

**PLANNING BOARD - NOVEMBER 18, 2025  
COUNCIL CHAMBERS - 6:00 PM**

**Joe Terranova  
Greg Caulder  
Angela Jones  
Jeffery McLean  
Mitchell Prevatte**

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

**AGENDA**

**I. Call to Order**

**II. Minutes Approval**

- A. Planning Board - Regular Meeting - October 21st, 2025

**III. Agenda Items**

- A. Lumbee Land Development rezoning - ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- B. Lumbee Land Development Special Use Permit - ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- C. Steve Stone rezoning W. Carthage Rd.- ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- D. Steve Stone, major subdivision Special Use Permit (SUP) W. Carthage Rd -ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- E. **Scotty Mark Thompson Special Use permit - 206 E. 5th Street.** - ArTriel Kirchner, Planning & Neighborhood Services
- F. John Culbreth rezoning Hornets Rd.- ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- G. John Culbreth major subdivision Special Use Permit Hornets Rd -ETJ - ArTriel Kirchner, Planning & Neighborhood Services

**IV. Adjournment**

MEMBERS - IF YOU ARE UNABLE TO ATTEND THE MEETING PLEASE CALL THE PLANNING DEPARTMENT AT 671-3838 BY 4 P.M.

**Lumberton Planning Board**

Item: II.A.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** November 18, 2025

**Originated By:**

**Submission Date:** 11/12/2025

**Subject:** Planning Board - Regular Meeting - October 21st, 2025

**Summary/Background of Subject Matter:**

Minutes from the October 21st, 2025 meeting are available for review and approval.

**Staff Recommendation:**

**City Manager's Comments:**

**Signature:**

**Department:**

**ATTACHMENTS:**

1. October 21st, 2025



# CITY OF LUMBERTON

## PLANNING BOARD

### MINUTES • OCTOBER 21, 2025

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

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#### 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 Planning Board**

Item: III.A.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** November 18, 2025

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/12/2025

**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:**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Rezoning Application-Village @ Eagle's Landing\_signed (2) (5)



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, Pg, Tracts, Frontage, Area. Row 1: HWY 41/Elizabethtown Rd, Lumberton, NC 28358, 2362, 175, Book 31, Pg 6, Tracts 3 & 4, 231.7 LF, 31.87 AC.

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) Robeson 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.

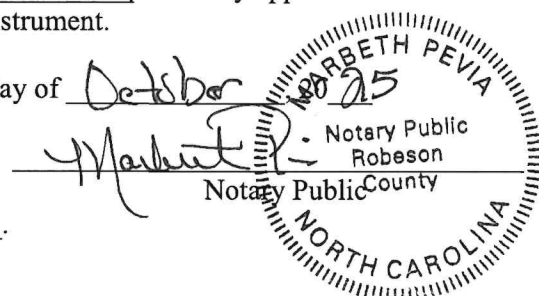
I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

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



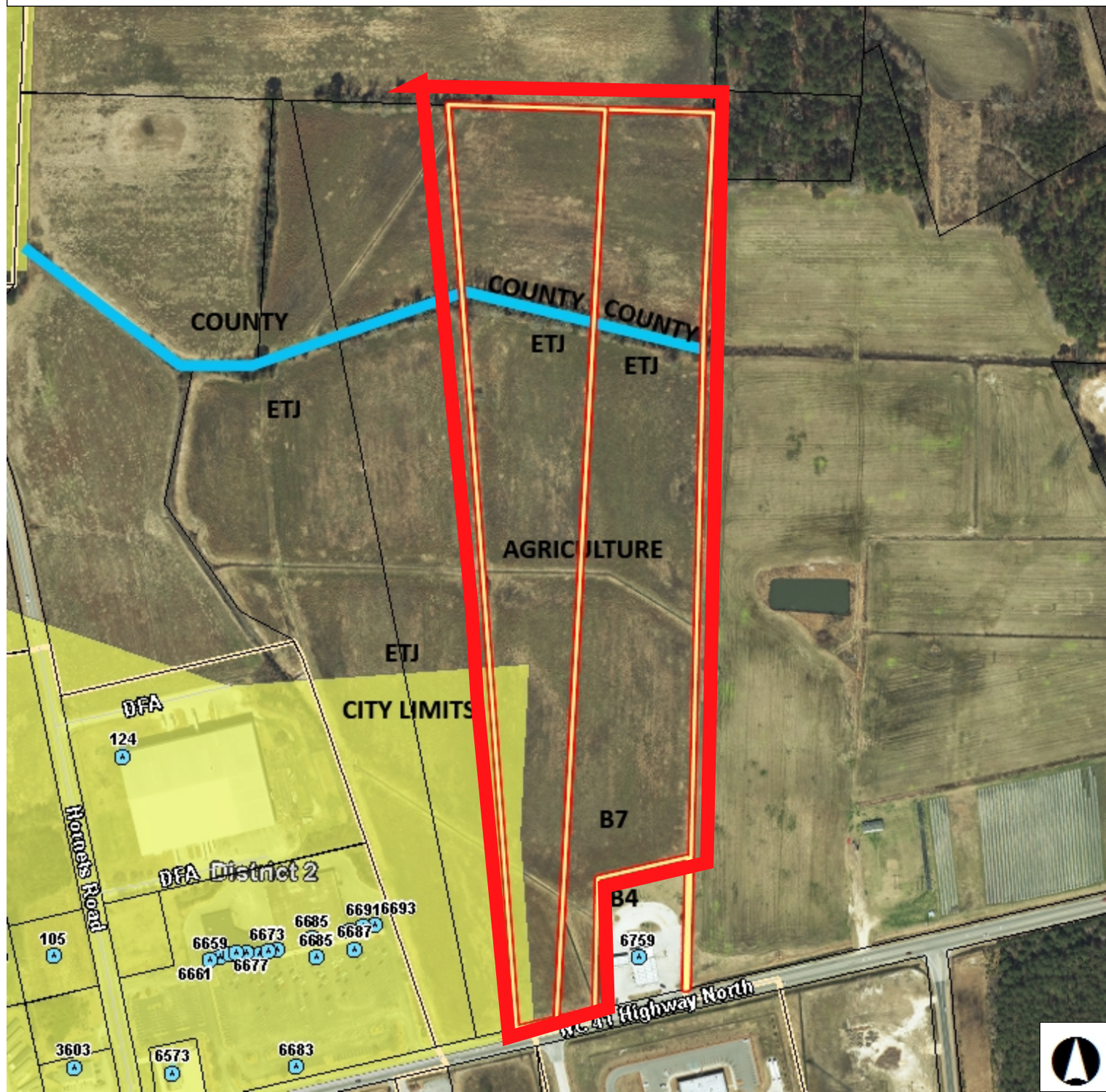
My Commission Expires: 06-09-2029



Planning & Neighborhood Services

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

<b>PETITIONER(S):</b>	<b>OWNER(S):</b>
<b>Name of Petitioner(s):</b> Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372	<b>Name of Owner(s):</b> Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372
<p><b>PROJECT OVERVIEW</b></p> <p><b>Annexation Request #5.137:</b> Bradley Locklear with Lumbee Land Development is requesting a contiguous annexation of property located on Elizabethtown Road (parcel #'s 101202001 &amp; 10120200101, Deed Bk. 2362, Pg. #175/Map Book: 31 Page: 6, tracks 3 &amp; 4).</p> <p><b>Rezoning Request #6.238:</b> Bradley Locklear with Lumbee Land Development is requesting to rezone property located on Elizabethtown Road (parcel #'s 101202001 &amp; 10120200101) from agriculture, B-7 and Cnty RA to <b>R-7, Residential Single Family/Duplex.</b></p> <p><b>Special Use Permit Request #7.198:</b> 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 &amp; 10120200101).</p> <p><b><u>Analysis:</u></b>  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"> <li>- The front portion of the parcels, ~ 4.88 acres is zoned B-7.</li> <li>- The midsection of the parcels, ~ 18.43 acres is zoned 'A' Agriculture.</li> <li>- The remaining portion of the parcels, ~ 9.59 acres is located within the County's jurisdiction and zoned County Residential Agriculture.</li> </ul>	

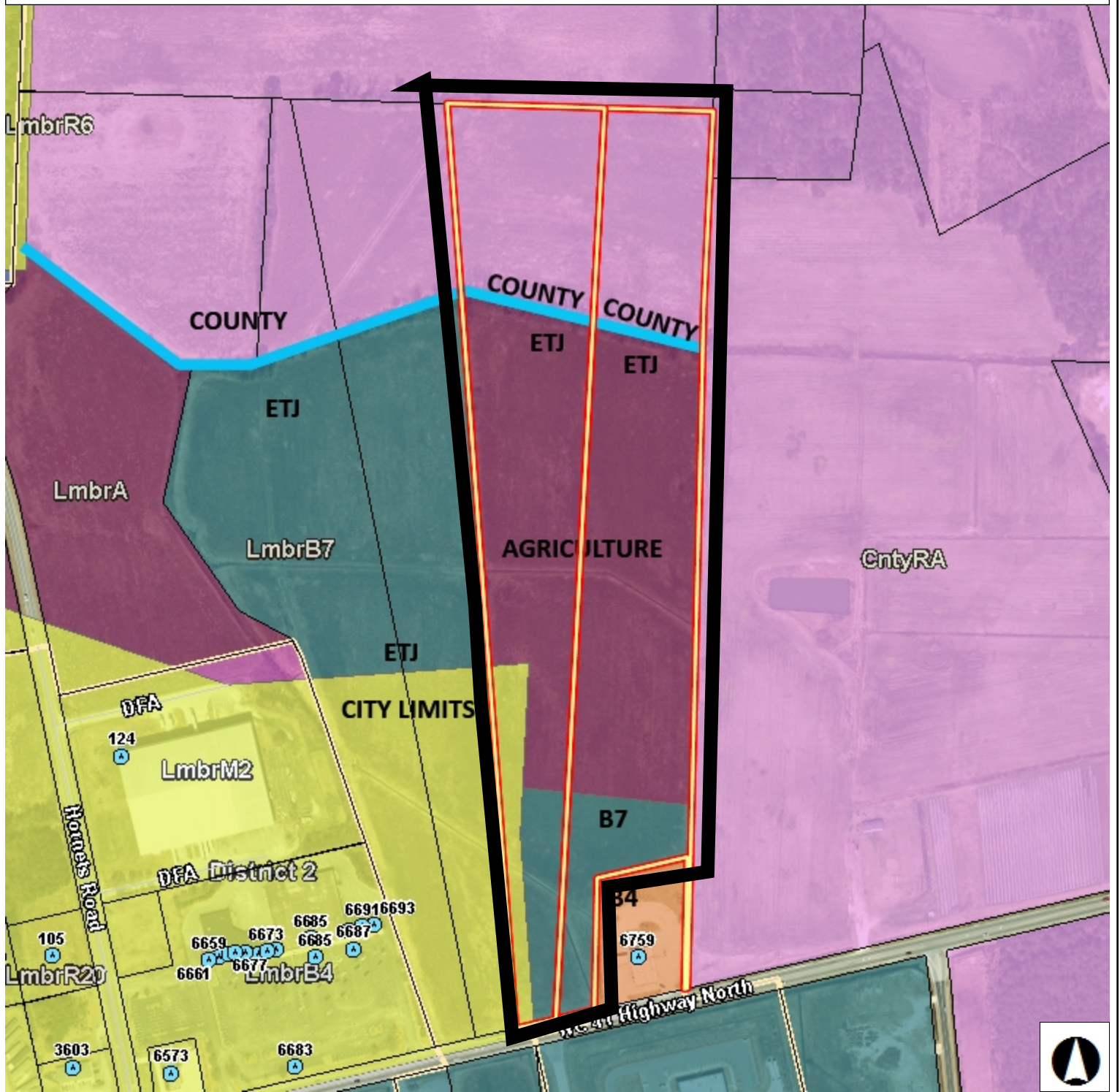


**Legend**

- 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*

<b>PARCEL INFORMATION</b>					
<b>Owner</b>	<b>Parcel #(s)</b>	<b>Zoning</b>	<b>Deed BK/PG</b>	<b>Area</b>	<b>Limits of Construction</b>
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:**

<b>Zoning District</b>	<b>Min. Square Footage</b>	<b>Min. Road Frontage</b>	<b>Min. Front Setback (right of way)</b>	<b>Min. Side Setback</b>	<b>Min. Rear Setback</b>
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**

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

*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 PLANNING BOARD**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

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 Planning Board**

Item: III.B.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** November 18, 2025

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/12/2025

**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:**

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Special Use Permit App-Village @ Eagle's Landing\_signed (4)

**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 10<sup>th</sup> 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 10<sup>th</sup> 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.

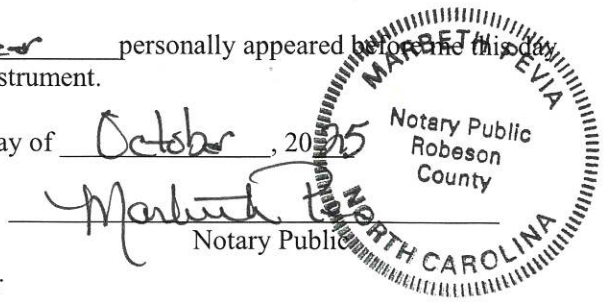
I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

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

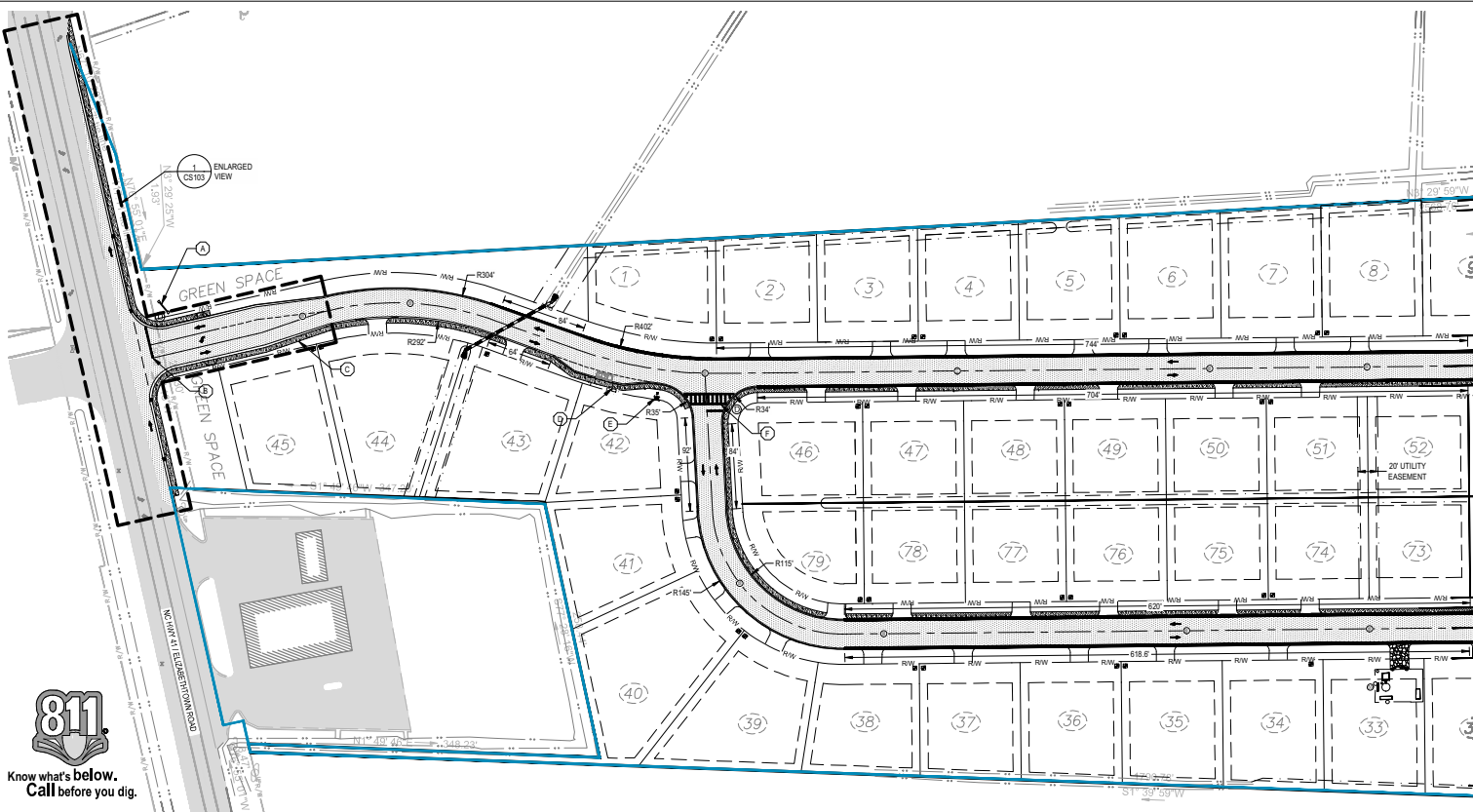


My Commission Expires: 06-09-2019



Printed: Tue 07-24-2025 10:08:40 AM

C:\Users\hoban\Local Desktop\New\hoban\22-06145\_Village at Eagles Landing Lumbee Tribe\22-06145\_Village at Eagles Landing Lumbee Tribe\Drawings\Civil\22-06145\_Village at Eagles Landing Lumbee Tribe\PLAN MAP KEY\_A.dwg



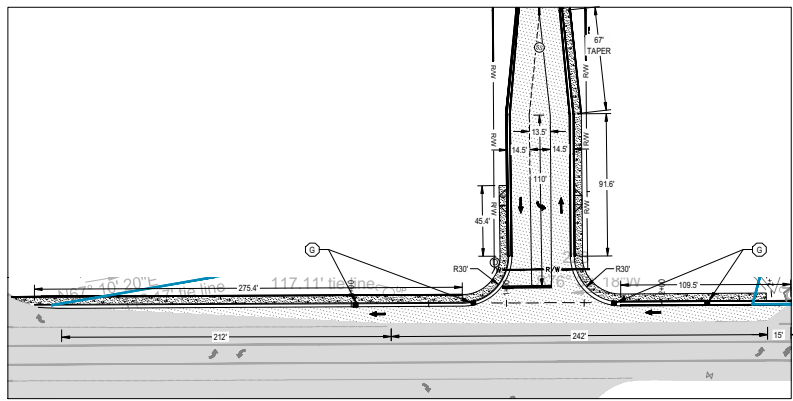
- PAVING AND NCDOT NOTES**
1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHALL BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D998).
  2. PROPOSED PAVEMENT WILL BE TIED INTO EXISTING PAVEMENT BY STRAIGHT SAW CUT EDGE FOR PAVEMENT JOINT. ANY VOIDED AREAS SHALL BE FILLED WITH ASPHALT CONCRETE SURFACE COURSE, TYPE SB.58, AT AN AVERAGE RATE OF 2.2 LBS. PER SQ. YD.
  3. THE BASE COURSE SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY (ASTM D698).
  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.

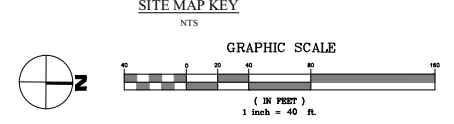
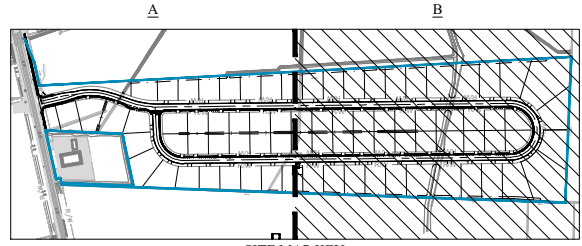


**VILLAGE AT EAGLES LANDING**  
**LUMBEE TRIBE**  
 HWY 41 / ELIZABETH TOWN ROAD  
 LUMERTON, NC 28358



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

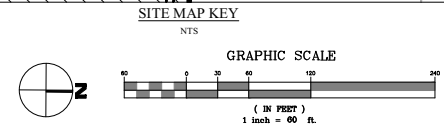
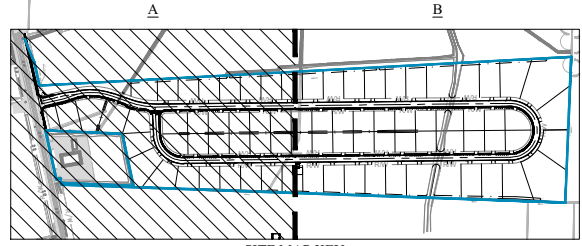
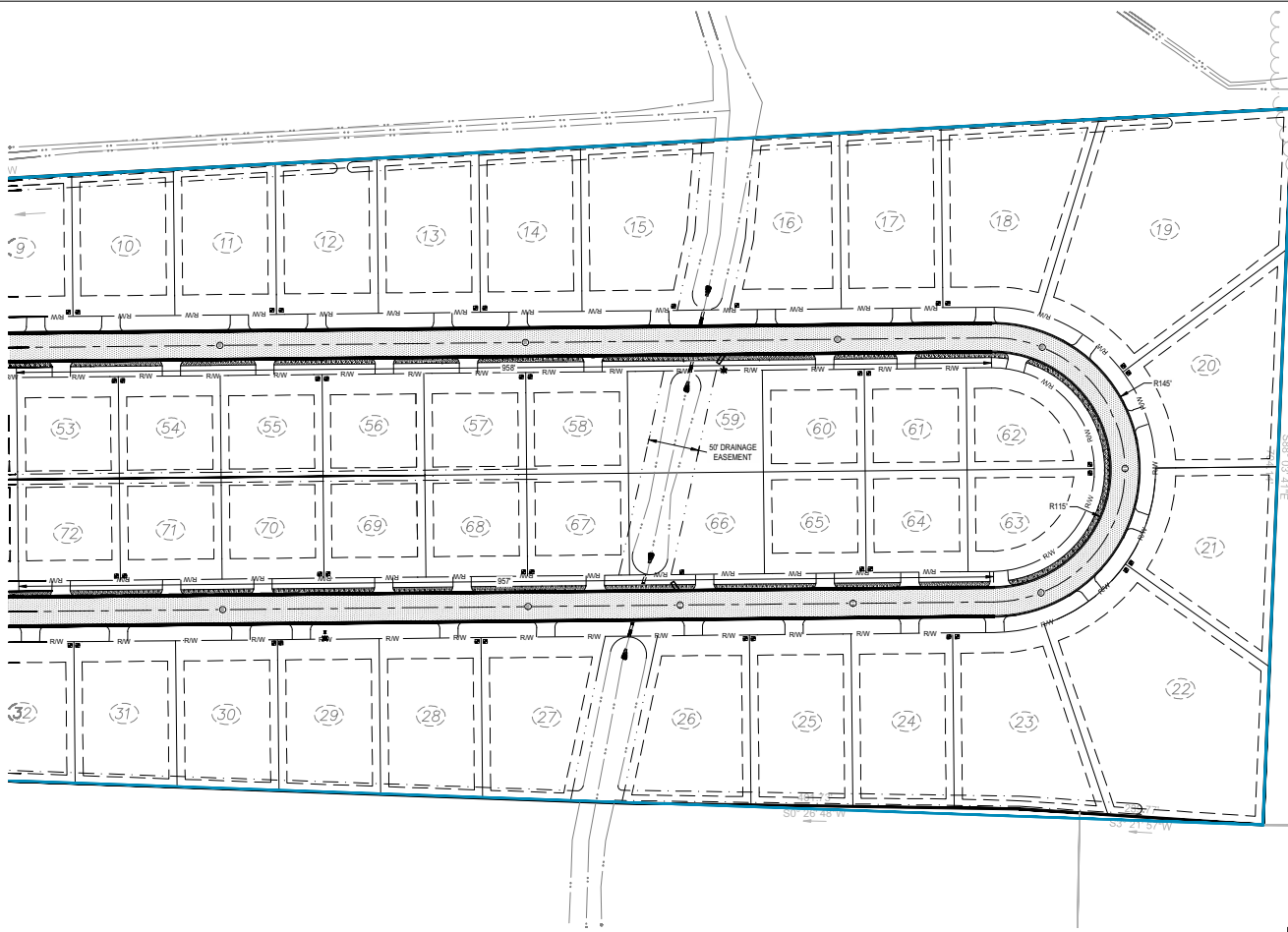


1 INGRESS/EGRESS  
 SCALE = 1/80

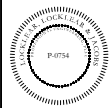
DATE	
DRAWN BY: JH	
CHECKED BY: JEL	
SHEET TITLE	
<b>SITE PLAN MAP KEY A</b>	
SHEET NUMBER	<b>CS103</b>
PROJECT#	22-06145

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



PO BOX 3114  
PRINCETON, NC 28772  
TELEPHONE: (919) 774-0106



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

PROJECT INFORMATION

REVISION	DATE	DESCRIPTION

DATE: \_\_\_\_\_  
DRAWN BY: JH  
CHECKED BY: JEL  
SHEET TITLE

**SITE PLAN MAP KEY B**

SHEET NUMBER  
**CS104**  
PROJECT# 22-06145

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Know what's below.  
Call before you dig.

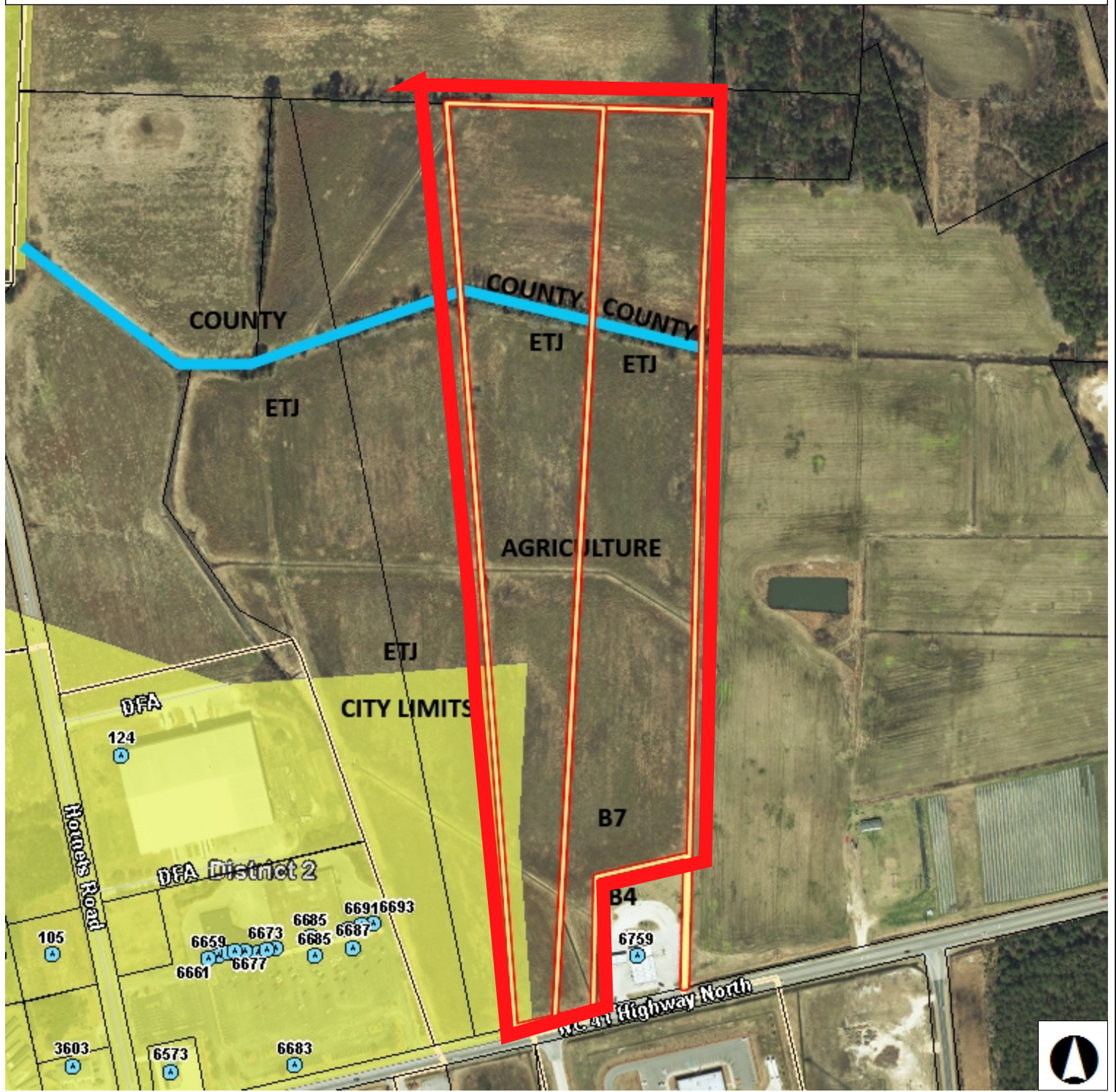
REVIEW DRAWINGS - NOT RELEASED FOR CONSTRUCTION



*Planning & Neighborhood Services*

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

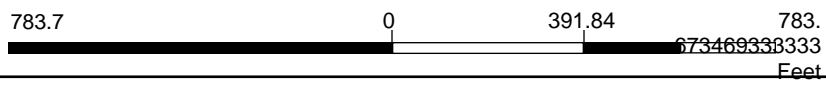
<b>PETITIONER(S):</b>	<b>OWNER(S):</b>
<b>Name of Petitioner(s):</b> Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372	<b>Name of Owner(s):</b> Lumbee Land Development/Bradley Locklear 6984 NC HWY 711 Pembroke, NC 28372
<p><b>PROJECT OVERVIEW</b></p> <p><b>Annexation Request #5.137:</b> Bradley Locklear with Lumbee Land Development is requesting a contiguous annexation of property located on Elizabethtown Road (parcel #'s 101202001 &amp; 10120200101, Deed Bk. 2362, Pg. #175/Map Book: 31 Page: 6, tracks 3 &amp; 4).</p> <p><b>Rezoning Request #6.238:</b> Bradley Locklear with Lumbee Land Development is requesting to rezone property located on Elizabethtown Road (parcel #'s 101202001 &amp; 10120200101) from agriculture, B-7 and Cnty RA to <b>R-6, Residential-Class 'A' Manufactured Homes</b>.</p> <p><b>Special Use Permit Request #7.198:</b> 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 &amp; 10120200101).</p> <p><b><u>Analysis:</u></b>                  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"> <li>- The front portion of the parcels, ~ 4.88 acres is zoned B-7.</li> <li>- The midsection of the parcels, ~ 18.43 acres is zoned 'A' Agriculture.</li> <li>- The remaining portion of the parcels, ~ 9.59 acres is located within the County's jurisdiction and zoned County Residential Agriculture.</li> </ul>	

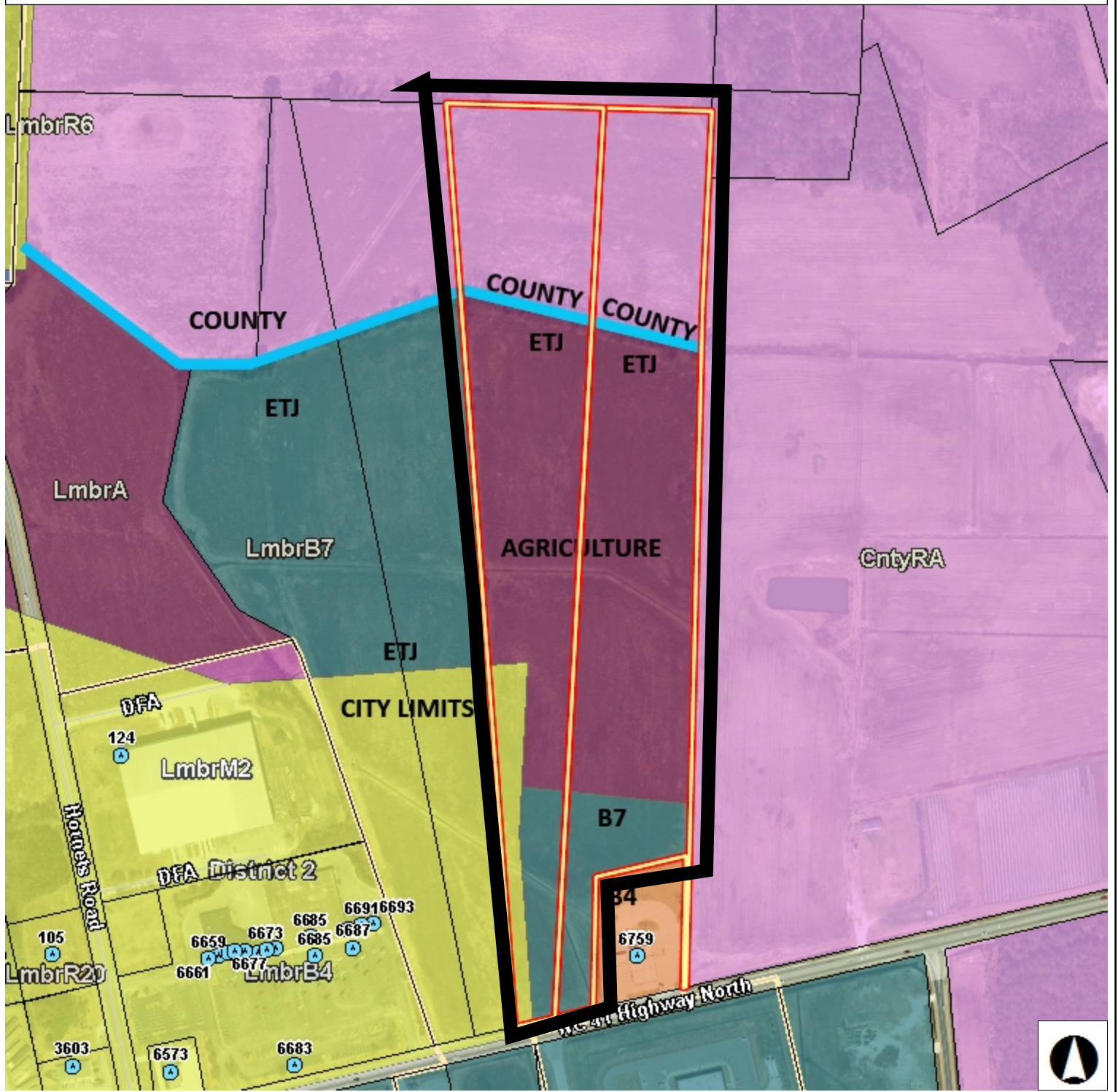


**Legend**

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

**Notes**





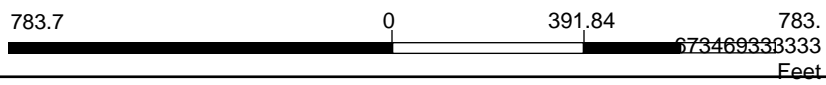
**Legend**

- 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*

<b>PARCEL INFORMATION</b>					
<b>Owner</b>	<b>Parcel #(s)</b>	<b>Zoning</b>	<b>Deed BK/PG</b>	<b>Area</b>	<b>Limits of Construction</b>
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
<b>Subject Property</b>	<ul style="list-style-type: none"> <li>- B-7, General commercial/MH sales</li> <li>- A, Agriculture</li> <li>- County Agriculture Residential</li> </ul>	<ul style="list-style-type: none"> <li>- Proposed single family residential subdivision</li> </ul>
<b>North</b>	<ul style="list-style-type: none"> <li>- County Agriculture Residential</li> </ul>	Farmland
<b>South</b>	<ul style="list-style-type: none"> <li>- B-7 General commercial/MH sales</li> <li>- B-4 General commercial</li> </ul>	<ul style="list-style-type: none"> <li>- Sanderson Farms</li> <li>- Sun Do Gas</li> </ul>
<b>East</b>	<ul style="list-style-type: none"> <li>- County Agriculture Residential,</li> </ul>	<ul style="list-style-type: none"> <li>- Farmland</li> </ul>
<b>West</b>	<ul style="list-style-type: none"> <li>- B-7 General commercial/MH sales</li> <li>- County Agriculture Residential</li> </ul>	<ul style="list-style-type: none"> <li>- Ample Storage</li> </ul>

*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 PLANNING BOARD**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

**Lumberton Planning Board**

Item: III.C.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** November 18, 2025

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/12/2025

**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:**

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Steve Stone Rezoning application (1)



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:

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

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): [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 # 60240

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):

Developing Major Subdivision for Residential  
Homes. Homes will be between \$400,000<sup>00</sup> to \$500,000<sup>00</sup>  
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:

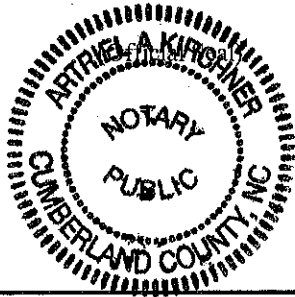
Applicant: Charles Stephen Stone II 6 Ashton Dr. Lumberton, NC  
Full Legal Name (type or print) Home Address

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

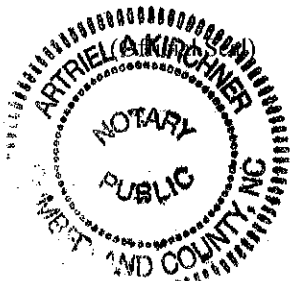
Owner: Charles Stephen Stone II 6 Ashton Dr. Lumberton, NC  
Full Legal Name (type or print) Home Address

STATE OF NC COUNTY OF Robeson

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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

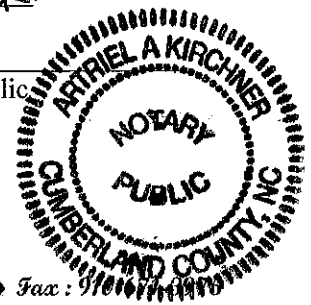
I, Artriel A. Kirchner, a Notary Public in and for said County and

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.

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

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

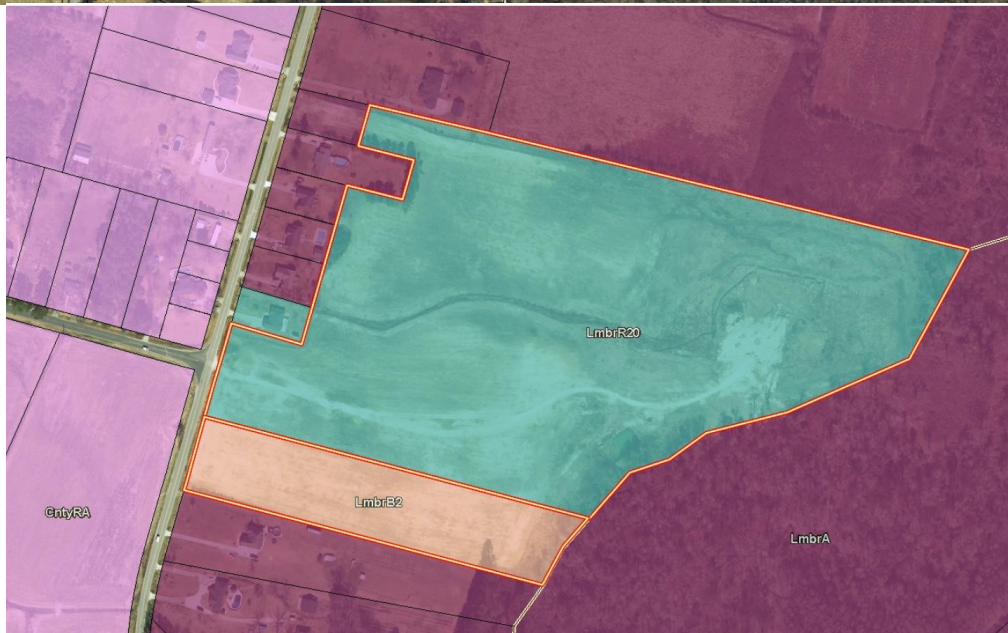
**Rezoning Request:** Steve Stone is requesting a rezoning from ‘B-2’ (community business) to R-20, (Residential single family) for property located on West Carthage Road. The proposed development is a residential subdivision.

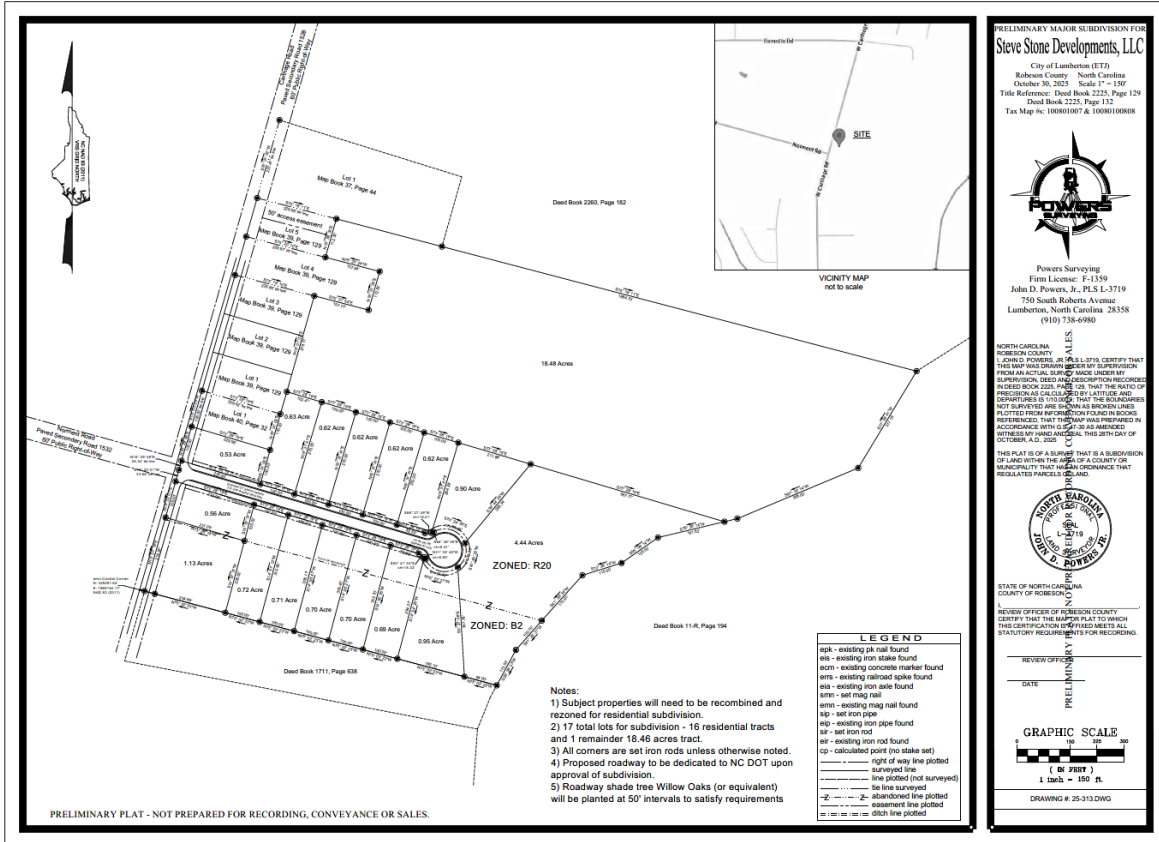
**Special Use Permit Request:** Steve Stone is requesting a major subdivision Special Use permit for property located on West Carthage Road. The proposed development is a residential subdivision.

# City of Lumberton

## Planning & Neighborhood Services

### LOCATION:





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: 0-1350  
 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 MADE IN ACCORDANCE WITH  
 SUPERVISOR, DEED AND DESCRIPTION RECORDS  
 IN DEED BOOK 2225, PAGE 129, THAT THE RATIO OF  
 REDUCTION IS 1" = 150'. THAT THE BOUNDARIES  
 NOT SURVEYED ARE SHOWN AS BROKEN LINES  
 PLOTTED FROM INFORMATION FOUND IN BOOKS  
 REFERENCED THAT THIS DRAWING WAS PREPARED IN  
 ACCORDANCE WITH G.S. 1-218 AS AMENDED  
 WITNESSED MY HAND AND SEAL THIS 28TH DAY OF  
 OCTOBER, A.D. 2023.

THIS PLAT IS OF A SURVEY THAT IS A SUBDIVISION  
 OF LAND WITHIN THE JURISDICTION OF A COUNTY OR  
 MUNICIPALITY THAT IS AN INSTRUMENT THAT  
 REGULATES PARCELS OF LAND.

STATE OF NORTH CAROLINA  
 COUNTY OF ROBESON

REVIEW OFFICER OF ROBESON COUNTY  
 CERTIFY THAT THE MAP PLAT TO WHICH  
 THIS CERTIFICATION IS REFERRED MEETS ALL  
 STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PRELIMINARY

GRAPHIC SCALE  
 1 inch = 150 ft.  
 (IN FEET)  
 DRAWING # 25-313.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**

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

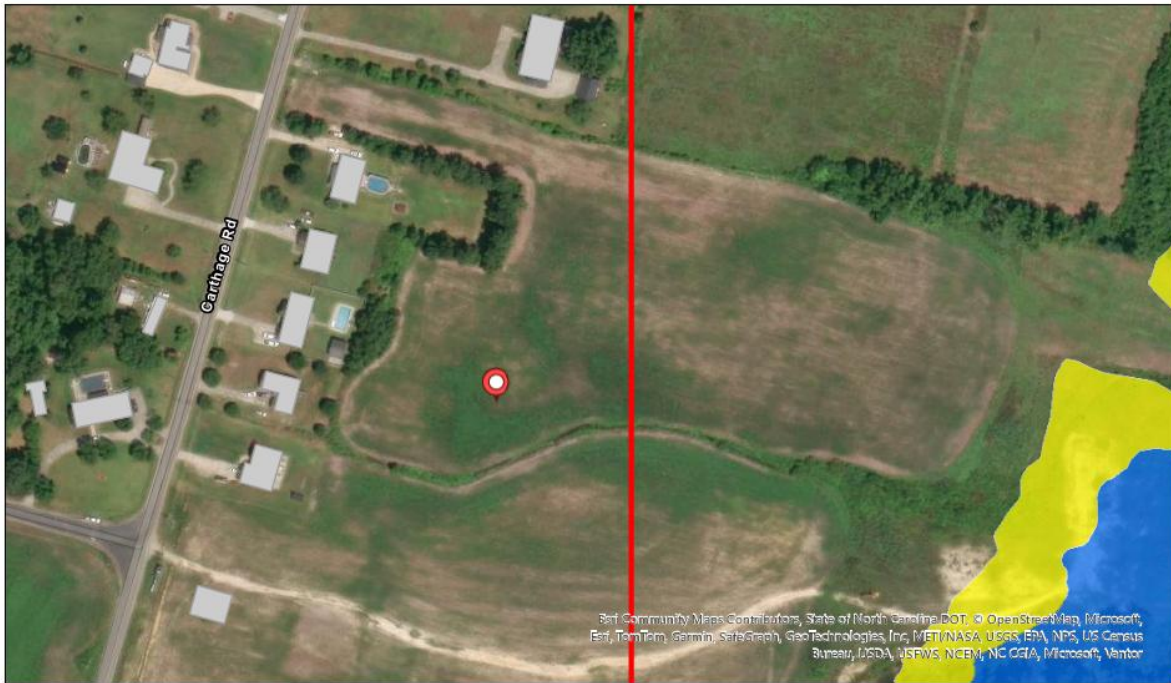
<b>Zoning District</b>	<b>Min. Square Footage</b>	<b>Min. Road Frontage</b>	<b>Min. Front Setback (right of way)</b>	<b>Min. Side Setback</b>	<b>Min. Rear Setback</b>
Existing R-20 Parcel #100801007	20,000	100'	30'	10'	10'
Existing B2 Parcel#10080100808 To be rezoned to R-20	3,000 per unit if multi-family 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 PLANNING BOARD**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

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 Planning Board**

Item: III.D.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** November 18, 2025

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/12/2025

**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:**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Steve Stone SUP application (1)
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.

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  
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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

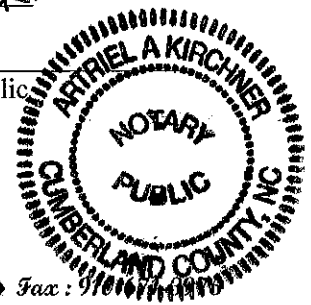
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*City of*



*Lumberton*

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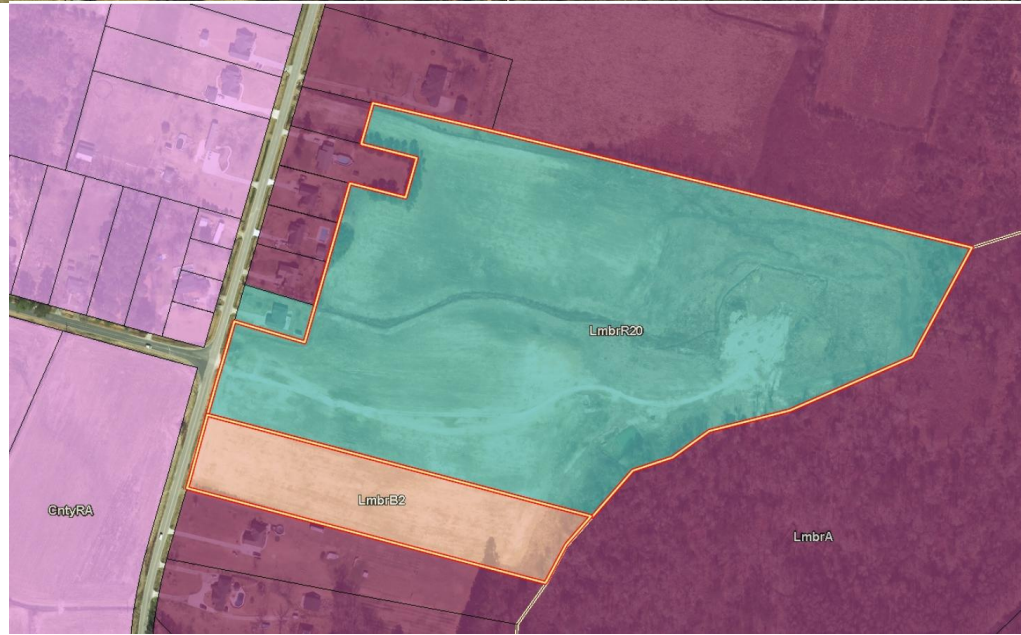
Request for Rezoning and Special Use Permit  
6.240 and 7.200 Steve Stone

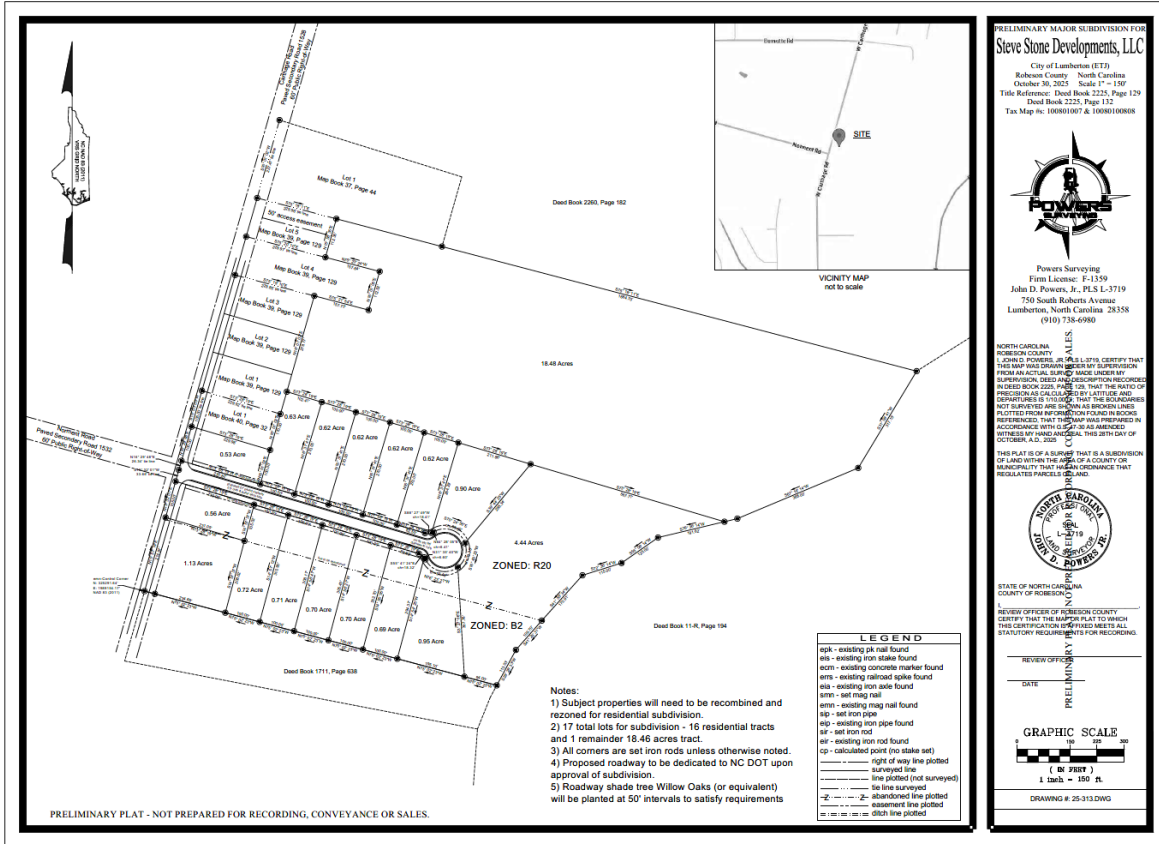
<b>PETITIONER(S):</b>	<b>OWNER(S):</b>
<b>Name of Petitioner:</b> STEVE STONE DEVELOPMENTS LLC Owner's Mailing Address 6 ASHTON LN LUMBERTON , NC 28360	<b>Name of Petitioner:</b> STEVE STONE DEVELOPMENTS LLC Owner's Mailing Address 6 ASHTON LN LUMBERTON , NC 28360

**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:**





### 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**

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

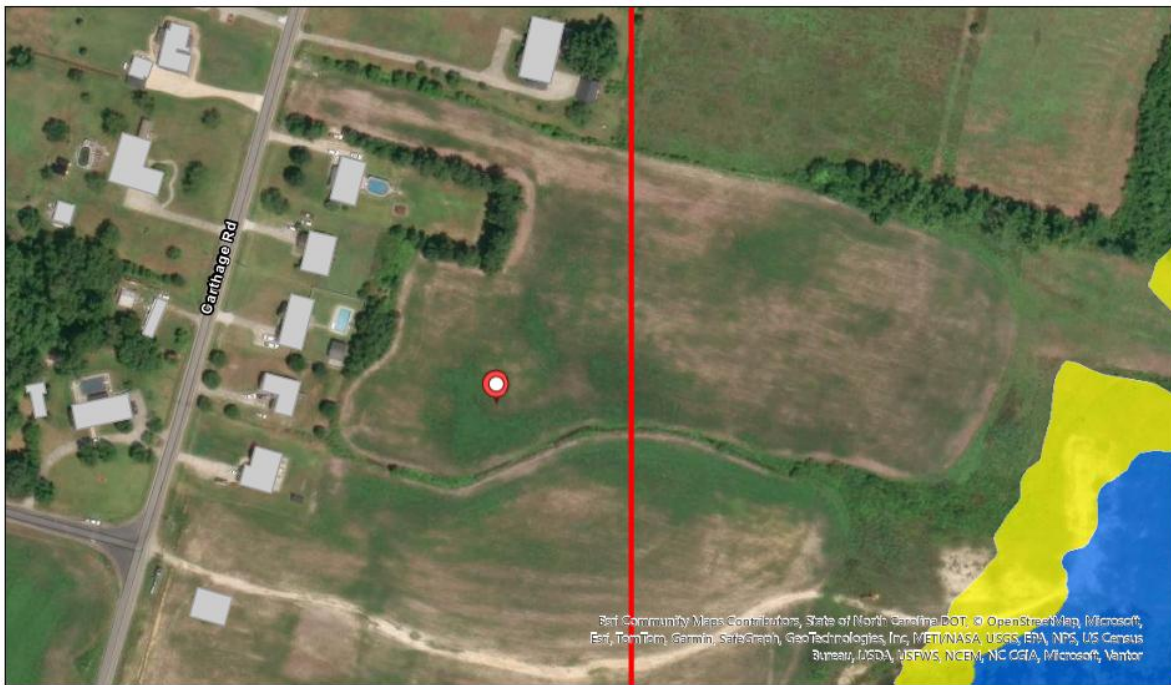
<b>Zoning District</b>	<b>Min. Square Footage</b>	<b>Min. Road Frontage</b>	<b>Min. Front Setback (right of way)</b>	<b>Min. Side Setback</b>	<b>Min. Rear Setback</b>
Existing R-20 Parcel #100801007	20,000	100'	30'	10'	10'
Existing B2 Parcel#10080100808 To be rezoned to R-20	3,000 per unit if multi-family 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**



Red Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SotS GmbH, 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 |





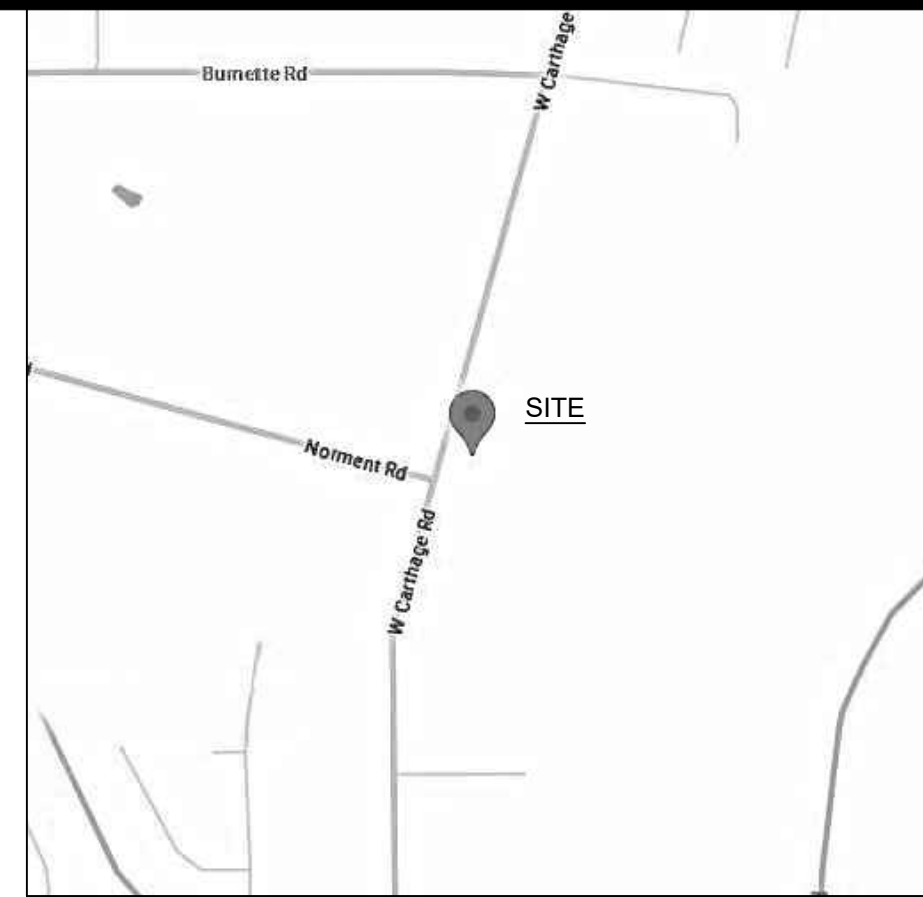
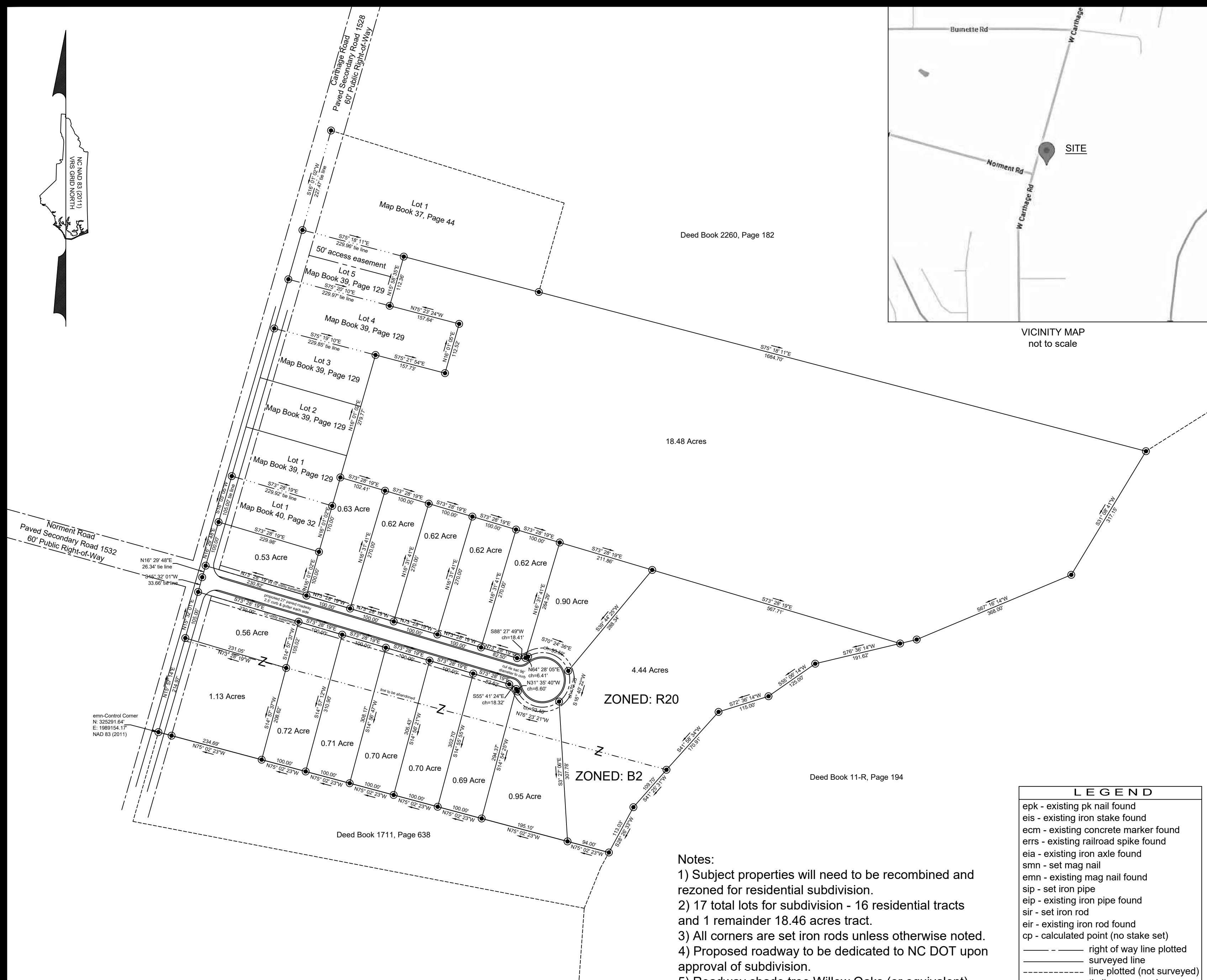
*Planning & Neighborhood Services*

**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 PLANNING BOARD**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.



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

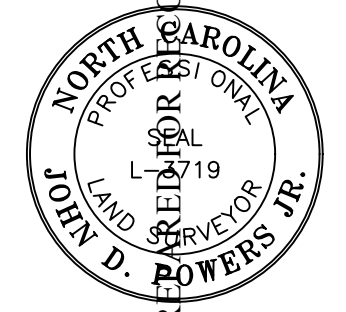
PRELIMINARY MAJOR SUBDIVISION FOR  
**Steve Stone Developments, LLC**  
 City of Lumberton (ETJ)  
 Robeson County North Carolina  
 October 30, 2025 Scale 1" = 150'  
 Title Reference: Deed Book 2225, Page 129  
 Deed Book 2225, Page 132  
 Tax Map #: 100801007 & 10080100808



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

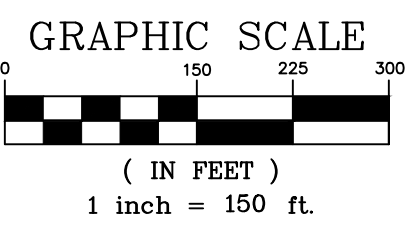
THIS PLAT IS OF A SURVEY THAT IS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



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



DRAWING #: 25-313.DWG

PRELIMINARY PLAT - NOT PREPARED FOR RECORDING, CONVEYANCE OR SALES.

**Lumberton Planning Board**

Item: III.E.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** November 18, 2025

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/12/2025

**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:**

The planning staff recommends that the Planning Board hold tonight’s public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Thompson 206 E. 5th St Rezoning Application (2)

**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><b>1. Applicant:</b></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><b>Owner:</b></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: *Scott Mark Thompson* *206 E. 5th St. Lumberton, NC*  
Name Physical Address *28358*

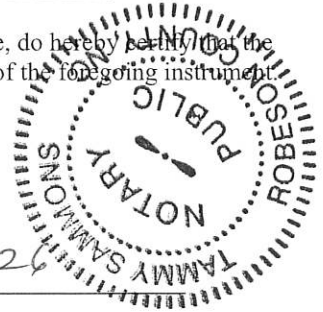
Applicant: \_\_\_\_\_  
Signature

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 *6<sup>th</sup>* day of *November*, 20*25*

*Tammy Sammons* My Commission Expires: *9/7/2026*  
Notary Public Signature



Owner: *Scott Mark Thompson* *206 E. 5th St. Lumberton, NC*  
Name Physical Address *28358*

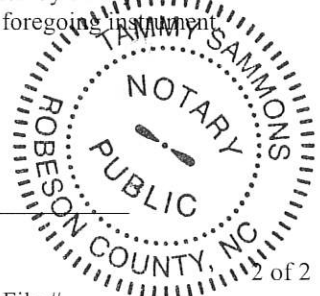
Owner: *Scott Mark Thompson*  
Signature

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 *6<sup>th</sup>* 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**

<b>PETITIONER(S):</b> <b>Name of Petitioner:</b> Scotty Mark Thompson 1302 N. Walnut St Lumberton, NC 28358	<b>OWNER(S):</b> <b>Name of Owner:</b> Same as applicant
<b>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.</b>	

**LOCATION:**



# City of Lumberton

Planning & Neighborhood Services





*Planning & Neighborhood Services*

<b>PARCEL INFORMATION</b>				
<b>Owner</b>	<b>Parcel #(s)</b>	<b>Zoning</b>	<b>Area</b>	<b>Limits of Construction</b>
Scotty Mark Thompson	323302012	B-1, Downtown	0.11 acres	0.11 acres

<b>ADJACENT PROPERTY SITE DATA</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	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)
<b>North</b>	B-1, Downtown Downtown Design Overlay District	County Offices
<b>South</b>	B-1, Downtown Design Overlay District	Office/Businesses
<b>East</b>	B-1, Downtown Design Overlay District	Office/Businesses
<b>West</b>	B-1, Downtown Design Overlay District	Office/Businesses

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

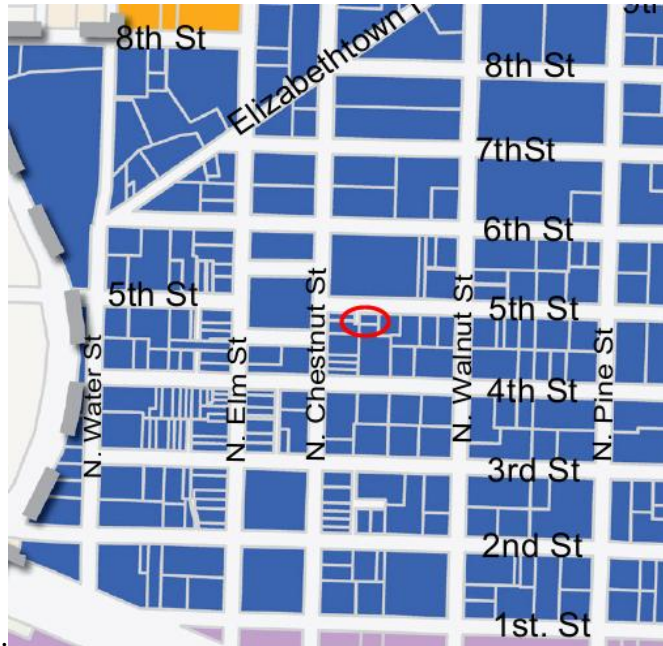
**Analysis:** Scotty Mark Thompson is requesting a Special Use permit for property located at 206 E. 5th Street. The proposed use is single family residence, pursuant to Sec. 35-180.1 of the Code of Ordinances.



*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 PLANNING BOARD**

The Planning Staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

**Lumberton Planning Board**

Item: III.F.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** November 18, 2025

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/12/2025

**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:**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

- 1. Moss Neck Rezoning Packet - cpc (2)

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:

Full Legal Name: Moss Neck Trust

Physical Home Address: 351 LANCELOT CT  
LINDEN, NC 28356

Mailing Address: SAME

Telephone: 910-303-0366

Legal Name of Business: Moss Neck Trust

EMAIL: jculbreth@MAC.COM

Owner:

Full Legal Name: Same

Physical Home Address:

Mailing Address: SAME

Telephone:

2. Description of Property:

HORNETS ROAD		2206	779
(Address)		(Deed Book)	(Page)
62	95	1,214	33.5
(Map Book)	(Page)	(Frontage)	(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

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

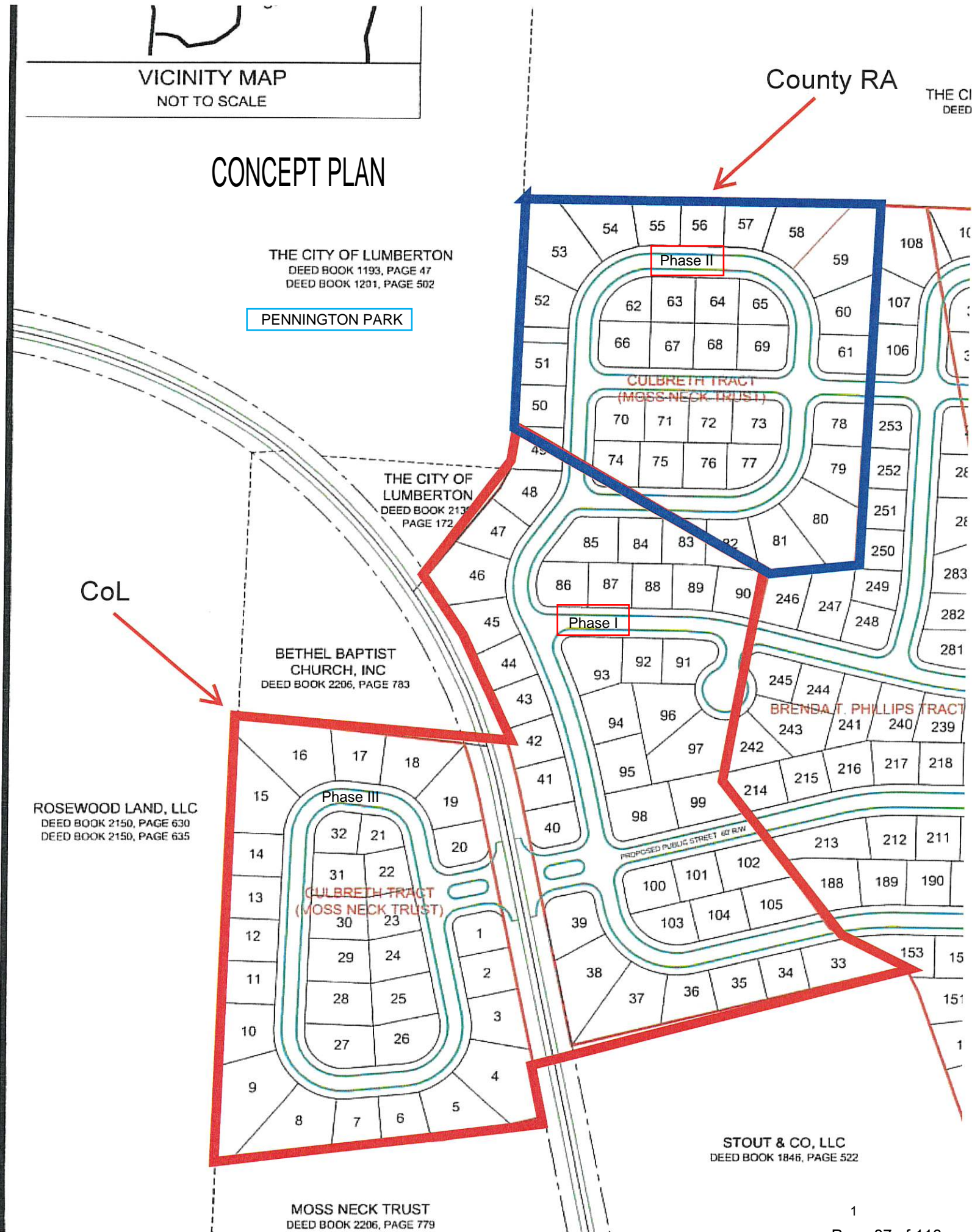
THE CITY OF LUMBERTON  
DEED BOOK 213  
PAGE 172

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



*City of*



*Lumberton*

*Planning & Neighborhood Services*

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

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

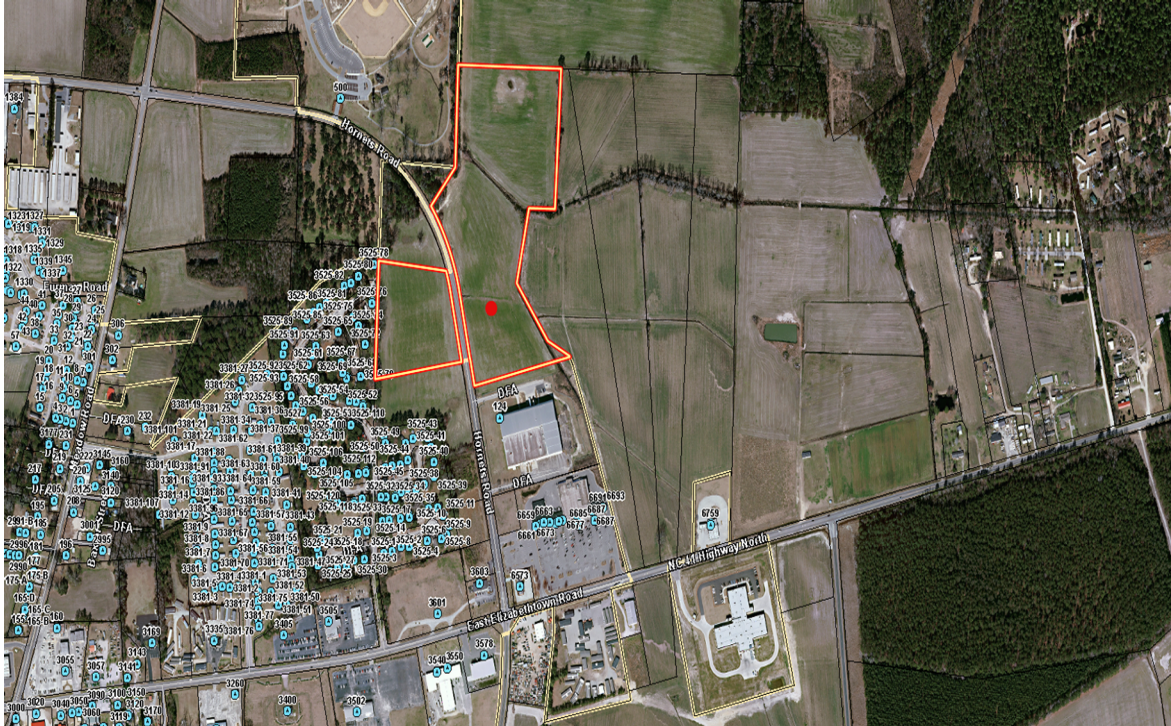
**The property is zoned as follows:**

- 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.

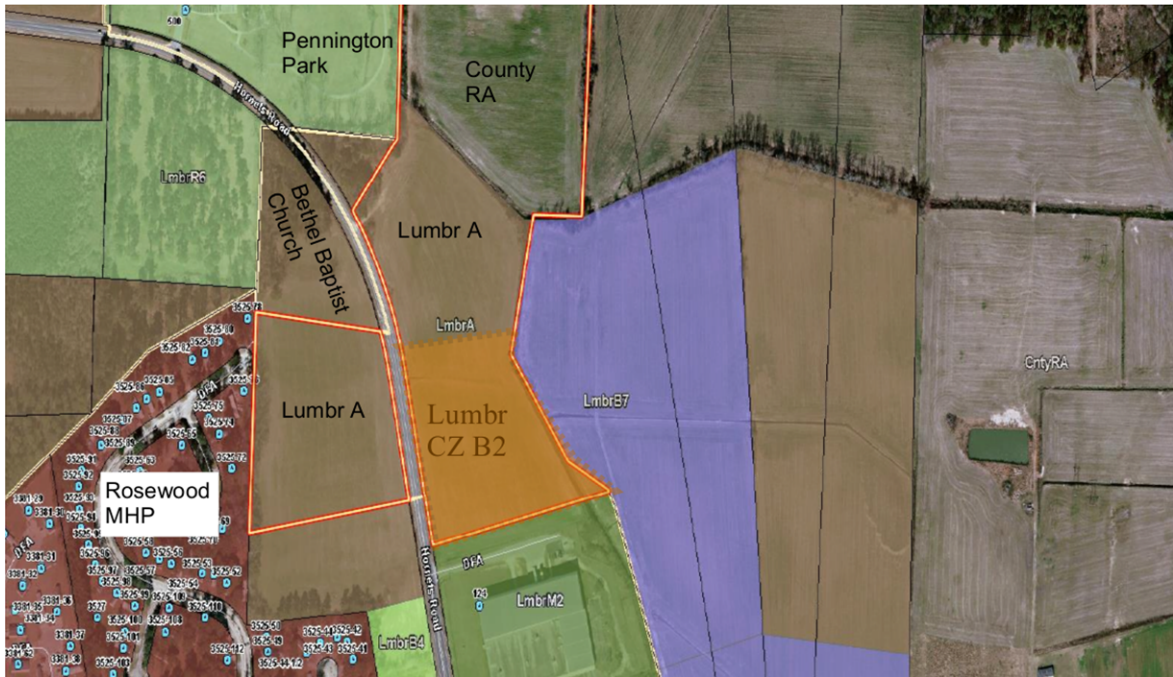
**This development will be completed in three (3) phases.**

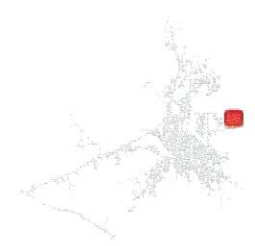


### LOCATION:



Zoning A & CZ B2 - Multifamily use only

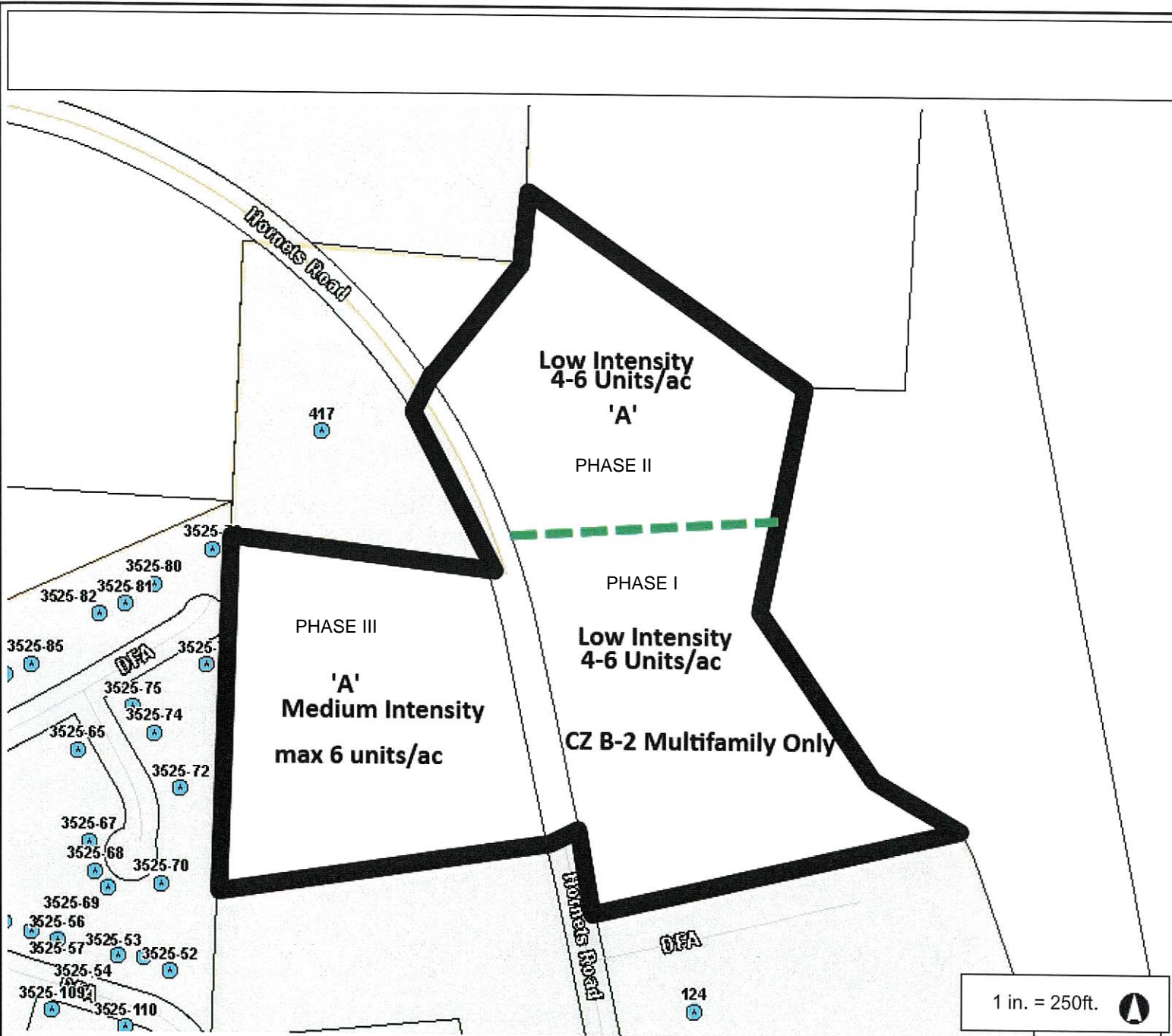




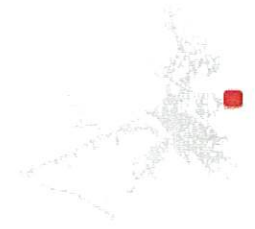
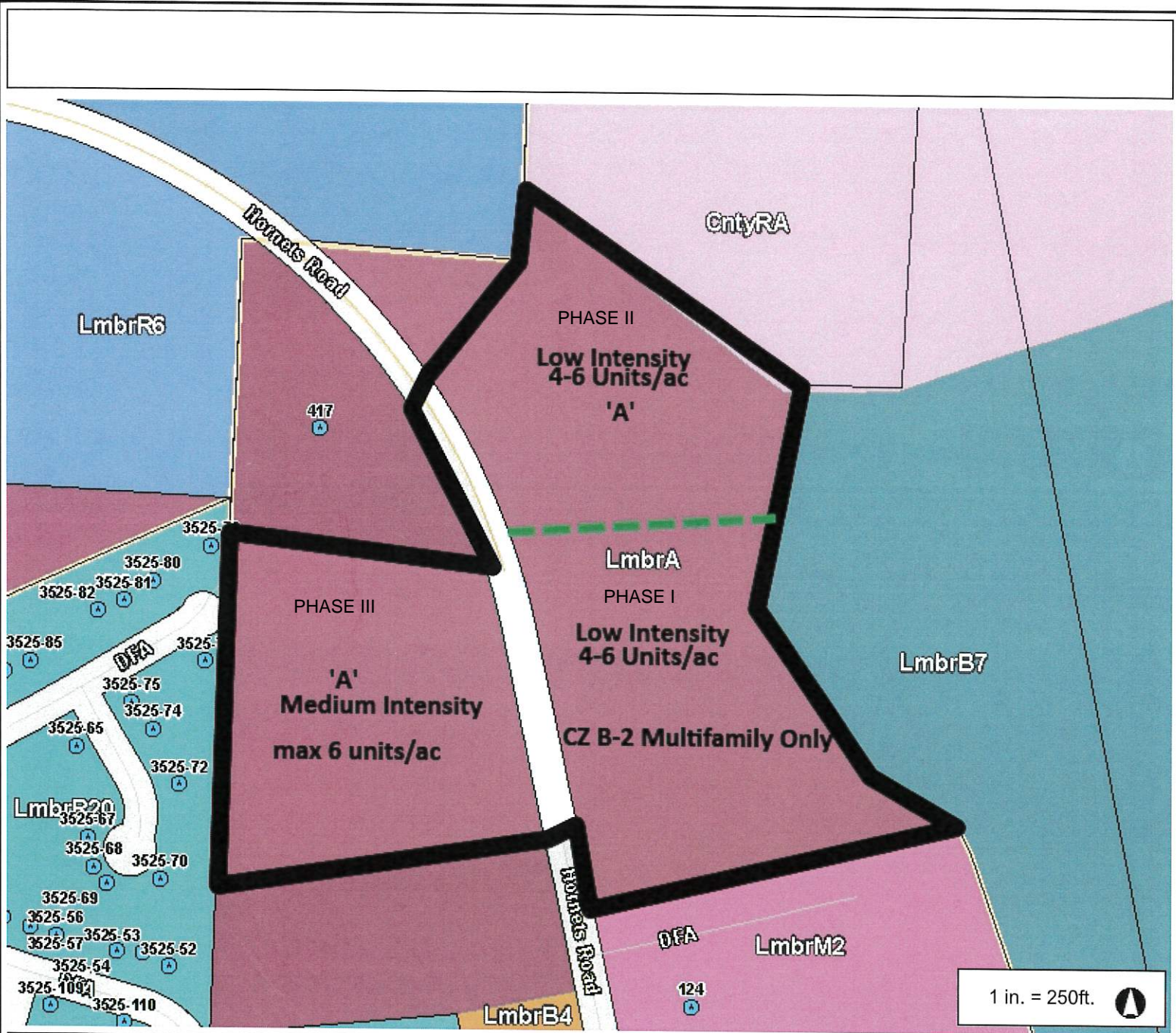
**Legend**

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

**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



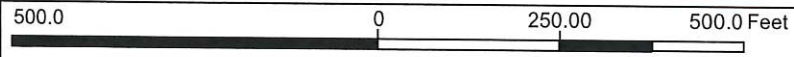
**Legend**

- 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 R6
- 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
<b>Subject Property</b>	A CZ B2 (~7.5 acres)	Agriculture Conditional zoning community business multifamily use only	Proposed residential subdivision with approximately 78 residential lots.
<b>North</b>	County RA R-6,	County residential agriculture Residential-class 'A' manufactured homes	Residential Agriculture Pennington Park
<b>South</b>	M2	Heavy manufacturing	Stout & Co LLC
<b>East</b>	B-7  County RA	Business general commercial manufactured sales lot County residential agriculture	Ample Storage  Residential Agriculture
<b>West</b>	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.

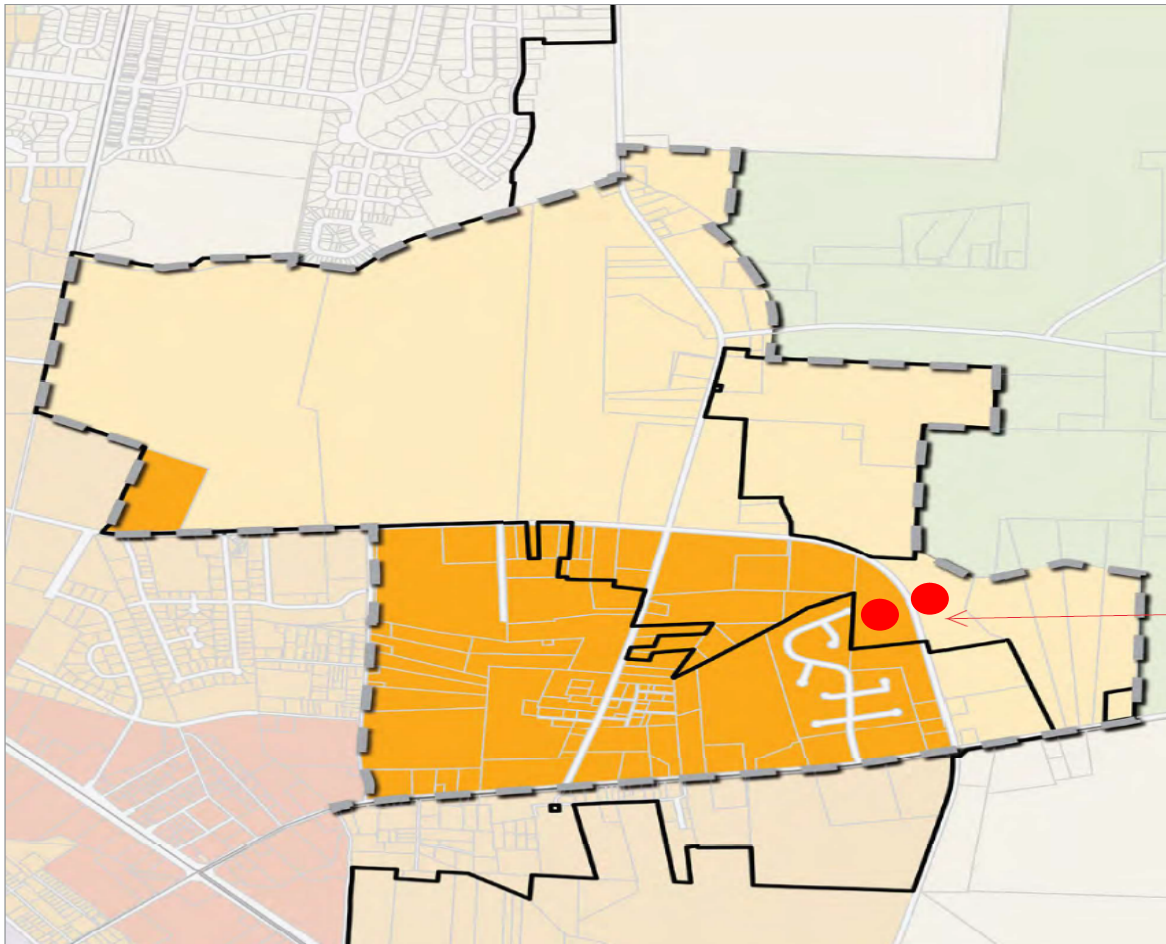
**Special Use Permit Request:** John Culbreth is requesting a major subdivision Special Use permit for property located on Hornets Rd. The proposed development is a residential subdivision.



*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 PLANNING BOARD**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

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 Planning Board**

Item: III.G.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** November 18, 2025

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/12/2025

**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:**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

**City Manager's Comments:**

**Signature:**

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Moss Neck SUP Packet - cpc (3)

**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)	<del>162</del>	<del>95</del>
		(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:
- That it will not materially endanger the public health or safety; and
  - That it will not substantially injure the value of adjoining or abutting property; and
  - That it will be in harmony with the area in which it is to be located; and
  - 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) Hoovers Rd
Name Physical Address

Applicant: Katrina Culbreth trustee
Signature

STATE OF North Carolina COUNTY OF Cumberland

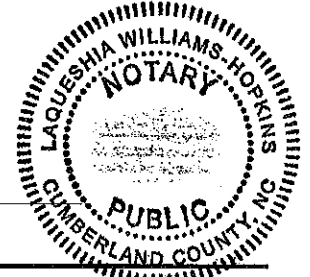
I, Laqueshia Williams-Hopkins, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

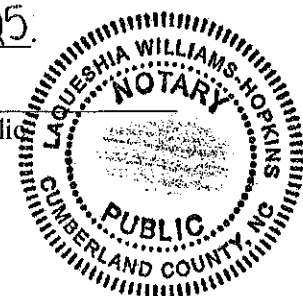
State, do hereby certify that Katrina Culbreth personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

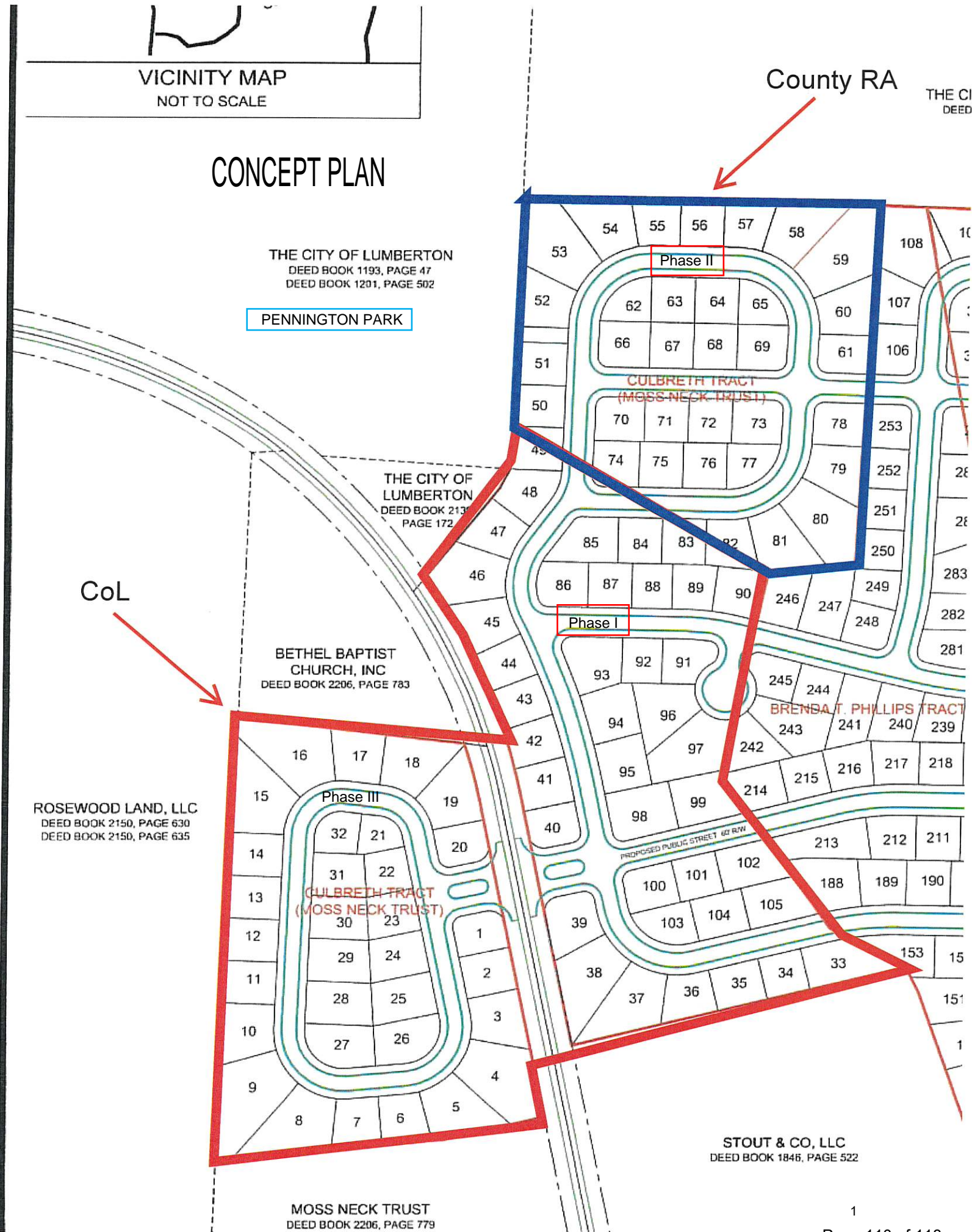
THE CITY OF LUMBERTON  
DEED BOOK 213  
PAGE 172

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



*City of*



*Lumberton*

*Planning & Neighborhood Services*

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

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

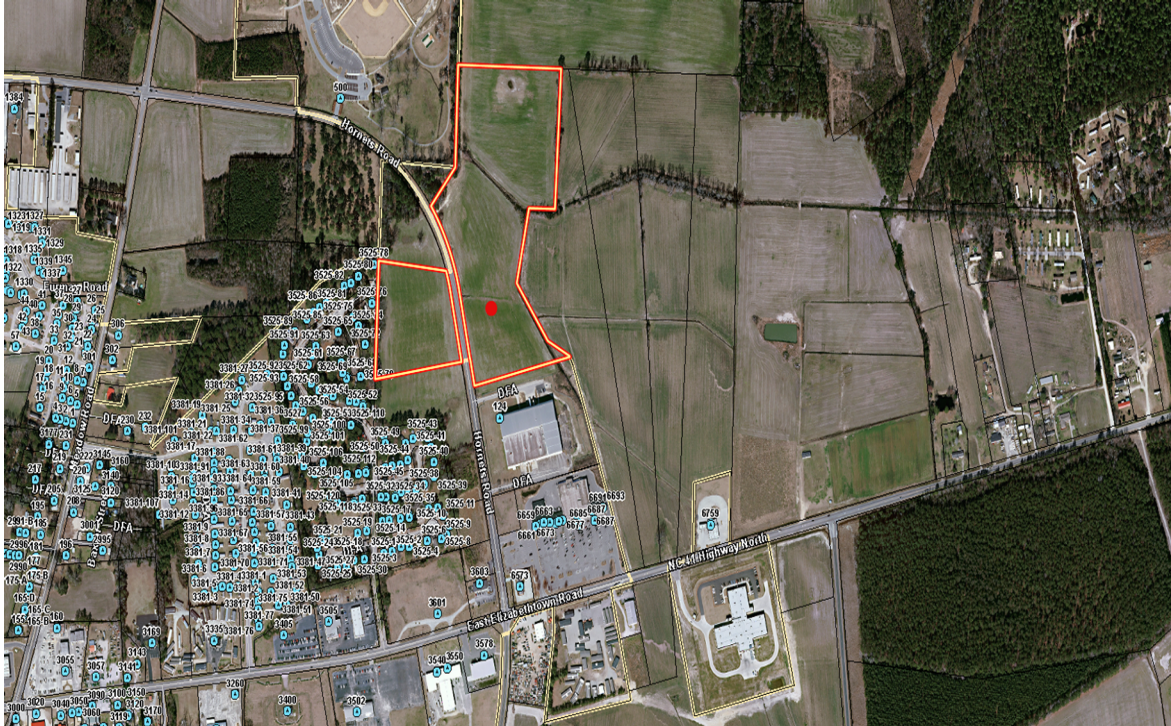
**The property is zoned as follows:**

- 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.

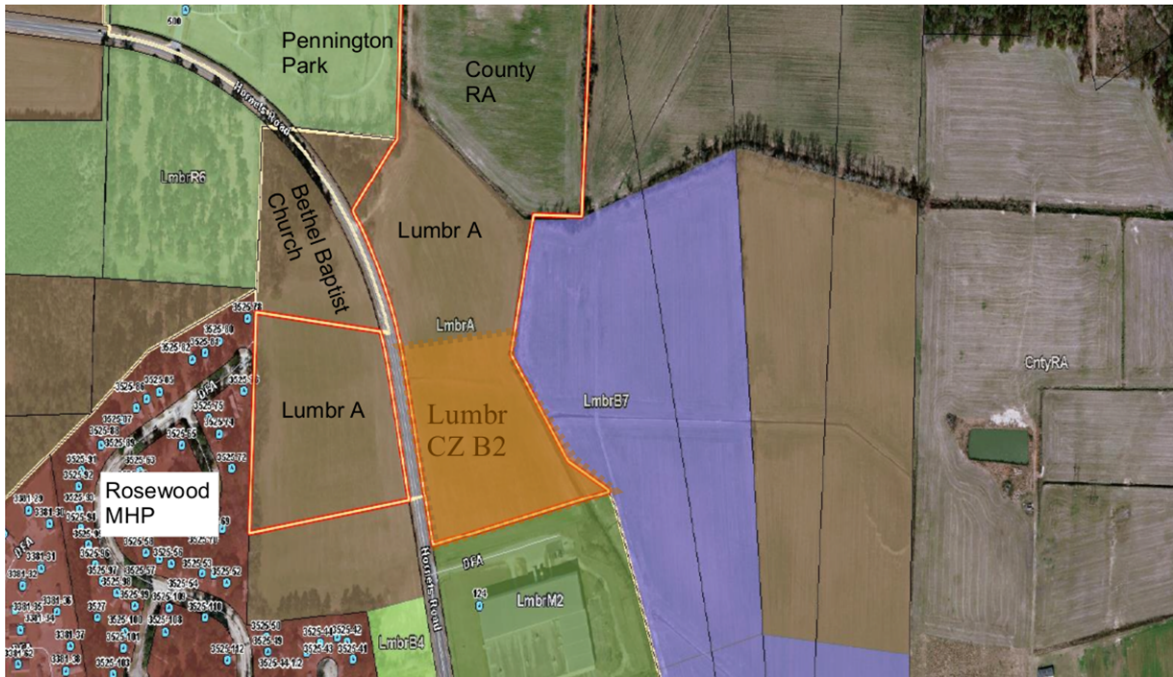
**This development will be completed in three (3) phases.**

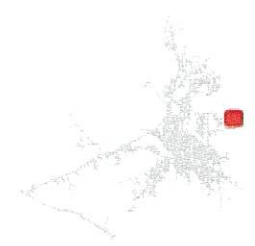


### LOCATION:



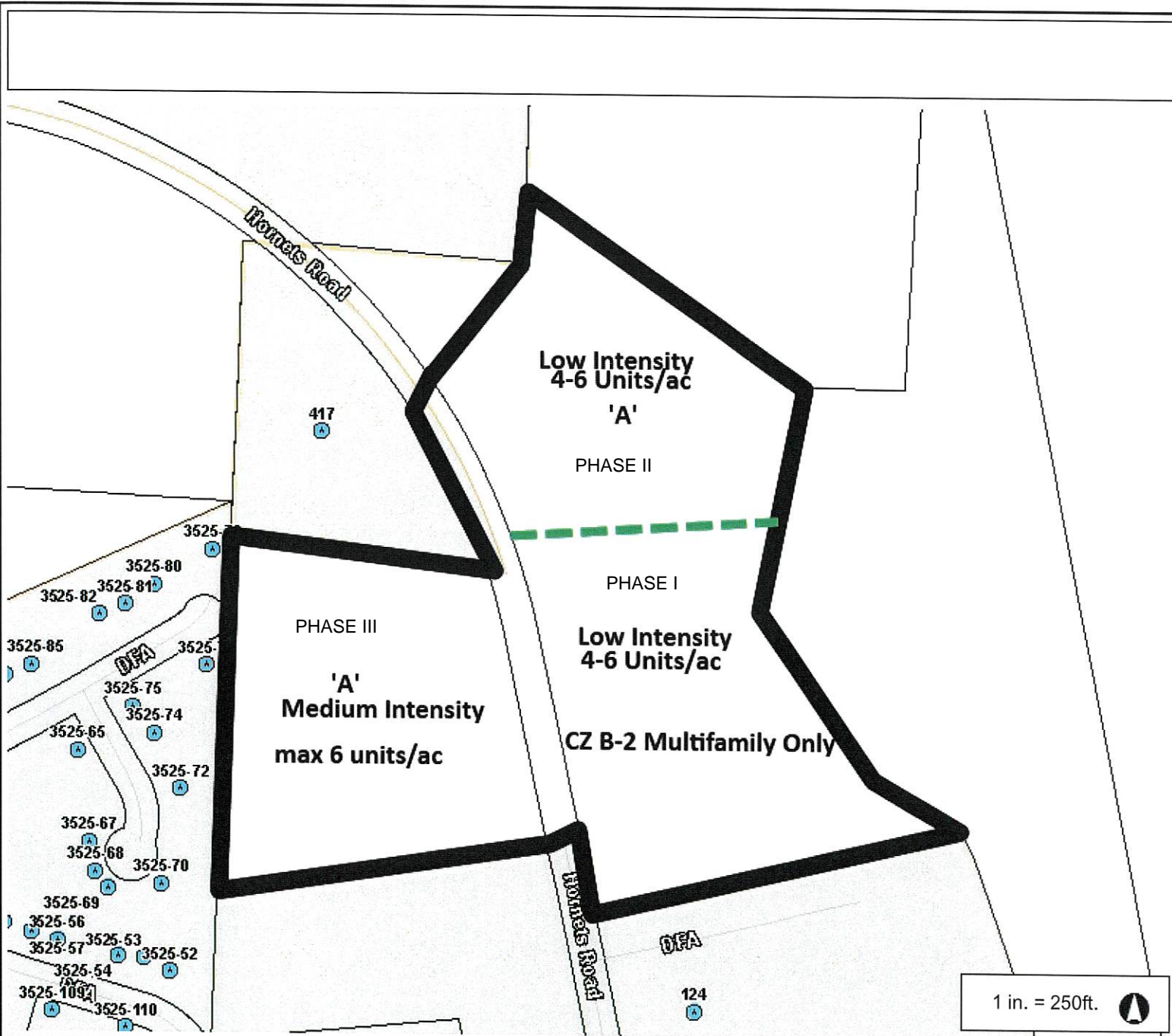
Zoning A & CZ B2 - Multifamily use only





**Legend**

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



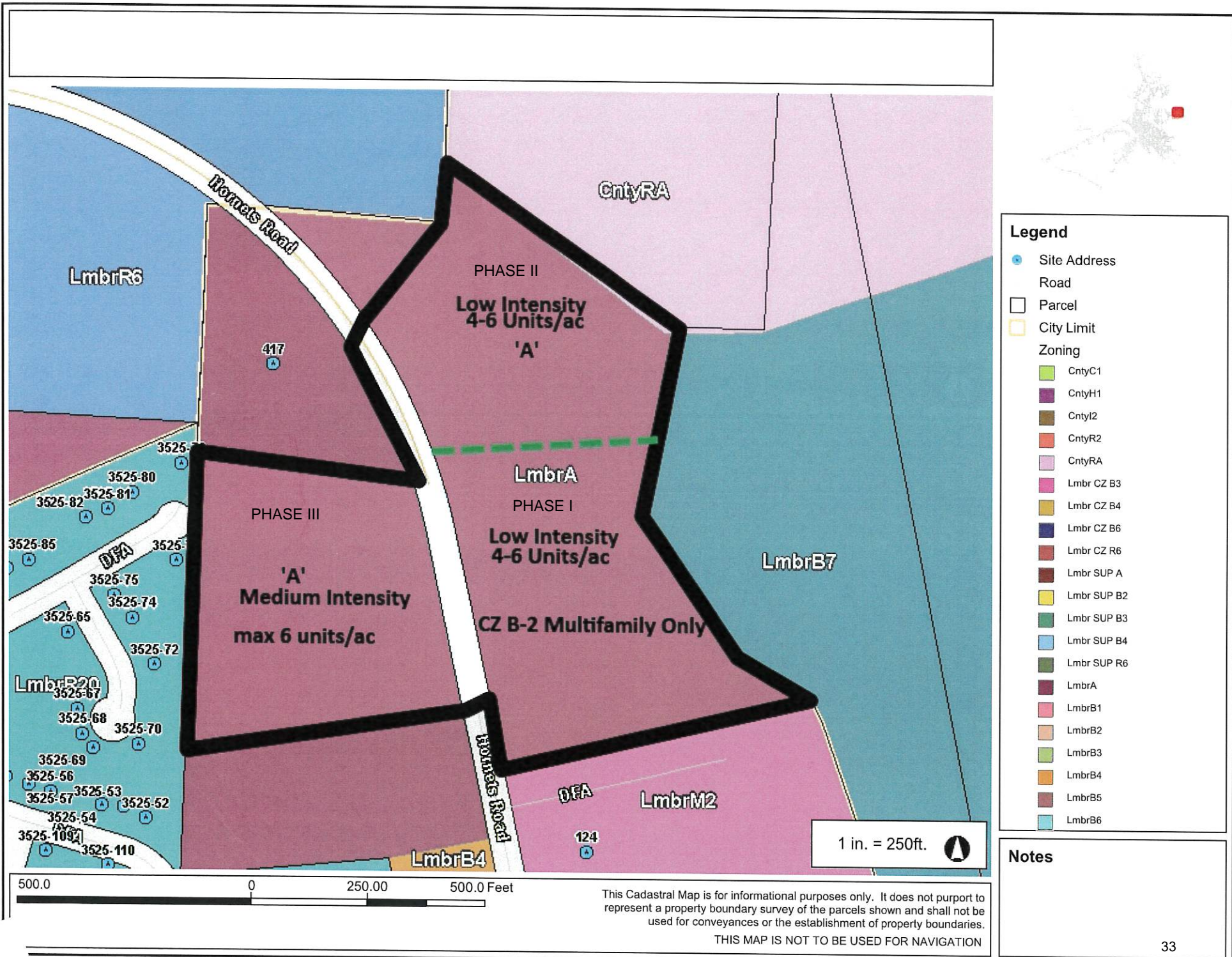
1 in. = 250ft.

500.0 0 250.00 500.0 Feet

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

**Notes**

32



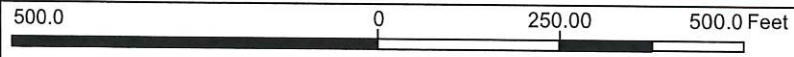
**Legend**

- 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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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
<b>Subject Property</b>	A CZ B2 (~7.5 acres)	Agriculture Conditional zoning community business multifamily use only	Proposed residential subdivision with approximately 78 residential lots.
<b>North</b>	County RA R-6,	County residential agriculture Residential-class ‘A’ manufactured homes	Residential Agriculture Pennington Park
<b>South</b>	M2	Heavy manufacturing	Stout & Co LLC
<b>East</b>	B-7  County RA	Business general commercial manufactured sales lot County residential agriculture	Ample Storage  Residential Agriculture
<b>West</b>	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.

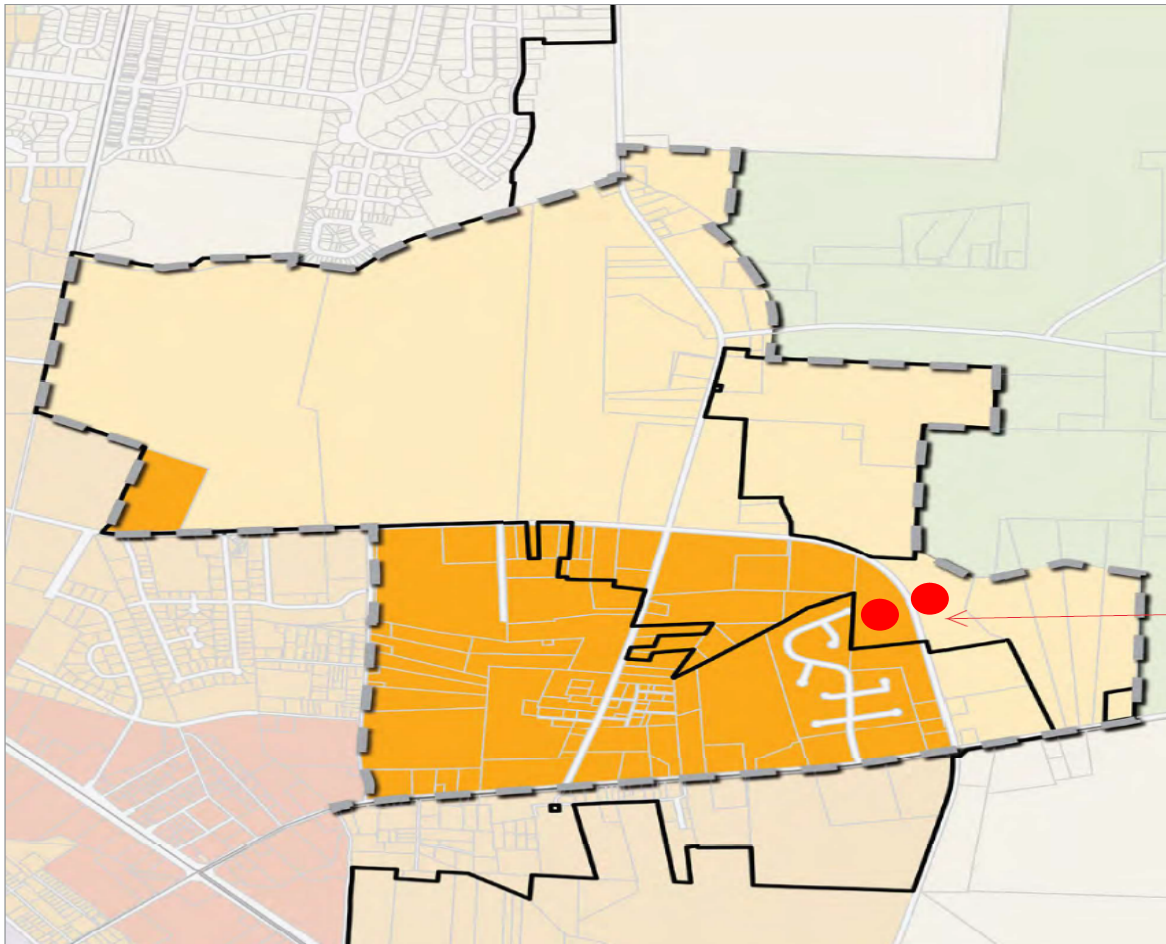
**Rezoning Request:** John Culbreth is requesting a rezoning from ‘A’ (agriculture), CZ B2 (Conditional zoning community business multifamily use only) to R-7, (Residential single family/duplex) for property located on Hornets Rd. The proposed development is a residential subdivision.

**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 & 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.



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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:**

<b>Zoning District</b>	<b>Min. Square Footage</b>	<b>Min. Road Frontage</b>	<b>Min. Front Setback (right of way)</b>	<b>Min. Side Setback</b>	<b>Min. Rear Setback</b>
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*

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**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 PLANNING BOARD**

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.