient barrel lock keys to the installation team to unlock/remove rings where needed. Aclara SGS will charge a lock cutting fee when grinding/cutting locks and/or rings are required to exchange the meter.
- 4.28 Aclara SGS requires the City to identify disconnected meters in its CIS daily or weekly data upload and provide open meters or disconnect sleeves during meter exchange. If this is not possible, Aclara SGS will skip these accounts and RTU them back to the Utility.
- 4.29 Aclara SGS will revisit previously installed equipment at the City's request within 14 calendar days of installation for troubleshooting. The cost of this revisit will be the same cost as the original installation. If the revisit results in Aclara SGS determining there was an installation issue caused by Aclara SGS, there will be no charge to the City for the revisit.

5. Other Work

- 5.1 Aclara SGS pricing does not include electrical or plumbing repair that is not the fault of Aclara, or for any repairs that may be required before the meter can be exchanged. It is assumed the City and/or the customer will be responsible for this work.
- 5.2 An Hourly Installer Rate of \$55 per hour will be applicable in the following circumstances:
 - When Aclara SGS's field staff are required to standby at a customer location awaiting client/utility instructions or arrival of their staff.
 - When Aclara SGS is asked to exchange a meter outside of Aclara SGS's deployment plan.
 - Troubleshooting properly installed equipment after the 14-day revisit window.

6. Client Responsibilities

The City will provide the following:

- 6.1 All consumables required to install electric meters, water meters and/or water modules, including meter rings, seals, barrel lock keys, locking devices, gaskets, etc. for all meter sizes, forms, and classes.
- 6.2 CIS data containing service address, mailing address (if different), meter location, meter size, meter serial number/type/model/manufacture, current GPS coordinates, customer phone numbers, and other relevant data points that will help with installation.

7. Call Center

- 7.1 Call Center: Up to 5% calls in a month : Base fixed monthly rate of \$1,809.52
- 7.2 Call Center: More than 5% calls in a month: \$330 for every 1% increase
 - a. As long as the total number of calls in a month is greater than 125
 - b. If less than 125 calls are made in a month, even though the percentage is more than 5%, only the base monthly rate would apply. This is to avoid situations where install rate is low due to ramp up/ramp down months.
 - c. Hours of operation: 8am to 5pm EST Mon-Fri

Larry Kratochwill

941-894-7844

kratochwill@hubbell.com

Jim Hendricks

704-245-5453

jhendricks@hubbell.com

Lumberton City Council
Lumberton, North Carolina



Item: VII.N.

Request for Action

Meeting Date: November 10, 2025

Originated By: Public Works

Submission Date: 11/04/2025

Subject: Generator Service Contract

Summary/Background of Subject Matter:

The City of Lumberton currently operates and maintains 34 generators across multiple lift station sites, the WTP, WWTP, EUD, Fire, Police, Garage, Rempac, and City Hall. Over the past 7 years, the city has been in a contract with Gregory Poole (Caterpillar) to perform the annual services on these generators twice per year. After discussion with all affected departments, staff would like to continue to work with Gregory Poole for this work by entering into a two-year maintenance agreement. The cost of this agreement would be \$97,261.00 for two years. This is the total cost for all departments. Staff reached out to another vendor who was provided ample time to provide a proposal and never did, and a 3rd vendor who never even came to the site to begin the quote process. A second bid is not required by statute given that it's a service contract. Given the good rapport with Poole, staff recommends the proposed contract.

Staff Recommendation:

Staff recommends council award the two-year generator maintenance service contract to Gregory Poole Inc. for the total two-year amount of \$97,261.00

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Public Works

ATTACHMENTS:

1. BP-50C31_20251104_125846



Gregory Poole Equipment Company

CVA - CUSTOMER VALUE AGREEMENT (MAINTENANCE SERVICES PROGRAM)

3201 Integrity Drive • Garner, NC. 27529 • Phone 800-447-3144 • Direct 919-755-7088 • Fax 919-755-7039 • www.GregoryPoole.com

C068993
 City Of Lumberton
 Springhill Lift Station #60 5128 Fayetteville Rd
 Lumberton, NC. 28359

Quotation No: PME-L459166491 KM

Contract Date: **September 16, 2025**

Contract Rep: **Kassidee Miller**

Phone No: **(919) 755-7058**

Email: **kassidee.miller@gregpoole.com**



Contact: **JAMES BULLOCK**
 Phone No: **910-374-5511**
 E-Mail: **JBULLOCK@CI.LUMBERTON.NC.US**
 Other Phone No:

Maintenance Agreement Start Date: November 1, 2025 Coverage Years: 2

Site/Job Specific Requirements (Check all that apply)

- Site Considerations / Safety Training
- Fluid Handling Requirements / MSDS
- Terms and Conditions (Required)
- Third Party Invoicing

Scheduling Preference:

- Regular Time Over Time Premium Time
- Weekday Hours Evenings & Saturdays Sundays & Holidays*

Total Price for Generator/Engine Services \$47,444.38

Total Price for ATS/Switchgear Services \$0.00

Total Price for UPS Services \$0.00

Total Price for Additional Services \$0.00

Total Estimate (Year Price) **\$47,444.38**
Includes Estimated Taxes Total Tax: \$3,103.84

Total Estimate (Multi Year Price) **\$97,261.00**
Includes Estimated Taxes Total Tax: \$6,362.87

Agreement Notes:

Effective with the date of this agreement, Gregory Poole Power Systems is authorized to perform Scheduled Programmed Maintenance as outlined in the applicable PM checklists. This agreement covers parts, labor, and fluids to provide maintenance services at various interval levels (PM level I and PM level II inspection). These services are provided for a charge as listed above per unit / equipment from Gregory Poole Power Systems Maintenance Services Pricing Schedule. All travel charges are included in the PM pricing. If repairs or adjustments are necessary, Gregory Poole Power Systems will advise and secure customer's permission before proceeding with repairs. If a customer requests an estimate before repairs are made, prices will be provided. Travel time and mileage will be charged if additional trips are necessary. Charges for labor and parts for additional services will be billed at rates in effect at the time of repair.

In accepting this agreement, the customer agrees to allow Gregory Poole Power Systems personnel reasonable access to the equipment to perform the services during normal working hours. If the equipment is not released for service as previously scheduled, the trip will be charged at prevailing rates. Site safety considerations or training need to be indicated before pricing contract, or they will be billed separately. The customer can request prices to have work performed at overtime or double time rates up front in the pricing of the contract.

This agreement becomes effective upon execution by both parties and will continue in effect for the number of coverage years listed above. PO, if required, must reflect.

Oil surcharge may be added to the total flat rate amount, if prevailing rates increase greater than 15%.

Delays in performance by Gregory Poole Power Systems or its suppliers shall be excused if by natural catastrophes, strikes, or other causes beyond the control of Gregory Poole Power Systems or its suppliers. It is the ultimate responsibility of the customer to ensure that Scheduled Programmed Maintenance is performed in a timely manner by providing sufficient lead time for scheduling services at proper PM intervals. In no event shall Gregory Poole Power Systems be liable for loss of use or other consequential damages. We agree to pay Gregory Poole Power Systems for the services rendered pursuant to this agreement by cash or upon terms and conditions of our open account. Agreement may be terminated by either party upon giving sixty (60) days prior written notification at the address shown Above.

Terms and Conditions:

1. Pricing for the above estimate is valid for sixty days
2. Price is based on customer providing ready access to equipment for continuous, uninterrupted work. Any unusual delays not caused by Gregory Poole will be billed at the applicable Regular or Overtime Rates
3. Customer provides written notification of any site-specific safety practices prior to start of work that need to be included in this estimate for additional time for site entry or application related concerns (such as security). In the absence of site- Specific safety practices, Gregory Poole will follow the safety procedures in the Gregory Poole Safety Policy and Procedure Manual
4. Proposal must be approved, signed with Purchase Order (if required by your company), and returned to the location listed at the top of this quote before maintenance can be scheduled.
5. Materials and supplies pricing are subject to change based on or conditions outside of our control

AUTHORIZED SIGNATURE

PO NUMBER

BY GREGORY POOLE EQUIPMENT COMPANY

Date: _____

Gregory Poole Equipment Company

Gregory Poole Power Systems		CVA - MAINTENANCE SERVICES PROGRAM										CAT					
Equip Type	Make	Model	Serial No.	Unit ID#	Owner Customer Account No.	Site Location	Service Description	Includes Estimated Taxes			Additional Service Description	Includes Estimated Taxes			Total PMI Annual Pricing		
								Tax	Service Cost Each	Extended Price		Tax	Service Cost Each	Extended Price			
01	GEN	CMM	E140676491	SPRINGHILL LS #60	C068993	Springhill Lift Station #60 5128 Fayetteville Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$44.99	\$642.68	\$687.67	\$1,002.40
02	GEN	DET	391651	ED'S TIRE LS #1	C068994	Lift Station Ed's Tire #1 503 South Water St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$66.17	\$945.30	\$1,011.47	\$1,326.20
03	GEN	DET	0710050	FORD PLACE LS #3	C068995	Lift Station Ford Place #3 600 West 5th St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.02	\$828.92	\$886.95	\$1,201.68
04	GEN	SPC	2131483	BLUEFLASH LS #7	C068996	Lift Station Blueflash #7 905 S.M.L.K JR DR	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.58	\$851.18	\$910.76	\$1,225.49
05	GEN	DET	0711554	FREEMANS LS #13	C068997	Lift Station Freemans #13 451 School St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.58	\$851.18	\$910.76	\$1,225.49
06	GEN	DET	0710042	AIRPORT LS #15	C069000	Lift Station Airport #15 163 Airport Blvd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.53	\$836.13	\$894.66	\$1,209.39
07	GEN	DET	0711551	CONTEMPORA DR LS #19	C069001	Lift Station Contempora Dr #19 110 Contempora Dr	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.58	\$851.18	\$910.76	\$1,225.49
08	GEN	DET	0711552	INSTITUTE LS #21	C069003	Lift Station Cancer Institute #21 415 Country Club Dr	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.58	\$851.18	\$910.76	\$1,225.49
09	GEN	DET	0711550	BRITT FARM LS #25	C069006	Lift Station Britt Farms #25 2385 Lacky St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.58	\$851.18	\$910.76	\$1,225.49
10	GEN	DET	0711553	MAYFAIR LS #27	C069007	Lift Station Mayfair #27 3621 Dawn Dr	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.58	\$851.18	\$910.76	\$1,225.49
11	GEN	DET	710043	ROBESON COMMUNITY COLLEGE LS	C069008	Lift Station Robeson Community College #29 5190 Fayetteville Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$61.82	\$883.15	\$944.97	\$1,259.70
12	GEN	DET	0710051	RAMADA INN LS #31	C069009	Lift Station Ramada Inn #31 3608 Kahn Dr	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.05	\$843.53	\$902.57	\$1,217.30
13	GEN	DET	0710049	WESLEY PINES LS #37	C069010	Lift Station Wesley Pines #37 720 Wesley Pines Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.05	\$843.53	\$902.57	\$1,217.30
14	GEN	DET	0710044	SCARBOROS LS #39	C069013	Lift Station Scarborough #39 280 Johnson St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$59.05	\$843.53	\$902.57	\$1,217.30
15	GEN	DET	0736009	EAST ROBESON LS #42	C069016	Lift Station East Robeson #42 4840 7th Street Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$56.19	\$802.68	\$856.87	\$1,173.60
16	GEN	DET	391329	OUTERBANKS LS #50	C069018	Lift Station Outerbanks #50 4185 W 5th St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$64.33	\$919.00	\$983.33	\$1,298.06
17	GEN	DET	391650	KENNY BIGGS LS #51	C069020	Lift Station Kenny Biggs #51 2801 Kenny Biggs Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$64.81	\$925.80	\$990.61	\$1,305.34
18	GEN	DET	390133	LOVETTE RD LS #52	C069023	Lift Station Lovette Rd #52 1933 Lovette Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$62.41	\$891.56	\$953.97	\$1,268.70
19	GEN	DET	390132	PINES LS #53	C069025	Lift Station Pines #53 170 Chicken Foot Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$62.41	\$891.56	\$953.97	\$1,268.70
20	GEN	KOH	323786	WWTP GEN #3	C069026	WWTP Gen #3 700 Lafayette St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$117.35	\$1,676.42	\$1,793.77	\$2,108.50
21	GEN	DET	390134	WATER PLANT RIVER GEN	C069028	Water Plant River Gen 700 LaFayette St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$97.87	\$1,398.08	\$1,495.94	\$1,810.67
22	GEN	CAT	WG300265	WWTP #1	C068998	WWTP #1 700 Lafayette Street	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$76.36	\$1,090.80	\$1,167.15	\$1,481.88
23	GEN	GNR	14545450	WHITEVILLE RD LS	C069002	Old Whiteville Rd Lift Station GEN 1527 Old Whiteville Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$65.20	\$931.44	\$996.64	\$1,311.37
24	GEN	DET	125RJ/S6 DT3	HARRELL RD LS #44	C069011	Lift Station Harrell Rd #44 446 Harrell Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$72.23	\$1,031.79	\$1,104.02	\$1,418.75
25	GEN	CAT	3512	WATER PALNT GEN	C069012	Water Plant Gen 1451 Lowery Street	PM1 with samples	1	\$22.34	\$319.14	\$341.48	PM2 With oil change	1	\$233.81	\$3,340.08	\$3,573.88	\$3,915.36
26	GEN	CMM	0200-3143-06	SADIES LANDING LS #68	C069014	Lift Station Sadies Landing #58 2230 Mcphail Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$62.16	\$888.04	\$950.20	\$1,264.93
27	GEN	SPC	0710057	MOBILE DETROIT	C069015	Mobile Detroit Gen 1451 Lowery St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$61.01	\$871.60	\$932.61	\$1,247.34

Total Estimate (Per Year Price) **\$47,444.38**
Includes Estimated Taxes

Note: The above quoted services are your basic Programmed Maintenance Services provided by Gregory Poole Power Systems. Please note that the Operation and Maintenance Manual (OMM) requires that additional services be performed on your equipment during scheduled maintenance periods.

Gregory Poole Equipment Company

CVA - MAINTENANCE SERVICES PROGRAM



Services	Equip Type	Make	Model	Serial No.	Unit ID#	Owner Customer Account No.	Site Location	Service Description	Includes Estimated Taxes			Additional Service Description	Includes Estimated Taxes			Total PM Annual Pricing		
									Service Qty Per Year	Tax	Service Cost Each		Extended Price	Service Qty Per Year	Tax		Service Cost Each	Extended Price
01	GEN	CAT	3208	5YF03241	PUBLIC WORKS	C069017	Public Works 215 Cedar Street	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$75.62	\$1,080.31	\$1,155.93	\$1,470.66
02	GEN	GNR	96A06895-S	2032341	FIRE DEPT	C069021	Fire Department 600 North Cedar Street	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$75.85	\$1,140.66	\$1,220.50	\$1,535.23
03	GEN	CAT	D100	D4B02598	POLICE DEPT	C069022	Police Dept 1305 Godwin Ave	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$62.98	\$899.74	\$962.72	\$1,277.45
04	GEN	GNR	QT02525ANS	3001861081	NORTHEAST POINTE LS #61	C069024	Northeast Pointe LS #61 155 Harrill Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$60.28	\$718.24	\$768.52	\$1,083.25
05	GEN	GNR	9GA06893-S	2032339	ELECTRIC UTILITIES	C072187	Electric Utilities 420 Halsey St	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$71.69	\$1,024.20	\$1,095.89	\$1,410.62
06	GEN	KOH	30REOZK	33DGGMHM0084	REMPAC FOAM	C080903	Rempac Foam 2005 Starlite Dr	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$76.34	\$1,090.59	\$1,166.93	\$1,481.66
07	GEN	GNR	SG035	3008436514	ROSEWOOD LIFT STATION	C080904	Rosewood Lift Station 3525 Elizabethtown Rd	PM1 with samples	1	\$20.59	\$294.14	\$314.73	PM2 With oil change	1	\$64.99	\$928.38	\$993.37	\$1,308.10
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Total Estimate (Per Year Price) **\$47,444.38**
Includes Estimated Taxes

Note: The above quoted services are your basic Programmed Maintenance Services provided by Gregory Poole Power Systems. Please note that the Operation and Maintenance Manual (OMM) requires that additional services be performed on your equipment during scheduled maintenance periods.

Page 127 of 304

Lumberton City Council

Item: VII.O.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Finance

Submission Date: 11/04/2025

Subject: RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF A FINANCING AGREEMENT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTE 160A-20 TO CONSTRUCT PENNINGTON PARK PHASE III

Summary/Background of Subject Matter:

Finance requested proposals from local banks to obtain financing for Pennington Park Phase III. Four banks responded. The most favorable terms were from Truist Bank who quoted an interest rate of 4.37% for a term of 14 years.

Staff Recommendation:

Accept the proposed financing terms from Truist bank

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Finance

ATTACHMENTS:

1. Resolution-Pen Park Financing

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF A FINANCING AGREEMENT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTE 160A-20 TO CONSTRUCT PENNINGTON PARK PHASE III

WHEREAS, the City of Lumberton, North Carolina desires to construct phase III of Pennington Park (the "Project") to better serve the citizens of Lumberton; and

WHEREAS, The City of Lumberton desires to finance the Project by the use of an installment contract authorized under North Carolina General Statute 160A, Article 3, Section 20; and

WHEREAS, findings of fact by this governing body must be presented to enable the North Carolina Local Government Commission to make its findings of fact set forth in North Carolina General Statute 159, Article 8, Section 151 prior to approval of the proposed contract;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Lumberton, North Carolina, meeting in regular session on the 10th day of November, 2025, make the following findings of fact:

1. The proposed contract is necessary or expedient to the City of Lumberton's need to fund the expansion of Pennington Park. The Project funds facilitate the City of Lumberton by providing sufficient funds to expand Pennington Park, improving the facility for citizens and visitors alike.
2. The proposed contract is preferable to a bond issue for the same purpose because Truist Bank, in accordance with a proposal dated September 30, 2025, will finance an amount not to exceed \$1,900,000.00 with an annual interest rate (in the absence of default or change in tax status) not to exceed 4.37% and a financing term not to exceed fourteen (14) years from closing. Furthermore, revenue bonds are not an option because this project does not generate any revenue for the municipality. Similarly, general obligations require approval of the voters of Lumberton, the Local Government Commission, and bond counsel which would delay the start of the urgently needed project.
3. The cost of financing under the proposed contract is lower than the cost of issuing general obligations bonds due to the requirements to issue general obligation bonds such as voter approval and the need for bond counsel.
4. The sums to fall due under the contract are adequate and not excessive for the proposed purpose because the amount financed shall not exceed \$1,900,000.00, the annual interest rate (in absence of default or change in tax status) shall not exceed 4.37%, and the financing term shall not exceed fourteen (14) years from closing.
5. The City of Lumberton's debt management procedures and policies are good. The Legal Debt Margin Information on page 89 of the 2024 City of Lumberton annual comprehensive annual report states the City's debt limit is \$141,001,101.00 while our net debt is \$17,176,522.52, a difference in the debt margin of \$123,824,578.48. Additional internal policies have been implemented to avoid increasing municipal debt such as paying off older debt before acquiring new debt or prolonging product service years.
6. There will be no increase in taxes necessary to meet the sums to fall due under the proposed contract. Consequently, the current ad valorem rate will remain the same under the current projected fiscal budget.
7. The City of Lumberton is not in default in any of its debt service obligations.

8. The City Attorney for the City of Lumberton has rendered an opinion that the proposed Project is authorized by law and is a purpose for which public funds may be expended pursuant to the Constitution and laws of North Carolina.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the [Mayor/Manager/Finance Officer] is hereby authorized to act on behalf of the City of Lumberton in filing an application with the North Carolina Local Government Commission for approval of the Project and the proposed financing contract and other actions not inconsistent with this resolution.

This resolution is effective upon its adoption this 10th day of November, 2025.

The motion to adopt this resolution was made by Councilman _____, seconded by Councilman _____ and passed by a vote of _____ to _____.

Bruce W. Davis, Mayor

ATTEST:

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Holt Moore, City Attorney

Lumberton City Council

Item: VII.P.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/27/2025

Subject: Jason Britt is requesting final plat approval for property located on Old Whiteville Road (Parcel # 2905-01-007).- ETJ

Summary/Background of Subject Matter:

At the October 6, 2025 City Council meeting, Council approved the Special Use Permit for a major subdivision, per the City Ordinance, following the approval of the Special Use Permit, the final plat must be approved by Council.

Jason Britt, submitted the final plat for Council approval on October 28, 2025. The final plat was sent to the reviewing departments for comments.

Staff Recommendation:

Receiving no comments or recommended changes to the plat, the Planning staff recommends that City Council approve the attached final plat. Thank you

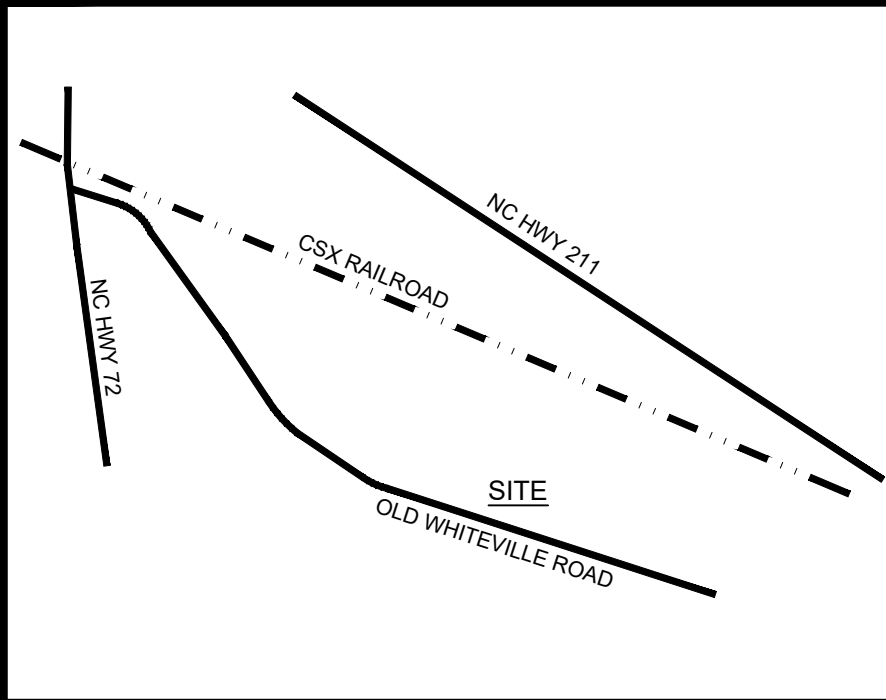
City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. BRITT FINAL PLAT



VICINITY MAP
not to scale

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAN DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH CHAPTER 35 OF THE LUMBERTON CITY CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE LUMBERTON PLANNING AND NEIGHBORHOOD SERVICES DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE ROBESON COUNTY REGISTRY WITHIN 30 DAYS OF THE DATE BELOW.

MANAGER SIGNS HERE. WILL BE CORRECTED UPON APPROVAL.
PLANNING AND NEIGHBORHOOD SERVICES DIRECTOR _____ DATE _____

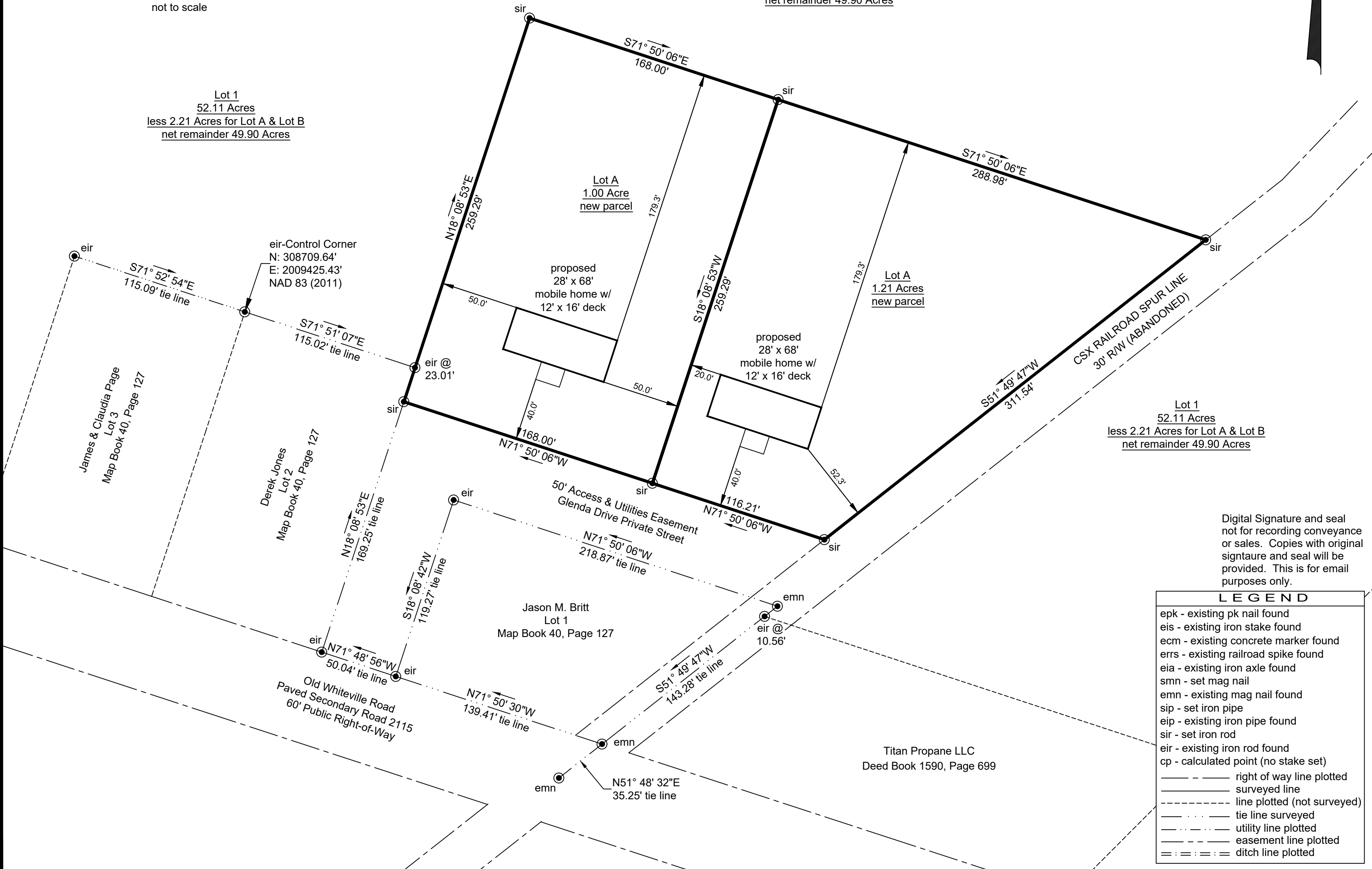
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LUMBERTON, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

OWNER _____ DATE _____
 OWNER _____ DATE _____



Lot 1
52.11 Acres
less 2.21 Acres for Lot A & Lot B
net remainder 49.90 Acres

Lot 1
52.11 Acres
less 2.21 Acres for Lot A & Lot B
net remainder 49.90 Acres



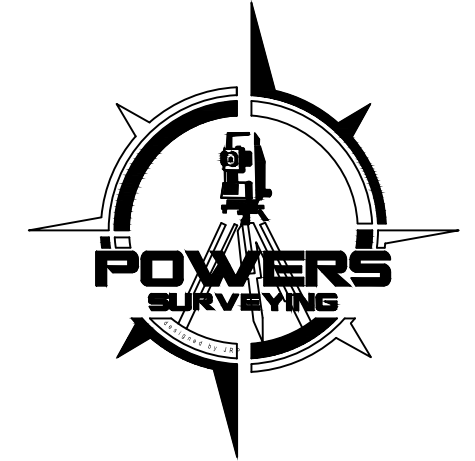
Lot 1
52.11 Acres
less 2.21 Acres for Lot A & Lot B
net remainder 49.90 Acres

Digital Signature and seal not for recording conveyance or sales. Copies with original signature and seal will be provided. This is for email purposes only.

LEGEND	
epk	- existing pk nail found
eis	- existing iron stake found
ecm	- existing concrete marker found
errs	- existing railroad spike found
eia	- existing iron axle found
snn	- set mag nail
emn	- existing mag nail found
sip	- set iron pipe
eip	- existing iron pipe found
sir	- set iron rod
eir	- existing iron rod found
cp	- calculated point (no stake set)
---	right of way line plotted
---	surveyed line
---	line plotted (not surveyed)
---	tie line surveyed
---	utility line plotted
---	easement line plotted
---	ditch line plotted

SUBDIVISION SURVEY FOR
Jason Britt

City of Lumberton (ETJ)
Robeson County North Carolina
October 21, 2025 Scale 1" = 50'
Title Reference: Deed Book 2396, Page 590
Map Book 65, Page 9
Tax Map Number: 290501007



Powers Surveying
Firm License: F-1359
John D. Powers, Jr., PLS L-3719
750 South Roberts Avenue
Lumberton, North Carolina 28358
(910) 738-6980

NORTH CAROLINA
ROBESON COUNTY
I, JOHN D. POWERS, JR., PLS L-3719, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED AND DESCRIPTION RECORDED IN DEED BOOK 2396, PAGE 590, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDE AND DEPARTURES IS 1/10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY HAND AND SEAL THIS 21ST DAY OF OCTOBER, A.D., 2025

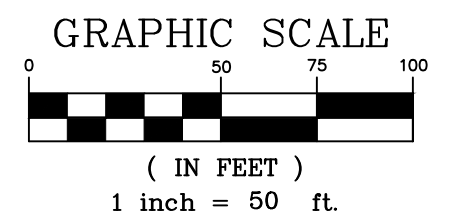
THIS PLAT IS OF A SURVEY THAT IS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



STATE OF NORTH CAROLINA
COUNTY OF ROBESON
I, _____
REVIEW OFFICER OF ROBESON COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____



DRAWING #: 23-085(10/21).DWG

Lumberton City Council

Item: VII.Q.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood
Services

Submission Date: 10/30/2025

Subject: Lumbee Land Development contiguous annexation-ETJ

Summary/Background of Subject Matter:

Bradley Locklear with Lumbee Land Development is requesting a contiguous annexation of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101, Deed Bk. 2362, Pg. #175/Map Book: 31 Page: 6, tracks 3 & 4).

Staff Recommendation:

Recommend City Council direct the City Clerk to investigate said petition.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City
Clerk

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. Annexation Petition-Village @ Eagle's Landing_signed

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.: 5.137, 7.198 & 6.238

Property address: HWY 41/Elizabethtown Rd, Lumberton, NC 28358 Parcel #: 101202001 & 10120200101

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

Authorized Person (print/type full name): Bradley Locklear / Jonathan Locklear

Signature: [Handwritten signature] (Authorized Person)

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

- 1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law... 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.

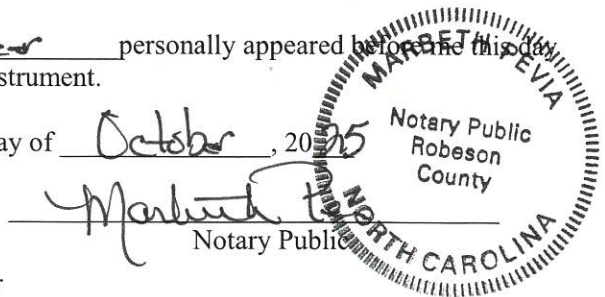
I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

I, Marbeth Pevia, a Notary Public in and for said County and

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

WITNESS my hand and Notarial Seal this 6th day of October, 2015



My Commission Expires: 06-09-2019

City of



Lumberton

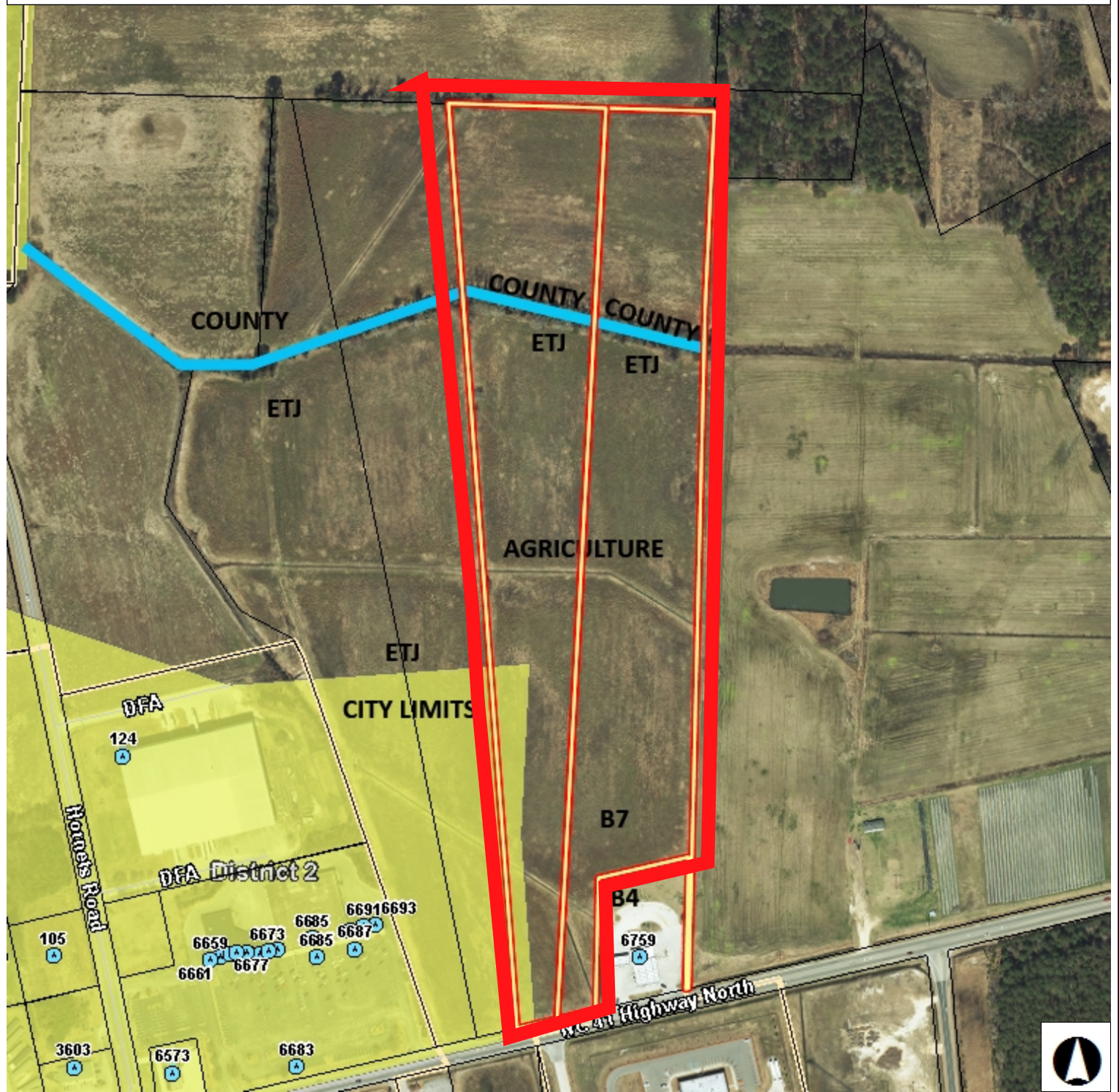
Planning & Neighborhood Services

Request for Annexation, Rezoning, and Special Use Permit

Lumbee Land Development/Bradley Locklear

5.137, 7.198 & 6.238

PETITIONER(S):	OWNER(S):
Name of Petitioner(s): Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372	Name of Owner(s): Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372
<p>PROJECT OVERVIEW</p> <p>Annexation Request #5.137: Bradley Locklear with Lumbee Land Development is requesting a contiguous annexation of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101, Deed Bk. 2362, Pg. #175/Map Book: 31 Page: 6, tracks 3 & 4).</p> <p>Rezoning Request #6.238: Bradley Locklear with Lumbee Land Development is requesting to rezone property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101) from agriculture, B-7 and Cnty RA to R-6, Residential-Class 'A' Manufactured Homes.</p> <p>Special Use Permit Request #7.198: Bradley Locklear with Lumbee Land Development is requesting a Special Use Permit for a major subdivision of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101).</p> <p><u>Analysis:</u> This proposed development is a single-family residential subdivision consisting of 79 lots.</p> <p>The property is located on NC Highway 41 (Elizabethtown Road) adjacent to Ample Storage, Sun Do, and property located in the County.</p> <p>The properties are zoned as follows (combined):</p> <ul style="list-style-type: none"> - The front portion of the parcels, ~ 4.88 acres is zoned B-7. - The midsection of the parcels, ~ 18.43 acres is zoned 'A' Agriculture. - The remaining portion of the parcels, ~ 9.59 acres is located within the County's jurisdiction and zoned County Residential Agriculture. 	

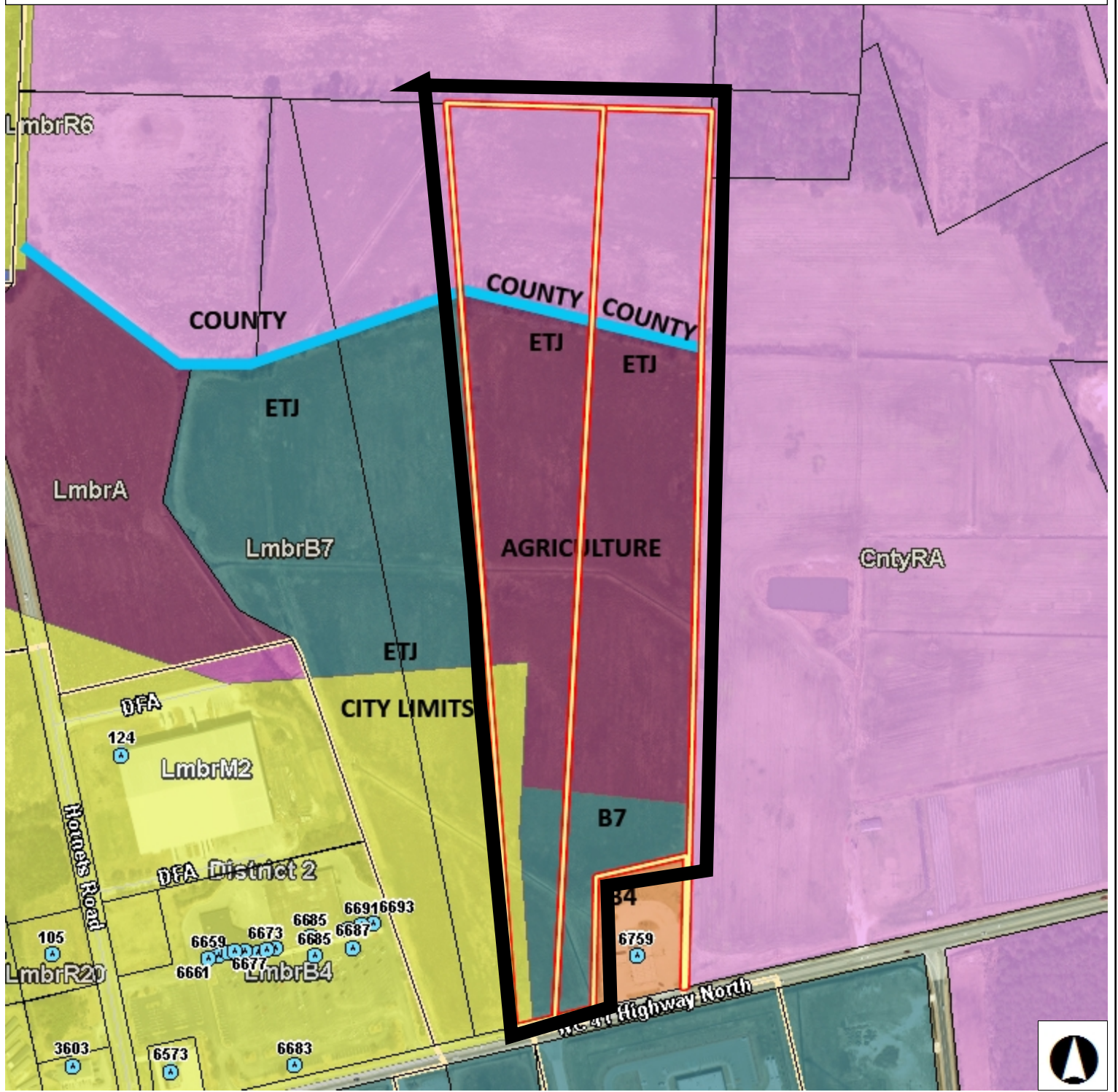


Legend

- Site Address
- Road
- Parcel
- City Limit
- Voting Precinct
 - District 1
 - District 2
 - District 6
 - District 7
 - District 8

Notes





Legend

- Site Address
- Road
- Parcel
- City Limit
- Voting Precinct
 - District 1
 - District 2

- District 6
- District 7
- District 8
- Zoning
 - CntyC1
 - CntyH1
 - CntyI2

- Lrn
- Lrn
- Lrn
- Lrn
- Lrn
- Lrn
- Lrn

Notes



City of



Lumberton

Planning & Neighborhood Services

PARCEL INFORMATION					
Owner	Parcel #(s)	Zoning	Deed BK/PG	Area	Limits of Construction
LUMBEE LAND DEVELOPMENT, INC	101202001	A (agriculture) B-7 (business general commercial/manufactured home sales and Cnty RA (County residential agriculture)	2362/175	31.87 Acres	31.87 Acres
LUMBEE LAND DEVELOPMENT, INC	10120200101	A (agriculture) B-7 (business general commercial/manufactured home sales and Cnty RA (County residential agriculture)	2362/175	31.87 Acres	31.87 Acres



Planning & Neighborhood Services

PLANNING & ZONING

STAFF ANALYSIS

Land Use Plan: Both parcels are currently zoned B-7, agriculture and County agriculture residential. The Land Use Plan designates the future use of this parcel as low intensity and is located in the ETJ and the County’s jurisdiction.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
B-7	No min. (3 acres for manufactured home sales)	100’	40’ /20’ manufactured home sales display units	10’	10’
A	40,000 sf	100’	50’	20’	20’
R-6 Proposed	7,000	70’	20’	8’	8’

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	<ul style="list-style-type: none"> - B-7, General commercial/MH sales - A, Agriculture - County Agriculture Residential 	<ul style="list-style-type: none"> - Proposed single family residential subdivision
North	<ul style="list-style-type: none"> - County Agriculture Residential 	Farmland
South	<ul style="list-style-type: none"> - B-7 General commercial/MH sales - B-4 General commercial 	<ul style="list-style-type: none"> - Sanderson Farms - Sun Do Gas
East	<ul style="list-style-type: none"> - County Agriculture Residential, 	<ul style="list-style-type: none"> - Farmland
West	<ul style="list-style-type: none"> - B-7 General commercial/MH sales - County Agriculture Residential 	<ul style="list-style-type: none"> - Ample Storage

City of



Lumberton

Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not located in the 100-year flood zone.

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.

Parcel # 101202001 Flood Map Number: 3720030200K Panel Effective Date: 12/6/2019

Parcel # 10120200101 Flood Map Number: 3720031200J Panel Effective Date: 1/19/2005

DEVELOPMENT UPON APPROVAL

If the applications are approved the applicant must submit site development plans to the City of Lumberton, and other Federal and State Departments, if applicable, for review and approval prior to development. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit.

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

Recommend City Council direct the City Clerk to investigate said petition.

Lumberton City Council
Lumberton, North Carolina



Item: VII.R.

Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/30/2025

Subject: Lumbee Land Development rezoning - ETJ

Summary/Background of Subject Matter:

Bradley Locklear with Lumbee Land Development is requesting to rezone property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101) from agriculture, B-7 and Cnty RA to R-6, Residential-Class 'A' Manufactured Homes.

Staff Recommendation:

Council review the request, refer the petition to the November 18, 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. Rezoning Application-Village @ Eagle's Landing_signed (2)



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: Lumbee Land Development, Inc.

Full Legal Name: Lumbee Land Development, Inc.

Physical Home Address: 6984 NC HWY 711
Pembroke, NC 28372

Physical Home Address: 6984 NC HWY 711
Pembroke, NC 28372

Mailing Address: 6984 NC HWY 711
Pembroke, NC 28372

Mailing Address: 6984 NC HWY 711
Pembroke, NC 28372

Telephone: 910.521.7861

Telephone: 910.521.7861

Legal Name of Business: Lumbee Land Development, Inc.

EMAIL: bslocklear@lumbeetribe.com

2. Description of Property:

Table with 4 columns: Address, Deed Book, Page, Map Book. Row 1: HWY 41/Elizabethtown Rd, Lumberton, NC 28358, 2362, 175, Book 31. Row 2: (Address), (Deed Book), (Page), (Map Book). Row 3: Pg 6, Tracts 3 & 4, 231.7 LF, 31.87 AC, (Page), (Frontage), (Area).

3. Tax Map Identification Number (parcel number): 101202001 & 10120200101

4. Existing Zoning District Designation of Property: Business LMBR-B7, Agricultural LMBR-A, & Residential Agricultural CNTY-RA

5. Requested Zoning District Designation of Property: R-7

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.

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



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):

Property is intended to be utilized as a subdivision with 78 proposed single family lots.

Lined area for providing a detailed business plan.



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: Lumbee Land Development, Inc. 6984 NC HWY 711, Pembroke, NC 28372
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Robeson

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

Applicant: [Signature]

WITNESS my hand and official seal, this the 31st day of October, 2025
Notary Public (Official Seal) County

[Signature] Official Signature of Notary
Marbeth Perie, Notary Public
Notary's printed or typed name

My Commission Expires: 06-09-2029

Owner: Lumbee Land Development, Inc. 6984 NC HWY 711, Pembroke, NC 28372
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Robeson

I, Marbeth Perie, 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 31st day of October, 2025
Notary Public (Official Seal) County

[Signature] Official Signature of Notary
Marbeth Perie, Notary Public
Notary's printed or typed name

My Commission Expires: 06-09-2029

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.: 5.137, 7.198 & 6.238

HWY 41/Elizabethtown Rd, Lumberton, NC

Property address: 28358 Parcel #: 101202001 & 10120200101

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

Authorized Person (print/type full name): Bradley Scott Locklear

Signature: [Handwritten Signature] (Authorized Person)

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

- 1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law... 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.

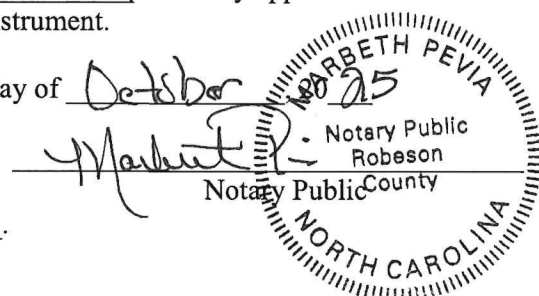
I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

I, Marbeth Pevia, a Notary Public in and for said County and

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

WITNESS my hand and Notarial Seal this 31st day of October



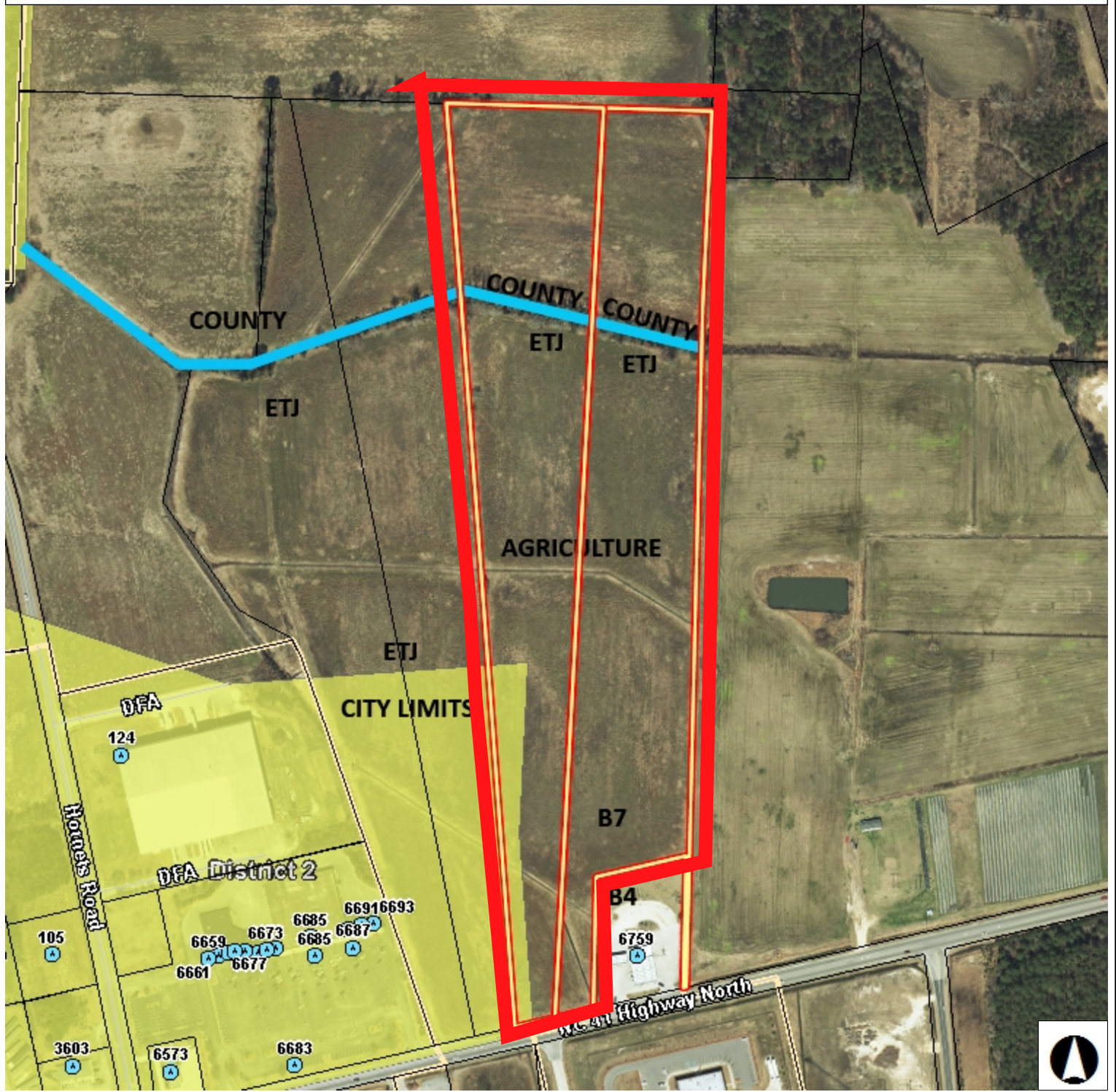
My Commission Expires: 06-09-2029



Planning & Neighborhood Services

Request for Annexation, Rezoning, and Special Use Permit
Lumbee Land Development/Bradley Locklear

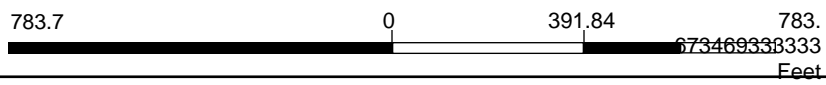
PETITIONER(S):	OWNER(S):
Name of Petitioner(s): Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372	Name of Owner(s): Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372
PROJECT OVERVIEW	
<p>Annexation Request #5.137: Bradley Locklear with Lumbee Land Development is requesting a contiguous annexation of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101, Deed Bk. 2362, Pg. #175/Map Book: 31 Page: 6, tracks 3 & 4).</p>	
<p>Rezoning Request #6.238: Bradley Locklear with Lumbee Land Development is requesting to rezone property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101) from agriculture, B-7 and Cnty RA to R-7, Residential Single Family/Duplex.</p>	
<p>Special Use Permit Request #7.198: Bradley Locklear with Lumbee Land Development is requesting a Special Use Permit for a major subdivision of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101).</p>	
<p><u>Analysis:</u> This proposed development is a single-family residential subdivision consisting of 78 lots.</p>	
<p>The property is located on NC Highway 41 (Elizabethtown Road) adjacent to Ample Storage, Sun Do, and property located in the County.</p>	
<p>The properties are zoned as follows (combined):</p> <ul style="list-style-type: none"> - The front portion of the parcels, ~ 4.88 acres is zoned B-7. - The midsection of the parcels, ~ 18.43 acres is zoned 'A' Agriculture. - The remaining portion of the parcels, ~ 9.59 acres is located within the County's jurisdiction and zoned County Residential Agriculture. 	

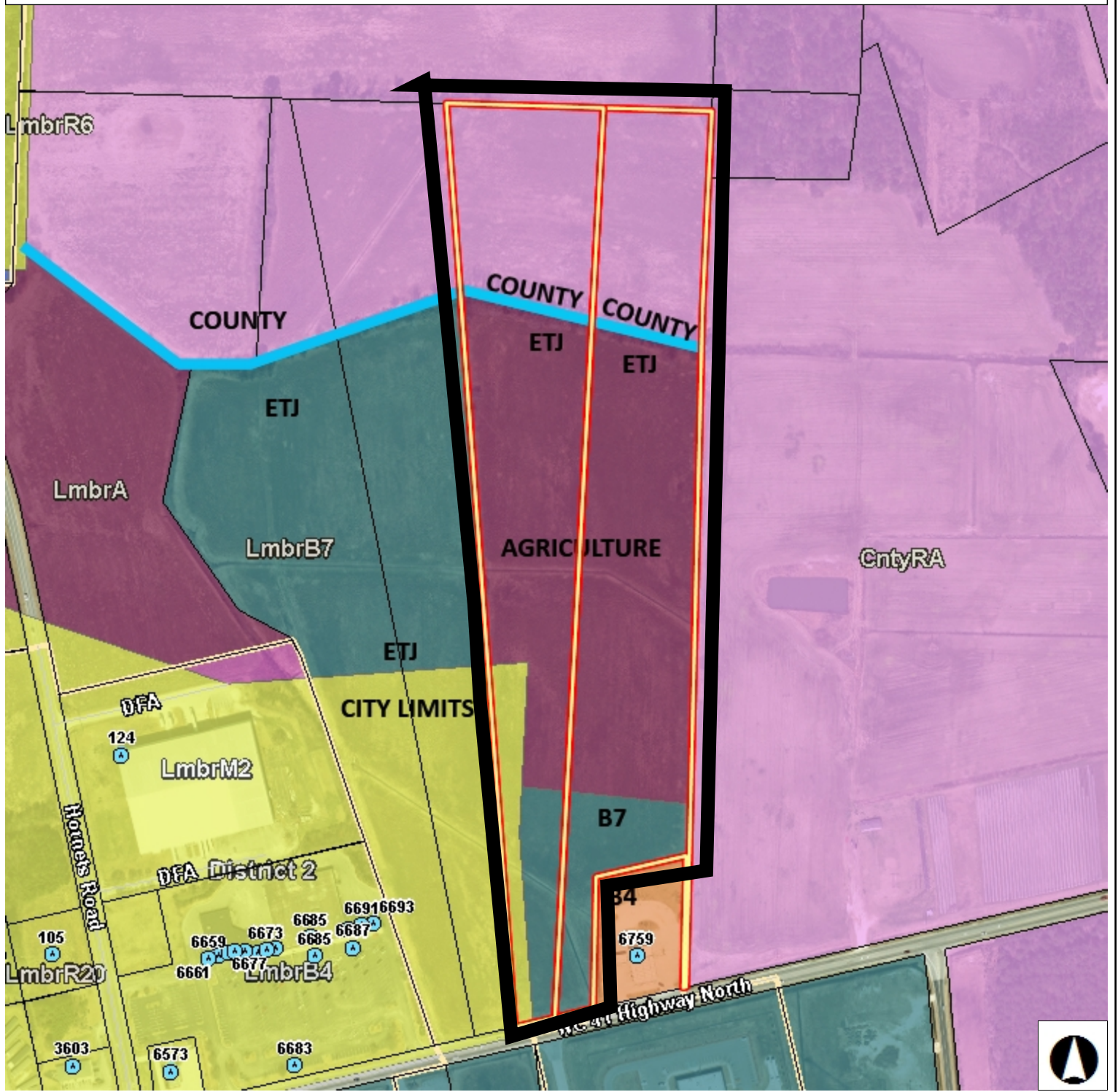


Legend

- Site Address
- Road
- Parcel
- City Limit
- Voting Precinct
 - District 1
 - District 2
 - District 6
 - District 7
 - District 8

Notes





Legend

- Site Address
- Road
- Parcel
- City Limit
- Voting Precinct
- District 1
- District 2

- District 6
- District 7
- District 8
- Zoning**
- CntyC1
- CntyH1
- CntyI2

- Lrn
- Lrn
- Lrn
- Lrn
- Lrn
- Lrn
- Lrn

Notes



City of



Lumberton

Planning & Neighborhood Services

PARCEL INFORMATION					
Owner	Parcel #(s)	Zoning	Deed BK/PG	Area	Limits of Construction
LUMBEE LAND DEVELOPMENT, INC	101202001	A (agriculture) B-7 (business general commercial/manufactured home sales and Cnty RA (County residential agriculture))	2362/175	31.87 Acres	31.87 Acres
LUMBEE LAND DEVELOPMENT, INC	10120200101	A (agriculture) B-7 (business general commercial/manufactured home sales and Cnty RA (County residential agriculture))	2362/175	31.87 Acres	31.87 Acres



Planning & Neighborhood Services

PLANNING & ZONING

STAFF ANALYSIS

Land Use Plan: Both parcels are currently zoned B-7, agriculture and County agriculture residential. The Land Use Plan designates the future use of this parcel as low intensity and is located in the ETJ and the County’s jurisdiction.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
B-7	No min. (3 acres for manufactured home sales)	100’	40’ /20’ manufactured home sales display units	10’	10’
A	40,000 sf	100’	50’	20’	20’
R-7 Proposed	7,000	70’	20’	8’	8’

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	<ul style="list-style-type: none"> - B-7, General commercial/MH sales - A, Agriculture - County Agriculture Residential 	<ul style="list-style-type: none"> - Proposed single family residential subdivision
North	<ul style="list-style-type: none"> - County Agriculture Residential 	Farmland
South	<ul style="list-style-type: none"> - B-7 General commercial/MH sales - B-4 General commercial 	<ul style="list-style-type: none"> - Sanderson Farms - Sun Do Gas
East	<ul style="list-style-type: none"> - County Agriculture Residential, 	<ul style="list-style-type: none"> - Farmland
West	<ul style="list-style-type: none"> - B-7 General commercial/MH sales - County Agriculture Residential 	<ul style="list-style-type: none"> - Ample Storage

City of



Lumberton

Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not located in the 100-year flood zone.

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.

Parcel # 101202001 Flood Map Number: 3720030200K Panel Effective Date: 12/6/2019

Parcel # 10120200101 Flood Map Number: 3720031200J Panel Effective Date: 1/19/2005

DEVELOPMENT UPON APPROVAL

If the applications are approved the applicant must submit site development plans to the City of Lumberton, and other Federal and State Departments, if applicable, for review and approval prior to development. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit.

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

Council review the request, refer the petition to the November 18, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

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

I. Agriculture 'A' Zoning District Permitted Uses

1.110 Single-family residences other than Mobile Homes

1.120 Mobile homes, 1.121 Class A & 1.122 Class B

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

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

12.100 Veterinarian

12.200 Kennel

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

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

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

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

- 1.130 Single- family residences with accessory apartment
- 1.420 Nursing care, intermediate care homes
- 1.430 Child care homes
- 1.440 Halfway houses
- 5.110 Elementary and secondary (including associated grounds and athletic and other facilities)
- 5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)
- 5.310 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet
- 6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development
- 6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school
- 6.260 Drive-in movie theatres
- 6.270 Recreational vehicle parks and/or campgrounds
- 13.100 Police stations
- 13.200 Fire stations
- 13.300 Rescue squad, ambulance service
- 13.400 Civil defense operation
- 13.510 & 13.520 Training Facilities with Activity conducted within or outside fully enclosed building
- 14.120 Agricultural operations, farming Including livestock
- 14.300 Mining or quarrying operations, including on-site sales of products
- 14.400 Reclamation landfill

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

The B-7, business (general/commercial/manufactured home sales) district is designed to accommodate a wide range of commercial activities including manufactured home sales.

I. B-7 Zoning District Permitted Uses

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

1.600 Temporary emergency, construction, and repair residences

2.111 Miscellaneous Sales and Rental of Goods, Merchandise and Equipment

2.113 Convenience stores

2.120 Low- volume traffic generation sales

2.130 Wholesale sales

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

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

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

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

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

3.130 Office or clinics of physicians or dentists

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

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

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

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

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

5.120 Trade or vocational schools

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

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

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

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

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

6.121 Movie theatres Seating capacity of not more than 300

6.122 Movie theatres Seating capacity 301—999

6.140 Adult establishments

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

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

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

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

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

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

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

9.100 Motor vehicle sales or rentals, excluding manufactured home sales

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

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

9.500 Gas sales

9.600 Car wash

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

9.800 Manufactured home sales with manufactured home display units.

9.810 Manufactured home sales office without, display units.

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

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

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

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

12.100 Veterinarian

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

13.620 Mobile Units (including Recreational Vehicles)

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

16.000 Dry Cleaner, Laundromat

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

20.000 Funeral Homes

22.000 Nursery Schools; Day Care Centers

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

24.100 Bus stations

24.200 Train stations

24.300 Taxi stands

25.000 Commercial Greenhouse Operations

27.000 Off- Premises Signs

28.200 Minor Subdivisions

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

2.112 ABC stores

3.140 Government Office Buildings

3.230 Banks with drive-in windows

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

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

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

6.150 Billiard parlors/Pool Halls & Game Centers

6.160 Electronic Gaming Operations

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

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

6.260 Drive-in movie theatres

6.270 Recreational vehicle parks and/or campgrounds

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

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

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

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

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

8.500 Bars, nightclubs

10.220 Storage inside or outside completely enclosed structures

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

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

14.400 Reclamation landfill

15.100 Post office

17.100 Neighborhood Utility Facilities

21.100 Cemetery

21.200 Crematorium

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

The 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

Lumberton City Council

Item: VII.S.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/30/2025

Subject: Lumbee Land Development Special Use Permit - ETJ

Summary/Background of Subject Matter:

Bradley Locklear with Lumbee Land Development is requesting a Special Use Permit for a major subdivision of property located on Elizabethtown Road.

Staff Recommendation:

Council review the request, refer the petition to the November 18, 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. Special Use Permit App-Village @ Eagle's Landing_signed

**DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
CITY OF LUMBERTON, NORTH CAROLINA
APPLICATION FOR A SPECIAL USE PERMIT**

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the City Council of the City of Lumberton issue a Special Use Permit as hereinafter described:

1. Applicant:

Owner:

Legal Name: Lumbee Land Development, Inc.	Legal Name: Lumbee Land Development, Inc.
Physical Address: 6984 NC HWY 711 Pembroke, NC 28372	Physical Address: 6984 NC HWY 711 Pembroke, NC 28372
Mailing Address: 6984 NC HWY 711 Pembroke, NC 28372	Mailing Address: 6984 NC HWY 711 Pembroke, NC 28372
Telephone: 910.521.7861	Telephone: 910.521.7861
Name of Business: Lumbee Land Development, Inc.	Business Address: 6984 NC HWY 711, Pembroke, NC 28372
EMAIL: bslocklear@lumbeetribe.com	

Description of Property:

2. HWY 41/Elizabethtown Rd, Lumberton, NC 28358	2362	175
(Address)	(Deed Book)	(Page)
Book 31 Pg 6, Tracts 3 & 4	231.7 LF	31.87 AC
(Map Book)	(Page)	(Area)

3. Tax Map Identification (parcel number): 101202001 & 10120200101
4. Proposed Use of Property: Residential Subdivision
5. Zoning District Designation of Property: Business LMBR-B7, Agricultural LMBR-A, & Residential Agricultural CNTY-RA
6. Development Site Plan: See Appendix A of Land Use Ordinance.
7. Notice of Hearing: All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.
8. Supportive Information: At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:
 - a. That it will not materially endanger the public health or safety; and
 - b. That it will not substantially injure the value of adjoining or abutting property; and
 - c. That it will be in harmony with the area in which it is to be located; and
 - d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.
9. Application Fee: Submit the fee payment with application. The application fee is nonrefundable.

ADDRESS:

10. Briefly describe Applicants intended use of the property (Applicant must attach a detailed business plan, if applicable):
Property is intended to be utilized as a subdivision with 78 proposed single family lots.

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: Lumbee Land Development, Inc. 6984 NC HWY 711, Pembroke, NC 28372
Name Physical Address

Applicant: [Signature]
Signature

STATE OF North Carolina COUNTY OF Robeson

I, Marbeth Pevia, 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 10th day of October, 2020

[Signature] My Commission Expires: 06-09-2029
Notary Public Signature

Owner: Lumbee Land Development, Inc. 6984 NC HWY 711, Pembroke, NC 28372
Name Physical Address

Owner: [Signature]
Signature

STATE OF North Carolina COUNTY OF Robeson

I, Marbeth Pevia, 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 10th day of October, 2020

[Signature] My Commission Expires: 06-09-2029
Notary Public Signature

City of



Lumberton

Planning & Neighborhood Services

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

Application File No.: 5.137, 7.198 & 6.238

Property address: HWY 41/Elizabethtown Rd, Lumberton, NC 28358 Parcel #: 101202001 & 10120200101

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

Authorized Person (print/type full name): Bradley Locklear / Jonathan Locklear

Signature: [Handwritten signature] (Authorized Person)

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

- 1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law... 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, Marbeth Pevia, a Notary Public in and for said County and

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

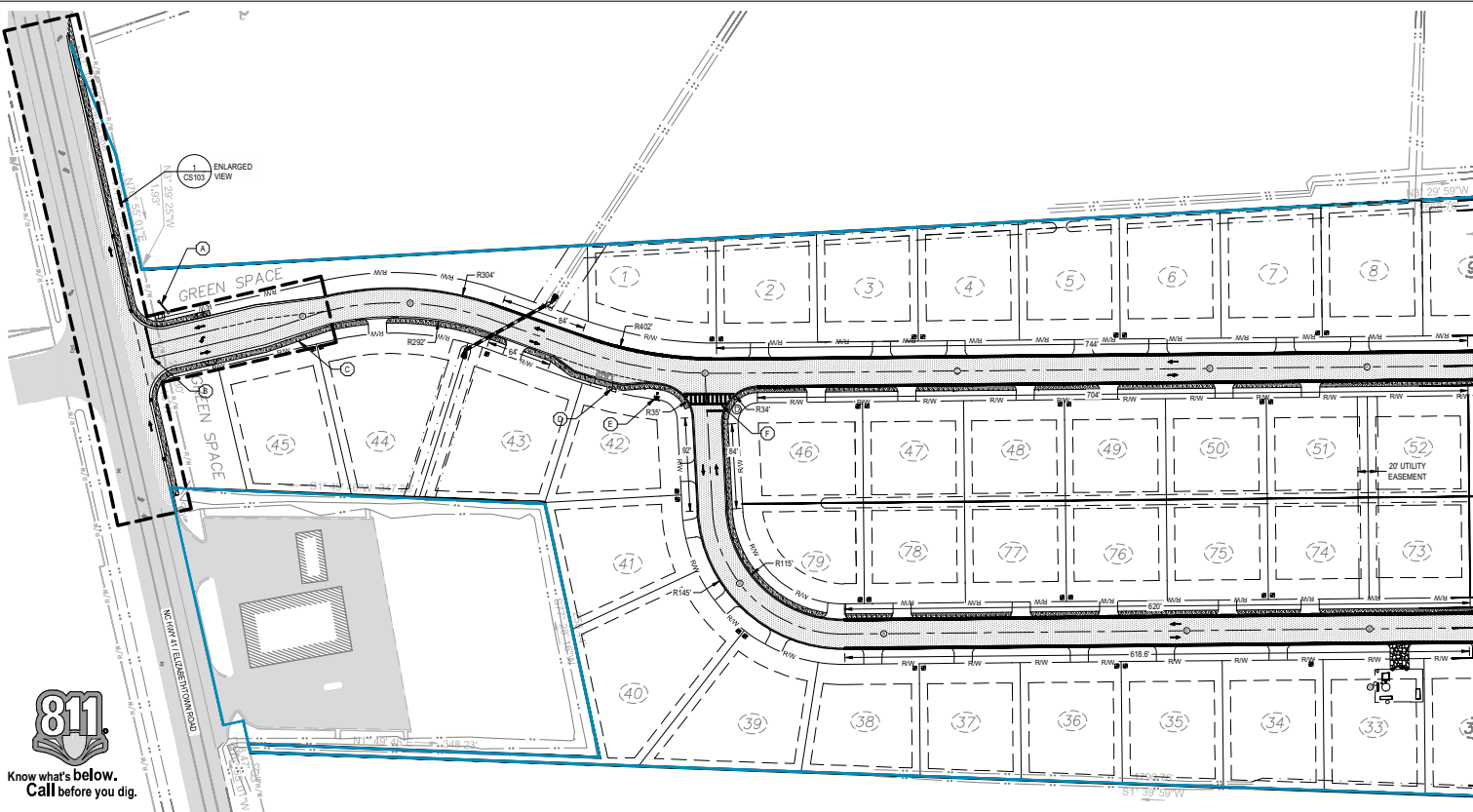
WITNESS my hand and Notarial Seal this 6th day of October, 2015



My Commission Expires: 06-09-2019

Printed: Tue 07-24-2025 08:49 AM

C:\Users\hoban\Local Desktop\New\csd3\csd3-06143_The_Village_at_Eagles_Landing_Lumbee_Tribal_College_CSD3_SITE_PLAN_MAP_KEY_A.dwg



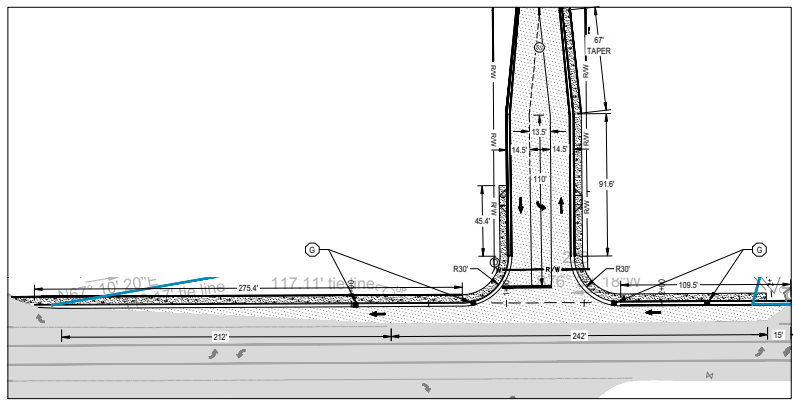
- PAVING AND NCDOT NOTES**
1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHALL BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D998).
 2. PROPOSED PAVEMENT WILL BE TIED INTO EXISTING PAVEMENT BY STRAIGHT SAW CUT EDGE FOR PAVEMENT JOINT. ANY VOIDED AREAS SHALL BE FILLED WITH ASPHALT CONCRETE SURFACE COURSE, TYPE SB-8, AT AN AVERAGE RATE OF 2.2 LBS. PER SQ. YD.
 3. THE BASE COURSE SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY (ASTM D998).
 4. SUBGRADE MATERIAL SHALL BE USED IN ALL FILL AREAS OF THE PAVEMENT SECTION. ALL FILL MATERIAL SHALL BE FREE OF ANY ROOTS, ROCKS OR OTHER DELETERIOUS MATERIAL.
 5. LAST 3 FT OF FILL BELOW SUBBASE COMPACTED TO 98% MAXIMUM DRY DENSITY IN MAXIMUM OF 9-INCH COSE LIFTS. SUBGRADES SHALL BE PROOF ROLLED AND APPROVED BY THE GEOTECHNICAL ENGINEER/TESTING LABORATORY PRIOR TO BASE PLACEMENT. TACK SHALL BE APPLIED BETWEEN LAYERS IF NOT PAVED IMMEDIATELY. PAINTED STRIPS, LANE LABELS & SIGNS SHALL BE TO CURRENT NCDOT SPECIFICATION AND SHALL BE THERMOPLASTIC.
 6. POSITIVE SHOULDER DRAINAGE SHALL BE REQUIRED AS A CONDITION OF APPROVAL. FAILURE TO CORRECT DRAINAGE ISSUES IN A TIMELY MANNER MAY RESULT IN CLOSURE OF THE ENTRANCE BY THE DEPARTMENT OF TRANSPORTATION.
 7. DRAINAGE COLLECTED BY DITCHES, GUTTERS OR PIPES ON PRIVATE PROPERTY SHALL NOT BE DISCHARGED INTO THE HIGHWAY DRAINAGE SYSTEM UNLESS EXPRESSLY APPROVED BY THE DEPARTMENT OF TRANSPORTATION. NO DISCHARGE FROM ANY WATER SOURCES HEATING AND AIR CONDITIONING SYSTEM SHALL BE DISCHARGED INTO THE ROADWAY DRAINAGE SYSTEM.
 8. APPROPRIATE TRAFFIC CONTROL DEVICES SHALL BE UTILIZED DURING CONSTRUCTION TO PROVIDE FOR THE SAFETY OF THE TRAFFIC. NO EMPLOYEE/CONTRACTOR PARKING OR EQUIPMENT PARKING SHALL BE PERMITTED ON THE ROADWAY SHOULDERS DURING CONSTRUCTION.
 9. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND STRUCTURES.

- ADDITIONAL NOTES**
1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND OTHER INFORMATION INDICATED ON SHEET C-001 INDEX SHEET SHALL APPLY TO THIS PLAN.
 2. PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT. ALL SEEDING AREAS WILL BE FERTILIZED, RE-SEEDING AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATION COVER. IF ANY SEEDING FAILURE OCCURS, THESE AREAS SHALL BE RE-SEEDING WITH RYE GRASS FOR TEMPORARY STABILIZATION AND PREPARED FOR PERMANENT SEEDING.
 3. REF DETAIL SHEETS FOR EROSION CONTROL MEASURES & MAINTENANCE.
 4. PARCEL IDENTIFICATION NUMBERS: 9352-2673-5700
 5. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONLY AFTER REMOVAL HAS BEEN APPROVED BY NCECQ.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENTATION CONTROL MONITORING ACCORDING TO NPDES PERMIT REQUIREMENTS.
 7. REF SHEET C-502 FOR TEMPORARY & PERMANENT SEEDING REQUIREMENTS.

- INSPECTION NOTES**
1. INSPECTIONS SHALL COMPLY WITH THE MOST CURRENT NCDOT STANDARDS SPECIFICATIONS & PROVISIONS.

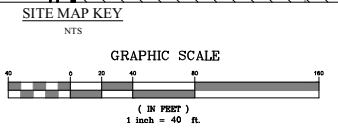
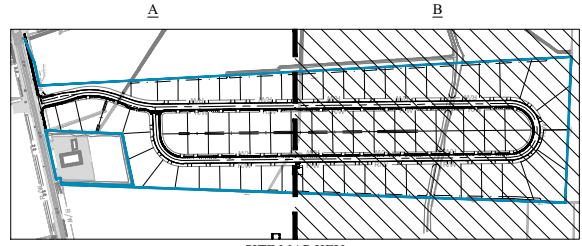


VILLAGE AT EAGLES LANDING
LUMBEE TRIBE
 HWY 41/ELIZABETH TOWN ROAD
 LUMERTON, NC 28358



SITE ITEMS		
SYM.	ITEM	REFERENCE / NOTES
A	SITE DEVELOPMENT SIGN	OWNER TO VERIFY SIZE AND LOCATION
B	STOP BAR	REFERENCE SHEET CS503, NCDOT PAVEMENT MARKINGS
C	5-FT SIDEWALK	REFERENCE SHEET CS502 FOR TYP SIDEWALK DETAILS
D	CLUSTER BOX UNIT	REFERENCE SHEET CS511, NCDOT DETAIL FIGURE 1
E	FIRE HYDRANT ASSEMBLY	REFERENCE SHEET CU501, DETAIL #3
F	PEDESTRIAN CROSS WALK	REFERENCE SHEET CS503, NCDOT PAVEMENT MARKINGS
G	STORMWATER CURB INLETS	REFERENCE SHEET

- SIGN LEGEND**
- ⊙ PROP. VAN ACCESS
 - ⊙ PROP. NO PARKING ZONE
 - ⊙ PROP. RESERVED HC PARKING
 - ⊙ PROP. STOP SIGN



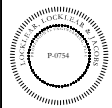
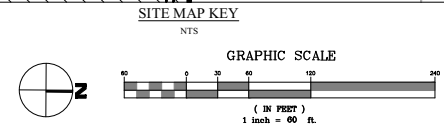
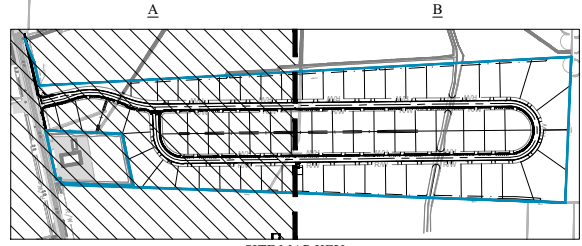
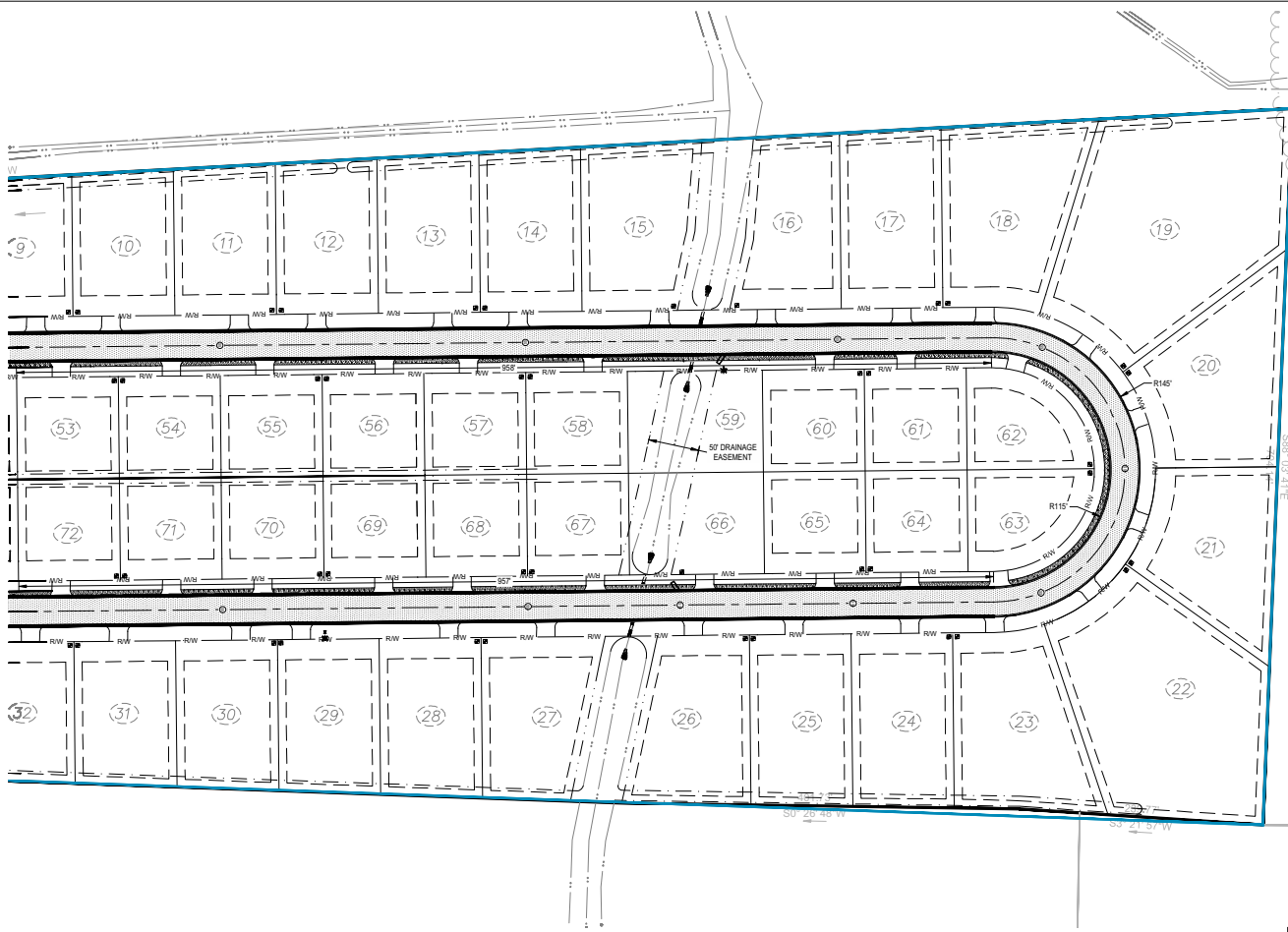
1 INGRESS/EGRESS
 SCALE = 1/80

DATE	
DRAWN BY:	JH
CHECKED BY:	JEL
SHEET TITLE	
SITE PLAN MAP	
KEY A	
SHEET NUMBER	
CS103	
PROJECT# 22-06145	

REVIEW DRAWINGS - NOT RELEASED FOR CONSTRUCTION

ADA AND LEGAL DISCLAIMER: THE DOCUMENT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA). HOWEVER, ARCHITECTS AND ENGINEERS ARE NOT LICENSED TO INTERPRET LAWS OR GIVE ADVICE CONCERNING LAWS. THE OWNER SHOULD HAVE THIS DOCUMENT REVIEWED BY HIS OR HER ATTORNEY TO DETERMINE IF IT COMPLIES WITH ADA AND OTHER LAWS.

Printed: Tue 07-24-2025 - 08:46 AM



VILLAGE AT EAGLES LANDING
LUMBEE TRIBE
 HWY 41 / ELIZABETH TOWN ROAD
 LUMERTON, NC 28358

PROJECT INFORMATION

DATE	
DRAWN BY:	JH
CHECKED BY:	JEL
SHEET TITLE	

SITE PLAN MAP
KEY B

SHEET NUMBER
CS104

PROJECT# 22-06145

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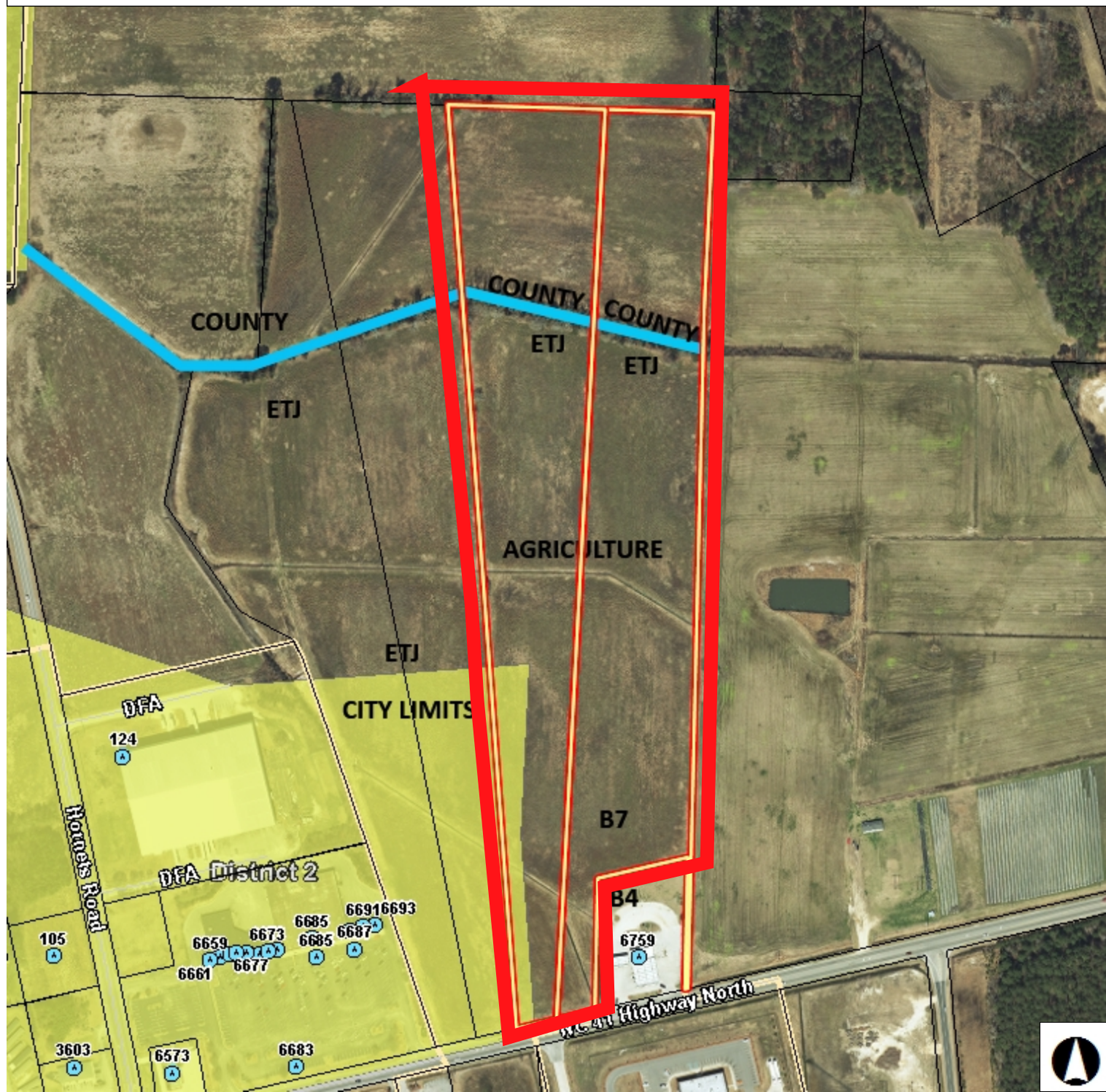
REVIEW DRAWINGS - NOT RELEASED FOR CONSTRUCTION



Planning & Neighborhood Services

Request for Annexation, Rezoning, and Special Use Permit
Lumbee Land Development/Bradley Locklear

PETITIONER(S):	OWNER(S):
Name of Petitioner(s): Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372	Name of Owner(s): Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372
<p>PROJECT OVERVIEW</p> <p>Annexation Request #5.137: Bradley Locklear with Lumbee Land Development is requesting a contiguous annexation of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101, Deed Bk. 2362, Pg. #175/Map Book: 31 Page: 6, tracks 3 & 4).</p> <p>Rezoning Request #6.238: Bradley Locklear with Lumbee Land Development is requesting to rezone property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101) from agriculture, B-7 and Cnty RA to R-6, Residential-Class 'A' Manufactured Homes.</p> <p>Special Use Permit Request #7.198: Bradley Locklear with Lumbee Land Development is requesting a Special Use Permit for a major subdivision of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101).</p> <p><u>Analysis:</u> This proposed development is a single-family residential subdivision consisting of 79 lots.</p> <p>The property is located on NC Highway 41 (Elizabethtown Road) adjacent to Ample Storage, Sun Do, and property located in the County.</p> <p>The properties are zoned as follows (combined):</p> <ul style="list-style-type: none"> - The front portion of the parcels, ~ 4.88 acres is zoned B-7. - The midsection of the parcels, ~ 18.43 acres is zoned 'A' Agriculture. - The remaining portion of the parcels, ~ 9.59 acres is located within the County's jurisdiction and zoned County Residential Agriculture. 	

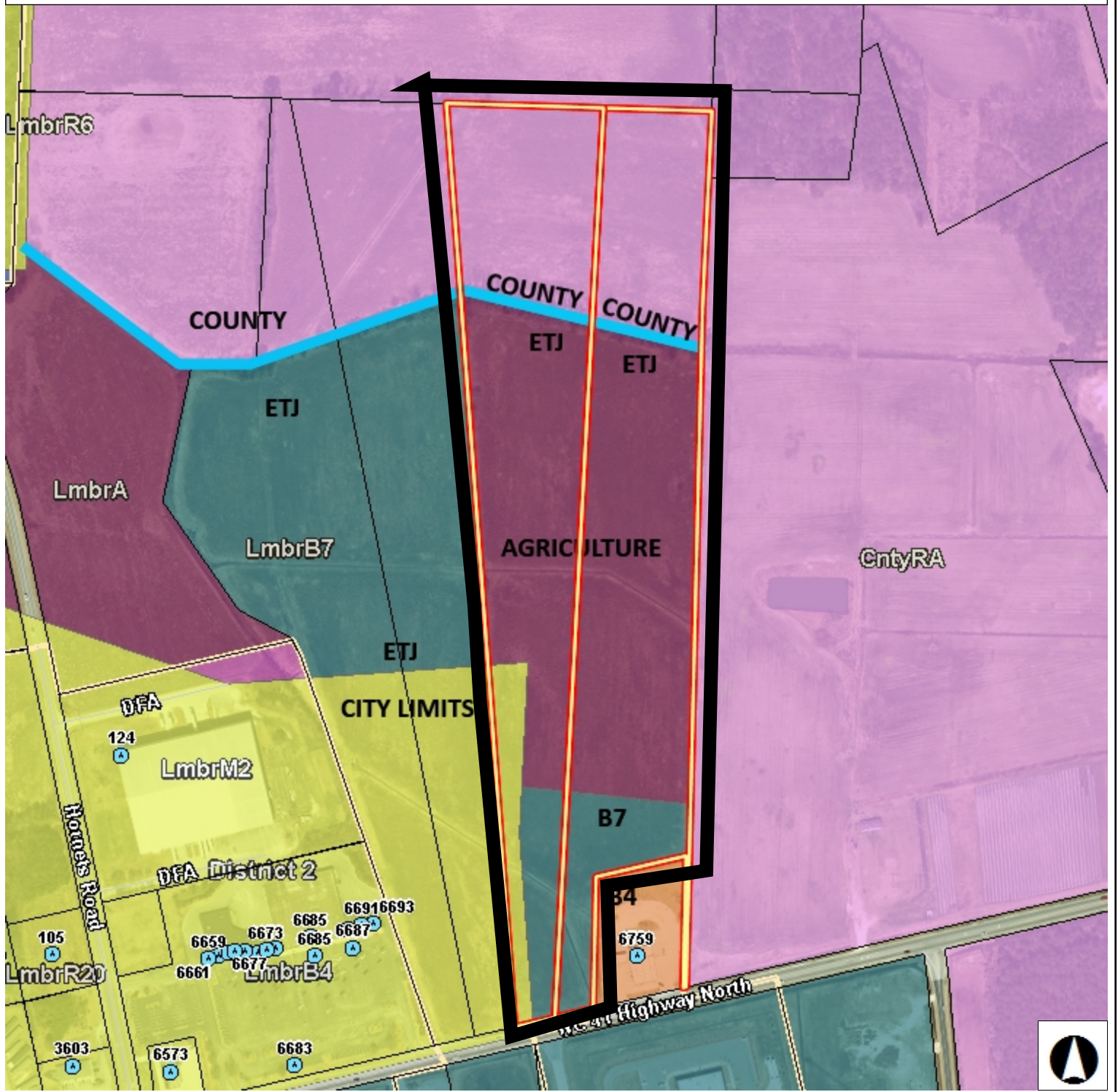


Legend

- Site Address
- Road
- Parcel
- City Limit
- Voting Precinct
 - District 1
 - District 2
 - District 6
 - District 7
 - District 8

Notes





Legend

- Site Address
- Road
- Parcel
- City Limit
- Voting Precinct
- District 1
- District 2

- District 6
- District 7
- District 8
- Zoning**
- CntyC1
- CntyH1
- CntyI2

- Lrn
- Lrn
- Lrn
- Lrn
- Lrn
- Lrn
- Lrn

Notes



City of



Lumberton

Planning & Neighborhood Services

PARCEL INFORMATION					
Owner	Parcel #(s)	Zoning	Deed BK/PG	Area	Limits of Construction
LUMBEE LAND DEVELOPMENT, INC	101202001	A (agriculture) B-7 (business general commercial/manufactured home sales and Cnty RA (County residential agriculture)	2362/175	31.87 Acres	31.87 Acres
LUMBEE LAND DEVELOPMENT, INC	10120200101	A (agriculture) B-7 (business general commercial/manufactured home sales and Cnty RA (County residential agriculture)	2362/175	31.87 Acres	31.87 Acres



Planning & Neighborhood Services

PLANNING & ZONING

STAFF ANALYSIS

Land Use Plan: Both parcels are currently zoned B-7, agriculture and County agriculture residential. The Land Use Plan designates the future use of this parcel as low intensity and is located in the ETJ and the County’s jurisdiction.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
B-7	No min. (3 acres for manufactured home sales)	100’	40’ /20’ manufactured home sales display units	10’	10’
A	40,000 sf	100’	50’	20’	20’
R-6 Proposed	7,000	70’	20’	8’	8’

ADJACENT PROPERTY SITE DATA		
	Zoning	Land Use
Subject Property	<ul style="list-style-type: none"> - B-7, General commercial/MH sales - A, Agriculture - County Agriculture Residential 	<ul style="list-style-type: none"> - Proposed single family residential subdivision
North	<ul style="list-style-type: none"> - County Agriculture Residential 	Farmland
South	<ul style="list-style-type: none"> - B-7 General commercial/MH sales - B-4 General commercial 	<ul style="list-style-type: none"> - Sanderson Farms - Sun Do Gas
East	<ul style="list-style-type: none"> - County Agriculture Residential, 	<ul style="list-style-type: none"> - Farmland
West	<ul style="list-style-type: none"> - B-7 General commercial/MH sales - County Agriculture Residential 	<ul style="list-style-type: none"> - Ample Storage

City of



Lumberton

Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not located in the 100-year flood zone.

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.

Parcel # 101202001 Flood Map Number: 3720030200K Panel Effective Date: 12/6/2019

Parcel # 10120200101 Flood Map Number: 3720031200J Panel Effective Date: 1/19/2005

DEVELOPMENT UPON APPROVAL

If the applications are approved the applicant must submit site development plans to the City of Lumberton, and other Federal and State Departments, if applicable, for review and approval prior to development. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit.

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

Council review the request, refer the petition to the November 18, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

Lumberton City Council

Item: VII.T.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/31/2025

Subject: John Culbreth contiguous annexation Hornets Rd. ETJ

Summary/Background of Subject Matter:

John Culbreth is requesting a contiguous annexation for property located on Hornets Rd. The proposed development is a residential subdivision.

Staff Recommendation:

Recommend City Council direct the City Clerk to investigate said petition.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Moss Neck Annexation Packet - cpc1

PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY

NORTH CAROLINA

CITY OF LUMBERTON

ROBESON COUNTY

**IN THE MATTER OF THE ANNEXATION)
OF CERTAIN LANDS INTO THE CITY)
OF LUMBERTON)**

P E T I T I O N

TO THE CITY COUNCIL OF LUMBERTON

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Lumberton.
2. The area to be annexed is contiguous to the City of Lumberton and the boundaries of such territory are described in the attached legal description labeled as Exhibit "A".
3. A map showing the area to be annexed is attached hereto as Exhibit "B".
4. Tax Parcel Number: 1010 02 012
(Map #) (Block #) (Parcel #)
5. Deed Book: 2206 Page: 779

This the 23 day of October, 2025.

PROPERTY OWNER(S)

Name: Mass Ark Trust Address: Hornets Rd

Telephone: 910-303-0366 Lumberton, NC

X Signature: Katrina Culbreth trustee

Name: _____ **Address:** _____

Telephone: _____

Signature: _____

Email Address(s): _____



Planning & Neighborhood Services

Request for Annexation, Rezoning, and Special Use Permit
5.138, 6.239, and 7.199 Moss Neck Trust/John Culbreth

PETITIONER(S):	OWNER(S):
Name of Petitioner: Moss Neck Trust/John Culbreth 351 Lancelot Ct. Linden, NC 28356	Name of Petitioner: Moss Neck Trust/John Culbreth 351 Lancelot Ct. Linden, NC 28356

Annexation Request: John Culbreth is requesting a contiguous annexation of property located on Hornets Rd. being parcel #101002012 and Deed Book 2206 Page 779. The proposed development is a residential subdivision.

Rezoning Request: John Culbreth is requesting a rezoning from ‘A’ (agriculture), CZ B2 (Conditional zoning community business multifamily use only) to R-7, (Residential single family/duplex) for property located on Hornets Rd. The proposed development is a residential subdivision.

Special Use Permit Request: John Culbreth is requesting a major subdivision Special Use permit for property located on Hornets Rd. The proposed development is a residential subdivision.

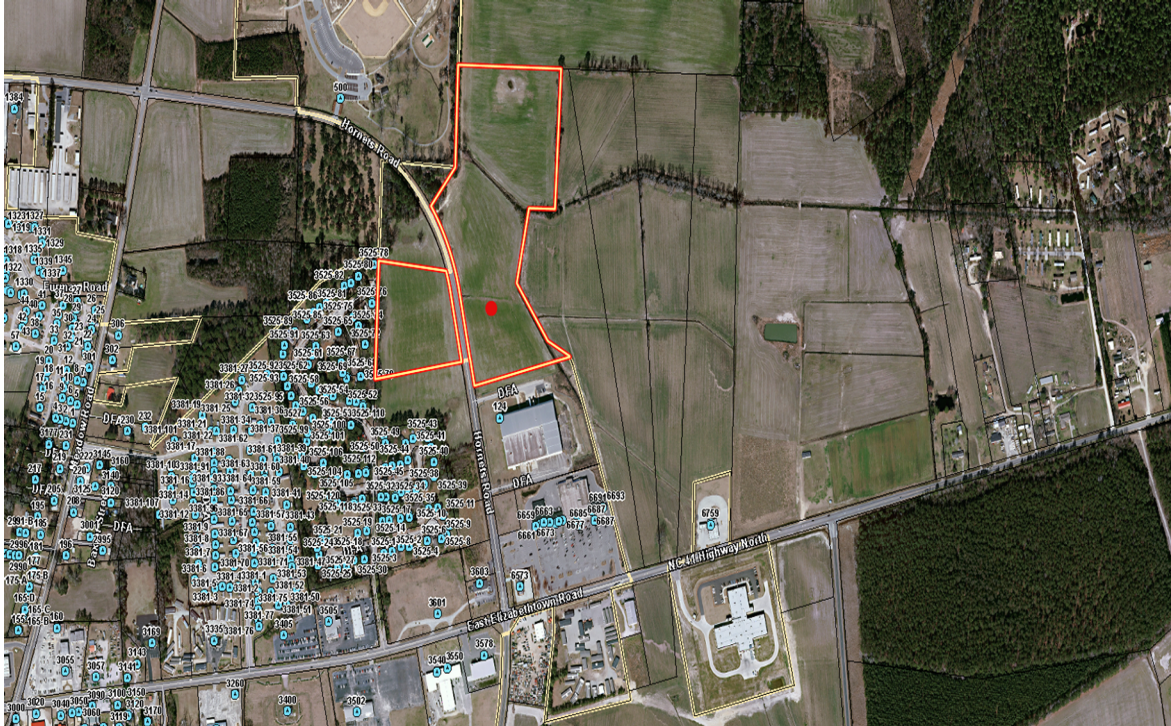
The property is zoned as follows:

- The southern and western portion of the parcel ~ 20 acres is zoned ‘A’ Agriculture.
- The northern portion of the parcel ~ 10 acres is zoned ‘RA’ County Residential Agriculture.

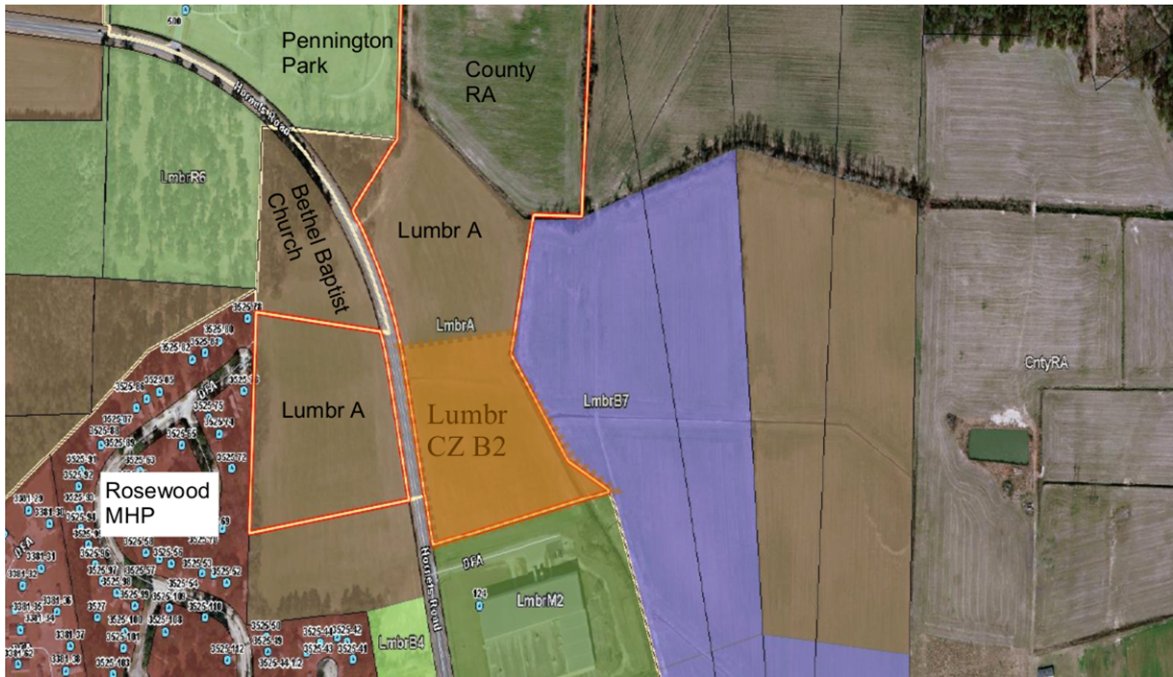
This development will be completed in three (3) phases.



LOCATION:



Zoning A & CZ B2 - Multifamily use only





Planning & Neighborhood Services

PARCEL INFORMATION				
Owner	Parcel #(s)	Zoning	Area	Limits of Construction
Moss Neck Trust/Susan Guy, Trustee	101002012	A CZ B2 (~7.5 acres)	33.5 Acres	33.5 Acres

ADJACENT PROPERTY SITE DATA

	Zoning	Zoning Description	Land Use
Subject Property	A CZ B2 (~7.5 acres)	Agriculture Conditional zoning community business multifamily use only	Proposed residential subdivision with approximately 78 residential lots.
North	County RA R-6,	County residential agriculture Residential-class 'A' manufactured homes	Residential Agriculture Pennington Park
South	M2	Heavy manufacturing	Stout & Co LLC
East	B-7 County RA	Business general commercial manufactured sales lot County residential agriculture	Ample Storage Residential Agriculture
West	A R-20	Agriculture Residential Single Family	Agriculture Rosewood MHP

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: John Culbreth is requesting the following:

Annexation Request: John Culbreth is requesting a contiguous annexation of property located on Hornets Rd. being parcel #101002012 and Deed Book 2206 Page 779. The proposed development is a residential subdivision.

Rezoning Request: John Culbreth is requesting a rezoning from 'A' (agriculture), CZ B2 (Conditional zoning community business multifamily use only) to R-7, (Residential single family/duplex) for property located on Hornets Rd. The proposed development is a residential subdivision.

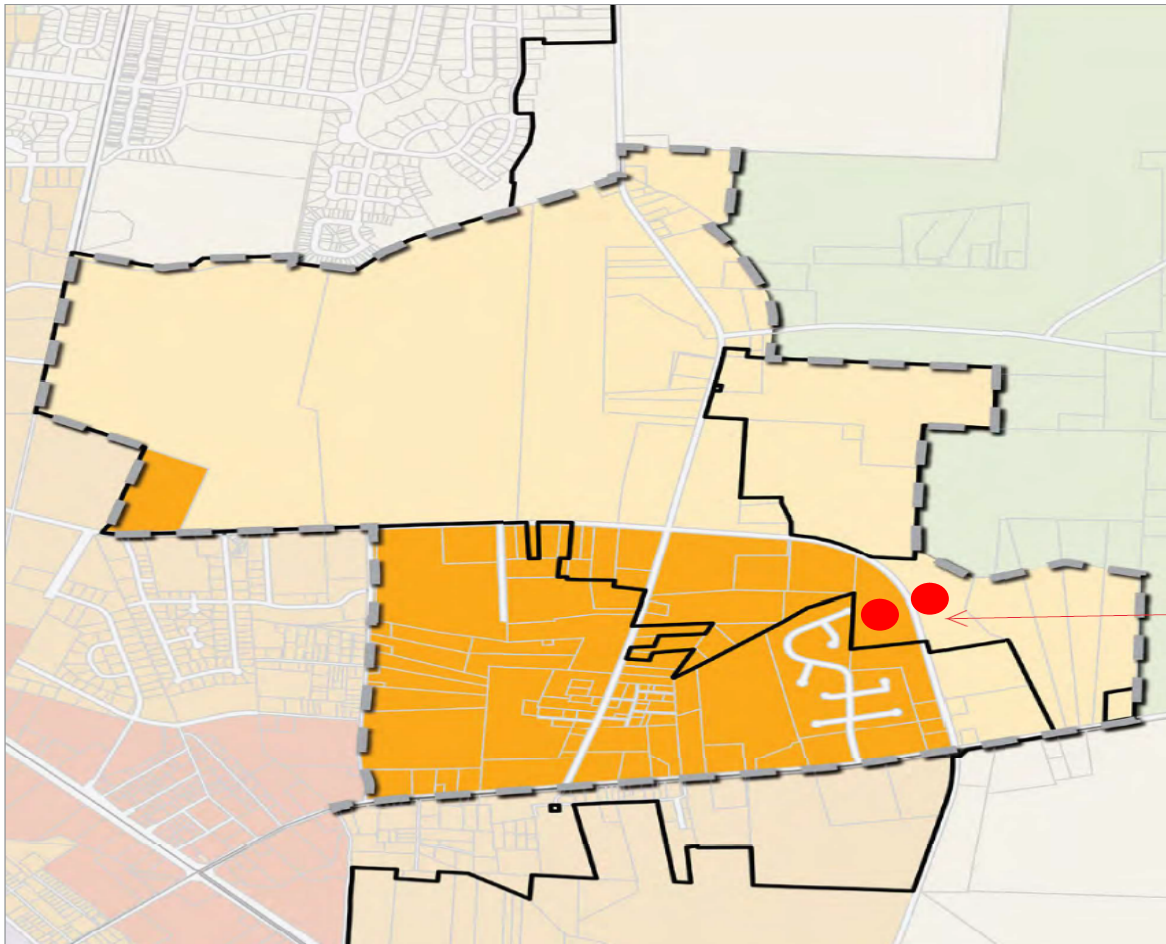
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Planning & Neighborhood Services

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates the future use of the parcel as low intensity and is located within the ETJ and Robeson County.



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

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. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
Existing A	40,000	100'	50'	20'	20'
Existing B2	3,000 per unit if multi-family otherwise no min.	50'	20'	10'	10'
Proposed R-7	7,000	20'	8'	8'	8'

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not in 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: 3720030200K **Panel Effective Date:** 12/6/2019

City of



Lumberton

Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If the requests are granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

Recommend City Council direct the City Clerk to investigate said petition.

Lumberton City Council

Item: VII.U.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/31/2025

Subject: John Culbreth major subdivision Special Use Permit Hornets Rd -ETJ

Summary/Background of Subject Matter:

John Culbreth is requesting a major subdivision Special Use Permit for property located on Hornets Rd. being parcel #101002012 and Deed Book 2206 Page 779. The proposed development is a residential subdivision.

Staff Recommendation:

Council review the request, refer the petition to the November 18, 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. Moss Neck SUP Packet - cpc

**DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
CITY OF LUMBERTON, NORTH CAROLINA
APPLICATION FOR A SPECIAL USE PERMIT**

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the City Council of the City of Lumberton issue a Special Use Permit as hereinafter described:

1. **Applicant:** Moss Neck Trust **Owner:** Moss Neck Trust
Legal Name: Moss Neck Trust **Legal Name:** Moss Neck Trust
Physical Address: HORNETS RD **Physical Address:** HORNETS Road
Lumberton, NC Lumberton, NC 28358
Mailing Address: 351 LANCELOT CT **Mailing Address:** _____
LINDSN, NC 28356
Telephone: 910-303-0366 **Telephone:** 910-303-0366

Name of Business: _____ **Business Address:** _____
EMAIL: jcubbreth@MAC.COM

Description of Property:			
2.		2206	779
	(Address)	162	95
		(Deed Book)	(Page)
	62	1214	33.5
	(Map Book)	(Frontage)	(Area)

3. **Tax Map Identification (parcel number):** 101 00 2 012
4. **Proposed Use of Property:** R-7 Subdivision
5. **Zoning District Designation of Property:** A, RA, CZB2
6. **Development Site Plan:** See Appendix A of Land Use Ordinance.
7. **Notice of Hearing:** All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.
8. **Supportive Information:** At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:
- a. That it will not materially endanger the public health or safety; and
 - b. That it will not substantially injure the value of adjoining or abutting property; and
 - c. That it will be in harmony with the area in which it is to be located; and
 - d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.
9. **Application Fee:** Submit the fee payment with application. The application fee is nonrefundable.

ADDRESS:

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

Single Family Subdivision

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: Moss Neck Trust/Katrina Culbreth (Trustee) Hoppers Rd
Name Physical Address

Applicant: Katrina Culbreth trustee
Signature

STATE OF North Carolina COUNTY OF Cumberland

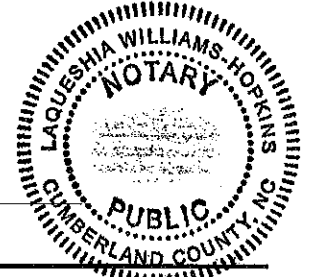
I, Laqueshia Williams-Hopkins, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 29 day of October, 2025.

[Signature]

Notary Public Signature

My Commission Expires: March 21, 2028



Owner: Name Physical Address

Owner: Signature

STATE OF COUNTY OF

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

WITNESS my hand and Notarial Seal this day of, 20.

Notary Public Signature

My Commission Expires:

City of



Lumberton

Planning & Neighborhood Services

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

Application File No.: _____

Property address: Horners Rd, L.Ton Parcel #: 101002012

I, KATRINA Culbreth TRUSTEE (property owner), give Dr./Mr./Ms.

John Culbreth the authority to appear before City

Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): KATRINA Culbreth

Signature: Katrina Culbreth trustee (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 Cumberland

I, Laqueshia Williams-Hopkins a Notary Public in and for said County and

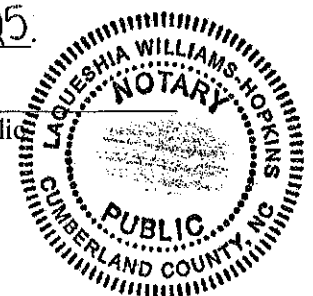
State, do hereby certify that Katrina Culbreth personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 24 day of October, 2025.

[Signature]

Notary Public

My Commission Expires: March 21, 2028



VICINITY MAP
NOT TO SCALE

CONCEPT PLAN

County RA

THE CI
DEED

THE CITY OF LUMBERTON
DEED BOOK 1193, PAGE 47
DEED BOOK 1201, PAGE 502

PENNINGTON PARK

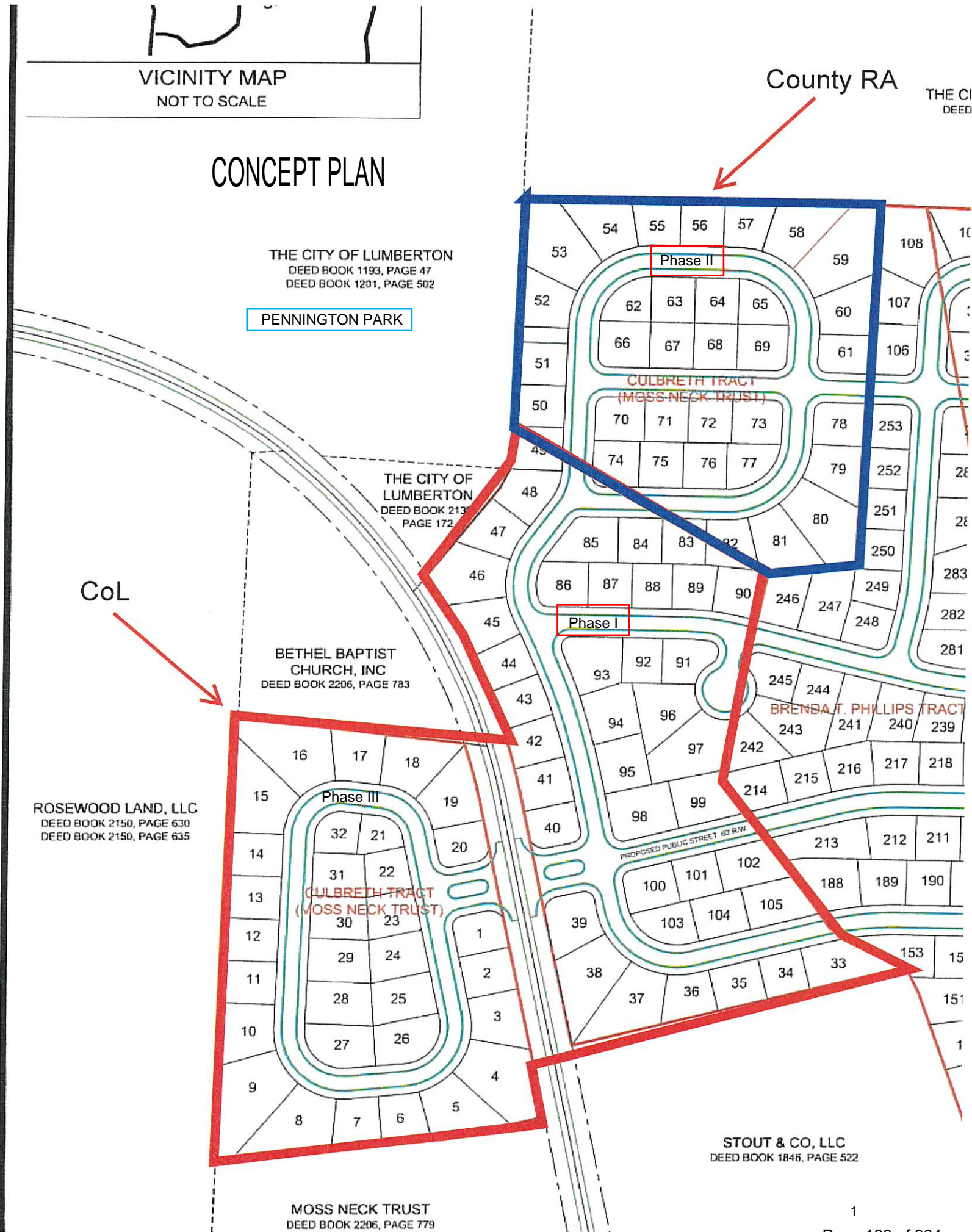
THE CITY OF LUMBERTON
DEED BOOK 213
PAGE 172

BETHEL BAPTIST
CHURCH, INC
DEED BOOK 2206, PAGE 783

ROSEWOOD LAND, LLC
DEED BOOK 2150, PAGE 630
DEED BOOK 2150, PAGE 635

STOUT & CO, LLC
DEED BOOK 1846, PAGE 522

MOSS NECK TRUST
DEED BOOK 2206, PAGE 779





Planning & Neighborhood Services

Request for Annexation, Rezoning, and Special Use Permit
5.138, 6.239, and 7.199 Moss Neck Trust/John Culbreth

PETITIONER(S):	OWNER(S):
Name of Petitioner: Moss Neck Trust/John Culbreth 351 Lancelot Ct. Linden, NC 28356	Name of Petitioner: Moss Neck Trust/John Culbreth 351 Lancelot Ct. Linden, NC 28356

Annexation Request: John Culbreth is requesting a contiguous annexation of property located on Hornets Rd. being parcel #101002012 and Deed Book 2206 Page 779. The proposed development is a residential subdivision.

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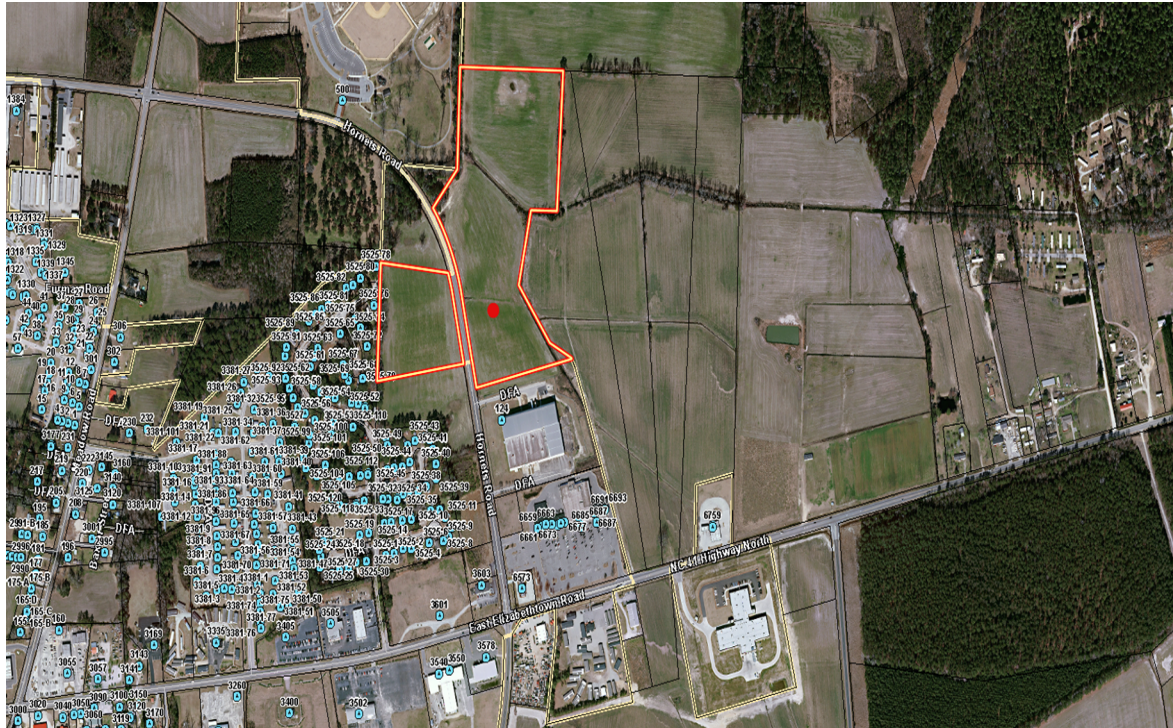
The property is zoned as follows:

- The southern and western portion of the parcel ~ 20 acres is zoned ‘A’ Agriculture.
- The northern portion of the parcel ~ 10 acres is zoned ‘RA’ County Residential Agriculture.

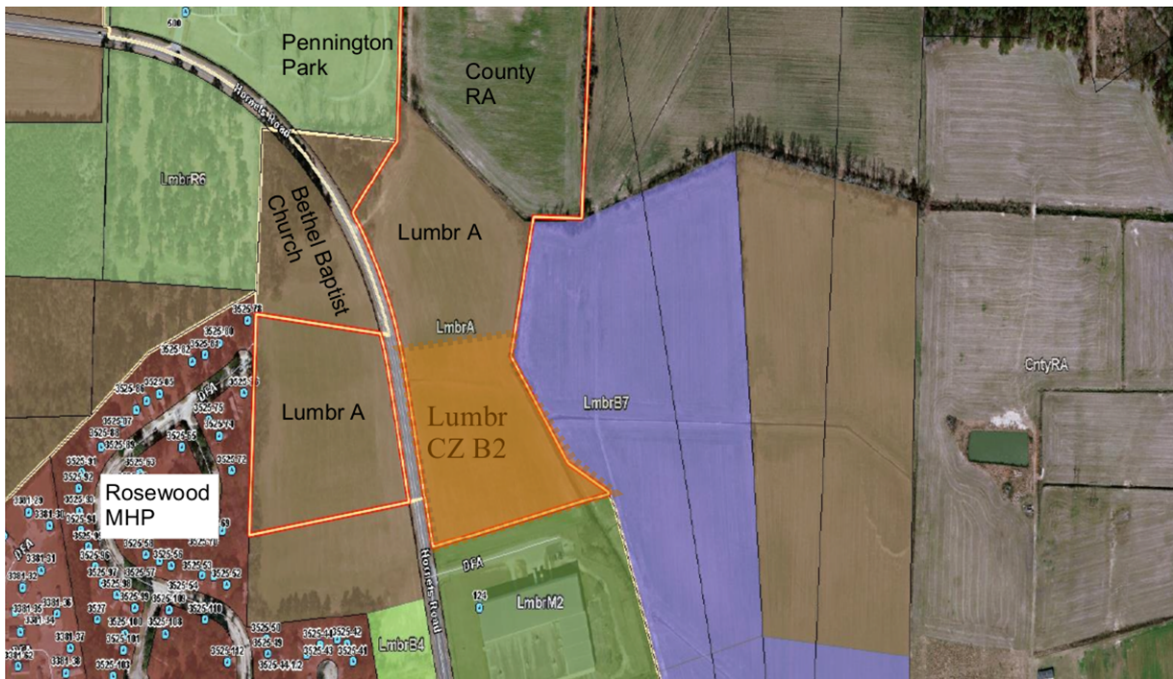
This development will be completed in three (3) phases.

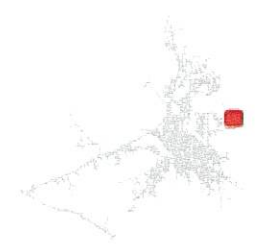


LOCATION:



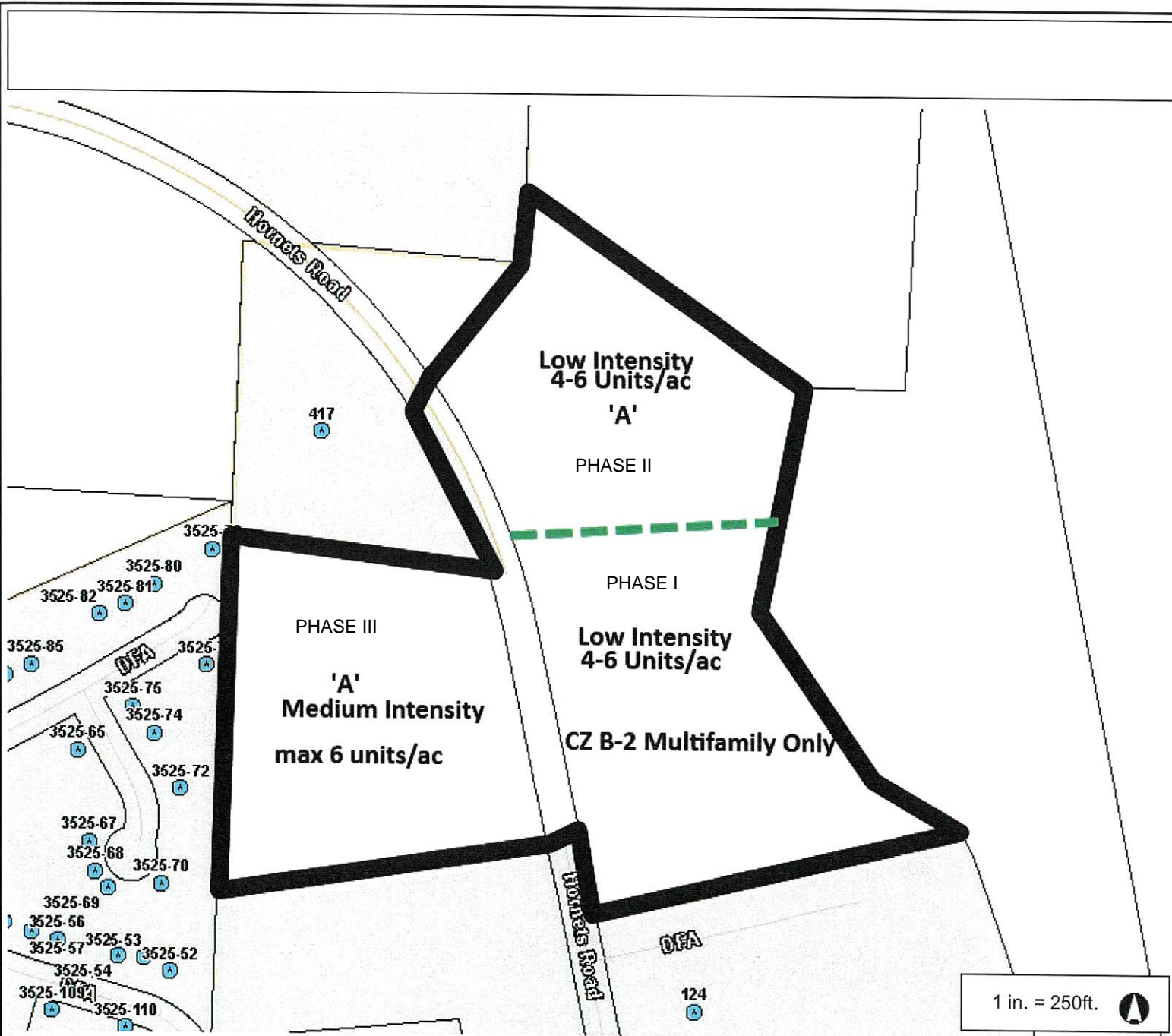
Zoning A & CZ B2 - Multifamily use only



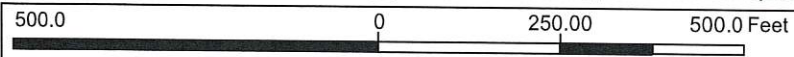


Legend

- Site Address
- Road
- Parcel
- ▭ City Limit
- ▭ City Limit Basemap



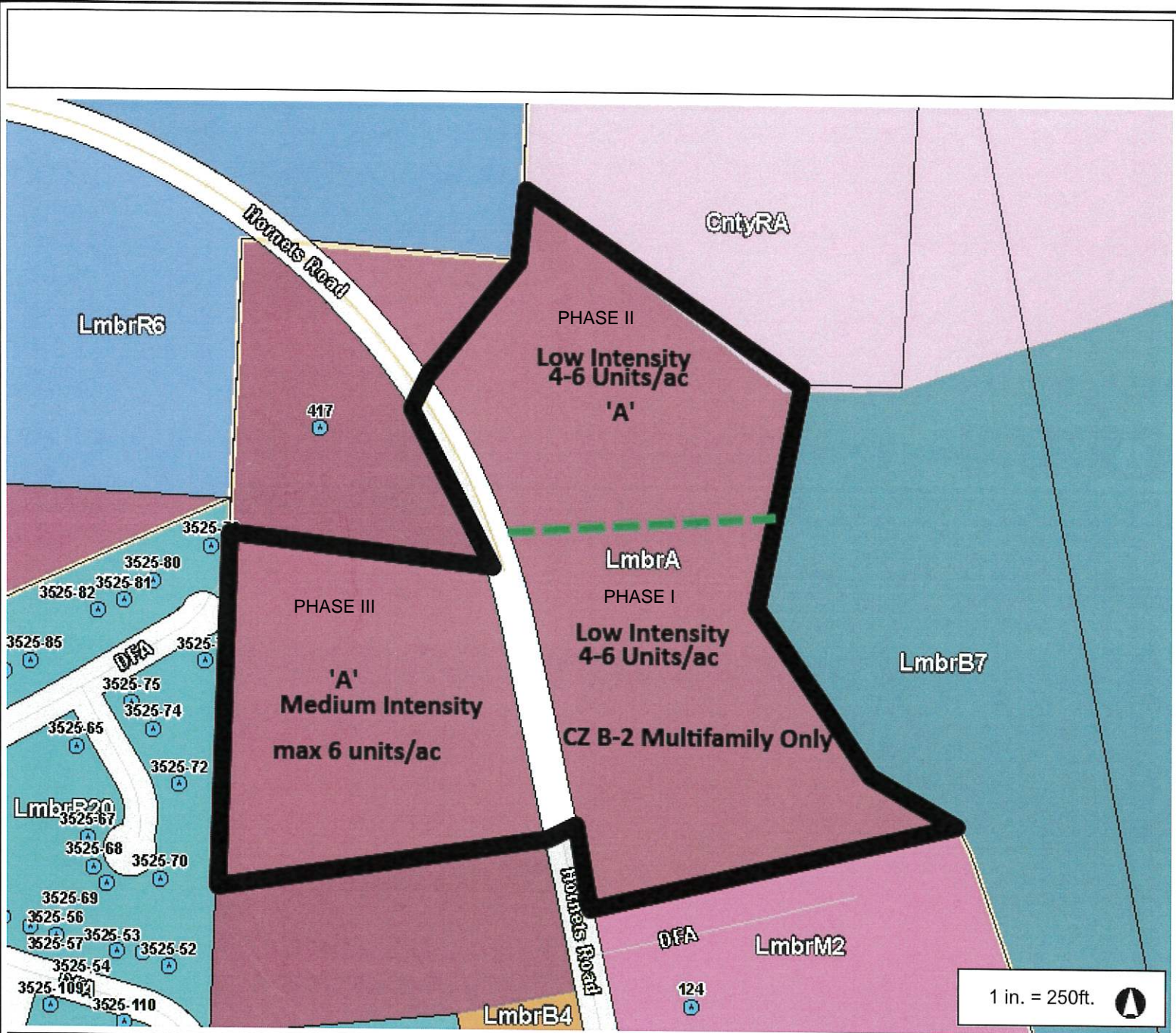
1 in. = 250ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



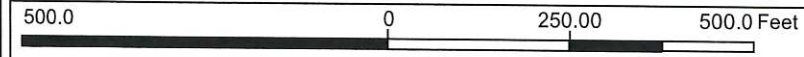
Legend

- Site Address
- Road
- Parcel
- City Limit
- Zoning**
- CntyC1
- CntyH1
- CntyI2
- CntyR2
- CntyRA
- Lmbr CZ B3
- Lmbr CZ B4
- Lmbr CZ B6
- Lmbr CZ R6
- Lmbr SUP A
- Lmbr SUP B2
- Lmbr SUP B3
- Lmbr SUP B4
- Lmbr SUP B6
- LmbrA
- LmbrB1
- LmbrB2
- LmbrB3
- LmbrB4
- LmbrB5
- LmbrB6

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1 in. = 250ft.



Planning & Neighborhood Services

PARCEL INFORMATION				
Owner	Parcel #(s)	Zoning	Area	Limits of Construction
Moss Neck Trust/Susan Guy, Trustee	101002012	A CZ B2 (~7.5 acres)	33.5 Acres	33.5 Acres

ADJACENT PROPERTY SITE DATA

	Zoning	Zoning Description	Land Use
Subject Property	A CZ B2 (~7.5 acres)	Agriculture Conditional zoning community business multifamily use only	Proposed residential subdivision with approximately 78 residential lots.
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STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: John Culbreth is requesting the following:

Annexation Request: John Culbreth is requesting a contiguous annexation of property located on Hornets Rd. being parcel #101002012 and Deed Book 2206 Page 779. The proposed development is a residential subdivision.

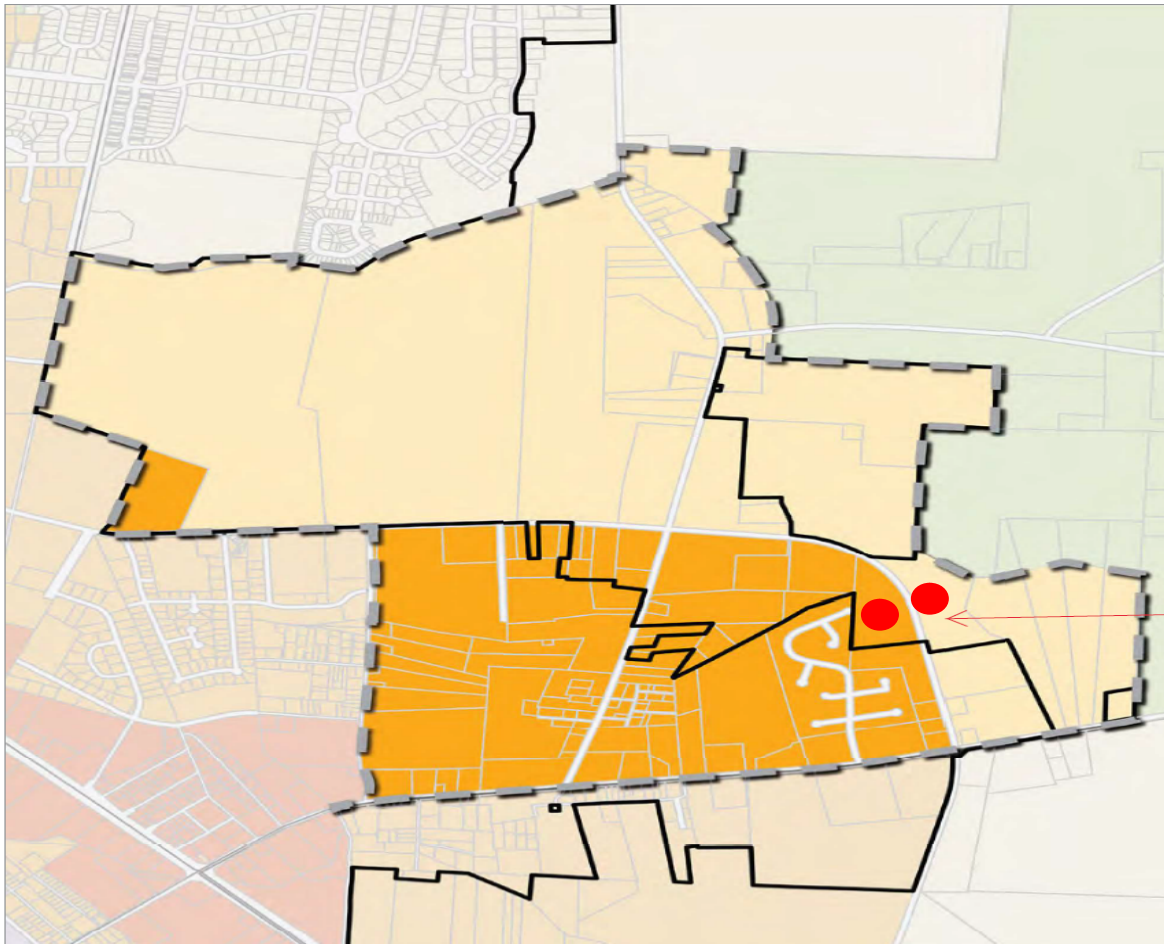
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PLANNING & ZONING

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Planning & Neighborhood Services

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FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not in 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: 3720030200K **Panel Effective Date:** 12/6/2019

City of



Lumberton

Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If the requests are granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

Council review the request, refer the petition to the November 18, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

Lumberton City Council

Item: VII.V.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/31/2025

Subject: John Culbreth rezoning Hornets Rd.- ETJ

Summary/Background of Subject Matter:

John Culbreth is requesting a rezoning from 'A' (agriculture) and CZ B2 (Conditional zoning community business multifamily use only) to R-7, (Residential single family/duplex) for property located on Hornets Rd. The proposed development is a residential subdivision.

Staff Recommendation:

Council review the request, refer the petition to the November 18, 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. Moss Neck Rezoning Packet - cpc

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:

Moss Neck Trust

Full Legal Name:

Same

Physical Home Address:

351 LANCELOT CT
LINDEN, NC 28356

Physical Home Address:

Mailing Address:

SAME

Mailing Address:

SAME

Telephone:

910-303-0366

Telephone:

Legal Name of Business:

Moss Neck Trust

EMAIL:

jculbreth@MAC.COM

2. Description of Property:

HORNETS ROAD

(Address)

2206

(Deed Book)

779

(Page)

62

(Map Book)

95

(Page)

1,214

(Frontage)

33.5

(Area)

3. Tax Map Identification Number (parcel number):

101002012

4. Existing Zoning District Designation of Property:

R-A, A, CZB2

5. Requested Zoning District Designation of Property:

R-7 ~~CZB2~~

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

Owner

Owner's Agent

Lease-to-Own

Tenant

Family member

Other (explain)

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

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

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

1 of 3

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

File #

2/6/2014

Updated 4/5/2012

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

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

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

RESIDENTIAL SUBDIVISION

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



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

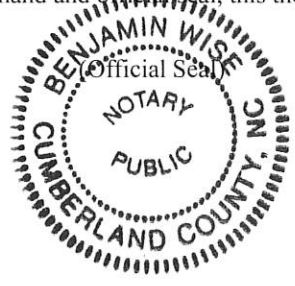
Applicant: Moss Neck Trust 351 LANCELOT COURT, LINDEN, NC 28356
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Cumberland

I, Benjamin Wise, 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: Katrina Culbreth Trustee
Signature

WITNESS my hand and official seal, this the 30 day of September, 2025.



Official Signature of Notary
Benjamin Wise, Notary Public
Notary's printed or typed name
My Commission Expires: 5/19/2026

Owner: Moss Neck Trust 351 LANCELOT COURT, LINDEN, NC 28356
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Cumberland

I, Benjamin Wise, 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: Katrina Culbreth Trustee
Signature

WITNESS my hand and official seal, this the 30 day of September, 2025.



Official Signature of Notary
Benjamin Wise, Notary Public
Notary's printed or typed name
My Commission Expires: 5/19/2026

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

VICINITY MAP
NOT TO SCALE

CONCEPT PLAN

County RA

THE CI
DEED

THE CITY OF LUMBERTON
DEED BOOK 1193, PAGE 47
DEED BOOK 1201, PAGE 502

PENNINGTON PARK

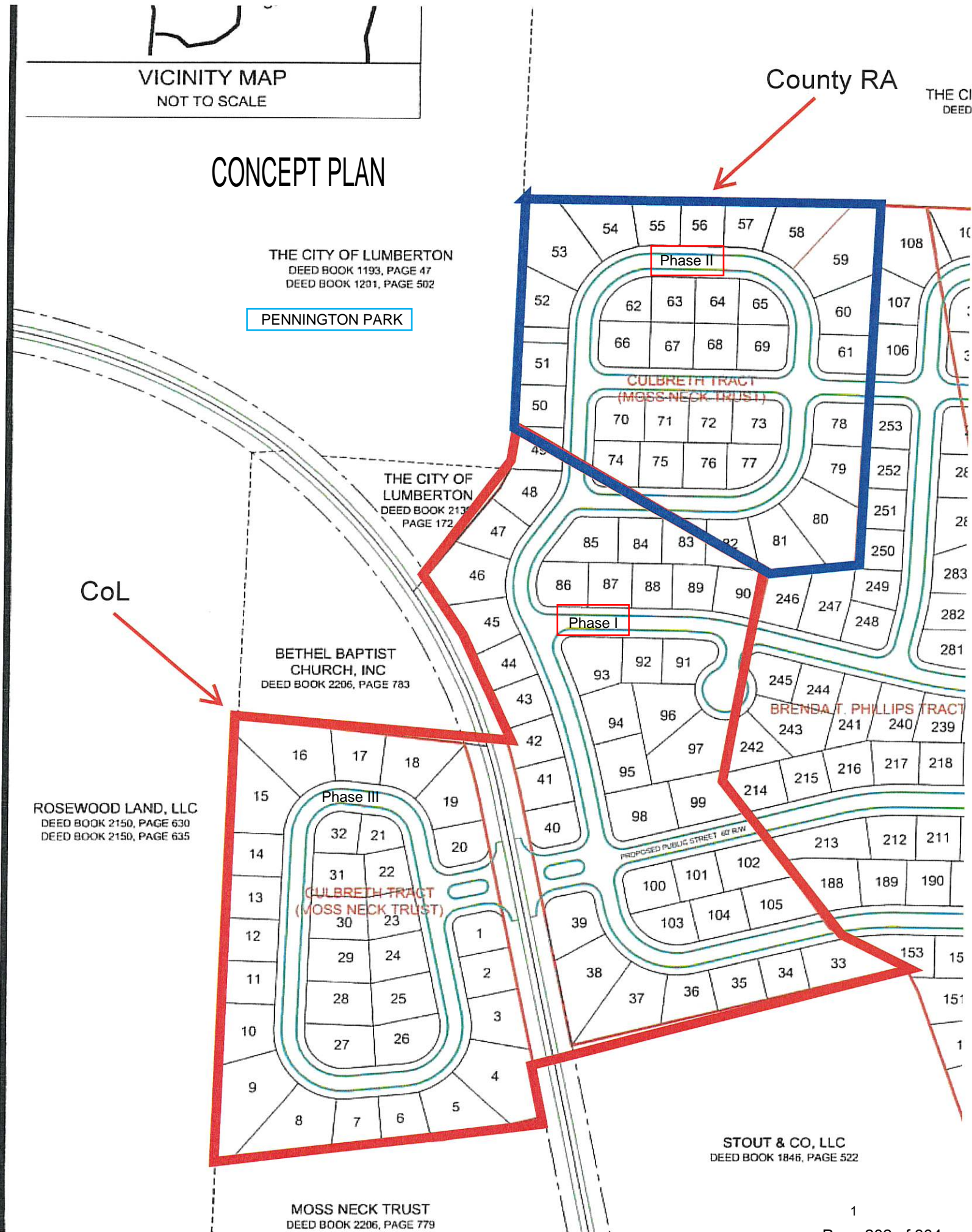
THE CITY OF LUMBERTON
DEED BOOK 213
PAGE 172

BETHEL BAPTIST
CHURCH, INC
DEED BOOK 2206, PAGE 783

ROSEWOOD LAND, LLC
DEED BOOK 2150, PAGE 630
DEED BOOK 2150, PAGE 635

STOUT & CO, LLC
DEED BOOK 1846, PAGE 522

MOSS NECK TRUST
DEED BOOK 2206, PAGE 779





Planning & Neighborhood Services

Request for Annexation, Rezoning, and Special Use Permit
5.138, 6.239, and 7.199 Moss Neck Trust/John Culbreth

PETITIONER(S):	OWNER(S):
Name of Petitioner: Moss Neck Trust/John Culbreth 351 Lancelot Ct. Linden, NC 28356	Name of Petitioner: Moss Neck Trust/John Culbreth 351 Lancelot Ct. Linden, NC 28356

Annexation Request: John Culbreth is requesting a contiguous annexation of property located on Hornets Rd. being parcel #101002012 and Deed Book 2206 Page 779. The proposed development is a residential subdivision.

Rezoning Request: John Culbreth is requesting a rezoning from ‘A’ (agriculture), CZ B2 (Conditional zoning community business multifamily use only) to R-7, (Residential single family/duplex) for property located on Hornets Rd. The proposed development is a residential subdivision.

Special Use Permit Request: John Culbreth is requesting a major subdivision Special Use permit for property located on Hornets Rd. The proposed development is a residential subdivision.

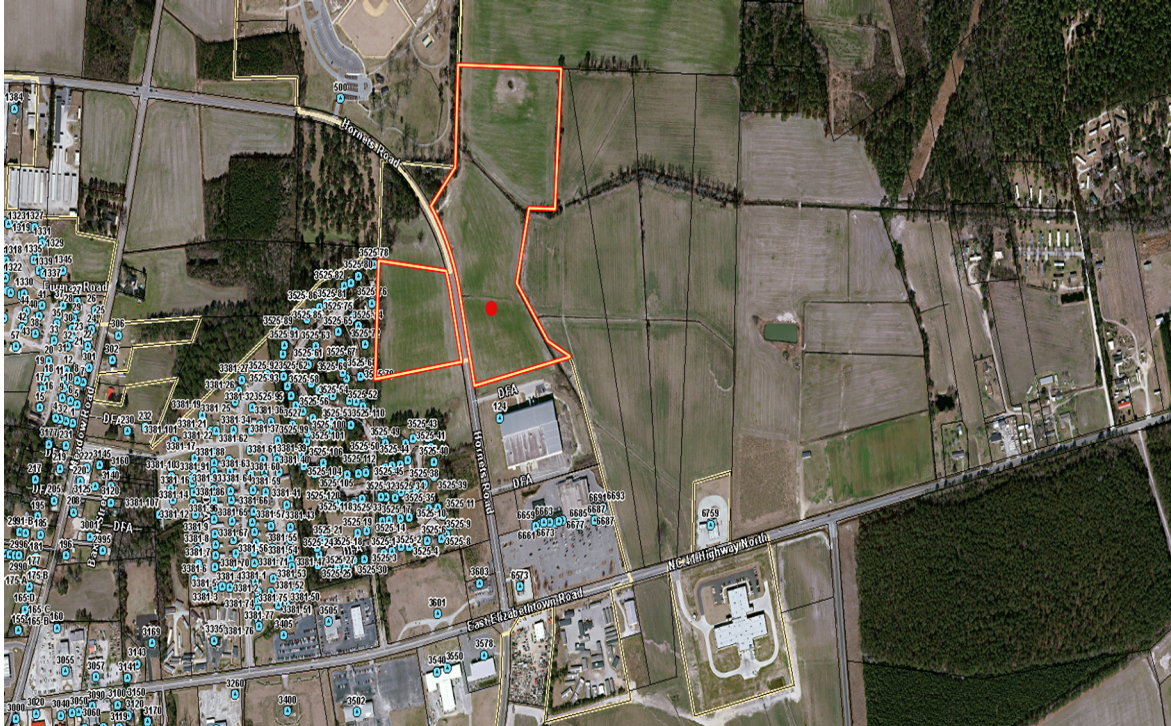
The property is zoned as follows:

- The southern and western portion of the parcel ~ 20 acres is zoned ‘A’ Agriculture.
- The northern portion of the parcel ~ 10 acres is zoned ‘RA’ County Residential Agriculture.

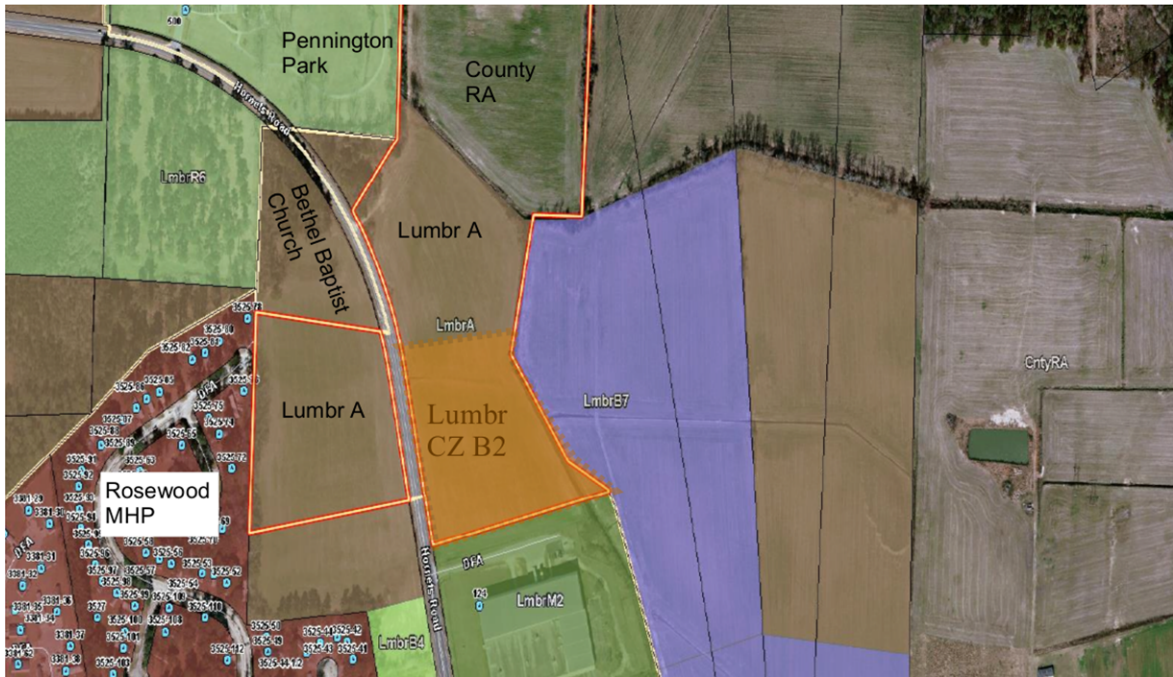
This development will be completed in three (3) phases.

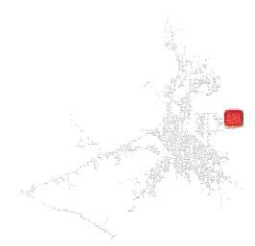


LOCATION:



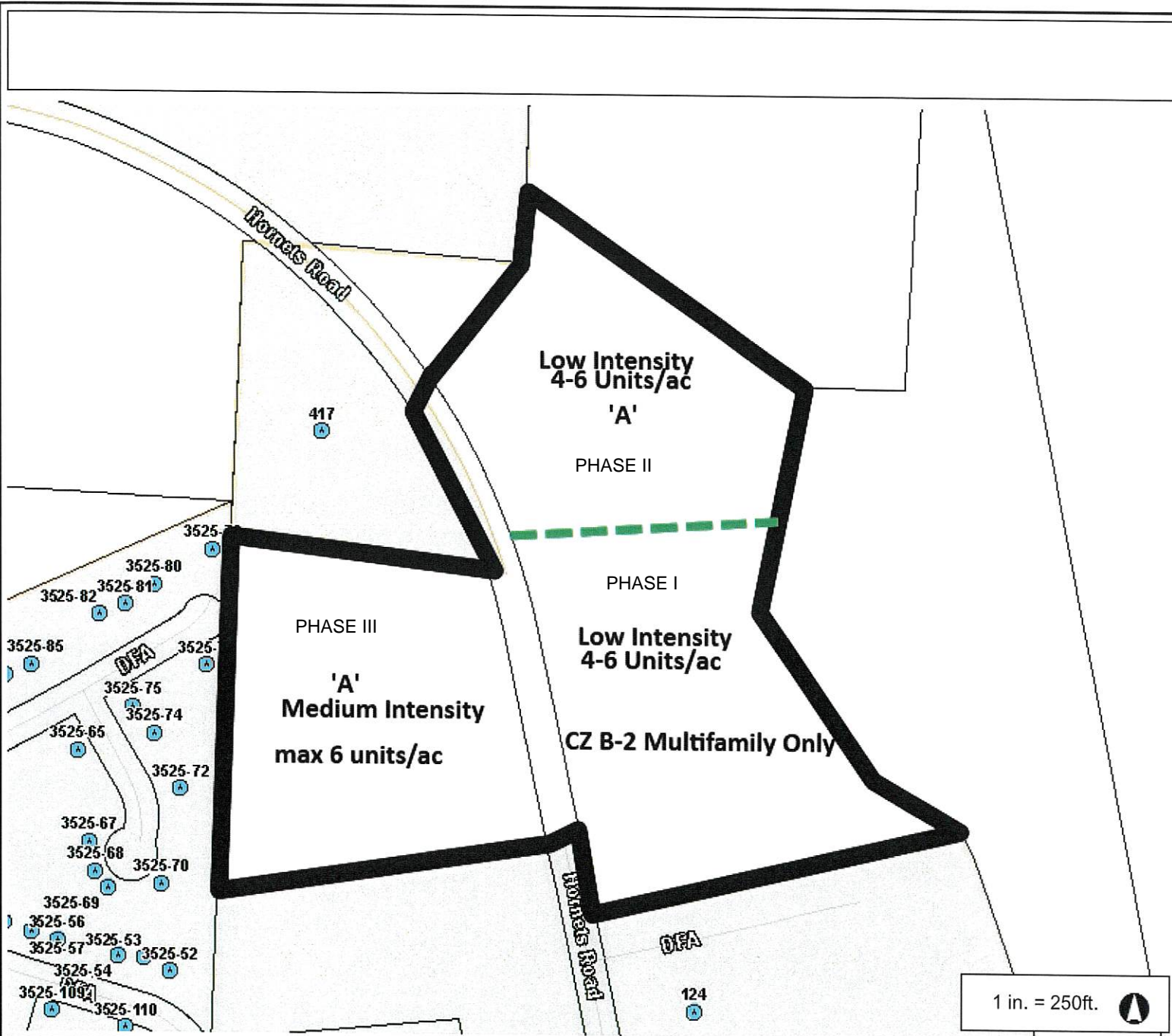
Zoning A & CZ B2 - Multifamily use only



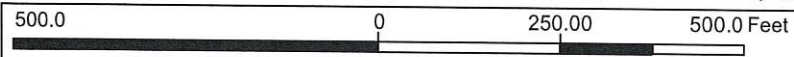


Legend

- Site Address
- Road
- Parcel
- ▭ City Limit
- ▭ City Limit Basemap

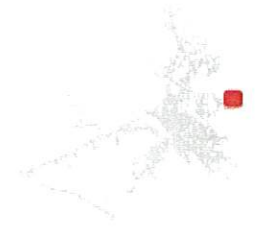
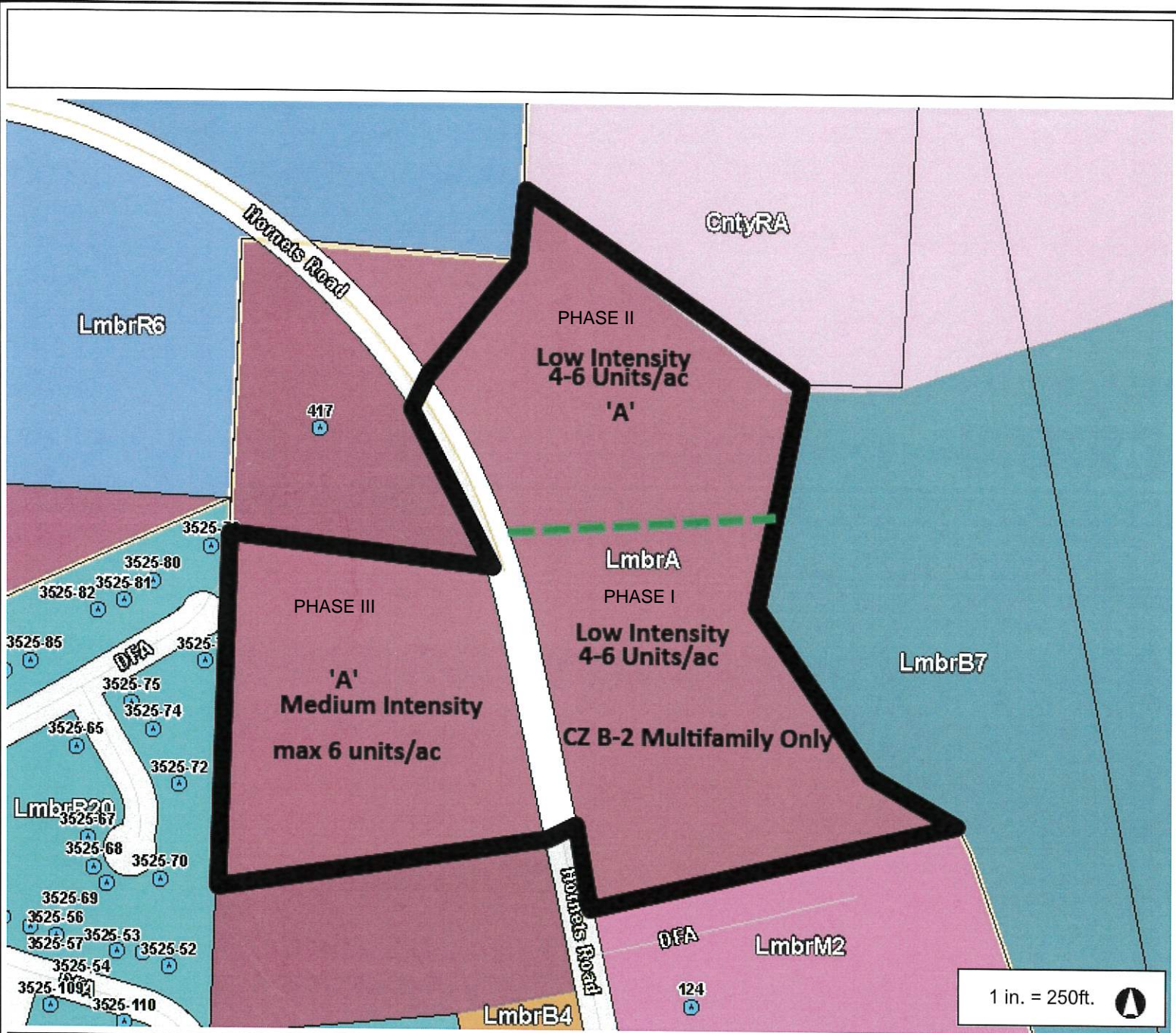


1 in. = 250ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



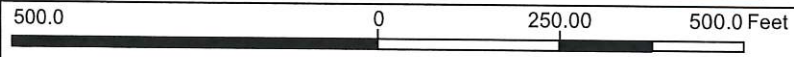
Legend

- Site Address
- Road
- Parcel
- City Limit
- Zoning**
- CntyC1
- CntyH1
- CntyI2
- CntyR2
- CntyRA
- Lmbr CZ B3
- Lmbr CZ B4
- Lmbr CZ B6
- Lmbr CZ R6
- Lmbr SUP A
- Lmbr SUP B2
- Lmbr SUP B3
- Lmbr SUP B4
- Lmbr SUP B6
- LmbrA
- LmbrB1
- LmbrB2
- LmbrB3
- LmbrB4
- LmbrB5
- LmbrB6

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 in. = 250ft.



Planning & Neighborhood Services

PARCEL INFORMATION				
Owner	Parcel #(s)	Zoning	Area	Limits of Construction
Moss Neck Trust/Susan Guy, Trustee	101002012	A CZ B2 (~7.5 acres)	33.5 Acres	33.5 Acres

ADJACENT PROPERTY SITE DATA

	Zoning	Zoning Description	Land Use
Subject Property	A CZ B2 (~7.5 acres)	Agriculture Conditional zoning community business multifamily use only	Proposed residential subdivision with approximately 78 residential lots.
North	County RA R-6,	County residential agriculture Residential-class 'A' manufactured homes	Residential Agriculture Pennington Park
South	M2	Heavy manufacturing	Stout & Co LLC
East	B-7 County RA	Business general commercial manufactured sales lot County residential agriculture	Ample Storage Residential Agriculture
West	A R-20	Agriculture Residential Single Family	Agriculture Rosewood MHP

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: John Culbreth is requesting the following:

Annexation Request: John Culbreth is requesting a contiguous annexation of property located on Hornets Rd. being parcel #101002012 and Deed Book 2206 Page 779. The proposed development is a residential subdivision.

Rezoning Request: John Culbreth is requesting a rezoning from 'A' (agriculture), CZ B2 (Conditional zoning community business multifamily use only) to R-7, (Residential single family/duplex) for property located on Hornets Rd. The proposed development is a residential subdivision.

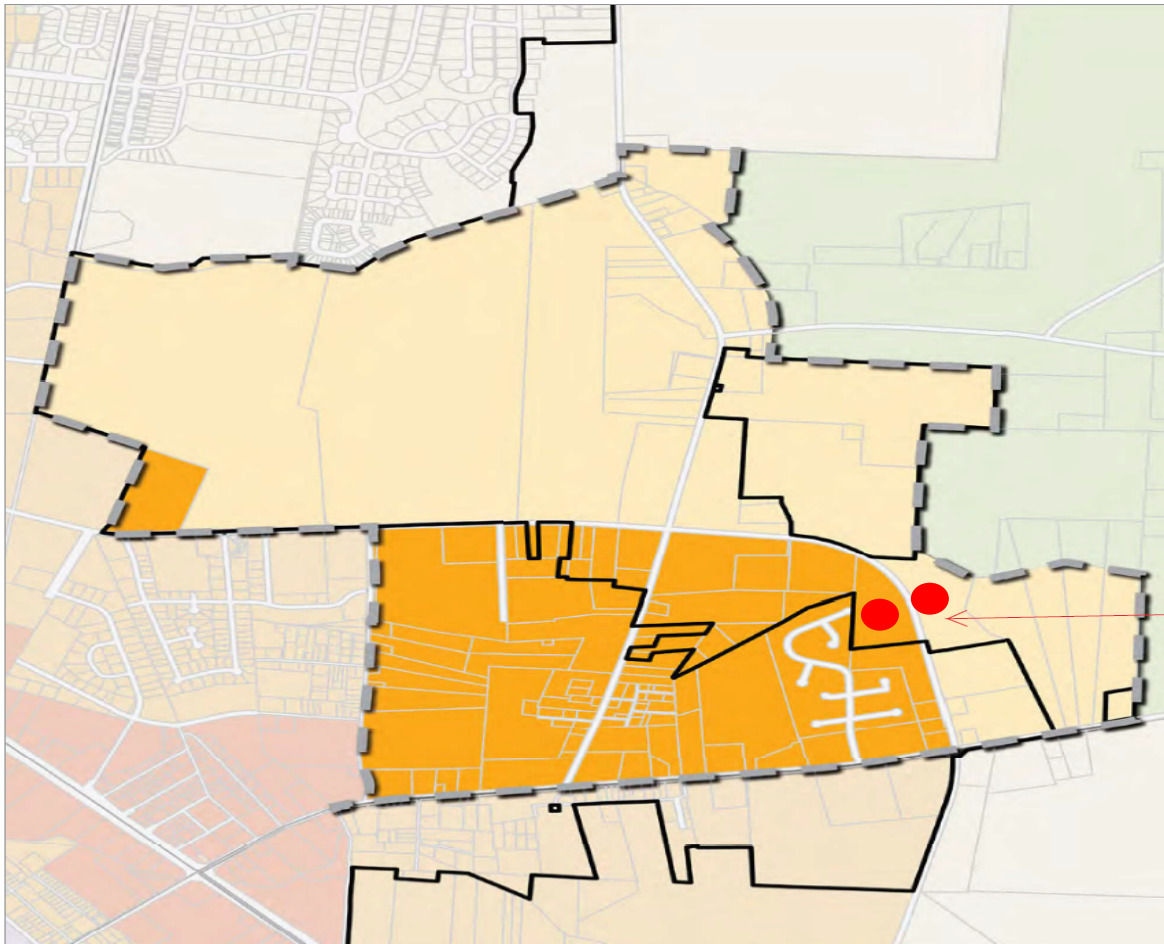
Special Use Permit Request: John Culbreth is requesting a major subdivision Special Use permit for property located on Hornets Rd. The proposed development is a residential subdivision.



Planning & Neighborhood Services

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates the future use of the parcel as low intensity and is located within the ETJ and Robeson County.



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

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. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
Existing A	40,000	100'	50'	20'	20'
Existing B2	3,000 per unit if multi-family otherwise no min.	50'	20'	10'	10'
Proposed R-7	7,000	20'	8'	8'	8'

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not in 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: 3720030200K **Panel Effective Date:** 12/6/2019

City of



Lumberton

Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If the requests are granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

Council review the request, refer the petition to the November 18, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

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

I. Agriculture 'A' Zoning District Permitted Uses

1.110 Single-family residences other than Mobile Homes

1.120 Mobile homes, 1.121 Class A & 1.122 Class B

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

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

12.100 Veterinarian

12.200 Kennel

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

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

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

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

- 1.130 Single- family residences with accessory apartment
- 1.420 Nursing care, intermediate care homes
- 1.430 Child care homes
- 1.440 Halfway houses
- 5.110 Elementary and secondary (including associated grounds and athletic and other facilities)
- 5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)
- 5.310 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet
- 6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development
- 6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school
- 6.260 Drive-in movie theatres
- 6.270 Recreational vehicle parks and/or campgrounds
- 13.100 Police stations
- 13.200 Fire stations
- 13.300 Rescue squad, ambulance service
- 13.400 Civil defense operation
- 13.510 & 13.520 Training Facilities with Activity conducted within or outside fully enclosed building
- 14.120 Agricultural operations, farming Including livestock
- 14.300 Mining or quarrying operations, including on-site sales of products
- 14.400 Reclamation landfill

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

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

I. B-2 Zoning District Permitted Uses

1.210 Duplex

1.220 Two-family conversion

1.310 Multifamily residences Other than mobile home parks

1.330 Multifamily conversion

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

1.510 Rooming houses, boarding houses

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

~~1.600 Temporary emergency, construction, and repair residences~~

~~2.111 Miscellaneous Sales and Rental of Goods, Merchandise and Equipment~~

~~2.113 Convenience stores~~

~~2.120 Low-volume traffic generation sales~~

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

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

~~3.130 Office or clinics of physicians or dentists~~

~~3.230 Banks with drive-in windows~~

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

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

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

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

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

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

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

~~6.121 Movie theatres Seating capacity of not more than 300~~

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

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

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

~~9.100 Motor vehicle sales or rentals, excluding manufactured home sales~~

~~9.500 Gas sales~~

~~9.600 Car wash~~

~~9.810 Manufactured home sales office without, display units.~~

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

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

~~16.000 Dry Cleaner, Laundromat~~

~~18.100 Towers and antennas fifty feet in height or less~~

~~18.200 Disguised/attached antennas~~

~~20.000 Funeral Homes~~

~~22.000 Nursery Schools; Day Care Centers~~

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

~~24.300 Taxi stands~~

~~25.000 Commercial Greenhouse Operations~~

~~28.200 Minor Subdivisions~~

H. 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

Lumberton City Council
Lumberton, North Carolina



Item: VII.W.

Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 11/03/2025

Subject: Ajay Mulchandani is requesting final plat approval for property located on Wintergreen Drive (Parcel # 100301023).- P-1

Summary/Background of Subject Matter:

At the March 3, 2025, City Council meeting, the Council approved the Special Use Permit for a major subdivision and to extend Wintergreen Drive, a public road. Per the City Ordinance, following the approval of the Special Use Permit, the Council must approve the final plat and a security performance bond for completion of the street.

Ajay Mulchandani submitted the final plat and surety bond for Council approval. The final plat was sent to the reviewing departments for comments.

Staff Recommendation:

Receiving no comments or recommended changes to the plat, the Planning staff recommends that City Council accept the bond and approve the attached final plat. Thank you

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Cost of Construction - NOT INCLUDING STREET TREES
2. Final Plat Winter Green Drive Extension

Wintergreen Drive Extension

Erosion control	\$ 950.00
Striping	\$ 650.00
Grading	\$ 2,050.00
Asphalt Pavement (8" ABC, 2.5" I-19.0 binder, 1.5" surface) – 880SY	\$ 43,058.40
24" curb and gutter – 450LF	\$ 10,800.00
15" RCP – 63LF	\$ 2,205.00
15" Flared End Section – 1	\$ 2,050.00
Catch Basins – 2	\$ 9,410.00
TOTAL	\$ 71,173.40

STATE OF NORTH CAROLINA
COUNTY OF ROBESON

I, _____
REVIEW OFFICER OF ROBESON COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON,
WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION
OF THE CITY OF LUMBERTON AND THAT I HEREBY FREELY ADOPT THIS PLAN OF
SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS
STREET, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE
SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS
UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC
AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT DEDICATED FOR PUBLIC USE SHALL
BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORITY BY LAW WHEN
SUCH OTHER USE IS APPROVED BY THE LUMBERTON CITY COUNCIL IN PUBLIC
INTEREST.

DATE _____

HAPPY VALLEY FARM, LLC

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS ON THIS PLAT ARE WITHIN THE CITY OF
LUMBERTON'S PLANNING JURISDICTION. ALL STREETS AND OTHER IMPROVEMENTS
SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR
INSTALLATION OR COMPLETION (WITHIN TWELVE MONTHS AFTER THE DATE BELOW)
HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER
SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL
RESPECTS IN COMPLIANCE WITH CHAPTER 35 OF THE LUMBERTON CITY CODE, AND
THEREFORE THIS PLAT HAS BEEN APPROVED BY THE LUMBERTON CITY COUNCIL,
SUBJECT TO ITS BEING RECORDED IN THE ROBESON COUNTY REGISTRY WITHIN 30
DAYS OF THE DATE BELOW.

DATE _____

CITY MANAGER _____

Happy Valley Farm, LLC
Map Book 38, Page 44, Tract 2
Map Book 32, Page 77

Happy Valley Farm, LLC
Map Book 38, Page 44, Tract 2
Map Book 32, Page 77

Happy Valley Farm, LLC
Map Book 38, Page 44, Tract 2
Map Book 32, Page 77

Thomas C. Gibson and wife, Jerri S. Gibson
Deed Book 1054, Page 131
Deed Book 1639, Page 413

LOT 2
2.31 ACRES

LOT 1
4.03 ACRES

Being Conveyed to
Mulchandani Family, LLC or Assigns

Doherty Holdings, LLC
Deed Book 1630, Page 697, Tract 2-A
Map Book 31, Page 200

TRACT B1
Map Book 54, Page 121
Map Book 53, Page 180
Map Book 51, Page 32

TRACT A1
Map Book 54, Page 121
Map Book 53, Page 180
Map Book 51, Page 32

Lot 6
Corporate Drive
Subdivision
Map Book 42, Page 18

Major Subdivision For
Happy Valley Farm, LLC
Lumberton
Robeson County North Carolina
December 2, 2024 Scale 1" = 60'
Title Reference: Deed Book 1587, Page 712
Map Book 38, Page 44, Tract 2
Map Book 32, Page 77

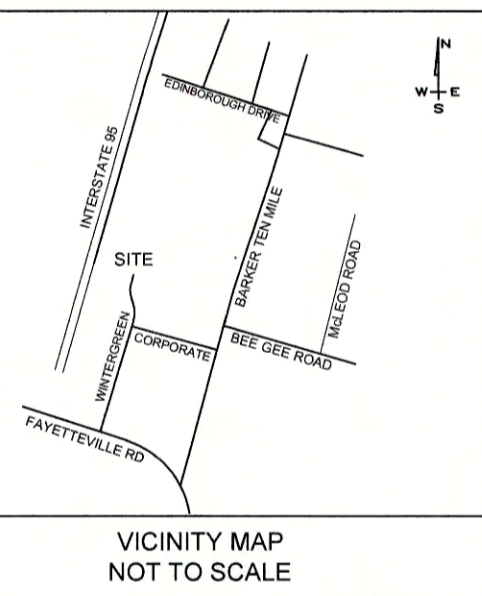
INTERSTATE 95
NCDOT
D.B. 2372, Pg. 264

existing ncdot right of way disk

15' Easement For Signage, Electrical, access to signage for maintenance for Lot 1

LEGEND

- epk - existing pk nail found
- eis - existing iron stake found
- ecm - existing concrete marker found
- errs - existing railroad spike found
- eia - existing iron axle found
- en - existing nail found
- smn - set mag nail
- emn - existing mag nail found
- sip - set iron pipe
- ep - existing iron pipe found
- sir - set iron rod
- eir - existing iron rod found
- cp - calculated point (no stake set)
- right of way line plotted
- surveyed line
- line plotted (not surveyed)
- fence line plotted
- ditch line plotted
- easement line plotted
- centerline line plotted
- tie line surveyed

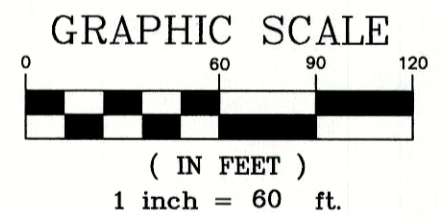


NORTH CAROLINA
ROBESON COUNTY

I, JOHN D. POWERS, JR., PLS L-3719, CERTIFY THAT
THIS MAP WAS DRAWN UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION, DEED AND DESCRIPTION RECORDED IN
DEED BOOK 1587, PAGE 712, THAT THE RATIO OF
PRECISION AS CALCULATED BY LATITUDE AND
DEPARTURES IS 1/10,000+; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES
PLOTTED FROM INFORMATION FOUND IN BOOKS
REFERENCED, THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS
MY HAND AND SEAL THIS 2ND DAY OF DECEMBER,
A.D., 2024.



THIS SURVEY CREATES A SUBDIVISION OF LAND
WITHIN THE AREA OF A COUNTY OR MUNICIPALITY
THAT HAS AN ORDINANCE THAT REGULATES PARCELS
OF LAND.



Powers Surveying
Firm License: F-1359
John D. Powers, Jr., PLS L-3719
750 South Roberts Avenue
Lumberton, North Carolina 28358
(910) 738-6980

DRAWING #: 24-326.DWG

Lumberton City Council

Item: VII.X.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 11/03/2025

Subject: Steve Stone rezoning W. Carthage Rd.- ETJ

Summary/Background of Subject Matter:

Steve Stone is requesting a rezoning from 'B-2' (community business) to R-20, (Residential single family) for property located on West Carthage Road. The proposed development is a residential subdivision.

Staff Recommendation:

Council review the request, refer the petition to the November 18, 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. Steve Stone Rezoning application



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: Charles Stephen Stone II

Full Legal Name: Charles Stephen Stone II

Physical Home Address: 6 Ashton Dr.

Physical Home Address: 6 Ashton Dr.

Lumberton, NC 28360

Lumberton, NC 28360

Mailing Address: Same

Mailing Address: Same

Telephone: (910) 736-1091

Telephone: (910) 736-1091

Legal Name of Business: Steve Stone Developments LLC

EMAIL: stone3741@bellsouth.net

2. Description of Property:

<u>West Carthage Rd.</u>	<u>2255</u>	<u>132</u>
(Address)	(Deed Book)	(Page)
<u>N/A</u>	<u>208.71</u>	<u>5.05 Acres</u>
(Map Book)	(Frontage)	(Area)
<u>N/A</u>		
(Page)		

3. Tax Map Identification Number (parcel number): 1008-01-00808

4. Existing Zoning District Designation of Property: B-2

5. Requested Zoning District Designation of Property: R-20

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 # 60240

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):

Developing Major Subdivision for Residential
Homes. Homes will be between \$400,000⁰⁰ to \$500,000⁰⁰
Top quality to blend well with existing community.
It will be no less than other subdivisions
that we have completed in the past.

Steve Stone



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

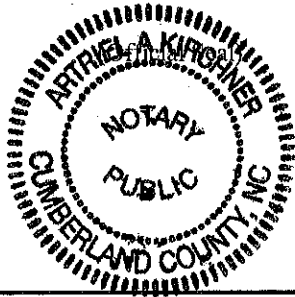
Applicant: Charles Stephen Stone II 6 Ashton Dr. Lumberton, NC
Full Legal Name (type or print) Home Address

STATE OF NC COUNTY OF Robeson

I, ArTriel 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: Charles Stephen Stone II
Signature

WITNESS my hand and official seal, this the 4 day of November, 2025



ArTriel A. Kirchner
Official Signature of Notary

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

My Commission Expires: October 4, 2030

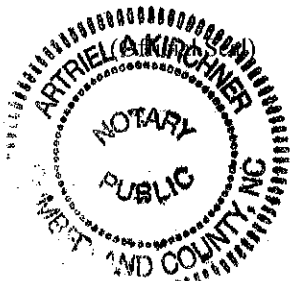
Owner: Charles Stephen Stone II 6 Ashton Dr. Lumberton, NC
Full Legal Name (type or print) Home Address

STATE OF NC COUNTY OF Robeson

I, ArTriel 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: Charles Stephen Stone II
Signature

WITNESS my hand and official seal, this the 4 day of November, 2025



ArTriel A. Kirchner
Official Signature of Notary

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

My Commission Expires: October 4, 2030

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

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

Application File No.: 6.240 + 7.200

Property address: West Carthage Parcel #: 1008-01-007 / 1008-01-00808

I, Charles Stephen Stone II (property owner), give Dr./Mr./Ms. Charles Stephen Stone I the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Charles Stephen Stone II

Signature: Charles Stephen Stone II (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 be tabled or denied.

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

STATE OF North Carolina COUNTY OF Robeson

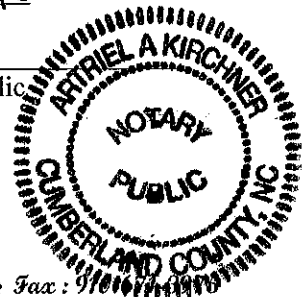
I, Artriel A. Kirchner, a Notary Public in and for said County and

State, do hereby certify that Charles S. Stone II 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 November, 2025.

My Commission Expires: October 4, 2030.

Artriel A. Kirchner
Notary Public



City of



Lumberton

Planning & Neighborhood Services

Request for Rezoning and Special Use Permit
6.240 and 7.200 Steve Stone

PETITIONER(S):	OWNER(S):
Name of Petitioner: STEVE STONE DEVELOPMENTS LLC Owner's Mailing Address 6 ASHTON LN LUMBERTON , NC 28360	Name of Petitioner: STEVE STONE DEVELOPMENTS LLC Owner's Mailing Address 6 ASHTON LN LUMBERTON , NC 28360

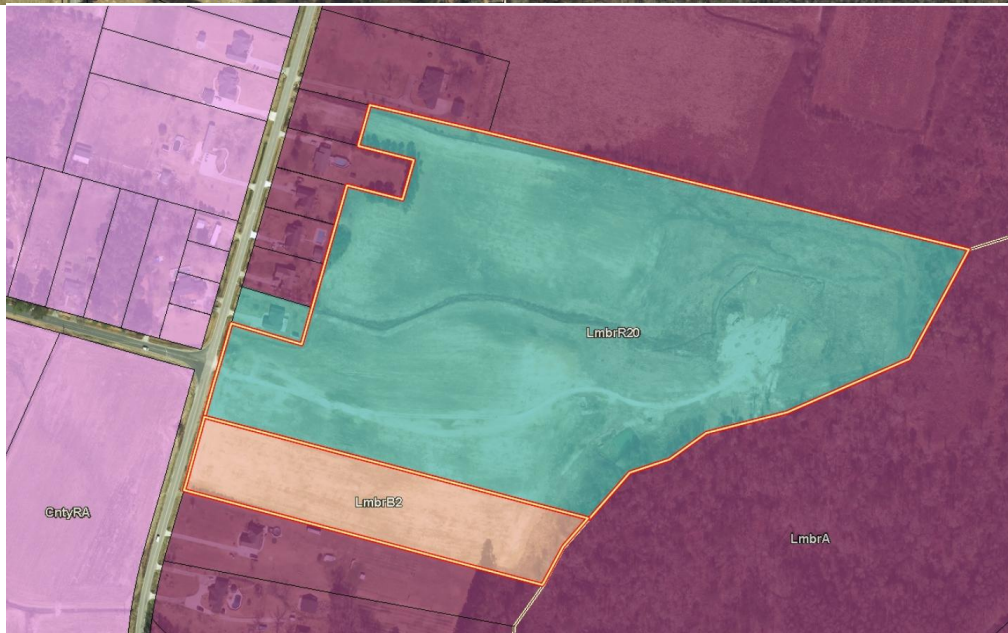
Rezoning Request: Steve Stone is requesting a rezoning from ‘B-2’ (community business) to R-20, (Residential single family) for property located on West Carthage Road. The proposed development is a residential subdivision.

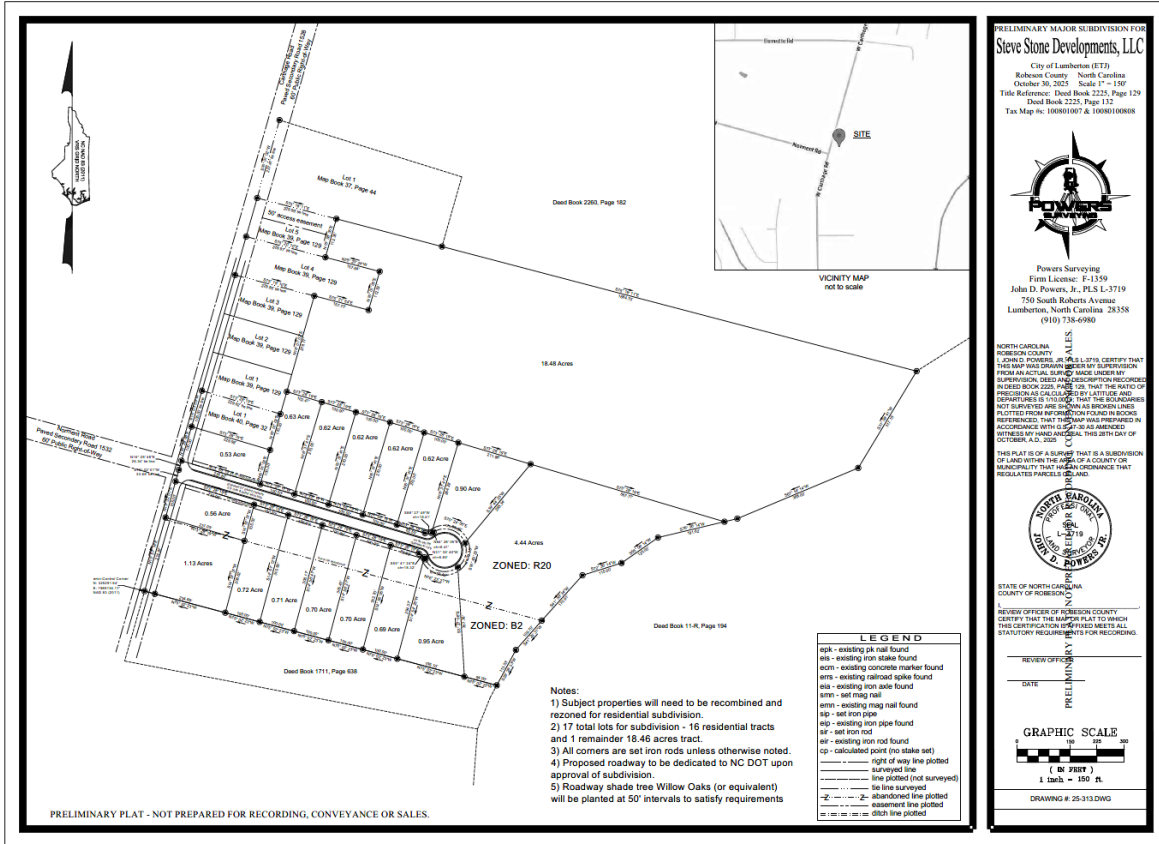
Special Use Permit Request: Steve Stone is requesting a major subdivision Special Use permit for property located on West Carthage Road. The proposed development is a residential subdivision.

City of Lumberton

Planning & Neighborhood Services

LOCATION:





PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area	Limits of Construction
STEVE STONE DEVELOPMENTS LLC	100801007	R-20	~ 31.08 Acres	36.13 Acres
	10080100808	B2 (TO BE REZONED)	~5.05 Acres	



Planning & Neighborhood Services

ADJACENT PROPERTY SITE DATA

	Zoning	Zoning Description	Land Use
Subject Property	R-20 & B2 (TO BE REZONED)	Residential Single Family community business	Proposed residential subdivision with approximately 15 residential lots.
North	A	Agriculture	Single Family Residential & Agriculture
South	A	Agriculture	Single Family Residential
East	A	Agriculture	Agriculture (City's property)
West	A County RA	Agriculture County residential agriculture	Single Family Residential & Agriculture

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: Steve Stone is requesting the following:

Rezoning Request: Steve Stone is requesting a rezoning from 'B-2' (community business) to R-20, (Residential single family) for property located on West Carthage Road, being parcel #10080100808. The proposed development is a residential subdivision.

Special Use Permit Request: Steve Stone is requesting a major subdivision Special Use permit for property located on West Carthage Road, being parcel #'s 100801007 & 10080100808. The proposed development is a residential subdivision.



Planning & Neighborhood Services

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates the future use of the parcel as rural and is located within the ETJ.



RURAL

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

City of



Lumberton

Planning & Neighborhood Services

Setback and Lot Size:

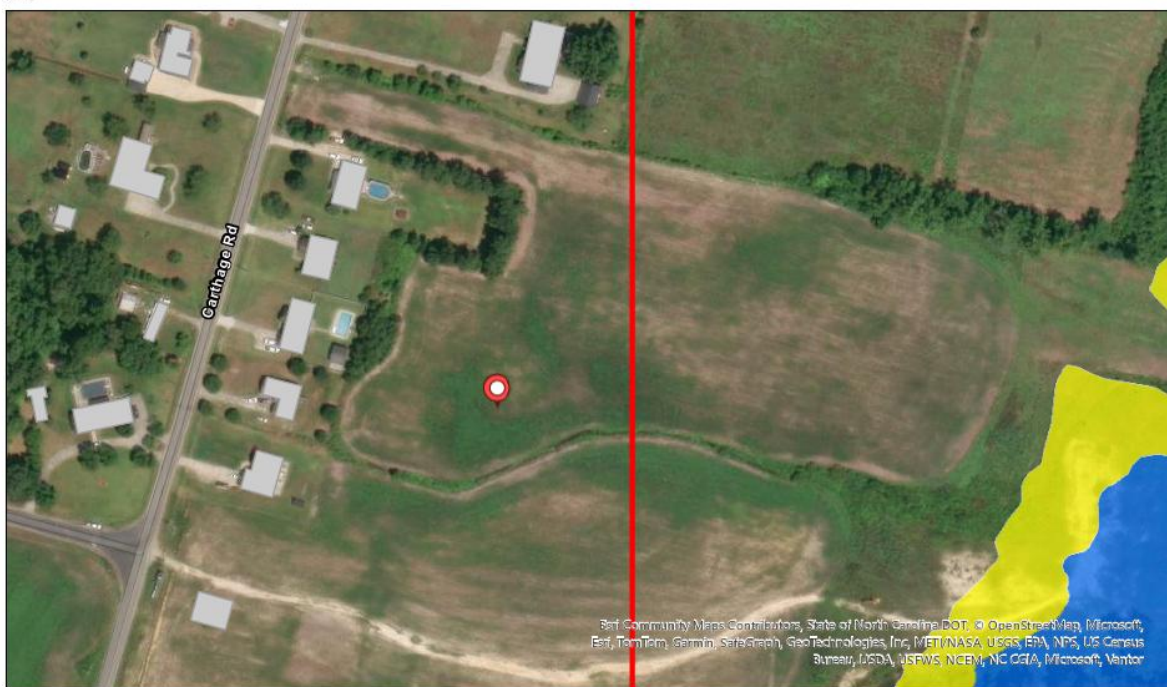
Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
Existing R-20 Parcel #100801007	20,000	100'	30'	10'	10'
Existing B2 Parcel#10080100808 To be rezoned to R-20	3,000 per unit if multi-family otherwise no min.	50'	20'	10'	10'
Proposed R-20 Parcel#10080100808	20,000	100'	30'	10'	10'

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not in 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: 3710938200K & 3710939200K **Panel Effective Date:** 12/6/2019

Steve Stone



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

North Carolina Floodplain Mapping Program





Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If the requests are granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

Council review the request, refer the petition to the November 18, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

The R-20 , R-15 and R-11 districts differ primarily in the density allowed as determined by the minimum lot size requirements set forth in section 35-181. In addition, some types of mobile homes are allowed to be used for single-family residential purposes in the R-20 zone.

I. R-20 Zoning District Permitted Uses

1.110 Single-family residences Other than mobile homes

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

26.000

28.200 Minor Subdivisions

II. R-20 Zoning District Requires a Special Use Permit

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

I. B-2 Zoning District Permitted Uses

1.210 Duplex

1.220 Two-family conversion

1.310 Multifamily residences Other than mobile home parks

1.330 Multifamily conversion

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

1.510 Rooming houses, boarding houses

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

1.600 Temporary emergency, construction, and repair residences

2.111 Miscellaneous Sales and Rental of Goods, Merchandise and Equipment

2.113 Convenience stores

2.120 Low- volume traffic generation sales

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

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

3.130 Office or clinics of physicians or dentists

3.230 Banks with drive-in windows

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

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

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

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

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

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

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

6.121 Movie theatres Seating capacity of not more than 300

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

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

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

9.100 Motor vehicle sales or rentals, excluding manufactured home sales

9.500 Gas sales

9.600 Car wash

9.810 Manufactured home sales office without, display units.

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

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

16.000 Dry Cleaner, Laundromat

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

20.000 Funeral Homes

22.000 Nursery Schools; Day Care Centers

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

24.300 Taxi stands

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

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

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

2.112 ABC stores

3.140 Government Office Buildings

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

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

5.120 Trade or vocational schools

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

6.122 Movie theatres Seating capacity 301—999

6.150 Billiard parlors/Pool Halls & Game Centers

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

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

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

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

14.400 Reclamation landfill

15.100 Post office

17.100 Neighborhood Utility Facilities

24.100 Bus stations

24.200 Train stations

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

Lumberton City Council

Item: VII.Y.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood
Services

Submission Date: 11/03/2025

Subject: Steve Stone, major subdivision Special Use Permit (SUP) W. Carthage Rd -ETJ

Summary/Background of Subject Matter:

Steve Stone is requesting a major subdivision Special Use permit for property located on West Carthage Road. The proposed development is a residential subdivision.

Staff Recommendation:

Council review the request, refer the petition to the November 18, 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. Steve Stone SUP application
2. 25-313 maj subdiv 30 oct 2025prelim-Model2

**DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
CITY OF LUMBERTON, NORTH CAROLINA
APPLICATION FOR A SPECIAL USE PERMIT**

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the City Council of the City of Lumberton issue a Special Use Permit as hereinafter described:

1. Applicant:

Owner:

Legal Name: Charles Stephen Stone II

Legal Name: Charles Stephen Stone II

Physical Address: 6 Ashton Dr.

Physical Address: 6 Ashton Dr.

Lumberton, NC 28360

Lumberton, NC 28360

Mailing Address: Same

Mailing Address: Same

Telephone: (910) 736-1091

Telephone: (910) 736-1091

Name of Business: Steve Stone Developments

Business Address: 6 Ashton Dr.

EMAIL: Stone3741@bellSouth.net

Lumberton, NC 28360

Description of Property:

2. West Carthage Rd.
(Address)

<u>2255</u>	<u>129</u>
<u>2255</u>	<u>132</u>
(Deed Book)	(Page)

(Map Book)

(Page)

<u>475.11</u>	<u>36.13</u>
(Frontage)	(Area)

3. Tax Map Identification (parcel number): 1008-01-00808

4. Proposed Use of Property: ~~B-2~~ Residential Subdivision

5. Zoning District Designation of Property: R-20

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

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

8. Supportive Information: At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

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

File # 7.200 1 of 2
5/28/21

ADDRESS:

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

Major Subdivision for Approx. 16 SF Homes

Steve Stone

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: Charles Stephen Stone II
Name

6 Ashton Dr. Lumberton, NC
Physical Address

Applicant: Charles Stephen Stone II
Signature

STATE OF NC COUNTY OF Robeson

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

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

Arriel A. Kirchner
Notary Public Signature

My Commission Expires: October 4, 2030

Owner: Charles Stephen Stone II
Name

6 Ashton Dr. Lumberton, NC
Physical Address

Owner: Charles Stephen Stone II
Signature

STATE OF NC COUNTY OF Robeson

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

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

Arriel A. Kirchner
Notary Public Signature

My Commission Expires: October 4, 2030

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.: 6.240 + 7.200

Property address: West Carthage Parcel #: 1008-01-007 / 1008-01-00808

I, Charles Stephen Stone II (property owner), give Dr./Mr./Ms. Charles Stephen Stone I the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Charles Stephen Stone II

Signature: Charles Stephen Stone II (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 be tabled or denied.

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

STATE OF North Carolina COUNTY OF Robeson

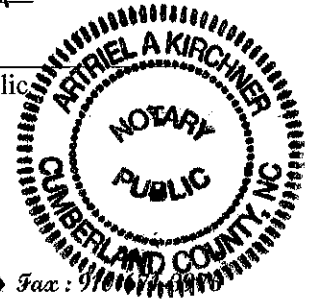
I, Artriel A. Kirchner, a Notary Public in and for said County and

State, do hereby certify that Charles S. Stone II 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 November, 2025.

Artriel A. Kirchner
Notary Public

My Commission Expires: October 4, 2030.



City of



Lumberton

Planning & Neighborhood Services

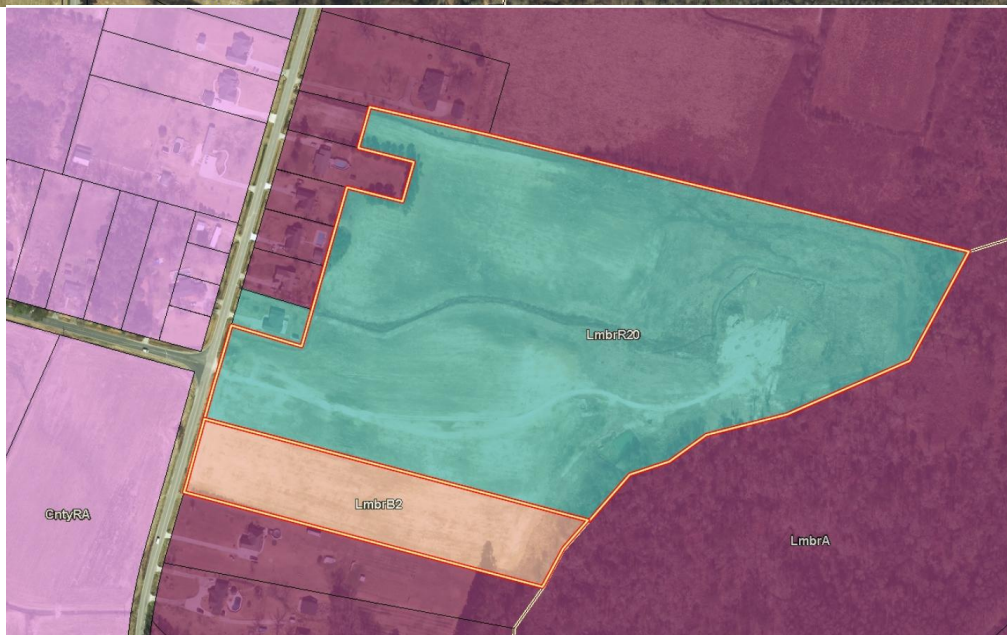
Request for Rezoning and Special Use Permit
6.240 and 7.200 Steve Stone

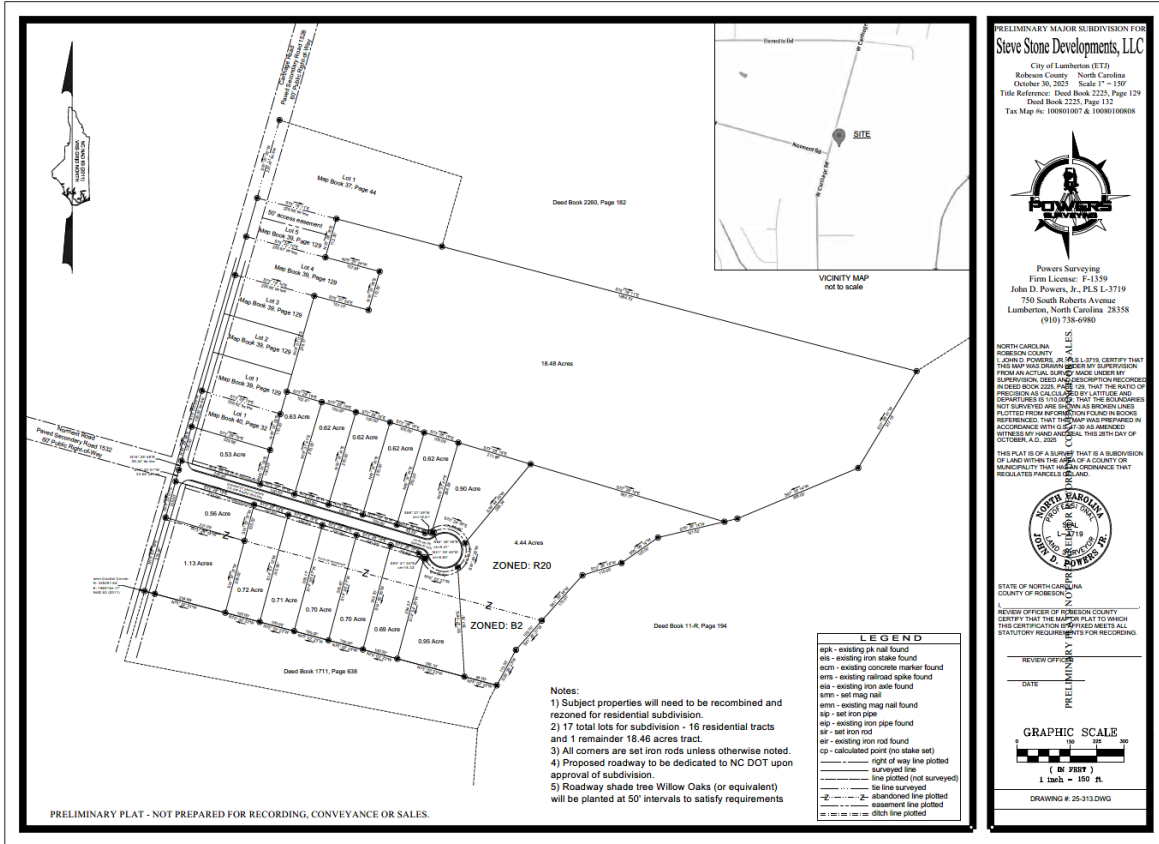
PETITIONER(S):	OWNER(S):
Name of Petitioner: STEVE STONE DEVELOPMENTS LLC Owner's Mailing Address 6 ASHTON LN LUMBERTON , NC 28360	Name of Petitioner: STEVE STONE DEVELOPMENTS LLC Owner's Mailing Address 6 ASHTON LN LUMBERTON , NC 28360

Rezoning Request: Steve Stone is requesting a rezoning from ‘B-2’ (community business) to R-20, (Residential single family) for property located on West Carthage Road. The proposed development is a residential subdivision.

Special Use Permit Request: Steve Stone is requesting a major subdivision Special Use permit for property located on West Carthage Road. The proposed development is a residential subdivision.

LOCATION:





PRELIMINARY MAJOR SUBDIVISION FOR
Steve Stone Developments, LLC
 City of Lumberton (ET)
 Robeson County North Carolina
 October 30, 2023 Scale 1" = 150'
 Title Reference: Deed Book 2225, Page 129
 Deed Book 2225, Page 132
 Tax Map #: 100801007 & 100801008

POWERS
 Powers Surveying
 Firm License: 51-1350
 John D. Powers, Jr., PLS L-3719
 750 South Roberts Avenue
 Lumberton, North Carolina 28358
 (910) 738-6980

NORTH CAROLINA
 ROBESON COUNTY
 I, JOHN D. POWERS, JR., PLS L-3719, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND ACCORDING TO THE SUPERVISOR'S DEED AND DESCRIPTION RECORDS. I HEREBY CERTIFY THAT THE RATIO OF PRECISION IS 1:150,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 170-40. AS WITNESSED BY MY HAND AND SEAL, THIS 28TH DAY OF OCTOBER, A.D. 2023.

STATE OF NORTH CAROLINA
 COUNTY OF ROBESON
 REVIEW OFFICER OF ROBESON COUNTY
 CERTIFY THAT THE MAP FOR PLAT TO WHICH THIS CERTIFICATION IS REFERRED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: _____
 DATE: _____
 PRELIMINARY

GRAPHIC SCALE
 0 150 300
 (IN FEET)
 1 inch = 150 ft.
 DRAWING # 25-213.DWG

PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area	Limits of Construction
STEVE STONE DEVELOPMENTS LLC	100801007	R-20	~ 31.08 Acres	36.13 Acres
	10080100808	B2 (TO BE REZONED)	~5.05 Acres	



Planning & Neighborhood Services

ADJACENT PROPERTY SITE DATA

	Zoning	Zoning Description	Land Use
Subject Property	R-20 & B2 (TO BE REZONED)	Residential Single Family community business	Proposed residential subdivision with approximately 15 residential lots.
North	A	Agriculture	Single Family Residential & Agriculture
South	A	Agriculture	Single Family Residential
East	A	Agriculture	Agriculture (City's property)
West	A County RA	Agriculture County residential agriculture	Single Family Residential & Agriculture

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: Steve Stone is requesting the following:

Rezoning Request: Steve Stone is requesting a rezoning from 'B-2' (community business) to R-20, (Residential single family) for property located on West Carthage Road, being parcel #10080100808. The proposed development is a residential subdivision.

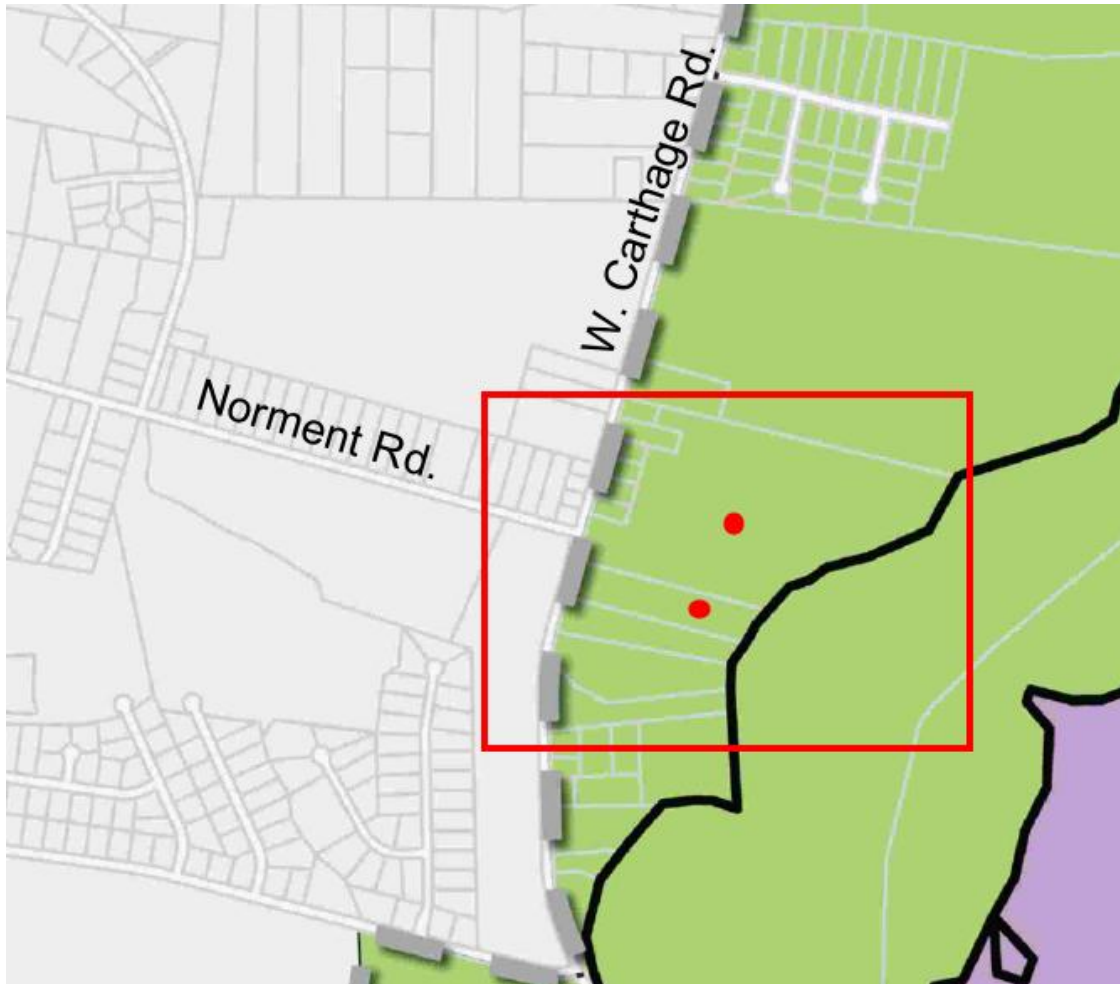
Special Use Permit Request: Steve Stone is requesting a major subdivision Special Use permit for property located on West Carthage Road, being parcel #'s 100801007 & 10080100808. The proposed development is a residential subdivision.



Planning & Neighborhood Services

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates the future use of the parcel as rural and is located within the ETJ.



RURAL

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

City of



Lumberton

Planning & Neighborhood Services

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
Existing R-20 Parcel #100801007	20,000	100'	30'	10'	10'
Existing B2 Parcel#10080100808 To be rezoned to R-20	3,000 per unit if multi-family otherwise no min.	50'	20'	10'	10'
Proposed R-20 Parcel#10080100808	20,000	100'	30'	10'	10'

City of



Lumberton

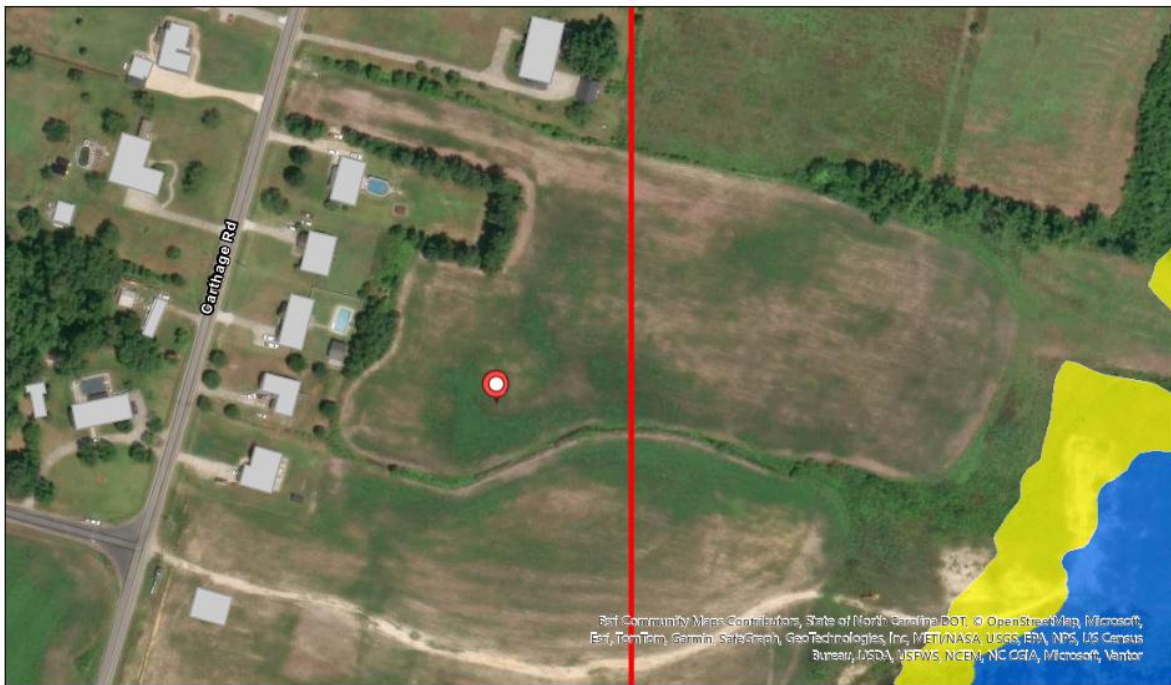
Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not in 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: 3710938200K & 3710939200K **Panel Effective Date:** 12/6/2019

▲ Steve Stone



Bei Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SetisGraph, GeoTechnologies, Inc, METI/NASA, USGS, FEMA, NPS, US Census Bureau, USGS, USFWS, NCEM, NC CGIA, Microsoft, Vantor

North Carolina Floodplain Mapping Program

- 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 |





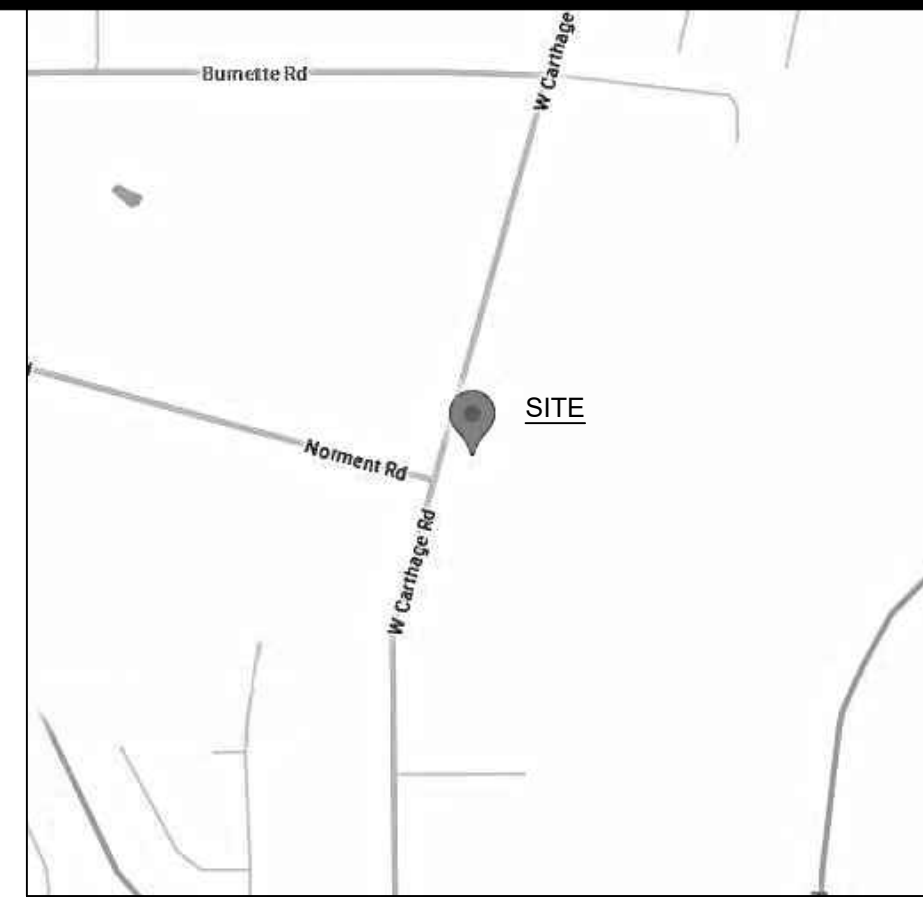
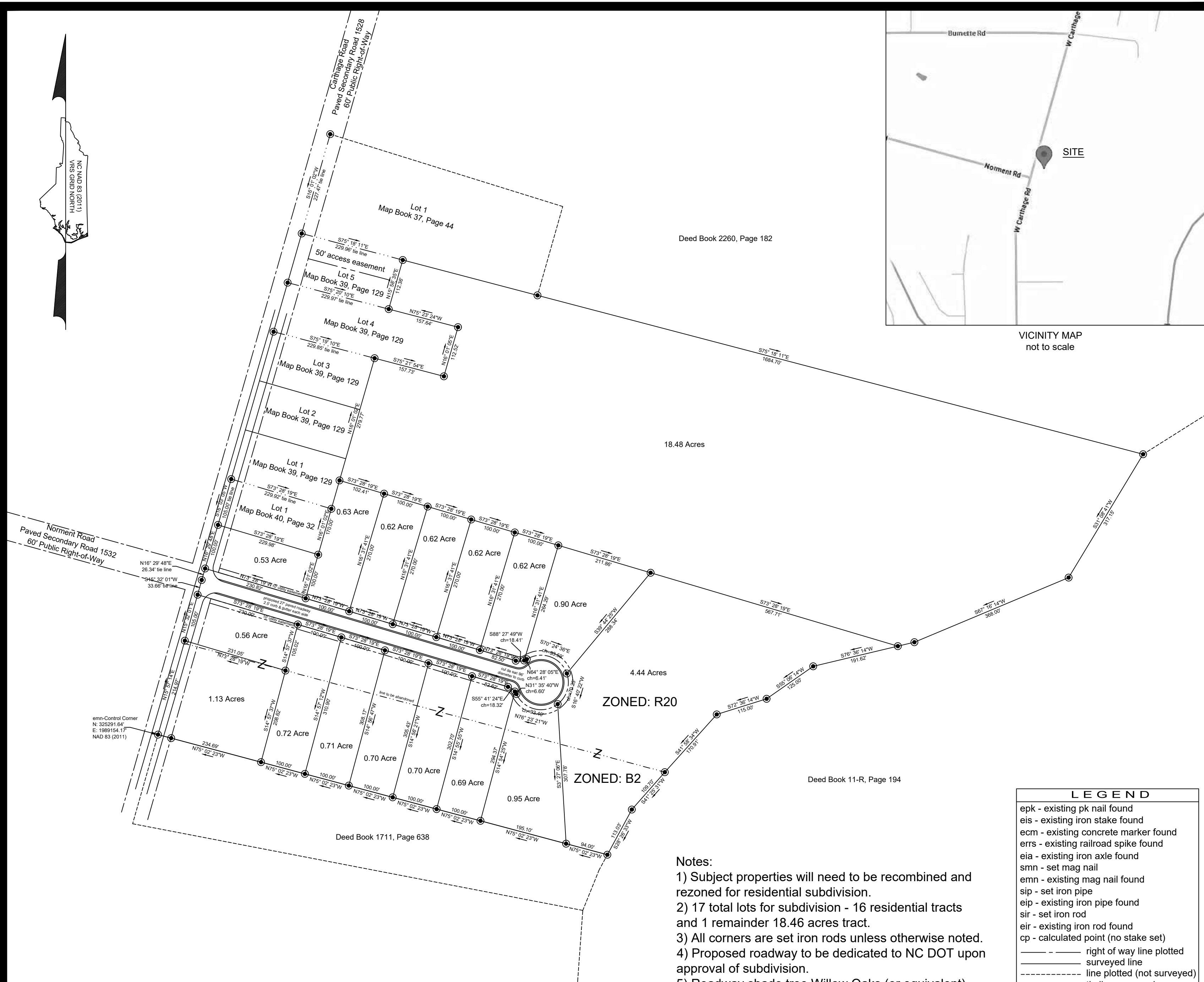
Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If the requests are granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

Council review the request, refer the petition to the November 18, 2025 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.



VICINITY MAP
not to scale

Deed Book 2260, Page 182

18.48 Acres

ZONED: R20

ZONED: B2

Deed Book 11-R, Page 194

Deed Book 1711, Page 638

- Notes:
- 1) Subject properties will need to be recombined and rezoned for residential subdivision.
 - 2) 17 total lots for subdivision - 16 residential tracts and 1 remainder 18.46 acres tract.
 - 3) All corners are set iron rods unless otherwise noted.
 - 4) Proposed roadway to be dedicated to NC DOT upon approval of subdivision.
 - 5) Roadway shade tree Willow Oaks (or equivalent) will be planted at 50' intervals to satisfy requirements

LEGEND	
epk	- existing pk nail found
eis	- existing iron stake found
ecm	- existing concrete marker found
err	- existing railroad spike found
eia	- existing iron axle found
snn	- set mag nail
emn	- existing mag nail found
sip	- set iron pipe
eip	- existing iron pipe found
sir	- set iron rod
eir	- existing iron rod found
cp	- calculated point (no stake set)
---	right of way line plotted
---	surveyed line
---	line plotted (not surveyed)
---	tie line surveyed
-Z-	abandoned line plotted
- - - -	easement line plotted
==	ditch line plotted

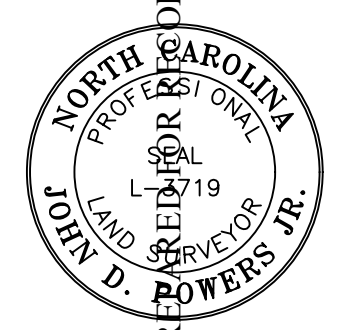
PRELIMINARY MAJOR SUBDIVISION FOR
Steve Stone Developments, LLC
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 Robeson County North Carolina
 October 30, 2025 Scale 1" = 150'
 Title Reference: Deed Book 2225, Page 129
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 Tax Map #: 100801007 & 10080100808



Powers Surveying
 Firm License: F-1359
 John D. Powers, Jr., PLS L-3719
 750 South Roberts Avenue
 Lumberton, North Carolina 28358
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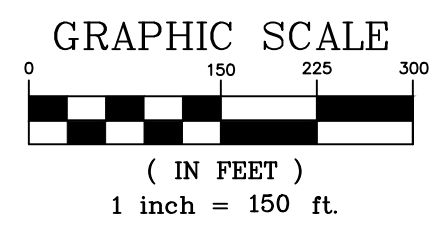
NORTH CAROLINA
 ROBESON COUNTY
 I, JOHN D. POWERS, JR., PLS L-3719, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED AND DESCRIPTION RECORDED IN DEED BOOK 2225, PAGE 129, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDE AND DEPARTURES IS 1/10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 28TH DAY OF OCTOBER, A.D., 2025.

THIS PLAT IS OF A SURVEY THAT IS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



STATE OF NORTH CAROLINA
 COUNTY OF ROBESON
 I, _____, REVIEW OFFICER OF ROBESON COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____
 DATE _____
 PRELIMINARY



DRAWING #: 25-313.DWG

PRELIMINARY PLAT - NOT PREPARED FOR RECORDING, CONVEYANCE OR SALES.

Lumberton City Council

Item: VII.Z.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 10/31/2025

Subject: Request to Develop a Food Truck Park Ordinance

Summary/Background of Subject Matter:

The Planning Department received a request from Stuart McNeill to amend the Land Use ordinance to create a standalone ordinance allowing food truck parks within the City's jurisdiction.

Staff Recommendation:

Staff asks Council to authorize the Planning Department to create a standalone ordinance allowing food truck parks within the City's jurisdiction.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Planning & Neighborhood Services

ATTACHMENTS:

None

Lumberton City Council
Lumberton, North Carolina



Item: VII.AA.

Request for Action

Meeting Date: November 10, 2025

Originated By: City Manager

Submission Date: 11/06/2025

Subject: Contract Amendment1 to Lumberton Loop: Five Mile Branch and Saddletree Swamp

Summary/Background of Subject Matter:

The City of Lumberton has contracted with Wildlands Engineering to implement a flood resiliency project that will also incorporate greenway and park amenities. The original contract, executed in December 2024, includes project management, site assessment and concept development, detailed site design, permitting, development of a site protection instrument, construction management, public outreach, and completion of a FEMA flood study (LOMR/CLOMR).

Contract Amendment 1 adds additional land surveying services necessary to support the acquisition of property to be placed under the conservation easement associated with this project.

Under this amendment, the engineer's surveyor will complete boundary surveys on two parcels the City intends to purchase for the project. This work includes preparing a subdivision survey of the Britt tract and completing boundary surveys for Locklear Tracts #1, #2, and #3. The fees required to complete this work will be \$17,250.

Staff Recommendation:

It is recommended that City Council approve Contract Amendment 1 with Wildlands Engineering to include additional land surveying services necessary to support the acquisition of property for the conservation easement associated with the flood resiliency project. The amendment provides for boundary surveys of the Britt tract (including subdivision) and the Locklear tracts (#1, #2, and #3), which are required to complete the property acquisition process and advance the project to the next phase of implementation at a cost of \$17,250.00

City Manager's Comments:

Signature:

Department: City Manager

ATTACHMENTS:

1. Lumberton Loop Amendment #1 Scope
2. Figure 1 Survey Scope Map - Britt Property

Lumberton Loop: Five Mile Branch and Saddletree Swamp

Contract Amendment #1

Scope of Work

Wildlands Engineering, Inc.

Project Background

The City of Lumberton has contracted with Wildlands Engineering to implement a flood resiliency project in conjunction with a greenway and park features. The initial contract for this project was executed in December of 2024 and includes project management, site assessment and concept design, site design, permitting, development of a site protection instrument, construction management, public outreach, and a FEMA flood study (LOMR/CLOMR). An additional scope of work for contract amendment 1 is described below and includes additional land surveying services to support the purchase of land that will be included in the project conservation easement.

Task 9: Property Surveys and Subdivision

Engineer's surveyor will perform boundary surveys on two parcels that the City intends to purchase as a part of the flood resiliency project. This work will include a subdivision of the Britt tract and a boundary survey of the Locklear tracts #1, #2, and #3 as described below.

Subtask 9.1 Subdivision of Britt Tract

- Full property acreage is 243.14 acres
- New subdivided tract acreage will be 26.71 acres
- Boundary survey to be conducted, and shall include easements and rights-of-way, any structures or improvements, the boundary lines and corners of the new 26.71-acre tract, and any other requirements as laid out in G.S. 47-30 Page 1 § 47-30 Plats and subdivisions; mapping requirements and in the City of Lumberton's site development plan review application.
- 60-foot-wide access strip will be adjacent to the Alberto Flores Parcel (Parcel ID: 939256099000). This strip will remain part of the original tract. No access easement will be included.
- The acreage of this 60' strip will need to be redistributed as illustrated in Figure 1. The total area of the new plat will equal 26.71 acres.
- See Figure 1 map of subdivided parcel and access strip.

Subtask 9.1 Boundary Survey of Locklear Tracts

- Complete boundary survey of Locklear Tract #1, #2, and #3 for the purposes of development of a conservation easement on the property.
- Approximately forty-five corners to be set in the field by surveyor.

Task 9 Deliverables

- All files will be geo-referenced horizontally to the NAD83 State Plane Coordinate system and vertically to the NAVD88 datum in US Survey Feet.
- For Britt parcel that will be subdivided, provide one pdf and one CAD file of plat and one legal description document for City review and revise per City's comments.
- For Locklear Tracts, provide one pdf and one CAD file of plat and 1 legal description document for City review and revise per City's comments.
- Plats will adhere to Robeson County Register of Deeds requirements.

Task 9 Fees

The fees required to complete this work will be \$17,250.

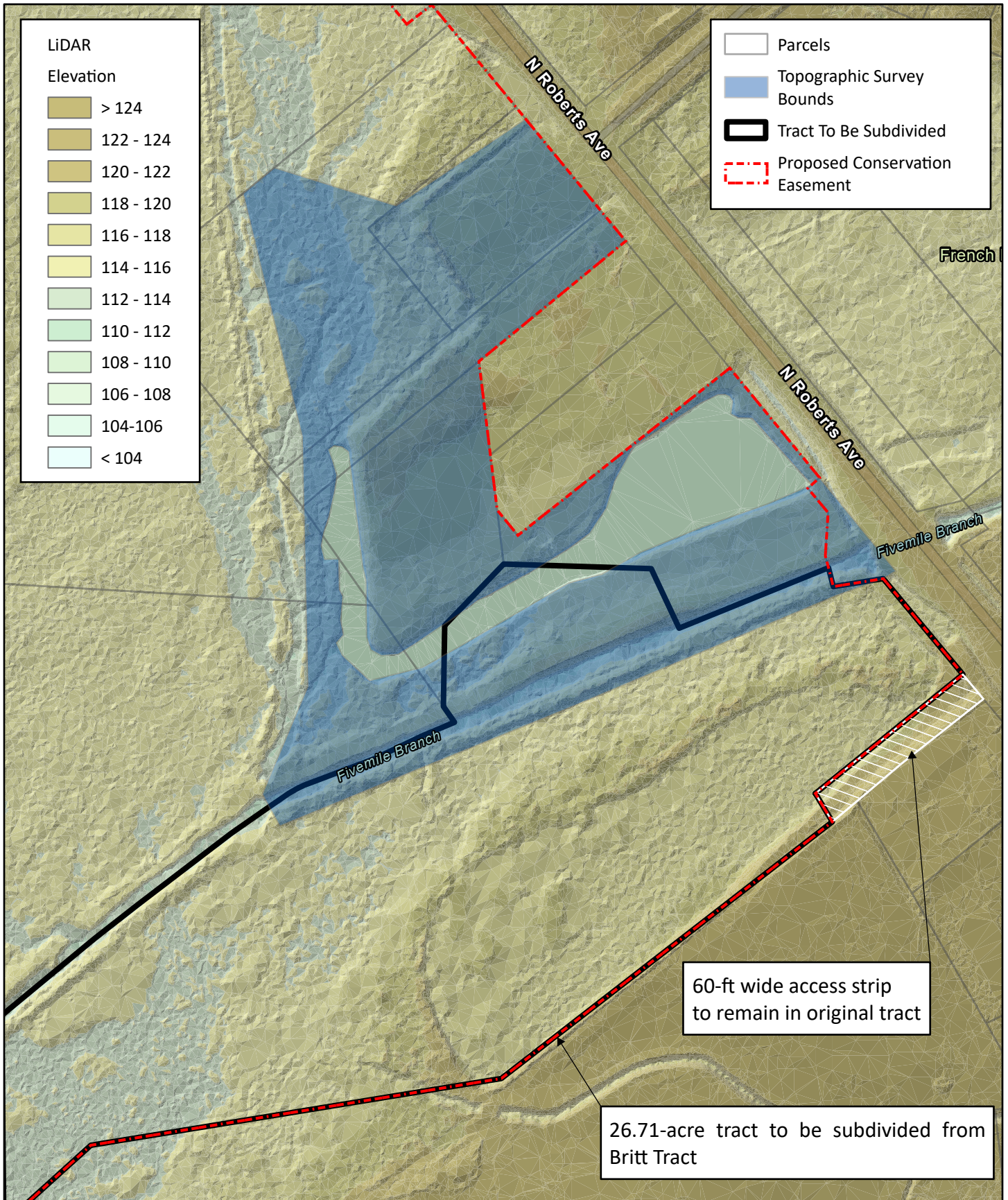
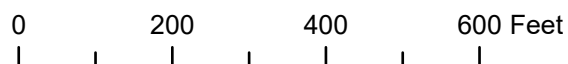


Figure 1. Survey Scope Topographic Survey Map

Lumberton Loop:
 Five Mile Branch &
 Saddletree Swamp Project
 Lumberton, NC



Lumberton City Council

Item: VII.BB.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Manager

Submission Date: 10/30/2025

Subject: Special Nonprofit Appropriations Technical Corrections

Summary/Background of Subject Matter:

Budget amendments will be needed for the year-end closing of fiscal year 2025. City Manager Wayne Home and Finance Director Hank Lewis are requesting authorization to perform budget amendments for year-end.

Staff Recommendation:

Authorize the City Manager and Finance Director to execute budget amendments to allocate an additional \$1,000 to Prevailing CDC and \$1,000 to Truly Treasured.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

None

Lumberton City Council

Item: VII.CC.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Manager

Submission Date: 10/29/2025

Subject: Approve the Christmas Holiday Schedule

Summary/Background of Subject Matter:

The City of Lumberton Personnel Ordinance Sec. 16-165 designates the following holidays with pay for the City employees; Christmas Eve and Christmas Day, and
Sec. 10 – Any other day designated as a Christmas Holiday by both the State and the County.
Sec. 11 – Any other day designated by the City Council

Staff Recommendation:

Recommend that City Council review the following dates and approve a vacation schedule for City employees: Current Policy

1) Wednesday, Dec. 24th, Christmas Eve, Thursday, Dec. 25th, Christmas Day, and Dec 26th, as scheduled days off.

Additional Days: if Council so desires;

2) Monday, Dec. 22nd, and Tuesday, Dec. 23rd, are approved by the County as additional days off.(County employees are required to take vacation days or leave without pay).

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

None

Lumberton City Council

Item: VII.DD.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Manager

Submission Date: 11/04/2025

Subject: Informational: Request for Support from East Robeson Primary School

Summary/Background of Subject Matter:

The Mayor and City Council received the attached correspondence from East Robeson Primary School inviting City leadership to participate in the school's Family Bingo Night Fundraiser scheduled for December 4, 2025. According to the letter, this event is intended to raise funds for school needs while also promoting family engagement and community involvement.

The school is requesting monetary donations in support of the fundraiser. Although East Robeson Primary School is located outside the City's corporate limits, it is noted that the City does provide sewer service to this area. The school has stated their goal is to raise \$5,000 for the event.

This item is presented for informational purposes only, so that the Mayor and Council are aware of the request made by East Robeson Primary School. No formal action is required at this time. However, if the Council so desire to give, they may do so.

Staff Recommendation:

No formal action is required. However, if the Council so desire to give, they may do so.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Manager

ATTACHMENTS:

1. East Lumberton Letter

East Robeson Primary School
4840 Seventh Street
Lumberton, North Carolina 28358
910-671-6055

Dear Local Business Owner,

East Robeson Primary School invites you to join our Family Bingo Night Fundraiser on December 4, 2025 as an event sponsor. This event raises money for our school as well as promotes family and community involvement within our school. Our goal this year is to raise \$5,000 through individual donations and business sponsorships.

Our Family Bingo Night Fundraiser will provide an opportunity to promote your company and/or products to support the teachers and students of East Robeson Primary. Please consider sponsoring our fundraising event.

If you are able to contribute a monetary donation, please make your check payable to "East Robeson Primary School" and write "Family Bingo Night" in the memo line. If you would like to contribute additional items such as gift cards, products, merchandise, or items to be used for concessions, please contact us to schedule a pick up time. Contributions are tax deductible. A receipt with Tax ID can be provided upon request.

If you would like additional information, please contact us at ERPS at 910-671-6055.

Sincerely,



Mr. Chad Brewer
Principal

Lumberton City Council

Item: VII.EE.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/21/2025

Subject: Approve the designation of \$100.00 of Community Revitalization Funds to Southern Sapphires Dance Company in Precinct 1

Summary/Background of Subject Matter:

Councilman Rising requests \$100.00 of Community Revitalization Funds to be given to Southern Sapphires Dance Company for support as they compete across NC against other dance companies.

If any of the council members would like to donate, it will surely be appreciated.

Staff Recommendation:

Designate \$100.00 of CRF to the Southern Sapphires Dance Company

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. BP-70C45_20251021_073413

SOUTHERN SAPPHIRES DANCE DOLLARS

Competition Teams of Southern Sapphires Dance Company

POST OFFICE BOX 1891
LUMBERTON, NC 28359

August 1st, 2025

Dear Sir/Madam:

The Southern Sapphires Competition Team members are seeking sponsors to help the teams to continue to pursue their dreams of competing across North Carolina. Our teams, ranging in ages 6 to 18, consist of 50 talented dancers from Lumberton, and surrounding communities performing as senior, teen, junior, petite, little, and tiny teams. We compete in regional and national competitions in all dance forms, including tap, jazz, ballet, lyrical, clogging, and hip hop, as well as perform in many community parades and other local events annually.

The Southern Sapphires Competition Teams that participate in competitive dance are provided opportunities to compete at different levels while receiving educational, sportsmanship and character development at competitions. Participating in dance competitions and community involvement helps these dedicated dancers, instructors, and families, shape the future of these young dancers by giving them the opportunity to develop their self-confidence, encourage teamwork, improve dance technique and skills, gain leadership abilities, represent our community in a positive and inspiring art form, and foster love and appreciation for others and community while growing in the art of dance.

Any monetary donation would be greatly appreciated and would help our teams tremendously. Our sponsors are recognized through various forms of social media, and by sponsor name printed on competition tee-shirts worn at every competition, community functions, presented on our sponsor banner used at parades, our Christmas Showcase, and listed in the program at our annual recital in June. We have the following levels of sponsorship:

Sapphire: \$350.00 or more donation

Emerald: \$250.00 - \$349.00 donation

Ruby: \$150.00 - \$249.00 donation

Thank you in advance for supporting Southern Sapphires Dance Company Competition Teams. Your donations are tax deductible as we are a 501(c)(3) non-profit organization. Our EIN for Southern Sapphires Dance Dollars is **82-2601160**. Please make your check payable to Southern Sapphires Dance Dollars.

Sincerely,
Southern Sapphires Dance Dollars

Lumberton City Council
Lumberton, North Carolina



Item: VII.FF.

Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/30/2025

Subject: P2 - Christmas Toy Drive

Summary/Background of Subject Matter:

Councilwoman Robinson requested \$1,800 of CRF for a Christmas Toy Drive in Precinct 2.

Staff Recommendation:

Designate \$1,800 for a Christmas Toy Give-A-Way in Precinct 2.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.GG.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 11/04/2025

Subject: Lumberton Firefighters Association Request

Summary/Background of Subject Matter:

The Lumberton Firefighters Association, a nonprofit organization whose mission is to support the firefighters who work for the Lumberton Fire Department, will be sponsoring a Christmas Boat Flotilla at Luther Britt Park on December 19, 2025. The event will feature creatively decorated boats in a festive holiday display. Participants entering a boat in the flotilla will pay a \$10.00 registration fee.

The Association is requesting Community Revitalization Funds to assist with covering the costs of refreshments and trophies for event participants. Councilman Carroll has expressed his support for this event and would like to contribute \$100.00 toward these costs.

Staff Recommendation:

Council consideration and approval of \$100.00 in Community Revitalization Funds from Councilman Carroll in support of the event.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. Firefighters Association Request

Mitchell-Mcintosh, Laney

From: Cox, Eddie
Sent: Monday, November 3, 2025 3:45 PM
To: Mitchell-Mcintosh, Laney
Cc: Inman, Johnathan
Subject: Lumberton Firefighters Association Request

Good Evening Mayor, Council and Staff.

The Lumberton Firefighters Association is a nonprofit organization whose mission is to support the Firefighters that work for the Lumberton Fire Department through fundraising and other various means.

We are always asking for support through raffles, selling T-shirts, and the such and wanted to give back to the community in a positive way. This event will be held at Luther Britt Park on December 19th with a Flotilla; showing off your Creative Christmas Side decorating your boat, Christmas Caroling at the beach house along with light refreshments for all who attend. You know the goodies: Cookies, hot dogs, hot chocolate all bringing Joy and fellowship to the citizens. We have invited local emergency services organizations and canoe clubs to take part. There is a \$10 registration fee for those who enter the Flotilla. Judges will be located on the island to judge Best In Class (Canoe, Kayak, Powered Boat).

We are requesting CRF funds from City Council to help cover the costs of the refreshments and Trophies for this event.



J. E. Cox

Eddie Cox

Lumberton City Council

Item: VII.HH.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/09/2025

Subject: De-obligation of Funds P1 & P3 - CRF Designated for Highland Inverness

Summary/Background of Subject Matter:

At the City Council meeting held on September 8, 2025, Councilmen Rising and Carroll each allocated \$750 to support activities within the Highland Inverness community. Due to a lack of community participation, the allocated funds are no longer needed for their intended purpose.

Staff Recommendation:

Staff recommends that the \$1,500 allocation (\$750 from each council member) be de-obligated and returned to the original account codes.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.II.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/28/2025

Subject: Approve the designation of \$300.00 of Community Revitalization Funds for the Sharing and Caring Holiday Program Sponsored by Former Representative Charles Graham

Summary/Background of Subject Matter:

Members of Council Cantey and Chavis would each like to designate \$150.00 of CRF for the Sharing and Caring Holiday Program sponsored by Former Representative Charles Graham.

Staff Recommendation:

Approve the designation as indicated above.

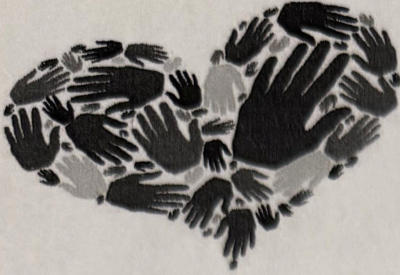
City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. Sharing & Caring Letter



Sharing & Caring Collaborative

Executive Board Members

Patricia Braswell – President

Deana Locklear - Vice President

James Jones – Treasurer

Lisa Troy – Secretary

Charles Graham – Former NC House of Representative

SAVE THE DATE

The Senior Citizen's Sharing and Caring Collaborative is pleased to announce our **16th Annual Sharing and Caring Event**, and we kindly request your ongoing support as we unite to provide meals for the Senior Citizens in our community. We are collaborating with various organizations, local businesses, and corporations, along with community volunteers, to secure funding and/or donations for this initiative.

This year's event is scheduled to take place at the **Robeson County Fairgrounds on Saturday, December 6, 2025**. As you are aware, our county faces numerous challenges, including food insecurity, unemployment, homelessness, inflation, and escalating rental costs, compounded by ongoing concerns related to COVID-19. As a result, the needs of our elderly population have become even more pressing. **We are seeking financial contributions and/or donations of goods to be distributed.**

We hope you will consider supporting us by providing financial contributions, goods, or gift cards for our seniors. **Donations can be mailed to the Sharing and Caring Event, P.O. Box 404, Lumberton, NC 28359. Our tax ID number is 93-2844482, and we are a registered 501(c)(3) organization.** If you are willing to contribute or donate to this worthy cause, **please select your preferred pledge category and specify the amount you wish to donate.**

- Platinum (\$2,500 or more)
- Gold (\$2,000-\$2,499)
- Silver (\$1,500-\$1,999)
- Bronze (\$1,000- \$1,499)
- Friends of the Elderly (\$999 or less)

Amount Donating: \$ _____

Name of your organization: _____

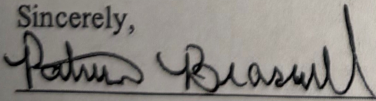
Organization's Contact Name/Telephone # _____

Organization's Address: _____

Federal ID #/ SS#: _____

Should you have any questions or concerns, please do not hesitate to call my office, **Patricia Braswell, at 910-885-3870.**

Sincerely,



Patricia Braswell, President

Lumberton City Council
Lumberton, North Carolina



Item: VII.JJ.

Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 11/04/2025

Subject: Breakfast with the Grinch - Hearts by Truly Treasure

Summary/Background of Subject Matter:

From The Heart by Truly Treasure, a local community organization that provides positive outreach and engagement programs for youth and families, is hosting a free community event titled "*Breakfast with the Grinch*" on December 13, 2025. The event is intended to bring families together for holiday fellowship and will include breakfast, children's activities, photo opportunities, and festive giveaways.

The organization is requesting support to assist with event costs, including food and supplies.

Councilman Douglas has requested to contribute \$100 toward this event.

Staff Recommendation:

Approve as designated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. Christmas Breakfast - Hearts by Truly Treasure
2. Grinch



November 2, 2025

Dear Honorable City Council Members,

I hope this letter finds you all in good spirits as we enter the holiday season. My name is Candace Riddick, and I am writing on behalf of From The Heart by Truly Treasure, a local organization dedicated to uplifting our youth and strengthening community connections through positive and engaging programs.

We are excited to host our upcoming “Breakfast with the Grinch” on December 13, 2025 a free community event designed to bring families, children, and neighbors together for fun, laughter, and holiday cheer. The event will feature breakfast, activities for kids, photo opportunities, and festive giveaways. So far, we have 30 confirmed participants and 6 more pending registrations, and we’re expecting even more as word spreads.

In times like these, our youth and families need opportunities to experience joy, togetherness, and a sense of belonging. This event is part of our continued effort to keep our community lifted and connected through positive, family-centered initiatives.

We are reaching out to kindly ask for your support and sponsorship to help make this event possible. Your contribution — whether financial, in-kind donations, or city resources — will go directly toward providing food, supplies, and holiday treats for the children and families who attend.

Additionally, we would be honored to have you join us at the event. Your presence would mean so much to our organization, our youth, and the families we serve. It’s a wonderful opportunity to celebrate the spirit of the season together and to see firsthand the positive impact we are building within our community.

We truly appreciate all that you do to support our city, and we hope this event can serve as another reminder that when we come together, great things happen. Thank you for considering our request and for continuing to make our city a place of hope, unity, and joy.

Warm regards,
Candace Riddick-From The Heart by Truly Treasure

2918 N Elm St, Lumberton, NC 283358



TRULY TREASURE PRESENTS

BREAKFAST WITH THE GRINCH

MENU

PANCAKES

SAUSAGE

EGGS

JUICE

A PICTURE WITH THE GRINCH

**REGISTER AT
TRULY@TRULYTREASURE.COM**

SAT, DEC 13

8AM-10AM FREE EVENT



2918 N ELM ST, LUMBERTON, NC 28358



Lumberton City Council
Lumberton, North Carolina



Item: VII.KK.

Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/31/2025

Subject: P6 - Christmas Toy Drive

Summary/Background of Subject Matter:

Councilman Douglas requests \$1,500 of CRF for a Toy Drive in Precinct 6.

Staff Recommendation:

Approve CRF request as indicated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.LL.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/14/2025

Subject: Approve the designation of \$200 of CRF to Veterans of Foreign Wars Post 8969 in Support of the National Wreaths Across America Day from P7

Summary/Background of Subject Matter:

Councilman Chavis is requesting the allocation of \$200 in Community Revitalization Funds to VFW Post 8969 in support of National Wreaths Across America Day. This annual event sponsors the placement of wreaths on veterans' graves as part of the VFW's mission to *remember, honor, and teach* by commemorating the fallen.

Last year, the Lumberton community, together with local veterans, placed more than 1,000 wreaths during ceremonies held at Gardens of Faith and Meadowbrook Cemetery. This year marks the seventh consecutive year of honoring this tradition in Lumberton.

Staff Recommendation:

Approve the designation as indicated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. BP-70C45_20251021_090651



Post Office Box 1557 Lumberton, North Carolina 28359 * Email: post8969@vfwnc.com

October 1, 2025

Ms. Laney Mitchell-McIntosh, City Clerk
City of Lumberton
500 North Cedar Street
Lumberton, North Carolina 28358

Dear Ms. Laney Mitchell-McIntosh:

This year's theme, Keep Moving Forward, was inspired by the last words of Captain Joshua Byers, United States Army, KIA, in Fallujah, Iraq, July 23, 2003. "There will always be challenges to overcome as individuals, communities and a country, but we must keep moving forward together," said Karen Worcester, executive director of Wreaths Across America. "This year, we will share not only the Byers' story of resilience but also the stories of many others who continue to live with purpose every day and have chosen to keep moving forward."

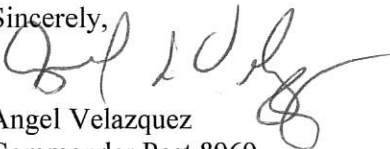
We are asking if the City of Lumberton would continue to support the Veterans of Foreign Wars Post 8969 Lumberton, in our mission with Wreaths Across America. Our mission is to remember, honor and teach. Remember the fallen. Honor those who serve and their families. Teach the future generations about the sacrifices made to preserve our freedom. This will be our seventh year of honoring this tradition in Lumberton. Our moto this year is "Keep Moving Forward."

What does Wreaths Across America do? Last year the Lumberton Community along with our veterans placed over one thousand wreaths during our ceremony at Gardens of Faith and Meadow Brook Cemetery. Across the country over 3 million veterans' wreaths were placed in total across the country at over 5,200 participating locations. More than three million volunteers helped place wreaths, a third of whom were children. At Arlington National Cemetery specifically, the Wreaths Across America program saw 68 tractor-trailers deliver over 259,000 veterans' wreaths that were placed by nearly 35,000 volunteers. This past year over 525 truckloads of wreaths were delivered across the country by hundreds of volunteer professional truck drivers, driving donated equipment and fuel from approximately 390 carriers.

This year our ceremony will be held on Saturday, December 13th. We will have a short ceremony, which starts at Noon, followed by the placement of wreaths by our volunteers and veterans. We will be holding this ceremony at the Gardens of Faith Cemetery, located at 5190 Fayetteville Road Lumberton, North Carolina. We would be greatly honored if you, the Mayor and City Council Members were able to attend this year's event.

We want to thank the City of Lumberton for their previous support of Wreaths Across America and the Lumberton Veterans of Foreign Wars Post 8969.

Sincerely,



Angel Velazquez
Commander Post 8969

Visit us at: www.facebook.com/VFWPost8969

Lumberton City Council

Item: VII.MM.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 11/05/2025

Subject: Request for Support — Community Free Thanksgiving Feast

Summary/Background of Subject Matter:

Councilman Eric Chavis wishes to present for Council’s consideration a request from Rogers’ Screen Printing and Embroidery regarding their upcoming *Free Thanksgiving Feast*, scheduled for Saturday, November 22, 2025, at 12:00 PM.

Due to recent decreases in SNAP benefits and continued food insecurity in our area, the organizers are working to provide a complete Thanksgiving meal to families in need throughout the community. This event is open to all residents **at no cost**, with meals served until supplies are depleted.

The organizers have expressed appreciation to their initial sponsors—Keith Rogers, DJ Revels, and Rhonda Odom—whose support has helped launch this effort. They are seeking additional donations to expand their capacity and serve as many families as possible.

Councilman Chavis requests to use \$200 of CRF in support of this event. Letter from Rogers’ Screen Printing and Embroidery (included)

Staff Recommendation:

Approve the designation of \$200 of CRF to support their free thanksgiving feast.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City Clerk

Department: City Council

ATTACHMENTS:

1. BP-70C45_20251105_141634
2. BP-70C45_20251105_141653

Rogers' Screen Printing and Embroidery
4555 Fayetteville Rd
Lumberton, NC 28358

October 27th, 2025

Dear Community Members, Friends, and Neighbors,

We are writing to you today with both concern for our community and hope for what we can accomplish together. Recent SNAP funding shortages and benefit reductions have left many families in our area struggling to meet their basic nutritional needs. As we approach the Thanksgiving season—a time traditionally centered on gratitude and togetherness—we recognize that these challenges weigh especially heavy on the hearts of those wondering how they will provide a holiday meal for their loved ones.

At Rogers' Screen Printing and Embroidery, we believe that no one in our community should face hunger, particularly during the holidays. It is our mission to bridge the gap created by these food assistance limitations and to ensure that every family can experience the warmth, dignity, and joy of a Thanksgiving meal. We are committed to supporting our neighbors in their time of need and bringing our community together in a spirit of generosity and mutual care.

To that end, we are proud to announce our **Free Thanksgiving Feast on Saturday, November 22, 2025, starting at 12:00 PM** at our location. We will serve a complete Thanksgiving meal to all who attend—no questions asked, no qualifications required—until the food runs out. Everyone is welcome at our table.

We are deeply grateful to our initial sponsors—**Keith Rogers, DJ Revels, and Rhonda Odom**—whose generosity and vision have made this event possible. However, to serve as many families as possible, we need additional support from our community.

We are seeking donations of:

- Monetary contributions
- Food items including turkeys, side dishes, desserts, and beverages
- Paper products and serving supplies
- Any resources that can help us feed more families

We are also seeking volunteers to assist with:

- Food preparation
- Serving meals

- Setup and cleanup
- Greeting guests and hospitality

Every contribution, whether large or small, makes a meaningful difference in someone's Thanksgiving. Together, we can ensure that no family in our community goes without a warm meal and the knowledge that their neighbors care.

If you would like to donate, volunteer, or learn more about this community initiative, please contact **DJ Revels at 910-733-8170**.

Thank you for your compassion, generosity, and commitment to our community. We look forward to serving alongside you this Thanksgiving season.

With gratitude and hope,

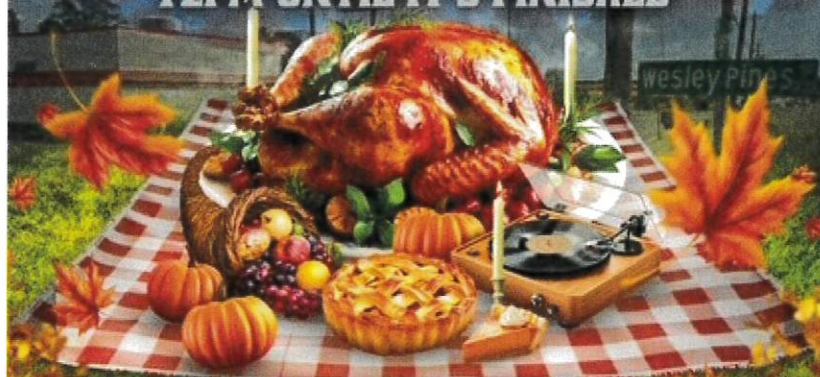
Rogers' Screen Printing and Embroidery

"No one should go hungry on Thanksgiving. Together, we can make a difference."



FREE THANKSGIVING FEAST

OPERATION NO SNAPS
NOVEMBER 22, 2025
12PM UNTIL IT'S FINISHED



**INVITING EVERYONE TO COME OUT AND ENJOY A FREE, HOT
THANKSGIVING MEAL. LET'S COME TOGETHER AS A COMMUNITY
AND SHOW LOVE THIS HOLIDAY SEASON.**

**WE ARE ACCEPTING DONATIONS AND VOLUNTEERS ARE WELCOME!
WE ARE LOOKING FOR SPONSORSHIP PARTNERS**

**SPONSORED BY: KEITH ROGERS DJ REVELS & RHONDA ODOM
4555 FAYETTEVILLE RD, LUMBERTON, NC**

Lumberton City Council
Lumberton, North Carolina



Item: VII.NN.

Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 11/07/2025

Subject: Housing Authority — Empty Stocking Fund

Summary/Background of Subject Matter:

The Lumberton Housing Authority and the City of Lumberton will sponsor a bowling tournament for the Empty Stocking Fund. The Empty Stocking Fund benefits many families who normally may not be able to experience the joys of the Christmas season. The Blowing Tournament will be held on Saturday, December 13th, at the Lumberton Bowling Center. The Housing Authority is seeking sponsors for this event. Councilman Chavis is requesting that \$200 of CRF and Councilman Thomas \$100 of CRF be given to the Empty Stocking Fund hosted by Lumberton Housing Authority.

Staff Recommendation:

Approve the designation as stated above.

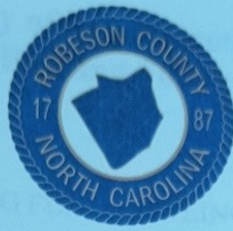
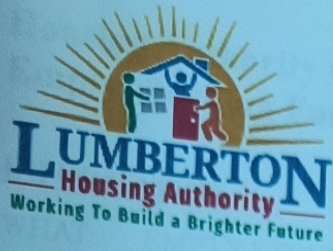
City Manager's Comments:

Signature:

Department: City Council

ATTACHMENTS:

1. Empty Stocking Fund.1
2. Empty Stocking Fund



The Empty Stocking Fund Benefit Bowling Tournament

The Lumberton Housing Authority and The City of Lumberton will sponsor a bowling tournament for the Empty Stocking Fund. The Bowling Tournament will be held on Saturday, December 13th, at the Lumberton Bowling Center.

The Empty Stocking Fund benefits many families who normally may not be able to experience the joys of the Christmas Season. Please help us in spreading the joys of Christmas. We are seeking additional sponsors for this event. The following table contains the breakdown of sponsorships.

PLATINUM	GOLD	SILVER	BRONZE
\$500	\$300	\$150	\$100

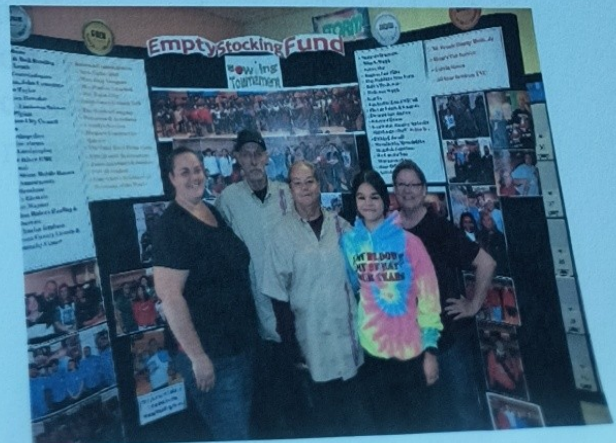
PLATINUM sponsors will receive newspaper mention, display board recognition at the Lumberton Bowling Center and recognition on flyers distributed during the tournament. GOLD sponsors will include display board recognition at the Lumberton Bowling Center and recognition on flyers distributed during the tournament. SILVER & BRONZE sponsors will receive recognition on the display board at the Lumberton Bowling Center.

Anyone wishing to sponsor this event may contact **Anthony Coleman, Lumberton Housing Authority at (910) 308-9883**. (Please make checks payable to "Empty Stocking Fund" – Mail to Adrian Lowery at P.O. Box 709, Lumberton, NC 28359.)

Contributions to the Empty Stocking Fund are tax deductible, the tax ID number is 56-6000335.

Thank you,

Adrian Lowery





THE EMPTY STOCKING FUND

Sign up Today

Bowling Tournament

Saturday, December 13th, 2025
Time 8:30am
Lumberton Bowling Center

shot on motorola edge (2022)
waaaAaaaAsaAaaaaaaaawaaAaaAaaa



Lumberton City Council

Item: VII.OO.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 10/22/2025

Subject: Request for Support — The Shrine Clubs of Robeson County (Precinct 8)

Summary/Background of Subject Matter:

The Shrine Clubs of Robeson County are proud to host the 2025 Sudan Shriners Fall Ceremonial in Lumberton on November 21–22, 2025. We have been planning this special weekend for several weeks and are working diligently to ensure a memorable and enjoyable event for all attendees.

Color Ads

- Full Page – \$350
- Half Page – \$225
- Quarter Page – \$175
- Business Card – \$125

Black & White Ads

- Full Page – \$250
- Half Page – \$175
- Quarter Page – \$125
- Business Card – \$100

In order to make this ceremony a success for the Robeson County Shrine Clubs, they are seeking Council's support. We invite you to be represented in our official Program Book, which will be distributed throughout the event. A variety of advertisement options are available:

Councilman Thomas would like to donate \$50 of CRF and if any other member of Council would like to give so that we can purchase a full page, it would greatly be appreciated.

Staff Recommendation:

Approve designation as stated above.

City Manager's Comments:

Signature: Laney Mitchell-McIntosh, City

Department: City Council

Clerk

ATTACHMENTS:

1. Ad letter-Shriners

Sudan Shriners
"Shriners...Having Fun Helping Kids"



August 20, 2025

Dear Noble President, Unit Directors, and Past Potentates:

The Shrine Clubs of Robeson County are hosting the 2025 Sudan Shriners **Fall Ceremonial** in Lumberton on November 21th and 22th. We have been planning this special weekend for several weeks now working hard to ensure a pleasurable and memorable Ceremonial for all.

In order for the Ceremonial to be a success for the Robeson County Shrine Clubs, we must solicit your help. We would like to offer you the opportunity to be represented in our Program Book. We have several ad options available to suit your needs and budget. **Color – Full page \$350; Half page \$225; Quarter page \$175; Business Card \$125. Black & White – Full page \$250; Half page \$175; Quarter page \$125; Business Card \$100.** Additionally, we would love to accommodate any businesses in your area or any individual who would like to advertise or express well wishes to Potentate Ferrell and his Lady Milly.

We really appreciate your participation in order to benefit our Club's fraternal endeavors. If you need help with the format of your advertisement, we have qualified people to accommodate any request.

Please forward your check with instructions and/or any camera ready artwork to the attention of:

John Grissom – Publicity Chairman
Robeson County Shrine Club
PO Box 500
Lumberton, NC 28359
Phone: 910-734-6045
Email – jgrissom@spdouglas.com

Thank you in advance for your support! We look forward to hearing from you soon.

Sincerely & Fraternaly,

John Grissom – Publicity Chairman
Sudan Shriners Fall Ceremonial

cc: Tom Ferrell, Potentate
Coble Wilson, General Chairman

Lumberton City Council

Item: VII.PP.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 11/07/2025

Subject: Empty Stocking Fund — Robesonian & Department of Social Services

Summary/Background of Subject Matter:

Councilman Thomas would like to contribute \$100 of CRF to the Empty Stocking Fund sponsored by the Robesonian in partnership with Robeson County Department of Social Services.

Staff Recommendation:

Approve the designation as stated above.

City Manager's Comments:

Signature:

Department: City Council

ATTACHMENTS:

1. Empty Stocking Fund - Robesonian

Empty Stocking Fund

In Partnership With
Robeson County Department of Social Services

Help Robeson County Children in Need this Christmas!

DONATE

AT THE ROBESONIAN NEWSPAPER

2175 N. Roberts Ave., Lumberton

910-739-4322

CASH OR CHECK

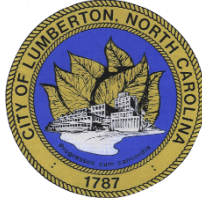


Deadline to donate: Dec. 18th

Lumberton City Council

Item: VII.QQ.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Planning & Neighborhood Services

Submission Date: 11/07/2025

Subject: Scotty Mark Thompson Special Use permit - 206 E. 5th Street.

Summary/Background of Subject Matter:

Scotty Mark Thompson is requesting a Special Use permit for property located at 206 E. 5th Street. The proposed use is a single-family residence, pursuant to Sec. 35-180.1 of the Code of Ordinances.

Staff Recommendation:

Council review the request, refer the petition to the November 18, 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:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Thompson 206 E. 5th St Rezoning Application

**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>Scotty Mark Thompson</u></p> <p>Physical Address: <u>1302 N. Walnut St, Lumberton, NC 28358</u></p> <p>Mailing Address: <u>SAME</u></p> <p>Telephone: <u>910-734-9878</u></p> <p>Name of Business: <u>N/A</u></p> <p>EMAIL: <u>scottymarkthompson@gmail.com</u></p>	<p>Owner:</p> <p>Legal Name: <u>Scotty Mark Thompson</u></p> <p>Physical Address: <u>1302 N. Walnut St Lumberton, NC 28358</u></p> <p>Mailing Address: _____</p> <p>Telephone: <u>910-734-9878</u></p> <p>Business Address: <u>N/A</u></p>
---	---

Description of Property:

<u>206 E. 5th St, Lumberton, NC</u> (Address)	<u>02481</u> (Deed Book)	<u>0128</u> (Page)
_____	<u>65.6 feet</u> (Frontage)	<u>.11 acres</u> (Area)
(Map Book)	(Page)	

3. Tax Map Identification (parcel number): 323302012

4. Proposed Use of Property: Single Family Residential (Sec. 35-180.1)

5. Zoning District Designation of Property: B-1

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

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

8. Supportive Information: At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

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

ADDRESS:

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

Use property for single family residential.

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: *Scotty Mark Thompson* *206 E. 5th St. Lumberton, NC*
Name Physical Address
28358

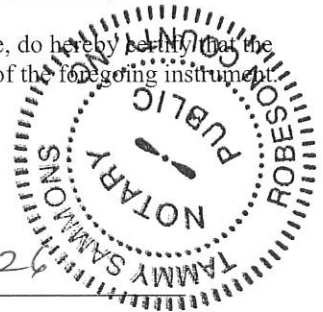
Applicant: _____
Signature

STATE OF *North Carolina* COUNTY OF *Robeson*

I, *Tammy Sammons*, 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 *6th* day of *November*, 20*25*

Tammy Sammons My Commission Expires: *9/7/2026*
Notary Public Signature



Owner: *Scotty Mark Thompson* *206 E. 5th St. Lumberton, NC*
Name Physical Address
28358

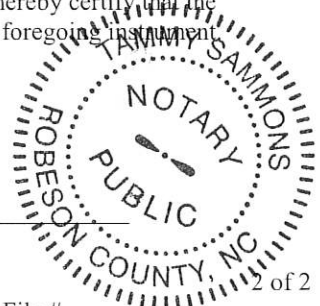
Owner: *Scotty Mark Thompson*
Signature

STATE OF *North Carolina* COUNTY OF *Robeson*

I, *Tammy Sammons*, 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 *6th* day of *November*, 20*25*

Tammy Sammons My Commission Expires: *9/7/2026*
Notary Public Signature



File # _____
5/28/21

City of Lumberton

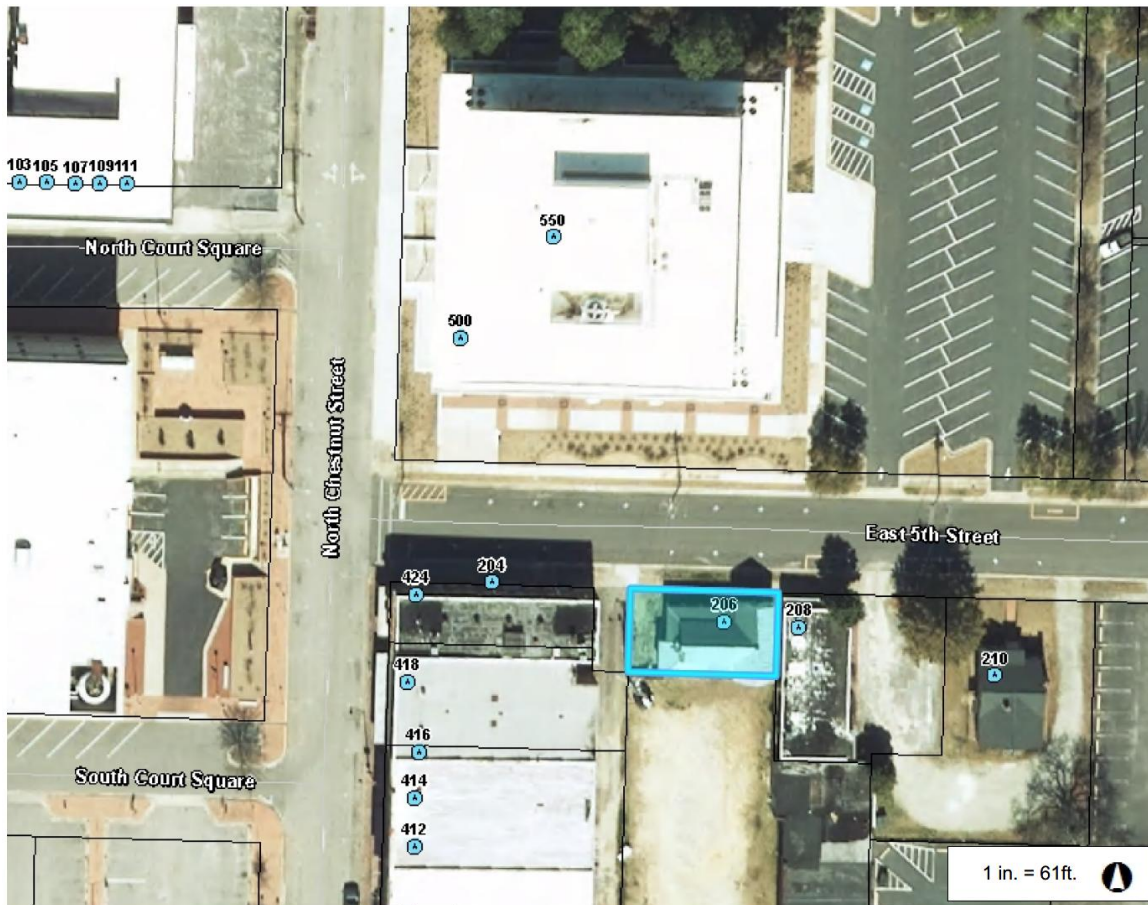
Planning & Neighborhood Services

Request for Special Use Permit Scotty Mark Thompson - 206 E. 5th Street

Date of Application Submittal: 11-6-2025

PETITIONER(S): Name of Petitioner: Scotty Mark Thompson 1302 N. Walnut St Lumberton, NC 28358	OWNER(S): Name of Owner: Same as applicant
Special Use Permit Request: Scotty Mark Thompson is requesting a Special Use permit for property located at 206 E. 5th Street. The proposed use is single family residence.	

LOCATION:



City of



Lumberton

Planning & Neighborhood Services





Planning & Neighborhood Services

PARCEL INFORMATION				
Owner	Parcel #(s)	Zoning	Area	Limits of Construction
Scotty Mark Thompson	323302012	B-1, Downtown	0.11 acres	0.11 acres

ADJACENT PROPERTY SITE DATA		
	Zoning	Land Use
Subject Property	B-1, Downtown Downtown Design Overlay District	- 1.111 Single Family Residence in existence on the effective date of this ordinance, originally designed, constructed and occupied as a single-family residence (Sec. 35-180.1)
North	B-1, Downtown Downtown Design Overlay District	County Offices
South	B-1, Downtown Design Overlay District	Office/Businesses
East	B-1, Downtown Design Overlay District	Office/Businesses
West	B-1, Downtown Design Overlay District	Office/Businesses

STAFF ANALYSIS

PROJECT OVERVIEW

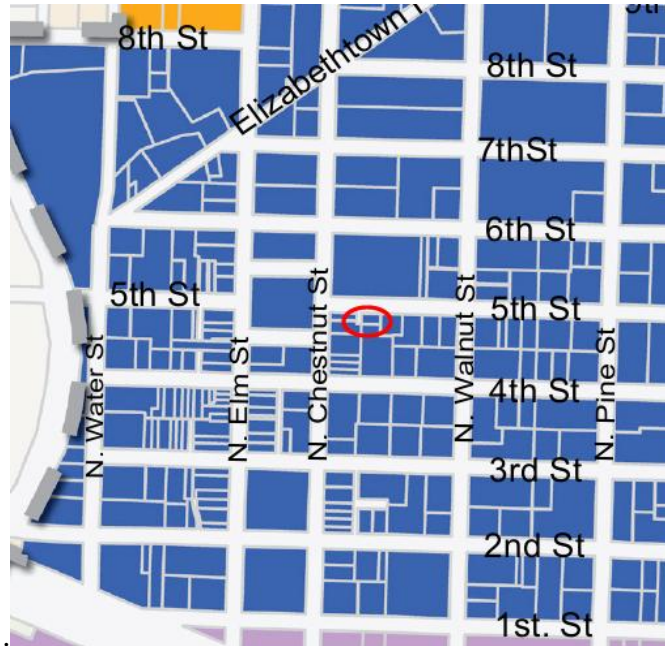
Analysis: Scotty Mark Thompson is requesting a Special Use permit for property located at 206 E. 5th Street. The proposed use is single family residence, pursuant to Sec. 35-180.1 of the Code of Ordinances.



Planning & Neighborhood Services

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates the future use of this parcel as Downtown, furthermore, this property is located within precinct 5.



Setback and Lot Size:

Zoning District	Min. Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks (unless its bordered by a right of way. Then right of way min setbacks are observed)	Maximum Height
B-1	3,000 sq.ft.	None	None	None	85'

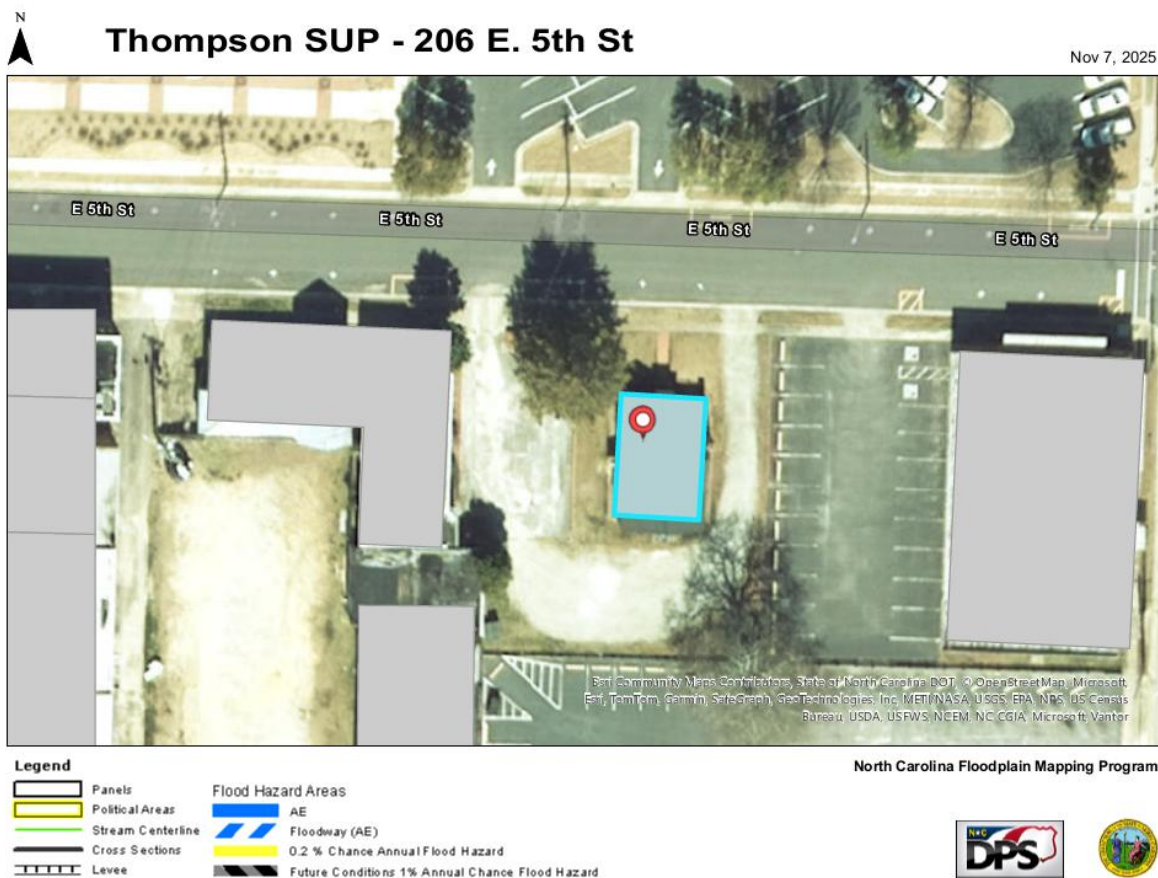
Screening Requirement: 1.111 Single Family Residence – None

Parking Requirement: - 1.111 Single Family Residence – None

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone: Zone X: 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: 3710939100K **Panel Effective Date:** 12/6/2019





Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If this Special Use Permit is granted the applicant must submit site development plans to the City of Lumberton, and other Federal and State Departments, if applicable, for review and approval prior to development. All conditions of the SUP and the Downtown Design Overlay District must be met prior to issuance of a Certificate of Occupancy.

PLANNING STAFF RECOMMENDATION TO COUNCIL

Council review the request, refer the petition to the November 18, 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: VII.RR.

Request for Action

Meeting Date: November 10, 2025

Originated By: City Council

Submission Date: 11/10/2025

Subject: P5 - Christmas Toyz 4 Kidz

Summary/Background of Subject Matter:

Councilman Cantey would like to allocate \$750 of CRF for Christmas Toyz 4 Kidz in Precinct 5.

Staff Recommendation:

Approve the allocation of \$750 of Community Revitalization Funds as indicated above.

City Manager's Comments:

Signature:

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: VII.SS.

Lumberton, North Carolina



Request for Action

Meeting Date: November 10, 2025

Originated By: Public Works

Submission Date: 11/10/2025

Subject: Bailey Road Culvert Grant Application - NC Emergency Management (NCEM) - Disaster Relief and Mitigation Fund 2025

Summary/Background of Subject Matter:

The City's Public Works Department is requesting authorization to engage The Wooten Company for professional grant writing services for NC Emergency Management Disaster Relief and Mitigation Fund 2025 to assist with the preparation and submission of a grant application for the Bailey Road Culvert Project. This project will address infrastructure improvements related to stormwater management and roadway conditions along Bailey Road. This will be an hourly contract **not to exceed \$15,000**.

Once the agreement is received from The Wooten Company, City staff will review the finalized agreement and will be presented to City Council for approval prior to execution.

Staff Recommendation:

That City Council approve authorization for The Wooten Company to provide grant writing services for the NC Emergency Management (NCEM) — Disaster Relief and Mitigation Fund 2025 for Bailey Road Culvert Project under an hourly contract not to exceed \$15,000, with the final agreement to be brought back to Council for review and approval.

City Manager's Comments:

Signature:

Department: Public Works

ATTACHMENTS:

None