



# CITY OF LUMBERTON

## CITY COUNCIL

AGENDA • JANUARY 12, 2026

**Regular Meeting**

**Council Chambers**

**11:00 AM**

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

**Mayor Bruce W. Davis**

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

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

**STAFF:**

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

**I. Call to Order**

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

**II. Retirees' Recognition -**

- A. Retirees:
  - Elton D. Britt — 20 Years of Service as Waste Water Plant Operator I
  - Bryan C. Conner — 31 Years of Service as W/S Pump Mechanic IV
  - Leon E. Godwin — 12 Years of Service as Motor Equipment Operator IV
  - Beverly J. McCallum — 16 Years of Service as Customer Service Clerk — Police Department
  - Ken M. Oxendine — 20 Years of Service as Wastewater Plant Operator IV
  - Garrett Robinson — 20 Years of Service as Police Corporal - , City Manager

**III. Public Comment Period -**

- A. Speakers:
  - Mr. Eric Freeman — Executive Vice President — Robeson Community College
  - Update on the Baseball/Softball Program
  - Jef Lambdin - Downtown - , City Manager

**IV. Public Hearings**

Planning Board Minutes 11/18/25 - , Planning & Neighborhood Services

- B. Steve Stone rezoning W. Carthage Rd.- ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- C. Steve Stone, major subdivision Special Use Permit (SUP) W. Carthage Rd -ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- D. **Scotty Mark Thompson Special Use permit - 206 E. 5th Street. P5** - ArTriel Kirchner, Planning & Neighborhood Services

**V. Consent Agenda**

- A. Ratify the Hiring of Hickman Construction — Repairs to Cave-Ins on Roberts Avenue - Wayne Horne, Public Works
- B. Ratify \$280 of CRF for the 2nd Street Cruising Event in Precinct 4. - Karen Higley, City Council
- C. Ratify the Lumberton Police Department — Request to Apply for a Grant from the Patrick Leahy Bulletproof Vest Partnership - , Police
- D. Ratify the Designation of \$750 of Community Revitalization Funds to the Unity for the Community Event. - Wayne Horne, City Council
- E. Ratify the Designation of CRF to Lumberton Police Department Annual Christmas Party - Wayne Horne, City Council
- F. Ratify the Adoption of a Resolution No. 2025.11.01 Declaring Personal Property as Surplus and Authorizing the Disposition of said Property at Public Auction - Wayne Horne, Legal
- G. Ratify the Designation of \$1,250 of CRF to the NFL Flag Football 8U All-Star Team - Wayne Horne, City Council
- H. Ratification of Poll — Lumberton High School Cheerleading Team CRF Designation of \$500 - Wayne Horne, City Council
- I. Ratification of Poll — West Lumberton Floodgate Project - Soil Testing at a Cost of \$12,000 - Brandon Love, City Manager
- J. Ratify the designation of \$400.00 of CRF to Walnut Cove in Precinct 1
- K. Ratify the Designation of \$300 for the Christmas Tree Lighting Event - John Cantey, City Council
- L. Ratify the Adoption of a Resolution - Declaring a Road Closure for the 2026 Rumba on the Lumber Festival - Wayne Horne, City Manager
- M. Approve the Designation of \$400.00 to Colors of Life for a Christmas Dinner - John Carroll, City Council

## **VI. Agenda Items**

- A. Rosewood Drive Sewer Replacement and Storm Drain Improvements - Rob Armstrong, Public Works
- B. Water Plant Transfer Pump - Rob Armstrong, Corey Walters, Public Works
- C. Water Plant Turbidimeter - Rob Armstrong, Corey Walters, Public Works
- D. WWTP Generator Purchase - Rob Armstrong, Corey Walters, Public Works
- E. NC HWY 41 Water Main Bore and Extension - Rob Armstrong, Public Works
- F. Asset Inventory Assessment and Water System Mapping Grant - Rob Armstrong, Public Works
- G. Engineering Agreement No 1 for Linkhaw Culvert Project - Rob Armstrong, Public Works
- H. Local Match for the Linkhaw Road Culvert Project - Rob Armstrong, Public Works
- I. Lumbee Land Development contiguous annexation-ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- J. John Culbreth contiguous annexation Hornets Rd. ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- K. Regina Fairfax rezoning for 934 Warwick Mill Road. - ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- L. Request to Develop a Food Truck Park Ordinance - ArTriel Kirchner, Planning & Neighborhood Services
- M. Helmi A Al-khateeb rezoning for 2906 OLIVE DR. – P-7 - ArTriel Kirchner, Planning & Neighborhood Services
- N. Annual Robeson County Black Caucus - John Cantey, City Council
- O. Annual MLK Jr. Parade - John Cantey, City Council
- P. 2026 City Council Meeting Schedule - Wayne Horne, City Manager
- Q. Special Council Meeting - Wayne Horne, City Manager
- R. Consideration of Remote Meetings for Special-called and Emergency Meetings - Holt Moore, City Attorney

## **VII. Adjournment**





# CITY OF LUMBERTON

## PLANNING BOARD

### MINUTES • NOVEMBER 18, 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 - October 21st, 2025

#### III. Agenda Items

- A. Lumbee Land Development rezoning - ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. ArTriel Kirchner gave a brief overview of the rezoning request. Mr. David McGirt, Planning Director for the Lumbee Tribe presented the request for rezoning.

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

Mr. Hammonds made a motion to recommend approval of the rezoning request based on the fact the rezoning would be in harmony with the land use plan.

That motion was seconded by Mr. McClean. The motion carried with a vote of 5 ayes for recommended approval and 2 nay votes.

- B. Lumbee Land Development Special Use Permit - ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Board Secretary, Brian Nolley swore in the applicant and Planning Director.

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

Mr. David McGirt, Planning Director for the Lumbee Tribe presented the special use permit request.

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

Mr. Hammonds made a motion to recommend approval of the special use permit request.

That motion was seconded by Mr. Caulder. The motion carried unanimously.

- C. Steve Stone rezoning W. Carthage Rd.- ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. ArTriel Kirchner gave a brief overview of the rezoning request. Mr. Steve Stone, the applicant, presented the rezoning request. Steve Stone II also provided some information to the board.

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

Mr. Smith made a motion to recommend approval of the special use permit request. That motion was seconded by Mrs. Douglas. The motion carried unanimously.

- D. Steve Stone, major subdivision Special Use Permit (SUP) W. Carthage Rd -ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Board Secretary, Mr. Brian Nolley swore in the applicants and Planning Director. Planning Director Dr. ArTriel Kirchner gave a brief overview of the special use permit request.

Mr. Steve Stone, the applicant, presented the special use permit request. Steve Stone II also provided some information to the board.

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

Mr. Smith made a motion to recommend approval of the special use permit request. That motion was seconded by Mrs. Douglas. The motion carried unanimously.

- E. **Scotty Mark Thompson Special Use permit - 206 E. 5th Street.** - ArTriel Kirchner, Planning & Neighborhood Services

Board Secretary Mr. Brian Nolley swore in the applicant and Planning Director. Planning Director Dr. ArTriel Kirchner gave a brief overview of the special use permit request.

Mr. Scotty Thompson, the applicant, presented the special use permit request.

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

Ms. Douglas made a motion to recommend approval of the special use permit request. That motion was seconded by Mr. Prevatte. The motion carried unanimously.

- F. John Culbreth rezoning Hornets Rd.- ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. ArTriel Kirchner gave a brief overview of the rezoning request. Mr. John Culbreth, the applicant, presented the request for rezoning.

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

Mr. Smith made a motion to recommend approval of the special use permit request. That motion was seconded by Mr. Hammonds. The motion carried unanimously.

- G. John Culbreth major subdivision Special Use Permit Hornets Rd -ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Board Secretary, Mr. Brian Nolley swore in the applicant and planning director.

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

Mr. John Culbreth, the applicant, presented the special use permit request.

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

Mr. Hammond made a motion to recommend approval of the special use permit request.

That motion was seconded by Mr. Smith. The motion carried unanimously.

#### **IV. Adjournment**

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

[MIN\_SIGNATURES]

**Lumberton City Council**

Item: IV.B.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/24/2025

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

**Summary/Background of Subject Matter:**

Steve Stone is requesting to rezone property located on West Carthage Road, parcel #10080100808/deed book 2255 pg. 132, to develop a residential subdivision.

**Staff Recommendation:**

The Planning Department asks City Council to hold today's public hearing and approve the rezoning request.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Steve Stone Rezoning application (1)
2. Ordinance (3)



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:

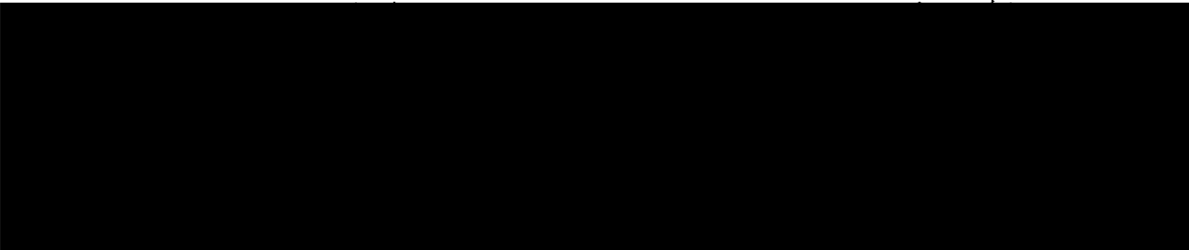
(NOTE: Please complete this application by typing or printing legibly.)

1. Applicant:

Owner:

Full Legal Name: Charles Stephen Stone II

Full Legal Name: Charles Stephen Stone II



Legal Name of Business: Steve Stone Developments LLC



2. **Description of Property:**

<u>West Carthage Rd.</u> (Address)	<u>2255</u> (Deed Book)	<u>132</u> (Page)
<u>N/A</u> (Map Book)	<u>N/A</u> (Page)	<u>208.71</u> (Frontage)
		<u>5.05</u> 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):**  Owner  Owner's Agent  Lease-to-Own  
 Tenant  Family member  Other (explain) \_\_\_\_\_

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

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

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

1 of 3

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

File # 6,240

2/6/2014

Updated 4/5/2012

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



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

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

Developing Major Subdivision for Residential  
Homes. Homes will be between \$400,000<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:

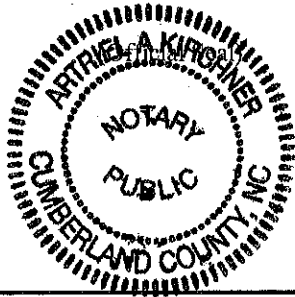
Applicant: Charles Stephen Stone II [REDACTED]  
Full Legal Name (type or print) Home Address

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



[Signature]  
Official Signature of Notary

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

My Commission Expires: October 4, 2030

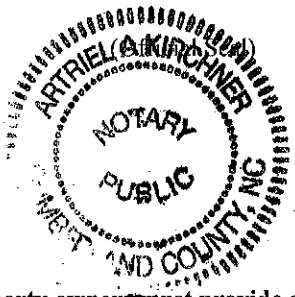
Owner: Charles Stephen Stone II [REDACTED]  
Full Legal Name (type or print) Home Address

STATE OF NC COUNTY OF Robeson

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

Owner: Charles Stephen Stone II  
Signature

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



[Signature]  
Official Signature of Notary

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

My Commission Expires: October 4, 2030

3 of 3

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

File # \_\_\_\_\_  
2/6/2014  
Updated 4/5/2012

City of



Lumberton

Planning & Neighborhood Services

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

Application File No.: 6.240 + 7.200

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

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

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

Signature: Charles Stephen Stone II (Authorized Person)

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

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

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

STATE OF North Carolina COUNTY OF Robeson

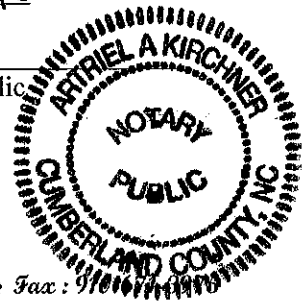
I, Artriel A. Kirchner, a Notary Public in and for said County and

State, do hereby certify that Charles S. Stone II personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

My Commission Expires: October 4, 2030.

Artriel A. Kirchner  
Notary Public



*City of*



*Lumberton*

*Planning & Neighborhood Services*

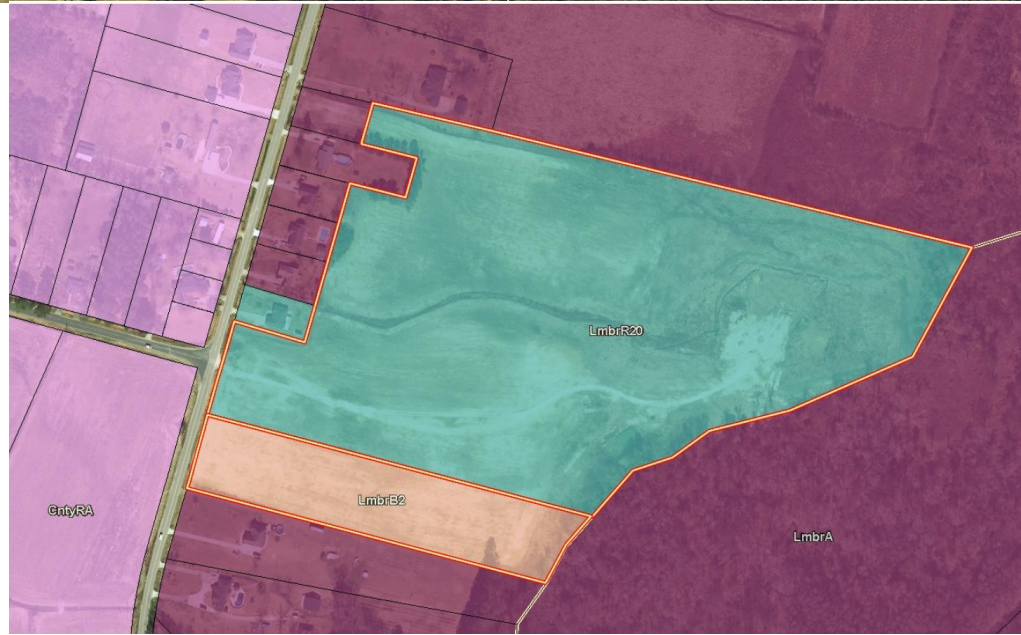
Request for Rezoning and Special Use Permit  
6.240 and 7.200 Steve Stone

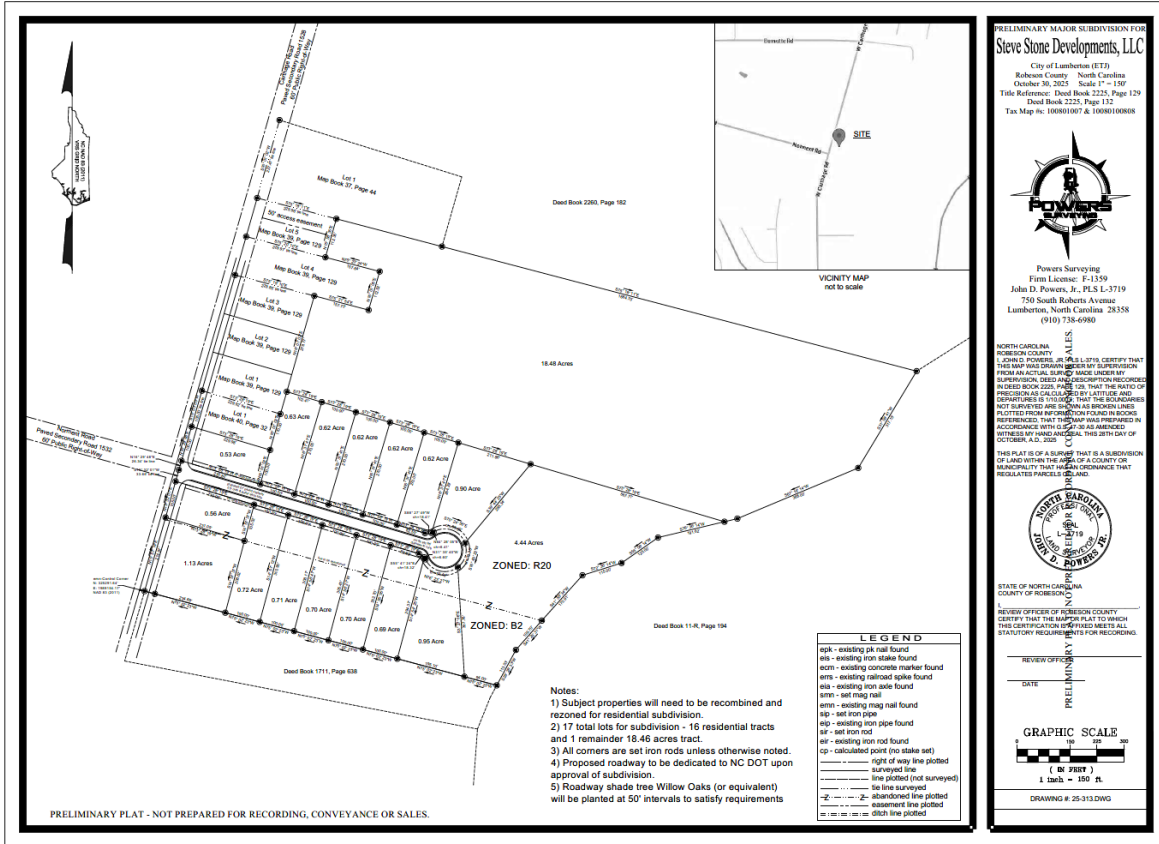
<b>PETITIONER(S):</b>	<b>OWNER(S):</b>
<b>Name of Petitioner:</b> STEVE STONE DEVELOPMENTS LLC	<b>Name of Petitioner:</b> STEVE STONE DEVELOPMENTS LLC

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

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

**LOCATION:**





PRELIMINARY MAJOR SUBDIVISION FOR  
**Steve Stone Developments, LLC**  
 City of Lumberton (ET)  
 Robeson County North Carolina  
 October 30, 2023 Scale 1" = 150'  
 Title Reference: Deed Book 2225, Page 129  
 Deed Book 2225, Page 132  
 Tax Map #: 100801007 & 100801008

**POWERS**  
 Powers Surveying  
 Firm License: 51-1350  
 John D. Powers, Jr., PLS L-3719  
 750 South Roberts Avenue  
 Lumberton, North Carolina 28358  
 (910) 738-6980

NORTH CAROLINA  
 ROBESON COUNTY  
 I, JOHN D. POWERS, JR., PLS L-3719, CERTIFY THAT  
 THIS MAP WAS DRAWN UNDER MY SUPERVISION  
 FROM AN ACTUAL SURVEY MADE UNDER MY  
 SUPERVISION, AND THE DESCRIPTION THEREON  
 ACCORDS WITH THE RECORDS OF THE REGISTERED  
 DEEDS BOOK 2225, PAGE 129, THAT THE RATIO OF  
 THIS MAP TO THE ACTUAL SURVEY IS 1" = 150'.  
 DEPARTURES FROM INFORMATION FOUND IN BOOKS  
 REFERENCED IN THIS MAP WAS MADE BY ME IN  
 ACCORDANCE WITH G.S. 1-103 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 HAS AN ORDINANCE 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.  
 DRAWING # 25-213.DWG

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



*Planning & Neighborhood Services*

**ADJACENT PROPERTY SITE DATA**

	<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:**

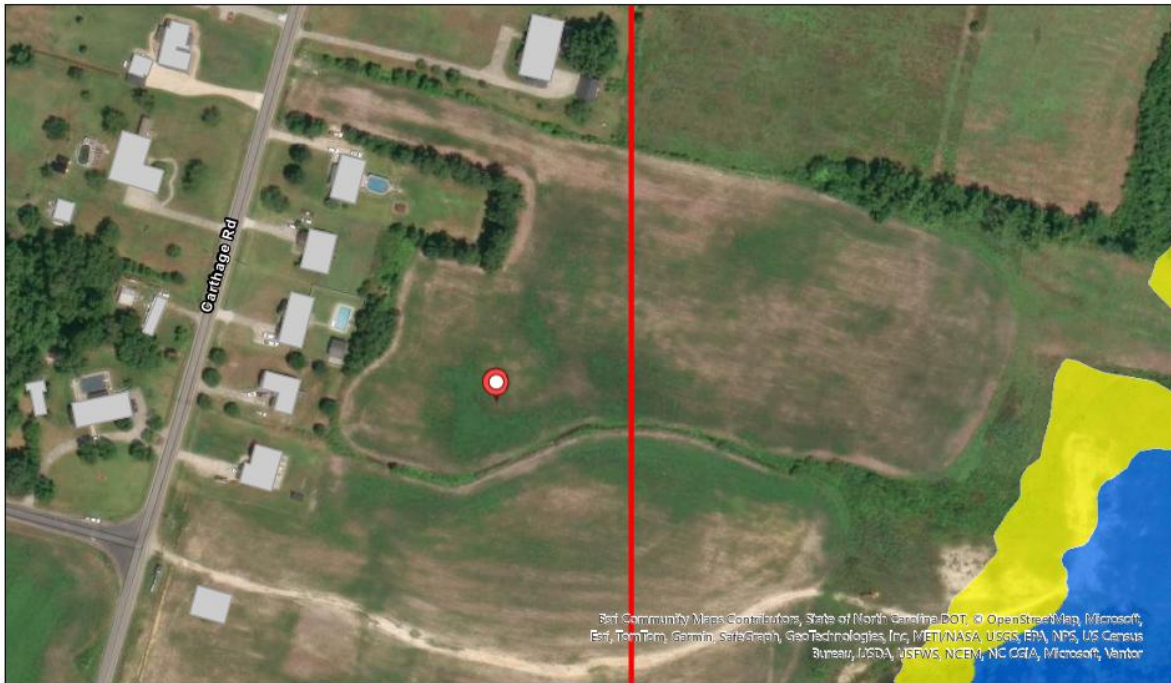
<b>Zoning District</b>	<b>Min. Square Footage</b>	<b>Min. Road Frontage</b>	<b>Min. Front Setback (right of way)</b>	<b>Min. Side Setback</b>	<b>Min. Rear Setback</b>
Existing R-20 Parcel #100801007	20,000	100'	30'	10'	10'
Existing B2 Parcel#10080100808 To be rezoned to R-20	3,000 per unit if multi-family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



Bei Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SateSearch, 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 BOARD RECOMMENDATION TO CITY COUNCIL**

The Planning Board held the public meeting on November 18, 2025 and, unanimously, recommends City Council approve the rezoning request.

**PLANNING STAFF RECOMMENDATION TO CITY COUNCIL**

The Planning Department asks City Council to hold today's public hearing and approve the rezoning request.

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

ORDINANCE AMENDING THE LAND USE ORDINANCE AND OFFICIAL ZONING MAP  
BY REZONING PROPERTY FROM B-2, BUSINESS COMMUNITY TO R-20,  
(RESIDENTIAL SINGLE FAMILY)

OWNER(S): STEVE STONE DEVELOPMENTS, LLC.  
APPLICANT(S) STEVE STONE  
PARCEL: 0080100808  
DEED: DEED BOOK 02255 PAGE 0132

WHEREAS, a petition requesting the rezoning of certain property was filed with the Director of Planning and Neighborhood Services on November 4, 2025;

WHEREAS, the proposed amendment initiated by said petition was submitted to the Planning Board for review and recommendation and the Planning Board did make a recommendation at its November 18, 2025, meeting;

WHEREAS, the City Council set a public hearing on the proposed amendment for January 12, 2026;

WHEREAS, the public notice of said public hearing was published in a newspaper having general circulation in the City of Lumberton on January 3, 2026 and January 10, 2026;

WHEREAS, written notice of said public hearing was mailed to the owners of the property to be rezoned as well as the owners as shown on the county tax listing of all properties, any portion of which is within one hundred fifty (150) feet of the property rezoned by the amendment, pursuant to City of Lumberton Code of Ordinances Section 35-323 on December 15, 2025;

WHEREAS, a sign containing notification of said public hearing was posted on the property to be rezoned on December 15, 2025;

WHEREAS, a public hearing on the question of rezoning was held on January 12, 2026, and all persons were given an opportunity to be heard;

WHEREAS, the City Council of the City of Lumberton does hereby determine and find that in accordance with the City of Lumberton's comprehensive zoning plan and for the purpose of promoting the health, safety, morals and the general welfare of the community, the property hereinafter described is best suited to be designated as R-20, Residential Single Family and;

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lumberton that the Land Use Ordinance and Official Zoning Map of the City of Lumberton be and the same is hereby amended by rezoning that property more fully described herein from B-2, Business Community to R-20, Residential Single Family, said property being described as follows:

Tax Id# 1008-01-00808

Tract 2

LYING AND BEING IN LUMBERTON TOWNSHIP, ROBESON COUNTY, NORTH CAROLINA, ABOUT 2 MILES NORTHWEST OF THE CITY OF LUMBERTON, EAST OF AND ADJOINING PAVED SECONDARY ROAD 1528 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING NAIL IN THE CENTER OF PAVED SECONDARY ROAD 1528, SAID NAIL BEING SOUTH 18-DEGREES 02 MINUTES WEST 144.53 FEET FROM THE INTERSECTION CENTER OF SAID ROAD WITH CENTER OF PAVED SECONDARY ROAD 1532 AND RUNS AS NORTH LINE OF ORIGINAL TRACT SOUTH 73 DEGREES 00 MINUTES EAST 1095.60 FEET TO AN EXISTING IRON ROD, THE NORTHEAST CORNER OF SAID ORIGINAL TRACT; THENCE AS A.T. MCLEAN LINE SOUTH 43 DEGREES 28 MINUTES WEST 109.70 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 30 DEGREES 36 MINUTES WEST 113.71 FEET TO AN IRON PIPE SET; THENCE NORTH 73 DEGREES 00 MINUTES WEST 1023.48 FEET TO A NAIL SET IN CENTER PAVED SECONDARY ROAD 1528; THENCE AS SAID ROAD NORTH 17 DEGREES 58 MINUTES EAST 208.71 FEET TO THE BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS.

On motion of Councilman \_\_\_\_\_, seconded by Councilman \_\_\_\_\_, the

foregoing Amendment was adopted on the 12<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
Bruce Davis, Mayor

ATTEST:

\_\_\_\_\_  
Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
E. Holt Moore, III, City Attorney

Ordinance No.

**Lumberton City Council**

Item: IV.C.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/24/2025

**Subject:** Steve Stone, major subdivision Special Use Permit (SUP) W. Carthage Rd -ETJ

**Summary/Background of Subject Matter:**

Steve Stone is requesting a Special Use Permit for property located on West Carthage Road, parcel #10080100808/deed book 2255 pg. 132, to develop a residential subdivision.

**Staff Recommendation:**

The Planning Department asks City Council to hold today's public hearing and approve the Special Use permit request.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Steve Stone SUP application (1)
2. 25-313 maj subdiv 30 oct 2025prelim-Model2
3. SUP Ordinance 2023

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

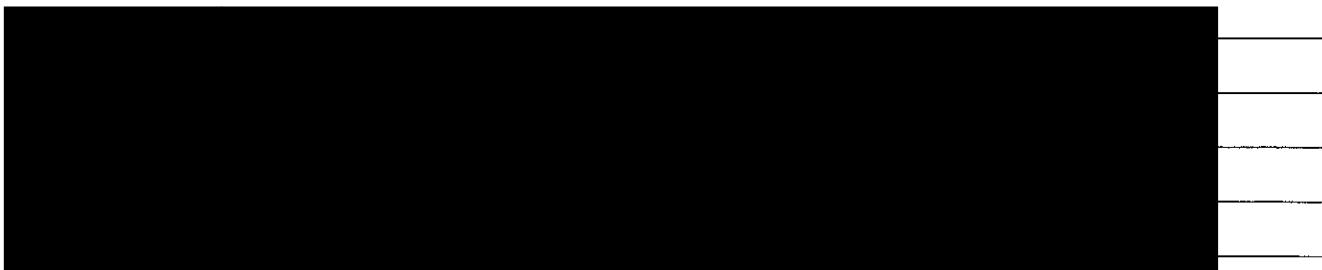
**TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON**

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



Name of Business: Steve Stone Developments Business Address: 6 Ashton Dr.

EMAIL: [Redacted]

**Description of Property:**

	2255	129
2. <u>West Carthage Rd.</u>	2255	132
(Address)	(Deed Book)	(Page)
(Map Book)	475.11	36.13
(Page)	(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

Physical Address

Applicant: Charles Stephen Stone II

Signature

STATE OF NC COUNTY OF Robeson

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

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

Arriel A. Kirchner

Notary Public Signature

My Commission Expires: October 4, 2030

Owner: Charles Stephen Stone II

Name

6 Ashton Dr. Lumberton, NC

Physical Address

Owner: Charles Stephen Stone II

Signature

STATE OF NC COUNTY OF Robeson

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

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

Arriel A. Kirchner

Notary Public Signature

My Commission Expires: October 4, 2030

City of



Lumberton

Planning & Neighborhood Services

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

Application File No.: 6.240 + 7.200

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

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

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

Signature: Charles Stephen Stone II (Authorized Person)

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

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

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

STATE OF North Carolina COUNTY OF Robeson

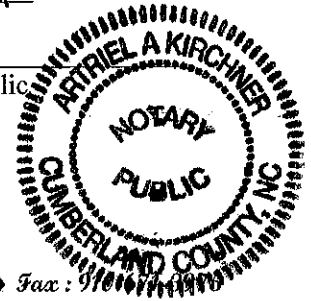
I, Artriel A. Kirchner, a Notary Public in and for said County and

State, do hereby certify that Charles S. Stone II personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Artriel A. Kirchner  
Notary Public

My Commission Expires: October 4, 2030.



*City of*



*Lumberton*

*Planning & Neighborhood Services*

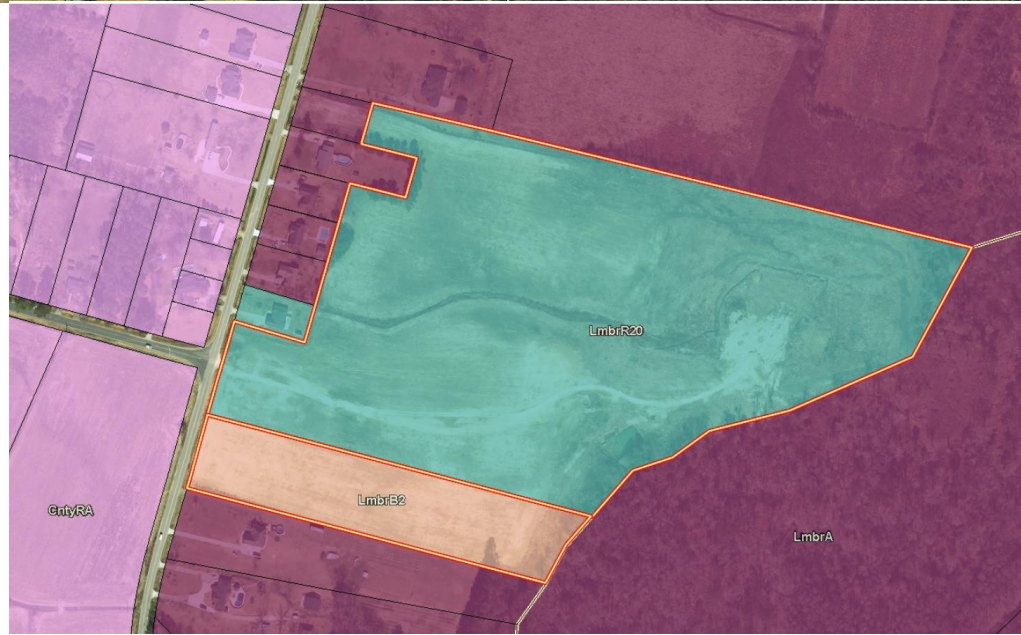
Request for Rezoning and Special Use Permit  
6.240 and 7.200 Steve Stone

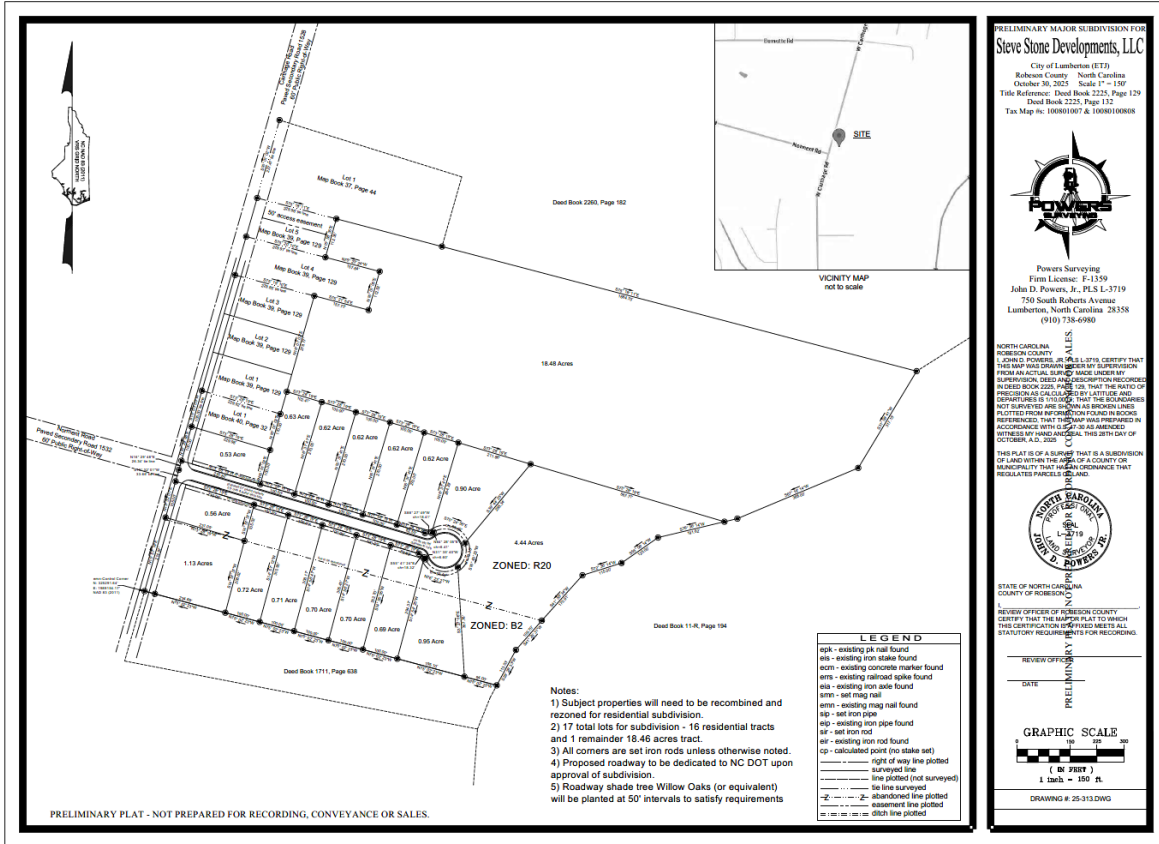
<b>PETITIONER(S):</b>	<b>OWNER(S):</b>
<b>Name of Petitioner:</b> STEVE STONE DEVELOPMENTS LLC	<b>Name of Petitioner:</b> STEVE STONE DEVELOPMENTS LLC

**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 & 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:**

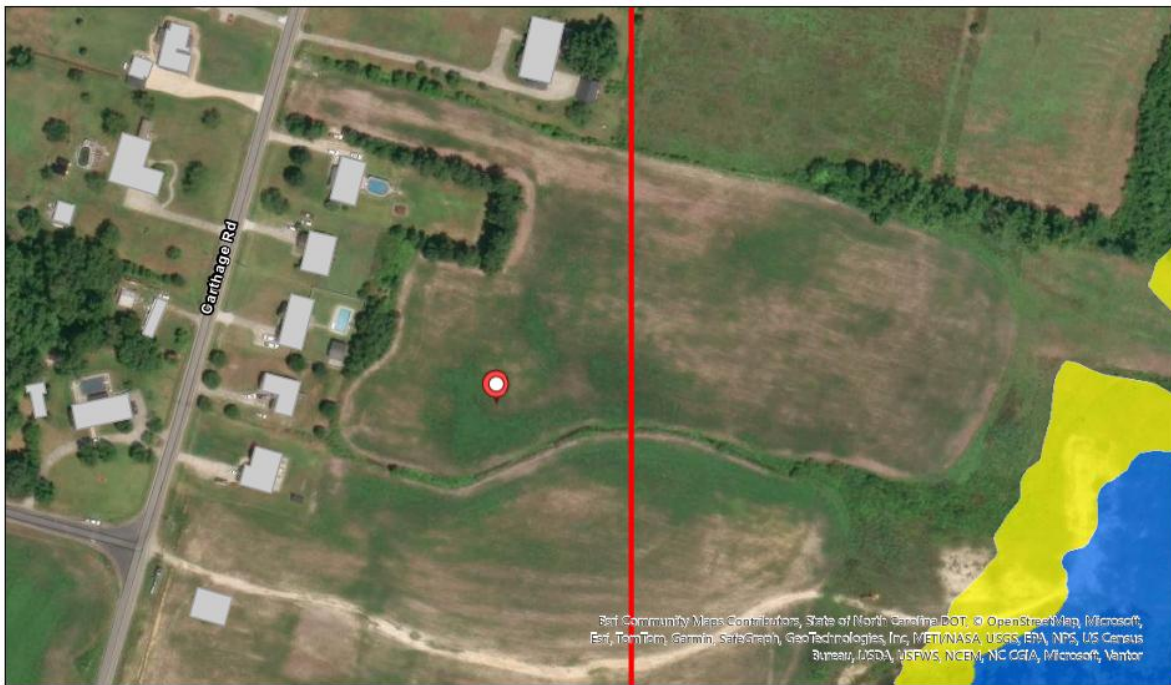
<b>Zoning District</b>	<b>Min. Square Footage</b>	<b>Min. Road Frontage</b>	<b>Min. Front Setback (right of way)</b>	<b>Min. Side Setback</b>	<b>Min. Rear Setback</b>
Existing R-20 Parcel #100801007	20,000	100'	30'	10'	10'
Existing B2 Parcel#10080100808 To be rezoned to R-20	3,000 per unit if multi-family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



Bei Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SetisGraph, GeoTechnologies, Inc, METI/NASA, USGS, FEMA, NPS, US Census Bureau, USGS, USFWS, NCEM, NC CGIA, Microsoft, Vantor

North Carolina Floodplain Mapping Program

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





*Planning & Neighborhood Services*

**DEVELOPMENT UPON APPROVAL**

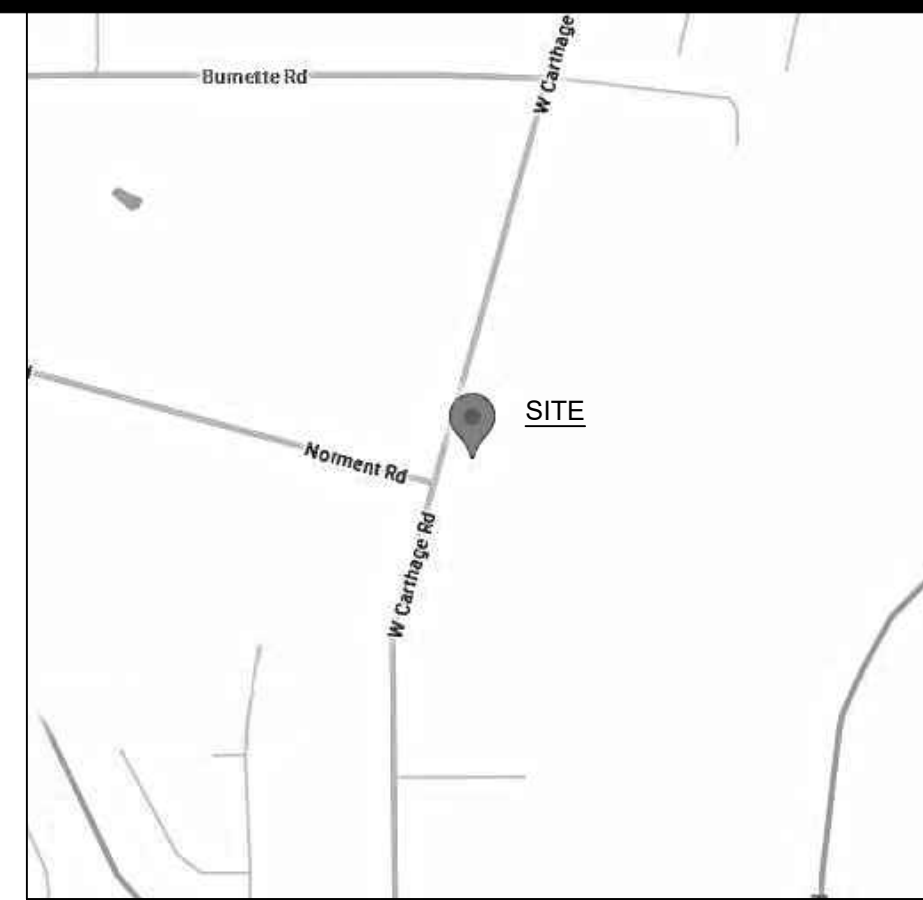
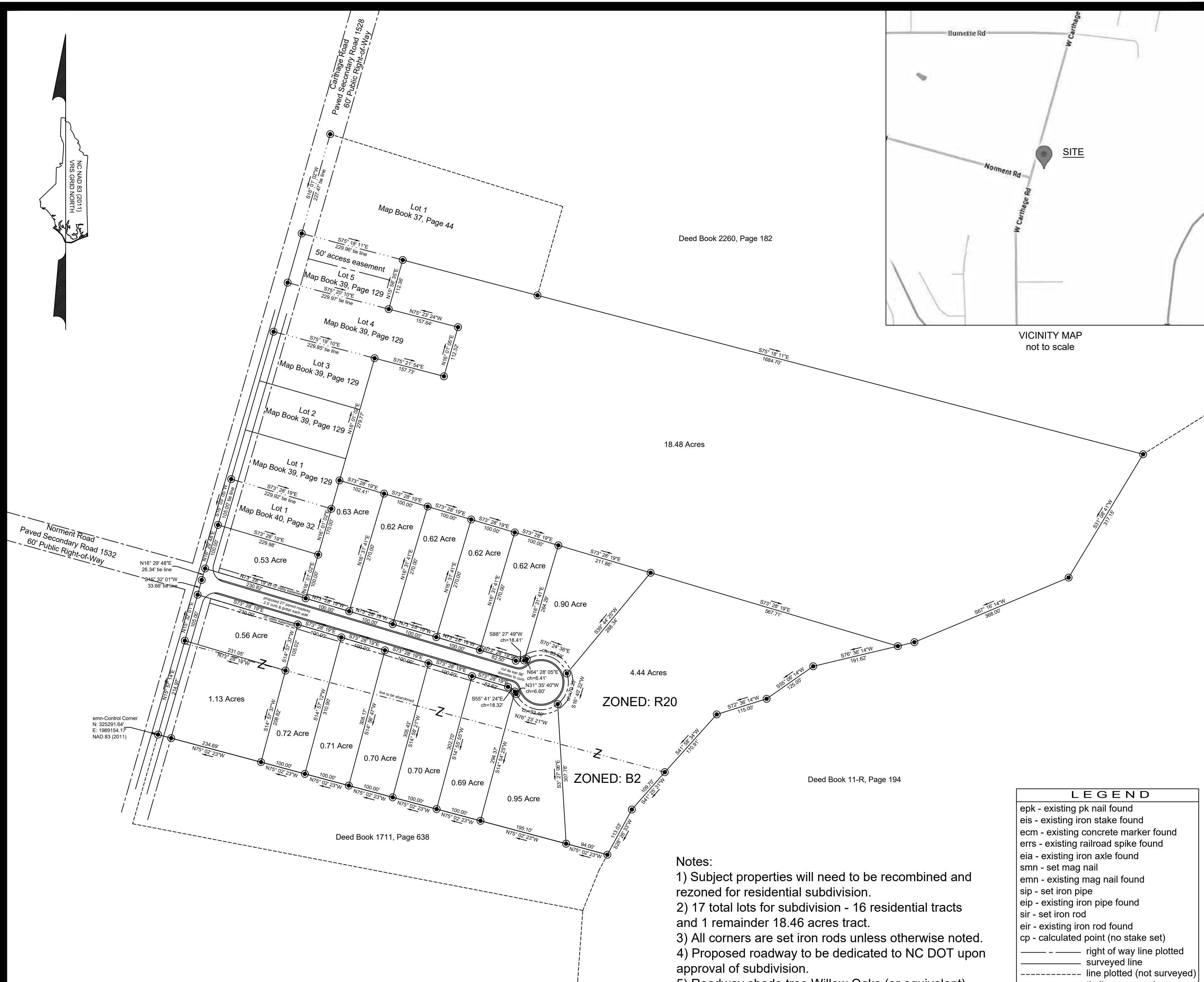
If the requests are granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy.

**PLANNING BOARD RECOMMENDATION TO CITY COUNCIL**

The Planning Board held the public meeting on November 18, 2025 and, unanimously, recommends City Council approve the rezoning request.

**PLANNING STAFF RECOMMENDATION TO CITY COUNCIL**

The Planning Department asks City Council to hold today's public hearing and approve the Special Use permit request.



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- -Z-	abandoned line plotted
- - - - -	easement line plotted
==	ditch line plotted

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

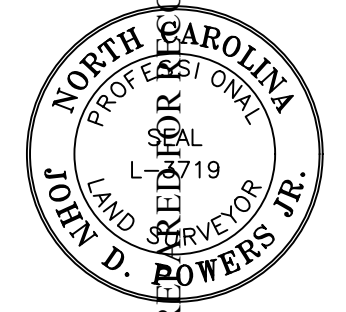
PRELIMINARY MAJOR SUBDIVISION FOR  
**Steve Stone Developments, LLC**  
 City of Lumberton (ETJ)  
 Robeson County North Carolina  
 October 30, 2025 Scale 1" = 150'  
 Title Reference: Deed Book 2225, Page 129  
 Deed Book 2225, Page 132  
 Tax Map #: 100801007 & 10080100808



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.

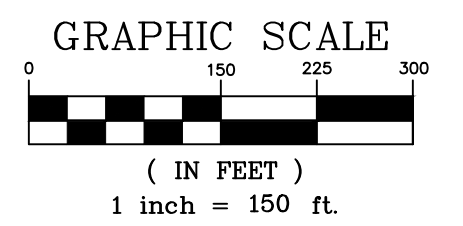
THIS PLAT IS OF A SURVEY THAT IS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



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

**NORTH CAROLINA**

**SPECIAL USE PERMIT**

**ROBESON COUNTY**

OWNER(S): STEVE STONE DEVELOPMENTS, LLC  
APPLICANT(S) STEVE STONE  
PARCEL: 100801007 & 10080100808  
DEED/MAP: DEED BK. 2255, PG. #132

PROPOSED USE: MAJOR SUBDIVISION.

MEETING DATE: JANUARY 12, 2026

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

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

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

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

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

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

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



**Lumberton City Council**

Item: IV.D.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 11/24/2025

**Subject:** Scotty Mark Thompson Special Use permit - 206 E. 5th Street. P5

**Summary/Background of Subject Matter:**

**Scotty Mark Thompson is requesting a Special Use permit for property located at 206 E. 5th Street, parcel #323302012/deed book 2481 pg. 128.**

**Staff Recommendation:**

The Planning Department asks City Council to hold today's public hearing and approve the Special Use permit request.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Thompson 206 E. 5th St Rezoning Application (2)
2. SUP Ordinance 2023

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

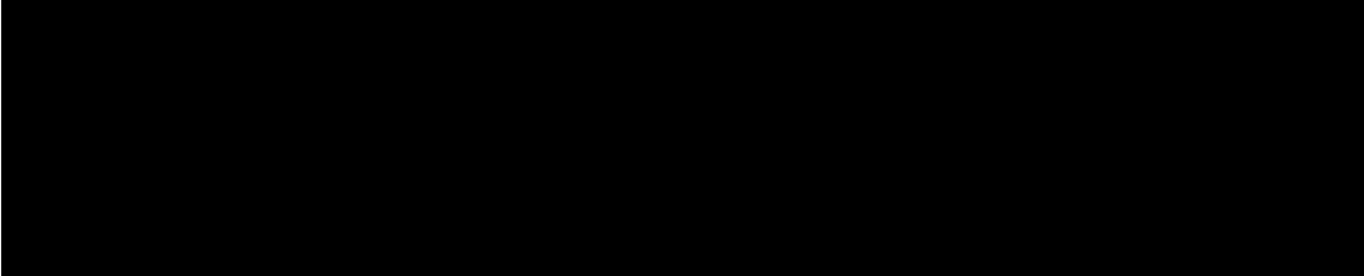
The undersigned hereby respectfully requests that the City Council of the City of Lumberton issue a Special Use Permit as hereinafter described:

1. **Applicant:**

**Owner:**

Legal Name: Scotty Mark Thompson

Legal Name: Scotty Mark Thompson



Name of Business: N/A

Business Address: N/A

EMAIL:

**Description of Property:**

2. 206 E. 5th St, Lumberton, NC 02481 0128  
(Address) (Deed Book) (Page)  
65.6 feet .11 acres  
(Map Book) (Page) (Frontage) (Area)

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* [Redacted] 28358  
Name Physical Address

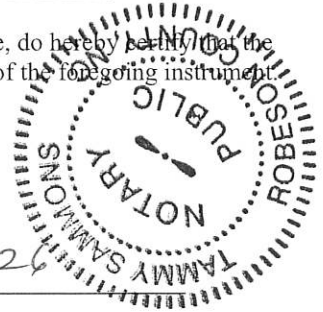
Applicant: \_\_\_\_\_  
Signature

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 October, 2025.

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



Owner: *Scott Mark Thompson* [Redacted] 28358  
Name Physical Address

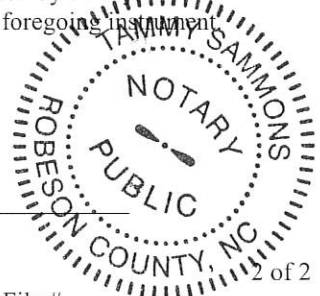
Owner: *Scott Mark Thompson*  
Signature

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, 2025.

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



File # \_\_\_\_\_ 2 of 2  
5/28/21

# City of Lumberton

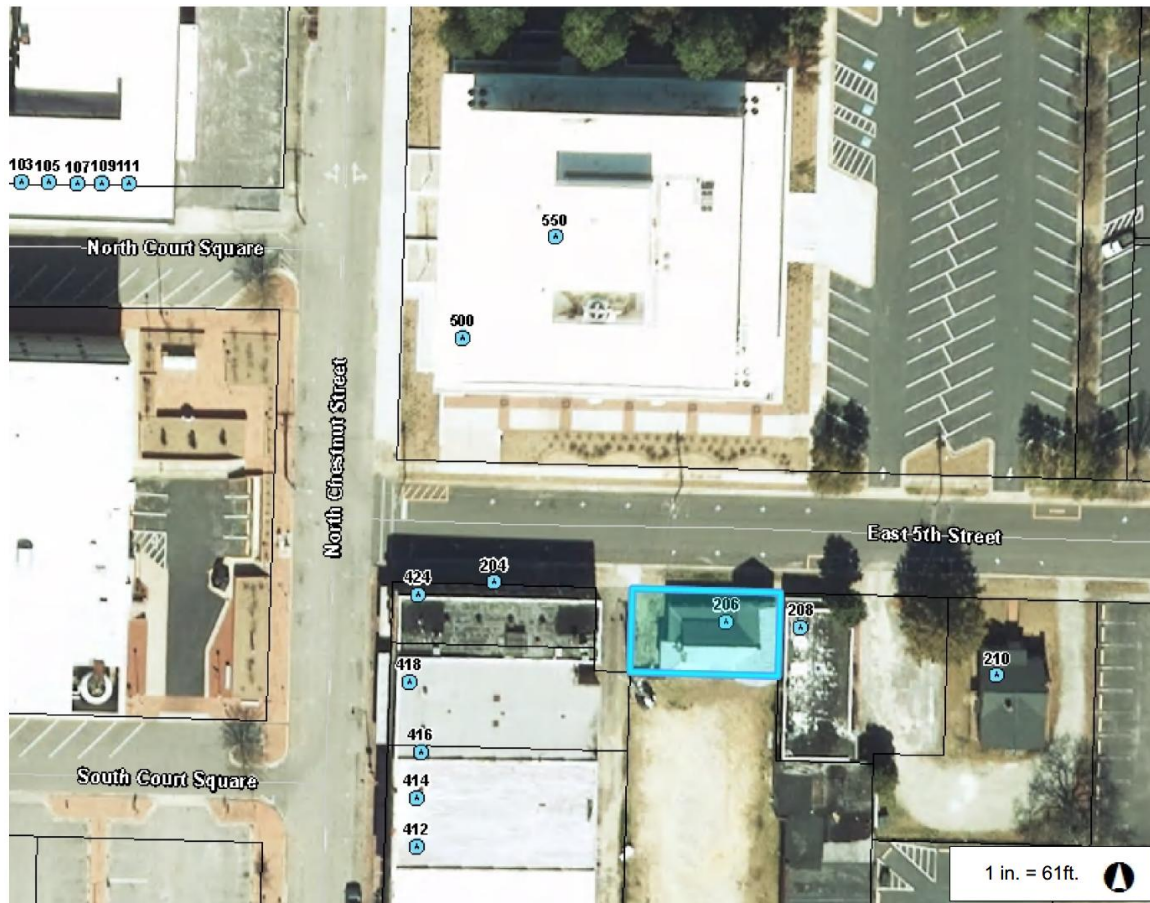
## Planning & Neighborhood Services

### 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> <div style="background-color: black; width: 100%; height: 50px;"></div>	<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**

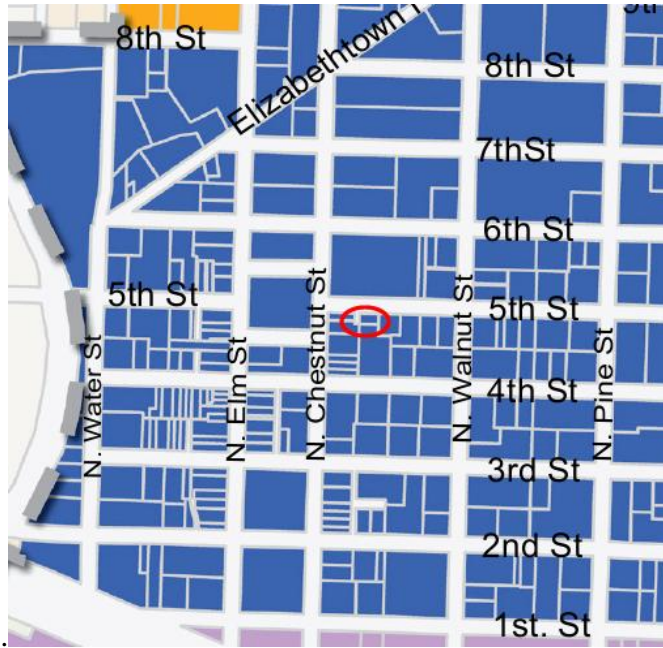
**Analysis:** Scotty Mark Thompson is requesting a Special Use permit for property located at 206 E. 5th Street. The proposed use is single family residence, pursuant to Sec. 35-180.1 of the Code of Ordinances.



*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 BOARD RECOMMENDATION TO CITY COUNCIL**

The Planning Board held the public meeting on November 18, 2025 and, unanimously, recommends City Council approve the Special Use permit request.

**PLANNING STAFF RECOMMENDATION TO CITY COUNCIL**

The Planning Department asks City Council to hold today's public hearing and approve the Special Use permit request.

**NORTH CAROLINA**

**SPECIAL USE PERMIT**

**ROBESON COUNTY**

OWNER(S): SCOTTY MARK THOMPSON  
APPLICANT(S) SCOTTY MARK THOMPSON  
PARCEL: 323302012  
DEED/MAP: DEED BK.2481, PG. #128

PROPOSED USE: SECTION 35-180.1. SINGLE-FAMILY RESIDENCE IN THE B-1 (BUSINESS DOWNTOWN) ZONING DISTRICT.

MEETING DATE: JANUARY 12, 2026

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

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

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

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

MUST COMPLY WITH SECTION 35-180.1, AS WELL AS OTHER APPLICABLE ORDINANCES AND CODES.

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

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

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



**Lumberton City Council**

Item: V.A.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Public Works

**Submission Date:** 11/24/2025

**Subject:** Ratify the Hiring of Hickman Construction — Repairs to Cave-Ins on Roberts Avenue

**Summary/Background of Subject Matter:**

Public Works had another sewer issue with a cave-in on Roberts Avenue in front of Arnold's. A bypass pump was set up at the intersection of Roberts and Floyd Avenue to divert flow while repairs were being made. Public works Director Rob Armstrong secured a price of \$38,300 from Hickman Construction for emergency repairs to the line. The funds were allocated from the Water & Sewer Capital Reserve fund and the repairs to the street will come from the City's Powell Bill allocation.

**Staff Recommendation:**

Ratify the \$38,300 allocation for sewer repairs on Roberts Avenue to be paid to Hickman Construction.

**City Manager's Comments:**

**Signature:** Wayne Horne, City Manager

**Department:** Public Works

**ATTACHMENTS:**

None

**Lumberton City Council**  
**Lumberton, North Carolina**



Item: V.B.

**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 11/24/2025

**Subject:** Ratify \$280 of CRF for the 2nd Street Cruising Event in Precinct 4.

**Summary/Background of Subject Matter:**

On, November 11, 2025, City Clerk Laney Mitchell-McIntosh, was instructed to conduct a poll for the purpose of designating Community Revitalization Funds (CRF) to Officer Josh Oxendine and Tanielle Cummings who will work the “Cruising Second Street Again” on November 30<sup>th</sup>, 2025, from 1:00 pm until 5:00 pm.

**Staff Recommendation:**

Ratify the \$280 CRF designation for the 2nd Street Cruising event held on November 30, 2025, in the amount of \$280.00 in Precinct 4.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

**ATTACHMENTS:**

None

**Lumberton City Council**

Item: V.C.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Police

**Submission Date:** 12/02/2025

**Subject:** Ratify the Lumberton Police Department — Request to Apply for a Grant from the Patrick Leahy Bulletproof Vest Partnership

**Summary/Background of Subject Matter:**

Attached you will find a letter from the Lumberton Police Department requesting permission to apply for a grant from the Patrick Leahy Bulletproof Vest Partnership in the amount of \$46,345.00.

The request stated that the grant will be used to assist with critical equipment, specifically bulletproof vests for all sworn personnel in the department. This is a 50/50 grant and the City's responsibility would be \$23,172.50. This item has been budgeted. The last date for submission is December 9<sup>th</sup>.

**Staff Recommendation:**

Ratify the permission granted to the Lumberton Police Department to apply for the BVP grant.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Police

**ATTACHMENTS:**

1. Permission for BVP 120225



# City of Lumberton

LUMBERTON POLICE DEPARTMENT  
P.O. BOX 1051  
LUMBERTON, NC 28359  
910-671-3845

December 2, 2025

To Whom It May Concern:

This letter is to request permission of the city council for the Lumberton Police Department to apply for a grant from the Patrick Leahy Bulletproof Vest Partnership in the amount of \$46,345.00. This grant helps to provide critical equipment, specifically bulletproof vests for all sworn personnel of the department.

The current request will aid in funding a total of 65 vests if approved, which is a 50/50 grant. The City of Lumberton would be responsible for \$23,172.50. Thank you for your consideration.

Elaine L. Evans  
Victims Assistance Coordinator

**Lumberton City Council**

Item: V.D.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 12/03/2025

**Subject:** Ratify the Designation of \$750 of Community Revitalization Funds to the Unity for the Community Event.

**Summary/Background of Subject Matter:**

On December 2, 2025, City Clerk Laney Mitchell-McIntosh was instructed to conduct a poll for the purpose of designating Community Revitalization Funds (CRF) the Unity for the Community event, which will be held on December 20, 2025, at the Lumberton Downtown Plaza at 11:00 a.m.

P1 - \$100

P2 - \$100

P3 - \$100

P4 - \$100

P5 - \$100

P6 - \$100

P7 - \$100

P8 - \$50 for a total of \$750.00.

**Staff Recommendation:**

Ratify the designation as stated.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

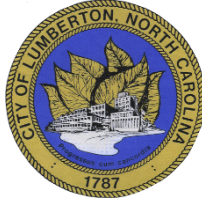
**ATTACHMENTS:**

None

**Lumberton City Council**

Item: V.E.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 12/05/2025

**Subject:** Ratify the Designation of CRF to Lumberton Police Department Annual Christmas Party

**Summary/Background of Subject Matter:**

A poll was conducted on November 21, 2025, on a request for funds from the Lumberton Police Department in reference to their Annual Christmas Party. Councilman Thomas requested to designate \$100 in CRF funds in support of this event, scheduled for December 13, 2025. This cherished event fosters community spirit and celebrates our dedicated officers.

**Staff Recommendation:**

Ratify the designation of \$600 to the Lumberton Police Department Christmas Party as follows: P1 - \$100, P3 - \$200, P4 - \$100, P7 - \$100 and P8 - \$100 for a total of \$600.00.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

**ATTACHMENTS:**

1. Lumberton Police Department Christmas flyer



Lumberton Police Department | 1305 Godwin Ave | Lumberton, NC 28358

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Dear local businesses,

I hope this letter finds you well. As we approach the holiday season, the Lumberton Police Department is excited to plan our annual Christmas party December 13, 2025, a cherished event that fosters community spirit and celebrates our dedicated officers.

To make this gathering special, we are seeking support from local businesses like yours to donate Christmas gifts. These gifts will be distributed during our party, bringing joy to our officers and their families and reinforcing the bond between law enforcement and the community we serve.

Your generous contribution would not only enhance our celebration but also showcase your commitment to supporting local heroes. In recognition of your support, we will prominently mention your contribution to the guest attending the Christmas party.

If you're interested in participating, please feel free to reach out to Sergeant Campbell at (910) 736-3085. We would be grateful for any support you can provide.

Thank you for considering our request. We appreciate your support of our police department and the community we proudly serve.

Warm regards,

Sergeant Campbell

Lumberton Police Department



**Lumberton City Council**

Item: V.F.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Legal

**Submission Date:** 12/05/2025

**Subject:** Ratify the Adoption of a Resolution No. 2025.11.01 Declaring Personal Property as Surplus and Authorizing the Disposition of said Property at Public Auction

**Summary/Background of Subject Matter:**

A poll was conducted on November 21, 2025, asking City Council to adopt a resolution declaring certain City-owned property as surplus to the needs of the City for auction at Lloyd Meekins on December 27, 2025.

**Staff Recommendation:**

Ratify the Adoption of Resolution No. 2025.11.01 Declaring Personal Property as Surplus and Authorizing the Disposition of Said Property at Public Auction.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Legal

**ATTACHMENTS:**

1. 2025.11.01 Resolution Declaring Property Surplus

RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE DISPOSITION OF SAID PROPERTY AT PUBLIC AUCTION

WHEREAS, the City of Lumberton has certain personal property which is surplus to its needs; and

WHEREAS, N.C.G.S. 160A-270 authorizes the City of Lumberton to dispose of its surplus property at public auction;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lumberton that the personal property listed below shall be advertised for sale in a newspaper of general circulation in the community at least once on not less than ten (10) days before the date of the auction,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lumberton that the hereinafter described property is hereby declared as surplus and that the City Manager or his designee be and are hereby authorized to sell the hereinafter described property by the use of an auctioneer at public auction on December 27, 2025 at 8:00 a.m., at Lloyd Meekins & Sons Auction Company, 4070 NC Highway 211 East, Lumberton, NC 28358, for the following terms: The personal property listed below shall be sold at an absolute sale, as is, with no warranties.

List of Personal Property for Auction:

## 2025 Surplus Property Listing

MANUFACTURER	MODEL #	SERIAL #/VIN #	DESCRIPTION	ASSET #	ACCT. CODE
	ENG. 6135HF485	GEN. MJB315MB4	CITY HALL GENERATOR 400 KW DIESEL ENG.	108785	
GMC	C7500	IGDM7C104F5060 14	60' BUCKET TRUCK	276	
FORD	F550	IFDAF57FX3EA8169 7	42' BUCKET TRUCK	249	
N/A	N/A		8'X40' METAL CARGO CONTAINER		
AMERICAN FARMER	N/A	N/A	2-16.9X30 TRACTOR TIRES		
N/A	N/A	N/A	10-METAL ROLL PIPE REELS		
N/A	N/A	N/A	5-UNDERGROUND DISCONNECT PEDESTALS		
RFL	5800	424	METER CALIBRATION SYSTEM	107626	
DITCH WITCH	N/A	N/A	12" BEAVER TAIL REEMER		
N/A	N/A	N/A	10-BOXES DISINFECTANT WIPES		
OFNW 8 GENERATOR	MEP-805B	HEX34972	30KW DIESEL ARMY GENERATOR 240/416 VOLT		

DEWEY ELECTRONICS	MEP-531A	X 11071	2KW 120V MILITARY GENERATOR		
DEWEY ELECTRONICS	MEP-531A	EX 08860	2KW 120V MILITARY GENERATOR		
MANUFACTURER	MODEL #	SERIAL #/VIN #	DESCRIPTION	ASSET#	ACCT. CODE
DEWEY ELECTRONICS	MEP-531A	EX 08837	2KW 120V MILITARY GENERATOR		
GENERAC	92A02581-S	2003845	25KW 120/240VOLT MILITARY GENERATOR		
N/A	PB03R0	TL-018799B FJM	SINGLE AXLE MILITARY TAILER		
FERMONT DIVISION	MEP-802A	FZ 02681	120/240V 5KW GENERATOR		
SPIRIT	CE8000		ELLIPTICAL		10-00-4121-1877
LANDICE	L8	L-8-19744	TREADMILL		10-00-4121-1877
LANDICE	L8	L-8-19746	TREADMILL		10-00-4121-1877
DOMESTIC	4600 CL	18000030430039	STAIR STEPPER MASTER		10-00-4121-1877
DOMESTIC	4800 CL	1800003051405	STAIR STEPPER MASTER		10-00-4121-1877
2011 FORD CROWN VIC	CROWN VIC	2FABP7BV7BX169447	OLD POLICE CAR/WRECKED	N/A	10-00-4312-3530
HSM SHREDDER	CLASSIC 390.3	380024672	SHREDDER/DOES NOT WORK	N/A	10-00-4310-2601
HSM SHREDDER	CLASSIC 390.3	540016277	SHREDDER/DOES NOT WORK	N/A	10-00-4310-2601
SPIRIT TREADMILL	CT800	N/A	DOES NOT WORK	N/A	10-00-4310-2601
2008 MERCURY	MERCURY	2FEFM74V78X644233	CAUGHT ON FIRE	N/A	10-00-4310-2601
SCHWAB	1000	N/A	FIRE PROOF FILE CABINET	N/A	
N/A			BLUE BAR PAPER (6 BOXES)		***WAS LISTED ON LAST YEAR'S SALE BUT WASN'T PICKED UP
MANUFACTURER	MODEL #	SERIAL #/VIN #	DESCRIPTION	ASSET#	ACCT. CODE
N/A	P84C		PARCHMENT PAPER (1 BOX)	060 000 00022	10-00-4132-2601
N/A	5280		LABELS PRESS APPLY (3)	030 014 00001	10-00-4132-2601
HEWLETT PACKARD	CP2025DN		CARTRIDGE-HP CP2025DN PRINTER CC531A CYAN CARTRIDGE (2)	085 031 00004	10-00-4132-2601
HEWLETT PACKARD	CP2025DN		CARTRIDGE-HP CP2025DN PRINTER CC532A YELLOW CARTRIDGE (1)	085 031 00005	10-00-4132-2601
Ford Ranger	2011	1FTK1AD0BPA80254	Truck	74	

GMC 8500	2006	1GDT8C4306F427 112	Truck 8500	382	60-00-7121- 3550
GMC 8500	2006	1GDT8C4326F40767 1	Truck 8500	384	10-00-4512- 3530
FORD F 150	2004	2FTRX17W94CA768 97	Truck	330	10-00-4512- 3530
Ford Escape	2008	1FMCU031098KB527 47	SUV	518	60-00-7131- 3530
Chevy 1500 4 x 4	2002	1GCEK14V62Z31413 3	Truck	318	10-00-4780- 3530
Ford F 150 4 x 4	2005	1FTRF14W15NB1892 1	Truck	310	10-00-4512- 3530
Ranger Tire Balancer	2018	17285-001-052	Balancer		
Bosch Tire Changer		6534827038	Tire Changer		81-00-4251- 2601
Coats Tire Changer		894100193	Tire Changer		81-00-4251- 2601

MANUFACTURER	MODEL #	SERIAL #/VIN #	DESCRIPTION	ASSET#	ACCT. CODE
Chevy Malibu	2011	1G12C5EU9BF16080 1	Car	700	60-00-7121- 3520
Hurco Pipe Pump		118432	Pump		60-00-7121- 3520
Lamsas Pump		133432	Pump		60-00-7121- 3520
Homelite Blower		41901150	Blower		10-00-4512- 3530
Ford Crown Vic	2000	2FAFP73W04X19174 4	Car	60	10-00-4261- 3520
Polaris Ranger XP	2018	3NSRTA873JG42820 9	Ranger 900		60-00-7132- 3520
Kenworth	2006		Fifth wheel		60-00-7121- 3530
Stone			Cement mixer	110502	
Ford	Crown Vic	2FAFP71W84X17220 9	2002		
Ford	Winstar	2FMZA514X3BA211 95	2003		
Ford	Crown Vic	2FAFP73W63X10228 3	2002		
Cub Cadet	ZFLZ60	1D054H20071	60" COMMERCIAL MOWER		
Cub Cadet	Z FORCE	1A114H10033	60" COMMERCIAL MOWER		
			PIANO		
			DRUM SET		

On motion of Council \_\_\_\_\_, seconded by Council \_\_\_\_\_, the foregoing Resolution was adopted on the 24<sup>th</sup> day of November, 2025.

\_\_\_\_\_  
Bruce W. Davis, Mayor

ATTEST:

---

Laney Mitchell-McIntosh, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

---

Holt Moore III, City Attorney

Resolution No. 2025.11.01

**Lumberton City Council**  
**Lumberton, North Carolina**



Item: V.G.

**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 12/08/2025

**Subject:** Ratify the Designation of \$1,250 of CRF to the NFL Flag Football 8U All-Star Team

**Summary/Background of Subject Matter:**

On December 5, 2025, City Clerk Laney Mitchell-McIntosh, was instructed to conduct a poll for the purpose of designating Community Revitalization Funds (CRF) to the 2025 NFL Flag Football 8U All-Star team at Lumberton Recreation. The team will be showcasing their skills at the Crown Classic Flag Football Tournament, hosted by Pop Warner and NFL Flag, in Greater Charlotte, NC on December 12–13, 2025. Funds were designated as follows:

- P1 - \$200
- P2 - \$100
- P3 - \$200
- P4 - \$150
- P5 - \$100
- P6 - \$100
- P7 - \$150
- P8 - \$150
- Mayor — \$100 for a total of \$1,250.00

**Staff Recommendation:**

Ratify the Designation of Funds as stated above.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

**ATTACHMENTS:**

None

**Lumberton City Council**

Item: V.H.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 12/19/2025

**Subject:** Ratification of Poll — Lumberton High School Cheerleading Team CRF Designation of \$500

**Summary/Background of Subject Matter:**

On December 16, 2025, City Clerk Laney Mitchell-McIntosh, was instructed to conduct a poll for the purpose of designating Community Revitalization Funds (CRF) to the Lumberton High School Cheerleading team in support of a trip to Orlando, Florida to compete in the UCA High School Cheer Nationals. This event was held on December 6, 2025, and funds were donated as follows:

- P1 - \$100
- P3 - \$100
- P4 - \$100
- P7 - \$100
- P8 - \$100 for a total of \$500.00.

**Staff Recommendation:**

Ratify the CRF Designation as stated above.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

**ATTACHMENTS:**

None

**Lumberton City Council**

Item: V.I.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Manager

**Submission Date:** 12/19/2025

**Subject:** Ratification of Poll — West Lumberton Floodgate Project - Soil Testing at a Cost of \$12,000

**Summary/Background of Subject Matter:**

As part of the West Lumberton Floodgate project, the North Carolina Department of Transportation (NCDOT) has advised that soil must be tested before it can be approved for reuse within their right-of-way (ROW). CSX Transportation Environmental has indicated that they can provide an environmental representative on site to perform the required soil testing. The estimated cost for this testing, including the proctor, is \$12,000.

City Council approval was required before this work could proceed. Approval will allow staff to move forward with the necessary testing to ensure compliance with NCDOT requirements and to avoid delays to the West Lumberton Floodgate Project.

**Staff Recommendation:**

Ratify Council's approval to proceed with the request at the cost of \$12,000.

**City Manager's Comments:**

**Signature:** Wayne Horne, City Manager

**Department:** City Manager

**ATTACHMENTS:**

None

**Lumberton City Council**

Item: V.J.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 09/20/2024

**Subject:** Ratify the designation of \$400.00 of CRF to Walnut Cove in Precinct 1

**Summary/Background of Subject Matter:**

Councilman Rising requests \$400.00 of Community Revitalization Funds be given to Walnut Cove.

**Staff Recommendation:**

Ratify the designation of \$400.00 to Walnut Cove payable to Walnut Cove Home Owners' Association, Billy Taylor, 101 Walnut Cove Dr., Lumberton, NC 28358

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

**ATTACHMENTS:**

None

**Lumberton City Council**  
**Lumberton, North Carolina**



Item: V.K.

**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 01/07/2026

**Subject:** Ratify the Designation of \$300 for the Christmas Tree Lighting Event

**Summary/Background of Subject Matter:**

On December 10, 2025, City Clerk Laney Mitchell-McIntosh, was instructed to conduct a poll for the purpose of designating Community Revitalization Funds (CRF) to Rena and Mark Giles, 10307 Westbank Ct SE, Belville, NC 28451 for their portrayal as Santa and Mrs. Claus at the 2025 Tree Lighting event.

P1 - \$50

P3 - \$50

P4 - \$50

P5 - \$50

P7 - \$50

P8 -\$50

**Staff Recommendation:**

Ratify the Designation as stated above.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

**ATTACHMENTS:**

None

**Lumberton City Council**

Item: V.L.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Manager

**Submission Date:** 01/07/2026

**Subject:** Ratify the Adoption of a Resolution - Declaring a Road Closure for the 2026 Rumba on the Lumber Festival

**Summary/Background of Subject Matter:**

The NC Department of Transportation is requiring a resolution from City Council before approving the road closure for the 2026 Rumba on the Lumber Festival. In order to submit the application within the required timeframe. Attached is the Resolution approved by the City Council for the closure.

**Staff Recommendation:**

Ratify Resolution No. 2025.12.01 — Declaring a road closure for a 2026 Rumba on the Lumber Festival.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Manager

**ATTACHMENTS:**

None

**Lumberton City Council**  
**Lumberton, North Carolina**



Item: V.M.

**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 11/04/2024

**Subject:** Approve the Designation of \$400.00 to Colors of Life for a Christmas Dinner

**Summary/Background of Subject Matter:**

On December 10, 2025, the City Clerk was instructed to conduct a poll for the purpose of designating Community Revitalization Funds (CRF) to Colors of Life for their Annual Christmas Dinner held at Parkview Activity Center on December 20<sup>th</sup>.

P3 - \$100

P4 - \$100

P7 - \$100

P8 - \$100 for a total of \$400.00.

**Staff Recommendation:**

Approve the designation as indicated above.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

**ATTACHMENTS:**

None

**Lumberton City Council**

Item: VI.A.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Public Works

**Submission Date:** 01/06/2026

**Subject:** Rosewood Drive Sewer Replacement and Storm Drain Improvements

**Summary/Background of Subject Matter:**

The existing sewer collection system on Rosewood Drive, from Walnut Street to Highland Ave needs to be replaced. About two years ago, Public Works replaced the sewer collection system on Highland Ave. The sewer collection system in this neighborhood is an old concrete pipe sewer that is experiencing cave-ins and blockages. In order to replace the sewer, Public Works crews will need to replace and relocate an existing asbestos cement water line that is in conflict with the sewer pipe. While Public Works crews can replace the water main, we are requesting Council hire Hickman Utilities to construct the sewer replacement and also install a new storm drain system while the road is being cut open. The proposal from Hickman Utilities to provide labor and equipment to replace the sewer and install the stormwater system is \$114,835.00. We would like to add this to the ongoing list of Hickman Utility projects. The agreement with Hickman Utilities is for labor and equipment only. Public Works will provide the approximately \$200,000 of pipe and material out of our material inventory. The stormwater component is the project that Council initiated a study for on Rosewood Drive. After the utility work has been completed, Public Works will resurface the entire street using Powell Bill funds.

**Staff Recommendation:**

Public Works is requesting Council approval of the Rosewood Drive agreement with Hickman Utilities for \$114,835 to be paid for out of the water and sewer capital reserve fund.

**City Manager's Comments:**

**Signature:** Wayne Horne, City Manager

**Department:** Public Works

**ATTACHMENTS:**

1. Est\_1773\_from\_Hickman\_Utilities\_INC\_7028

# Estimate

263 Singletary Millpond Rd  
Bladenboro, NC 28320

Date	Estimate #
12/30/2025	1773

Name / Address
City of Lumberton

Project

Description	Qty	Rate	Total
Rosewood Dr Demo-take up and haul off approxy.665 tons asphalt and 200' of concrete pipe and 350' of concrete curb and one manhole		12,500.00	12,500.00
New Sewer 630' of 8" sewer	630	25.00	15,750.00
Doghouse manhole	1	2,000.00	2,000.00
Manhole	6	1,200.00	7,200.00
Services to r/w	10	2,000.00	20,000.00
New RCP Storm Drain at 6-8' in depth			
30"	182	30.00	5,460.00
24"	945	25.00	23,625.00
15"	30	20.00	600.00
Manholes	9	2,800.00	25,200.00
Curb Inlets	2	1,250.00	2,500.00
NOTE--City of Lumberton to furnish all materials and does not include any flowable fill in existing line to be abandoned.			
We look forward to serving you.		<b>Total</b>	\$114,835.00

**Lumberton City Council**

Item: VI.B.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Public Works

**Submission Date:** 01/07/2026

**Subject:** Water Plant Transfer Pump

**Summary/Background of Subject Matter:**

This is a revised quote for rebuilding transfer pump #2 for the Water Treatment Plant. It was removed several months ago after being quoted \$47,000. Staff had originally budgeted \$75,000 for this last budget year but revised the amount once the quote came back at \$47,000. Now that Charles Underwood is going through the pump they have determined that the bowl assembly is too far gone to rebuild and will need to be replaced. The revised quote is \$82,545.62.

**Staff Recommendation:**

Staff recommends council approval of the revised quote to repair Transfer Pump #2 from the Water Treatment Plant in the amount of \$82,545.62 with the difference in cost (\$35,545.62) being made through the water and sewer capital reserve fund.

**City Manager's Comments:**

**Signature:** Wayne Horne, City Manager

**Department:** Public Works

**ATTACHMENTS:**

1. BP-50C31\_20251126\_090507
2. WTP~ Transfer Pump Rebuild~ ZS



2000 Boone Trail Rd.  
Sanford, NC 27330

**Charles R. Underwood, Inc.**

Ph: 919-775-2463  
Fax: 919-708-7232

February 12, 2024

Quote: 021224-ZS

Mr. Corey Walters  
City of Lumberton  
1451 Lowery St  
Lumberton NC 28358

RE: Transfer Pump Rebuild

We are pleased to provide you with this quotation to repair your transfer pump at the water treatment plant. We would propose the following.

**Removal**

- Provide confined space and rescue trained crew w/ necessary equipment and 60T crane to lock out, unwire, and remove from service
- Transport back to our facility for disassembly and inspection
- Provided detailed analysis report of our inspection.

**Total Price: \$5,800.00 Does Not Include Tax and Freight**

**Pump Rebuild**

- Provide and install the following new components
  - New flanged column pipe and fasteners
  - New stainless steel shafting and couplings
  - New welded bearing retainers
  - New bronze backed line shaft bearings
  - New SAE modified bowl bearings NSF-61
- Balance and coat impeller
- Bore and bush stuffing box
- Service and epoxy coat discharge head
- Re-assemble repaired unit
- Blast and epoxy coat all exposed components NSF-61

**Total Price: \$27,944.92 Price Does Not Include Tax and Freight**

**Motor Rebuild**

- Provide disassembly and inspection of 125 HP VHS motor
- Clean, Dip, and bake windings
- Provide and install new SKF upper and lower bearings
- Reassemble and test unit

**Total Price: \$7,150.00 Price Does Not Include Tax and Freight**

February 13, 2024

**Re-Installation**

- Provide confined space and rescue trained crew to re-install repaired pump with necessary tools and 60 T crane.
- Provide and install new 24" SS flange bolts and gasket
- Re-install motor and motor shaft
- Set proper clearances and start up

**Total Price:                    \$6,110.00                    Does Not Include Tax and Freight**

**NOTE:**

**Please note this price is based on all castings, and column pipe being in reusable condition. If we find other areas of concern, we will highlight these items in our analysis report and provide an updated quote on the repairs.**

**Conditions:**

- 1.) None of the above pricing includes tax and freight
- 2.) Town of Lumberton shall be responsible for isolating line during valve installations.
- 3.) Pump rebuild price is based off our nominal repair scope if any additional work is required CRU will notify the town and quote accordingly
- 4.) All pump rebuilds include our non-prorated 2 year warranty
- 5.) If the scope for any project changes for any reason CRU reserves the right to reassess and quote the town accordingly

As always we appreciate the opportunity to work with you on this project. If we can be of further service, or if you have any questions, please contact us.

Best regards,

Charles R. Underwood Inc.

Zac Scott  
Project Manager

*Total - 47,0004.92*



November 25, 2025

Quote: 021224-ZS

Mr. Corey Walters  
City of Lumberton  
1451 Lowery St  
Lumberton NC 28358

RE: Transfer Pump Rebuild

We are pleased to provide you with this quotation to repair your transfer pump at the water treatment plant. We would propose the following.

**Removal**

- Provide confined space and rescue trained crew w/ necessary equipment and 60T crane to lock out, unwire, and remove from service
- Transport back to our facility for disassembly and inspection
- Provided detailed analysis report of our inspection.

**Total Price: \$5,800.00 Does Not Include Tax and Freight**

**Pump Rebuild (Original)**

- Provide and install the following new components
  - New flanged column pipe and fasteners
  - New stainless steel shafting and couplings
  - New welded bearing retainers
  - New bronze backed line shaft bearings
  - New SAE modified bowl bearings NSF-61
- Balance and coat impeller
- Bore and bush stuffing box
- Service and epoxy coat discharge head
- Re-assemble repaired unit
- Blast and epoxy coat all exposed components NSF-61

**Total Price: \$27,944.92 Price Does Not Include Tax and Freight**

**Re-Installation**

- Provide confined space and rescue trained crew to re-install repaired pump with necessary tools and 60 T crane.
- Provide and install new 24" SS flange bolts and gasket
- Re-install motor and motor shaft
- Set proper clearances and start up

**Total Price: \$6,110.00 Does Not Include Tax and Freight**

**Additional Work Required**

During our inspection we found the existing bowl assembly to be in unserviceable condition due to the amount of corrosion and pitting. The existing bowl assembly is an obsolete model so we would propose a hydraulically equivalent mixed flow bowl assembly. The additional costs would include the following.

- New 24" flanged reduced column pipe with weld-in retainer and epoxy coating
  - Length adjusted to maintain total pump length with new bowl
- New 20MFAL 1 stg. mixed-flow bowl assembly
  - Hydraulically equivalent
    - 11,120 GPM @ 30' TDH
  - 416SS bowl shaft
  - Bronze and rubber bowl bearings
  - Basket strainer

**Total Price:                      \$42,690.70                      Does Not Include Tax and Freight**

**NOTE:**

**Please note the above price is in addition to the original quoted price.**

**Conditions:**

- 1.) None of the above pricing includes tax and freight
- 2.) Town of Lumberton shall be responsible for isolating line during valve installations.
- 3.) Pump rebuild price is based off our nominal repair scope if any additional work is required CRU will notify the town and quote accordingly
- 4.) All pump rebuilds include our non-prorated 2 year warranty
- 5.) If the scope for any project changes for any reason CRU reserves the right to reassess and quote the town accordingly

As always we appreciate the opportunity to work with you on this project. If we can be of further service, or if you have any questions, please contact us.

Best regards,

Charles R. Underwood Inc.

Zac Scott  
Project Manager

**Lumberton City Council**  
**Lumberton, North Carolina**



Item: VI.C.

**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Public Works

**Submission Date:** 01/07/2026

**Subject:** Water Plant Turbidimeter

**Summary/Background of Subject Matter:**

The Lumberton Water Treatment Plant (WTP) relies on a variety of meters and sensors to keep the plant in compliance with standards set by NC DEQ. One of these meters is a turbidimeter.

The current one used by the plant has begun to have issues and cannot be repaired. Staff put the spare unit into service and has received a quote to replace the spare unit. These units need to be "like type" equipment so that different reagents and other supplies work with all the units. Staff has received a quote of \$5,939.00 from Hach for a TU5200 Turbidimeter.

**Staff Recommendation:**

Staff recommends council approval of the purchase of a Hach TU5200 Turbidimeter for \$5,939.00 with funds being made available from 60-00-7120-3520.

**City Manager's Comments:**

**Signature:**

**Department:** Public Works

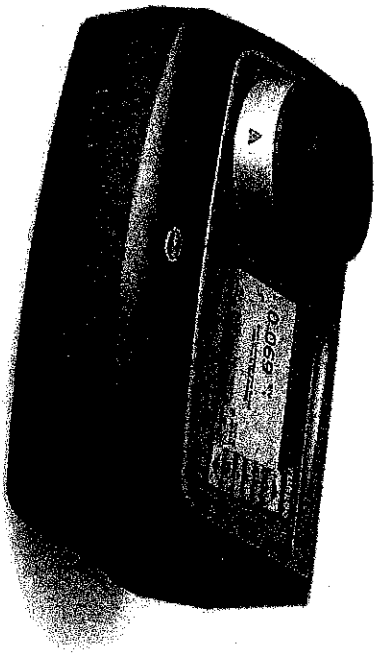
**ATTACHMENTS:**

1. BP-50C31\_20260107\_092318



\$ 5,939.<sup>00</sup>

Home / [Lab Instruments](#) / [Turbidimeters](#) / [TU5200 Benchtop Laser Turbidimeter](#)



# TU5 Series® TU5200 Laboratory Laser Turbidimeter without RFID, EPA Version

Product Number: LPV442.99.01012

Available

## Source Lamp

EPA Version - 650 nm Class 2 Laser

ISO Version - 850 nm Class 2 Laser

## Communication

Link2sc

Link2sc and RFID

Price: **\$5,939.00**

## The next standard in the evolution of turbidity

The platform employs a patented optical design that sees more of your sample than any other turbidimeter, delivering the best low level precision and sensitivity while minimizing variability from test to test. For the first time you will be able to remove the uncertainty of which measurement to trust, thanks to identical **360° x 90° Detection**® Technology in both, lab and process, instruments. The **TU5 Series**® dramatically reduces the time needed to get a turbidity measurement you can rely on.

The TU5200 Lab Turbidimeter, with the 360° x 90° Detection Technology, sees more of your sample meaning you no longer have to apply silicone oil to your vial and index to ensure an accurate reading. In addition, you can have confidence that you will get consistent results in the lab, from operator to operator, since the impact of small interferences is minimized due to the collection of light at 360°.

Only the new TU5 Series Lab & Process Turbidimeters with 360° x 90° Detection deliver unprecedented confidence that a change in your reading is a change in your water.

### Applications:

- Filtration
- Groundwater
- Membrane Protection
- Municipal Water
- QA/QC Lab
- Surface Water
- Ultrapure Water
- Water Supply Conditioning

**Lumberton City Council**  
**Lumberton, North Carolina**



Item: VI.D.

**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Public Works

**Submission Date:** 01/08/2026

**Subject:** WWTP Generator Purchase

**Summary/Background of Subject Matter:**

The Lumberton Waste Water Treatment Plant (WWTP) main backup generator is a 30+ year-old model that has been unreliable since the events of Hurricane Matthew. Staff have been working to find ways to replace this generator since that time. Over the last few years, staff have worked with congressional representative David Rouzer's office to secure a \$1,000,000 grant towards the cost of this project.

In August 2025 Public Works received a quote from Gregory Poole Power Systems (CAT) for a replacement cost of \$1,395,000.00 through Sourcewell. This project would replace the existing 900kW generator with 3 paired 500kW generators to better meet the needs of the WWTP in its current configuration.

**Staff Recommendation:**

Public Works recommends council approval of the purchase of 3 paired 500kW generators from Gregory Poole Power Systems through Sourcewell (092222-CAT) in the amount of \$1,395,000.00. Funding for this would be recommended to be \$1,000,000 in direct appropriations via congressional representative David Rouzer and the balance of \$395,000.00 paid from the water and sewer capital reserve fund.

**City Manager's Comments:**

**Signature:**

**Department:** Public Works

**ATTACHMENTS:**

1. BP-50C31\_20260108\_084946



**Gregory Poole Power Systems**  
PO Box 469  
Raleigh, NC 27602

August 29, 2025

City of Lumberton  
Attn: Corey Walters  
PO Box 1388  
Lumberton, NC 28359

RE: Lumberton WWTP – Emergency Generator Project - [Sourcewell Quote](#)

Mr. Walters,

Thank you for the opportunity to quote the emergency generators for the above-mentioned project. The basis of this quote is from conversations with the customer over the last several years. This quote is for GP to provide the generator sets and ATS, FOB jobsite. This proposal includes the equipment and start-up by GP, but we rely on a contractor, included in the turn-key portion of the quote, for the installation.

We would like to extend this proposal through the Sourcewell Cooperative Purchasing Program. The relevant Sourcewell Vendor and Purchaser IDs are listed below:

[Customer: City of Lumberton - 16959](#)  
[Vendor: Caterpillar, Inc – 092222-CAT](#)

**[New Generator Sets and ATS \(Turn-Key Installed\): \\$1,395,000.00 plus tax](#)**

~~**New Generator Sets and ATS (Turn-Key Installed) List Price: \$1,933,000.00 plus tax**~~

Please find attached to this the full bill of material as provided by GP as well as any clarifications / exclusions. Thank you for working with Gregory Poole Power Systems and please let us know how we can be of service to you in the future.

Sincerely,

Joe Mountjoy  
Territory Manager  
Gregory Poole Power Systems

**Project Name: Lumberton WWTP – Generator System – TURN-KEY**

<p><b>Date Issued</b> August 25, 2025  <b>Payment Terms:</b> Net Thirty (30) Days. 100% billed upon delivery of equipment to site  <b>Quote Number:</b> JWM25-000137-01</p>	<p><b>Delivery Terms:</b> F.O.B. Factory, Freight Allowed  <b>Expected Time for Submittals:</b> 3-4 weeks  <b>Expected Delivery After Approved Submittals:</b> 45 weeks</p>
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**Customer Sourcewell Member #: 16959**      **CAT Sourcewell #: 092222-CAT**

**GENERATOR BILL OF MATERIALS:**

**Three (3)** CATERPILLAR Diesel Fueled Packaged Generator Set **Model C15** with Brushless Generator, **500 kW TIER II** at 0.8 P.F., 480/277 Volt, 3 Phase, 60 Hertz at 1800 RPM.

Includes the Following Attachments and Accessories:

- UL 2200 Approved and Labeled for Packaged Engine-Generator Sets
- EPA Rated **Tier II Certified for Standby Use Only**
- Formed Steel Base and Vibration Isolators
- Isochronous Electronic Governor
- Adjustable Voltage Regulator
- CAT Generator featuring PMG Excitation
- Gen Run Relay & Common Alarm/Shutdown Relay
- Engine Mounted Radiator with Blower Fan
- Jacket Water Heater, 208/240VAC
- Lube Oil and Antifreeze
- Electric Starting System, 24 Volt DC (Single Starter)
- (1) Set of Heavy-Duty Lead Acid Batteries
- Battery Trays and Cables
- Charging Alternator
- (1) One NFPA 110 Compliant 10-Amp Dual Rate Battery Chargers, 110VAC. Installed Inside Genset Enclosure.
- Air Filter System with Replaceable Element
- Custom **Aluminum** Sound Attenuated, Weatherproof Enclosure with Doors and Locks.
  - Critical Grade Exhaust Silencer with Stainless Steel Flexible Exhaust Fitting – Mounted Inside of Weatherproof Generator Enclosure
  - **Attenuated to 75dba at 23 feet | Color: White**
  - **Motorized Intake and Gravity Discharge Louvers**
- Standard **1800gal** UL142 subbase fuel tank
  - Provides **48 hrs.** of runtime a 100% generator load.
  - **Custom Platform for both sides of enclosure.**
- Generator Control Panel, **GCCP1.5**, generator mounted, Nema1, with the following:
  - Panel illumination light group- Engine, Oil, and Coolant Temp.
  - Battery System ammeter and fuel oil pressure gauge.
  - Running time meter; AC Ammeter, Voltmeter, Frequency Meter.
  - Phase Selector switch; Voltage adjust rheostat.
  - Engine automatic cranking system with control selector switch and cycle crank.
  - Engine fault indicating system with failure lights for low oil pressure, high water temp, overspeed, overcrank, and low water level.
  - Communications: J1939 (primary and Accessory Data Link), Modbus RTU (1/2 Duplex)

**ANNUNCIATORS:**

- One (1) Local Annunciator

**CIRCUIT BREAKERS:**

- One (1) Molded Case EO Circuit Breaker, **800A**, LSI, Generator Mounted

**AUTOMATIC TRANSFER SWITCH (ATS):**

- One (1) 3000A Open Transition, SE Rated, 480V, NEMA3R ATS

**TESTS:**

- Factory Standard, Certified at 0.8 Power Factor
- On-Site: Standard Site Load Startup Service Procedures Performed During Our Normal Business Hours (No Fuel Included)
- On-Site: Load Bank per NFPA 110 Startup Service Procedures Performed During Our Normal Business Hours (No Fuel Included)

**RELATED ITEMS:**

- Three (3) Operation and Maintenance Manuals
- Owner/Operator Training at Time of Startup
- Two (2) Year Standby Warranty, Covers Parts, Labor and Travel.
- Freight to Jobsite

**\*Related Items Not Provided by Gregory Poole if Required\*:**

- Breaker settings or breaker testing
- Fuel for startup and testing
- On site pressure testing of the fuel tank. (If Required)
- All non-UL 142 signage and site specific labeling by others
- Infrared Scanning of equipment supplied above
- NETA / Independent Testing
- Generator Pad and Switchgear Pad Design (City of Lumberton to Provide)
- Relocated and install new Pad Mounted XFMR. (City of Lumberton to Provide)
- All utility and any other locating associated with the project. (City of Lumberton to Provide)
- Utility company fees for shutdowns, primary conductor installations, power usage, and/or new utility transformer.
- Allowances for contaminated / dirty soil. If deemed contaminated soil, the engineer will address and direct accordingly. Contaminated soil disposal is not included and will be provided as an adder if deemed necessary.

**PARTIAL TOTAL EQUIPMENT ONLY, THREE (3) GENS AND ATS PRICE.....  
\$780,000.00 / Plus Tax**

**INSTALLATION SERVICES:**

- Electrical installation services shall be provided by Local Electrical Contractor below and attached RISER:
  - Existing 9HSB Switchgear to Remain
  - Intercept Feeder from Transformer to 94HSB and Install New 3000A SE Rated ATS
  - Generator Pads for Generator 1, 2, and 3.
  - Grounding only includes 1- 3/4 Ground rod for each piece of Equipment. Grounding Loop Excluded.
  - Provide and install (1) Dry Type Transformer, 75 kVA, 3-Phase, 480 Delta Primary Volts - 208Y/120 Secondary Volts, NEMA 3R, Ventilated, 150 Degree C, Aluminum Windings.
  - Provide and install (1) 200 AMP, 208Y/120V 3-Phase, Main Circuit Breaker Loadcenter w/ (4) 60amp 3p Breakers, 10 kAIC, 30-Space, 42-Pole, Aluminum Bus, Cover: Surface, NEMA 3R - Rainproof.
  - Install and provide all rigging for Generators and ATS.
  - Proposal includes pricing for 50 ton crane with 30ft swing radius for rigging and install of Generators and Switchgear.
  - Electrical Permit/ License

**\*Related Items Not Provided by Gregory Poole if Required\*:**

- Breaker settings or breaker testing
- Fuel for startup and testing
- On site pressure testing of the fuel tank. (If Required)
- All non-UL 142 signage and site specific labeling by others
- Infrared Scanning of equipment supplied above
- NETA / Independent Testing
- Generator Pad and Switchgear Pad Design (City of Lumberton to Provide)
- Relocated and install new Pad Mounted XFMR. (City of Lumberton to Provide)
- All utility and any other locating associated with the project. (City of Lumberton to Provide)
- New feeders for existing loads from new switchgear.
- Grounding Loop.
- Davis Bacon wages
- Utility company fees for shutdowns, primary conductor installations, power usage, and/or new utility transformer.
- Performance and payment bond, add 1.5% if needed.
- Allowances for contaminated / dirty soil. If deemed contaminated soil, the engineer will address and direct accordingly. Contaminated soil disposal is not included and will be provided as an adder if deemed necessary.

<b>NET TURN-KEY TOTAL PRICE.....</b>	<b>\$1,395,000.00 / Plus Tax</b>
--------------------------------------	----------------------------------

**Notes and Comments:**

- Quote based on SCOPE OF WORK from conversations and load data provided by customer.
- Any additional services listed above will need to be provided at an added price.



Image shown may not reflect actual configuration

## 350 ekW – 500 ekW

### 60 Hz

Standby	Prime
350 ekW	320 ekW
400 ekW	365 ekW
450 ekW	410 ekW
<b>500 ekW</b>	455 ekW

## BENEFITS & FEATURES

### CAT® GENERATOR SET PACKAGE

Cat generator set packages have been fully prototype tested and certified torsional vibration analysis reports are available. The packages are designed to meet the NFPA 110 requirement for loading, conform to the ISO 8528-5 steady state and full transient response requirements.

### CAT DIESEL ENGINES

The four-cycle Cat diesel engine combines consistent performance with excellent fuel economy and transient response that meets or exceeds ISO 8528-5. The engines feature a reliable, rugged, and durable design that has been field proven in thousands of applications worldwide in emergency standby installations.

### COOLING SYSTEM

The cooling system has been designed and tested to ensure proper generator set cooling, and includes the radiator, fan, belts, and all guarding installed as standard. Contact your Cat dealer for specific ambient and altitude capabilities.

### GENERATORS

The generators used on Cat packages have been designed and tested to work with the Cat engine. The generators are built with robust Class H insulation and provide industry-leading motor starting capability and altitude capabilities.

### GCCP1.2 CONTROL PANEL

The GCCP 1.2 is an Auto Start Control Module suitable for a wide variety of single, diesel or gas, gen-set applications. Monitoring an extensive number of engine parameters, the module displays warnings, shutdown and engine status information on the back-lit LCD screen, illuminated LEDs and remote PC.

## SPECIFICATIONS

### ENGINE SPECIFICATIONS

Engine Model	Cat® C15 ACERT In-line 6, 4-cycle diesel
Bore x Stroke	137mm x 171mm (5.4in x 6.8in)
Displacement	15.2 L (928 in <sup>3</sup> )
Compression Ratio	16.1:1
Aspiration	Turbocharged Air-to-Air Aftercooled
Fuel Injection System	MEUI
Governor	Electronic ADEM™ A4
Emission Certifications	EPA TIER III

### GENERATOR SET SPECIFICATIONS

Alternator Design	Brushless Single Bearing, 4 Pole
Stator	2/3 Pitch
No. of Leads	12
Available Voltage Options	600V/480V/440V/240V/220V
Frequency	60Hz
Alternator Voltage	24V
Alternator Insulation & IP	Class H; IP23
Standard Temperature Rise	125/130 Deg C
Available Excitation Options	Self-Excited, PMG
Voltage Regulation, Steady State+/-	≤1%

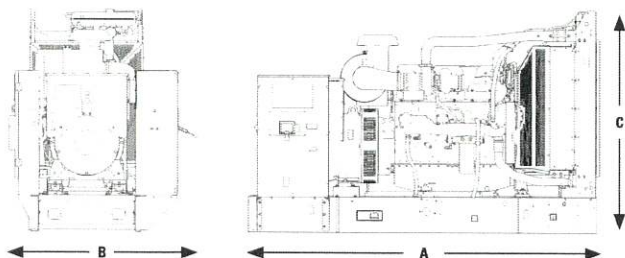
**STANDARD EQUIPMENT**

Air inlet system	Aftercooler core Turbocharger
Control panels	GCCP1.2 control panel
Cooling system	Coolant drain line with valve; terminated on edge of base Fan and belt guards Coolant Level Sensor Thermostats and housing, full open temperature 92 deg C (198 deg F) Coolant level sight gauge Jacket water pump, gear driven, centrifugal Caterpillar Extended Life Coolant
Exhaust system	Exhaust manifold; dry
Telematics	PL444 4G LTE
Fuel system	Primary fuel filter w/integral water separator & secondary filter Fuel cooler Fuel priming pump Flexible fuel lines Engine fuel transfer pump
Generators and generator attachments	Brushless, self-excited 2/3 pitch, random wound IP23 Protection Insulation Class H and temperature rise Power centre, IP22 bottom cable entry Segregated low voltage wiring pane
Governing system	Cat Electronic Governor (ADEM A4)
Protection System	Safety Shutoff – High Water Temperature Safety Shutoff – Low Oil Pressure Safety Shutoff – Overspeed Coolant Level Sensor
Base/Fuel Tank	Narrow Skid Wide/Standard Sub Tank Base – UL & ULC Listed Integral Tank Base – UL & ULC Listed Spill Containment Overfill Prevention Valve
Starting/charging system	24-Volt Electric Starting Motor Charging Alternator
Certifications	EPA Stationary Emergency Use

**OPTIONAL EQUIPMENT**

Air inlet system	Single/Dual Element Air Cleaner Heavy Duty Air Cleaner
Control panels	GCCP1.5 Local Annunciator Remote Annunciators Discrete I/O Module Device Server Volt Free Contact Earth (Ground) Fault Relay
Circuit Breakers	3-Pole 100% Rated – Single (Manual & Motorized) 3-Pole 100% Rated – Dual & Third (Manual) External Paralleling Auxiliary Contacts Neutral Bar
Enclosures	Sound Attenuated (SA) Weather Protective
Cooling system	Stone guards
Telematics	PLG601, PLG641
Mufflers	Industrial grade (10 dBA) Residential and Critical grade (25 dBA)
Base/Fuel Tank	Audio & Visual Fuel Alarm
Fuel System	Integral 670 Gal Tank Base Sub Tank Bases: 660, 1000, 1900, 2200 Gal
Generators and generator attachments	Excitation – Self Excitation – Internal/AREP/PMG Oversize Coastal Protection (CIP) Space Heater Control
Starting/charging system	Standard Battery Set Oversize Battery Set
Certifications	UL2200 Listed CSA 22.2 Certification of Compliance – IBC Seismic Certification of Compliance – IBC Seismic and HCAI
General	Tool Set

**WEIGHTS & DIMENSIONS**



**Note:** General configuration not to be used for installation. See general dimension drawings for detail.

Standby Ratings	Dim "A" mm (in)	Dim "B" mm (in)	Dim "C" mm (in)	Generator Set Weight kg (lb)
<b>350 ekW</b>	3476 (137)	1628 (64)	2128 (84)	3939 (8683)
<b>400 ekW</b>	3476 (137)	1628 (64)	2128 (84)	4066 (8963)
<b>450 ekW</b>	3476 (137)	1628 (64)	2128 (84)	4115 (9071)
<b>500 ekW</b>	3476 (137)	1628 (64)	2128 (84)	4365 (9623)



Image shown may not reflect actual configuration

## INTEGRAL & SUB BASE FUEL TANKS

### FEATURES

- UL Listed for United States (UL 142) and Canada (CAN/ULC S601)
- Facilitates compliance with NFPA 30 code, NFPA 37 and 110 standards and CSA C282 code
- Dual wall
- Lockable fuel fill cap, 4" (101.6 mm) NPT
- Low fuel level warning standard, customer configurable warning or shutdown
- Primary tank leak detection switch in containment basin
- Tank design provides capacity for thermal expansion of fuel
- Fuel supply dip tube is positioned so as not to pick up fuel sediment.
- Fuel return and supply dip tube is separated by an internal baffle to prevent immediate re-supply of heated return fuel
- Pressure washed with an iron phosphate solution
- Interior tank surfaces coated with a solvent-based thin-film rust preventative
- Heavy gauge steel gussets with internal lifting rings
- Primary and secondary tanks are leak tested at 20.7 kPa (3 psi) minimum
- Compatible with open packages and enclosures
- Gloss black polyester alkyd enamel exterior paint
- Welded steel containment basin (minimum of 110% of primary tank capacity)
- Direct reading fuel gauge with variable electrical output
- Emergency vents on primary and secondary tanks are sized in accordance with NFPA 30
- Rear stub-up access

### SUB BASE

- The sub-base fuel tank mounts below the generator set wide base

## Integral & Sub-Base Fuel Tank Base Usable Capacities with Fuel Tank Dimensions & Weights

Integral – Width (W) 2014 mm (79.3 in)

Sub-base – Width (W) 2056 mm (81.0 in)

### A. Open Set & Weather Protective Enclosure

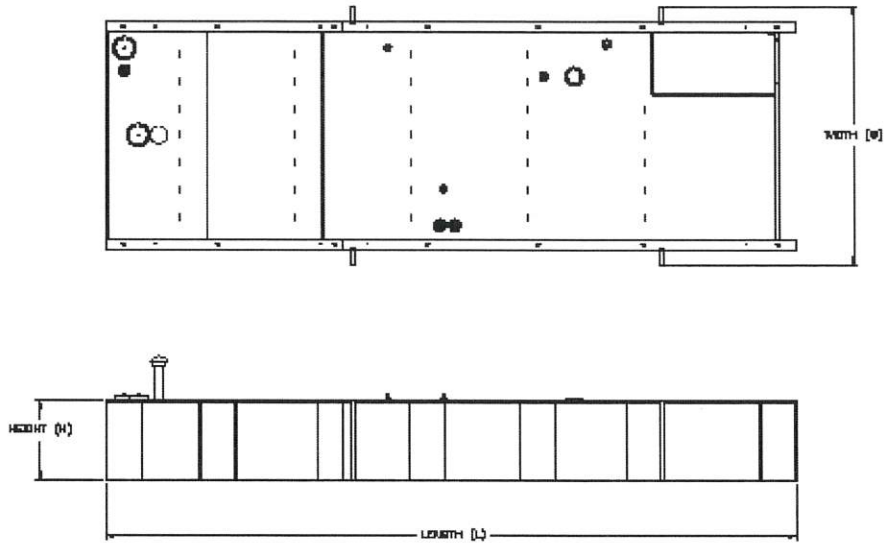
C15 Tank Design	Feature Code	Total Capacity		Usable Capacity		Dry Weight		Tank Only				Overall Package Height with Tank			
								Height 'H'		Length 'L'		Open		Enclosure	
		L	gal	L	gal	kg	lb	mm	in	mm	in	mm	in	mm	in
<b>Integral</b>	FTDW002	1283	339	1262	333	1015	2237	635	25.0	3814	150.1	2426	95.5	2619	103.0
<b>Sub-Base</b>	FTDW005	3941	1041	3876	1024	1659	3657	635	25.0	5550	218.5	2763	108.8	2955	116.3
<b>Sub-Base</b>	FTDW006	6980	1844	6818	1801	2228	4483	889	35.0	6184	243.5	3017	118.8	3209	126.3
<b>Sub-Base</b>	FTDW008	2476	654	2435	643	1468	3236	635	25.0	3810	150.0	2763	108.8	2955	116.3
<b>Sub-Base</b>	FTDW034	10887	2876	9899	2615	2847	6277	914	36	7747	305	NA	NA	3233	127.3

### B. Sound Attenuated Enclosure

C15 Tank Design	Feature Code	Total Capacity		Usable Capacity		Dry Weight		Tank Only				Overall Package Height with Tank			
								Height 'H'		Length 'L'		Open		Enclosure	
		L	gal	L	gal	kg	lb	mm	in	mm	in	mm	in	mm	in
<b>Integral</b>	FTDW001	1283	339	1262	333	1015	2237	639	25.0	4746	186.9	NA	NA	2619	103.0
<b>Sub-Base</b>	FTDW005	3941	1041	3876	1024	1659	3657	635	25.0	5550	218.5	NA	NA	2955	116.3
<b>Sub-Base</b>	FTDW006	6980	1844	6818	1801	2228	4483	889	35.0	6184	243.5	3017	118.8	3209	126.3
<b>Sub-Base</b>	FTDW011	2476	654	2435	643	1468	3236	635	25.0	3810	150.0	NA	NA	2955	116.3
<b>Sub-Base</b>	FTDW034	10887	2876	9899	2615	2847	6277	914	36	7747	305	NA	NA	3233	127.3

### C. Estimated Run Times (Hours) at 100% Load

C15 Tank Design	Feature Code	Standby Ratings (ekW)				Prime Ratings (ekW)			
		500	450	400	350	455	410	365	320
<b>Integral</b>	FTDW001 / FTDW002	9	9	11	11	10	10	11	12
<b>Sub-Base</b>	FTDW005 / FTDW016	28	29	32	36	30	31	35	38
<b>Sub-Base</b>	FTDW006	50	52	57	63	54	56	62	67
<b>Sub-Base</b>	FTDW008 / FTDW011	17	18	20	22	19	20	22	24
<b>Sub-Base</b>	FTDW034	72	75	82	91	78	81	90	97



The heights listed above do not include lumber used during manufacturing and shipping

Tanks with full electrical stub-up area include removable end channel. Tanks with RH stub-up include stubup area directly below the circuit breaker or power terminal strips. Dimensions include weather-protective enclosure exhaust system.

Dual wall sub-base tanks are UL Listed and constructed in accordance with UL Standard for Safety UL 142, Steel Aboveground Tanks for Flammable and Combustible Liquids and Canada CAN/ULC S601, Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids.

Fuel tanks and applicable options facilitate compliance with the following United States NFPA Code and Standards:

NFPA 30: Flammable and Combustible Liquids Code

NFPA 37: Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines

NFPA 110: Standard for Emergency and Standby Power Systems

Fuel tanks and applicable options facilitate compliance with the following Canadian Standard and Code:

CSA C282 – Emergency Electrical Power Supply for Buildings

CSA B139-09 – Installation Code for Oil-Burning Equipment

The following sub-base fuel tanks meet Chicago code for containment and labelling:

FTDW005

FTDW008

FTDW011



Image shown may not reflect actual configuration

# SOUND ATTENUATED ENCLOSURES

60 Hz

## Features

### Robust/Highly Corrosion Resistant Construction

- Factory installed on skid base
- Environmentally friendly, polyester powder baked paint
- 14 gauge steel
- Interior zinc plated fasteners
- Exterior stainless steel fasteners
- Internally mounted exhaust silencing system
- Designed and tested to comply with UL 2200 Listed generator set package
- Compression door latches providing solid door seal

### Excellent Access

- Large cable entry area for installation ease
- Accommodates side mounted single or multiple breakers
- Three doors on both sides
- Vertically hinged allow 180° opening rotation and retention with door stays
- Lube oil and coolant drains piped to the exterior of the enclosure base
- Radiator fill cover

### Security and Safety

- Lockable access doors which give full access to control panel and breaker
- Cooling fan and battery charging alternator fully guarded
- Fuel fill, oil fill and battery can only be reached via lockable access
- Externally mounted emergency stop button
- Designed for spreader bar lifting to ensure safety
- Stub-up area is rodent proof

### Transportability

- These enclosures are of extremely rugged construction to withstand outdoor exposure and rough handling common on many construction sites.

### Options (Sound Attenuated)

- Enclosure constructed with 14 gauge steel
- Enclosure constructed with 12 gauge aluminum (5052 grade)
- Caterpillar yellow or white paint
- Control panel viewing window
- UL Listed integral fuel tank with 670, 400, and 300 gallon capacities
- UL Listed sub base fuel tank with 660, 1000, 1900, and 2200 gallon capacities.
- Seismic certification per applicable building codes: IBC 2000, IBC 2003, IBC 2006, IBC 2009, IBC 2012, CBC 2007, CBC 2010
- IBC Certification for 150 mph wind loading
- AC/DC lighting package
- 5 kW Canopy space heater to facilitate compliance with NFPA 110
- Motorized louvers and gravity discharge damper
- 125A Load Center
- GFCI outlets

## Enclosure Package Operating Characteristics

Enclosure Type	Standby ekW	Cooling Air Flow Rate		Ambient Capability*		Sound Pressure Levels (dBA) at 7m (23 ft)  100% Load
		m <sup>3</sup> /s	cfm	°C	°F	
Level 1 Sound Attenuated Enclosure (Steel)	350	10.4	22072	59	138	73
	400	10.4	22072	51	124	73
	450	10.4	22072	46	115	74
	500	12.5	26415	48	118	75
Level 2 Sound Attenuated Enclosure (Steel)	350	10.4	22071	50	122	72
	400	10.4	22071	50	122	72
	450	10.4	22071	50	122	72
	500	12.5	26415	50	122	72
Sound Attenuated Enclosure (Aluminum)	350	10.4	22072	59	138	72
	400	10.4	22072	51	124	73
	450	10.4	22072	46	115	74
	500	12.5	26415	48	118	75

\*Cooling system performance at sea level. Consult your Cat® dealer for site specific ambient and altitude capabilities.

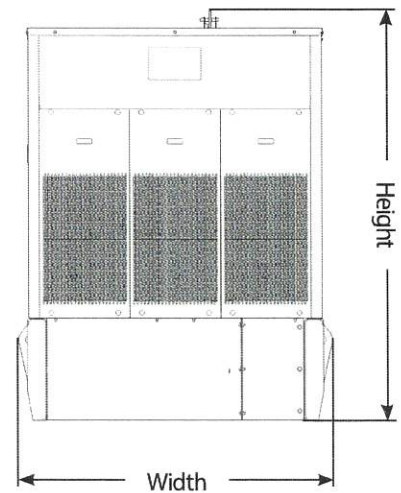
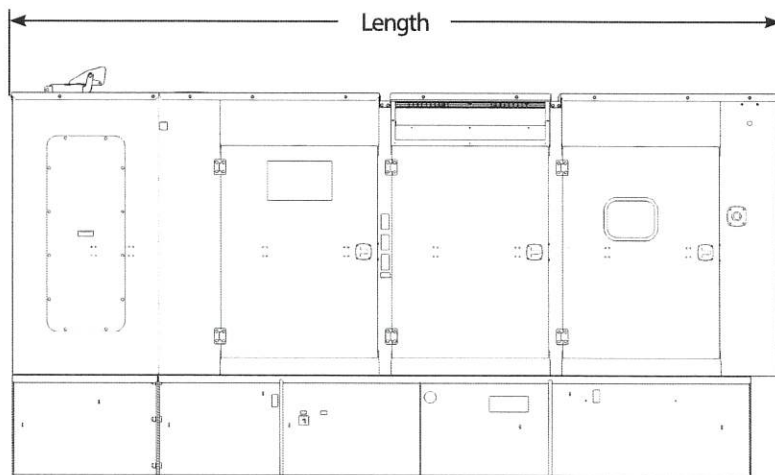
Note: Sound level measurements are subject to instrumentation, installation and manufacturing variability, as well as ambient site conditions.

## Component Weights to Calculate Package Weight

Standby ekW	Narrow Skid Base		Wide Skid Base		Sound Attenuated Enclosure (Steel)		Sound Attenuated Enclosure (Aluminum)	
	kg	lb	kg	lb	kg	lb	kg	lb
350	273	602	465	1025	1245	2745	765	1687
400								
450								
500								

### DIMENSIONS

Enclosure Type	Standby Ratings, ekW	Length, L		Width, W		Height, H	
		mm	in	mm	in	mm	in
Sound Attenuated Enclosure on Skid Base	350	4948	194.8	2014	79.3	2320	91.3
	400						
	450						
	500						
Sound Attenuated Enclosure on a UL Listed Integral Fuel Tank Base	350	4948	194.8	2014	79.3	2619	103.0
	400						
	450						
	500						
Sound Attenuated Enclosure on a UL Listed 660 Gallon Sub-Base Fuel Tank Base	350	4948	194.8	2056	80.9	2955	116.3
	400						
	450						
	500						
Sound Attenuated Enclosure on a UL Listed 1000 Gallon Sub-Base Fuel Tank Base	350	5751	226.4	2056	80.9	2955	116.3
	400						
	450						
	500						
Sound Attenuated Enclosure on a UL Listed 1900 Gallon Sub-Base Fuel Tank Base	350	6382	251.2	2056	80.9	3209	126.3
	400						
	450						
	500						



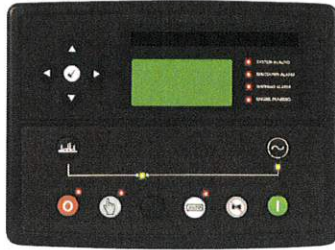


Image shown may not reflect actual configuration

## Description

System alarms are annunciated on the LCD screen (multiple language options available), illuminated LED and audible sounder. The event log will record 250 events to facilitate easy maintenance. An extensive number of fixed and flexible monitoring, metering and protection features are included as well as comprehensive communication and system expansion options. Using the PC Configuration Suite Software allows easy alteration of the operational sequences, timers and alarms. With all communication ports capable of being active at the same time, the genset controller is ideal for a wide variety of demanding load share applications.

## Full Range of Attachments

- Wide range of system expansion attachments, designed specifically to work with the GCCP controller
- Flexible packaging options for easy and cost effective installation

## Benefits

- 132 x 64 pixel ratio display for clarity
- Real-time clock provides accurate event logging
- Ethernet communication provides built in advanced remote monitoring.
- Can be integrated into building management systems (BMS) and programmable logic control (PLC)
- IP65 rating (with supplied gasket) offers increased resistance to water ingress
- Advanced Internal PLC editor allows user configurable functions to meet specific application requirements.
- Generator load demand
- Automatic hours run balancing
- Mains (Utility) de-coupling/Test mode
- Dead bus sensing
- Bus failure detection
- Direct governor and AVR control
- Volts and frequency matching
- kW and kVAR load sharing
- Dead bus synchronizing

## GCCP 1.5 - Control Panel

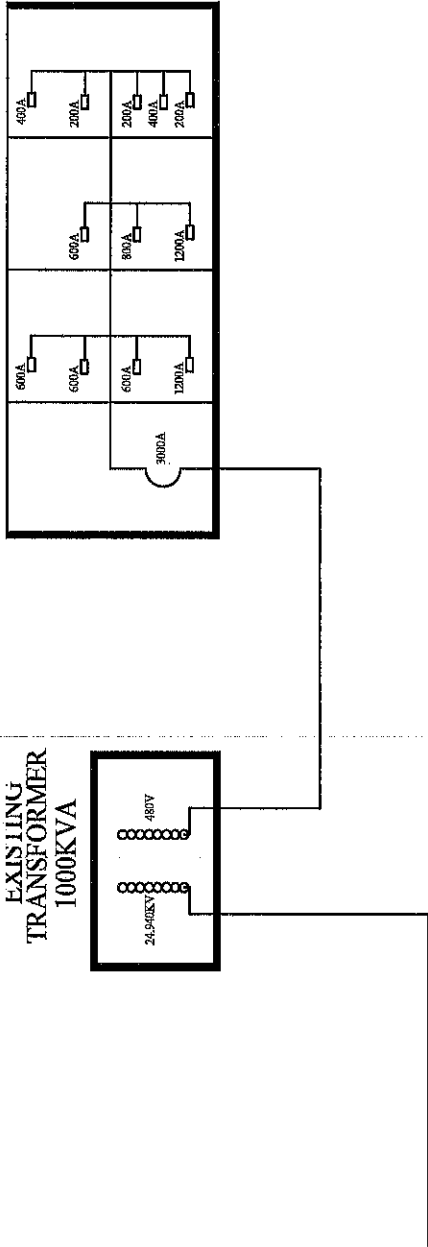
The GCCP 1.5 is an easy to use Synchronizing Auto Start Control Module suitable for use in a multi-generator load-share system, designed to synchronize up to 32 generators including electronic and non-electronic engines. The GCCP 1.5 monitors the generator and indicates operational status and fault conditions, automatically starting or stopping the engine on load demand or fault condition.

## Features

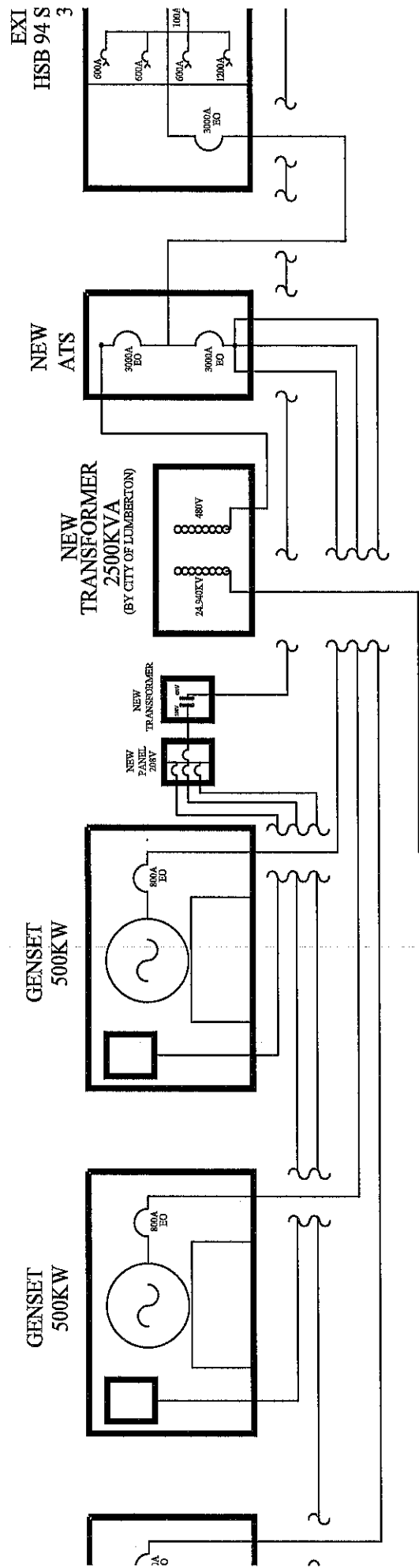
- 4-line back-lit LCD text display
- LED and LCD alarm indication
- Comprehensive synchronising & load-sharing capabilities (UL site certification required)
- Built-in AVR control
- Base load (kW export) functionality
- Positive & negative kVAR export control
- Mains (utility) de-coupling protection
- Generator power (kW, kV Ar, kV A & pf) monitoring
- Overload (kW & kV Ar) protection
- Reverse power (kW & kV Ar) protection
- Unbalanced load protection
- Independent earth fault protection
- Advanced integral PLC editor
- 11 Configurable inputs, 8 Configurable outputs
- Configurable flexible sensor inputs
- User configurable RS232, RS485 and Ethernet communications
- MODBUS RTU & TCP support
- User configurable MODBUS pages
- Advanced SMS control and fault messaging (additional GSM modem required)
- Easy access diagnostic pages including modem diagnostic pages
- Data logging and trending
- CAN, MPU and Frequency speed sensing
- Front panel editing with PIN protection
- Configuration Suite PC software via USB
- LED and LCD alarm indication
- Configurable display languages
- USB connectivity
- Customisable status screens
- Five key menu navigation
- 3 Configurable maintenance alarms
- Multiple date and time run scheduler
- Manual fuel pump control
- Charge alternator failure protection
- Load switching (load shedding and dummy load control)
- Configurable event log (250)
- Backed up real time clock

## World Wide Product Support

- Cat dealers provide extensive pre and post sale support
- Cat dealers have over 1,600 dealer branch stores operating in 200 countries



EXISTING



**GENERAL TERMS FOR ALL QUOTATIONS  
FROM GREGORY POOLE POWER SYSTEMS:**

**1. CONTRACT.** Unless otherwise stated, all sales transactions are expressly subject to these terms and conditions. Credit sales likewise are subject to credit approval. No understanding, promise or representation, and no waiver, alteration or modification of any of the provisions hereof shall be binding upon Gregory Poole Power Systems ("Company") unless assented to expressly in writing by an authorized representative of Company. Buyer shall not rely on any statement or representation of any party (including, without limitation, any Company sales representative) that alters, adds to or differs from these terms and conditions, and no such statement or representation shall be recognized by or be binding upon Company. Any and all provisions of Buyer's Purchase Order or other documents that add to or differ from these Terms and Conditions are EXPRESSLY rejected. No waiver of these Terms and Conditions or acceptance of others shall be construed from any failure of Company to raise objection.

**2. QUOTATIONS AND PUBLISHED PRICES.** Quotations automatically expire forty-five (45) calendar days from the date issued unless otherwise stated in the Quotation and are subject to withdrawal by notice within that period. Company reserves the right unilaterally to extend such Quotation up to six (6) months from the date of issuance. Prices shown on the published price list and other published literature issued by the Company are not unconditional offers to sell, and are subject to change without notice. Company's price for equipment, unless otherwise specified, does not include an allowance for installation and/or final on-site adjustment. Prices shall be subject to adjustment to those in effect at time of shipment.

**3. TAXES AND INSURANCE.** Company's prices do not include any applicable sale, use, excise or similar taxes; and the amount of any such tax which Company may be required to pay or collect will be added to each invoice unless Buyer has furnished Company with a valid tax exemption certificate acceptable to the taxing authorities. Where a Buyer fails to furnish the required documentation, the previously unpaid sales, use, excise or similar tax will be billed to the Buyer. If upon subsequent sales, use, excise or similar tax audit, an exemption certificate provided to Company by Buyer is, through no fault of Company, determined to be invalid, Company will attempt to acquire a valid exemption certificate, notarized affidavit of exempt use, or other necessary documentation from Buyer. If Buyer fails timely to furnish a valid exemption certificate, notarized affidavit, or other necessary documentation, the previously unpaid sales, use, excise or similar tax will be billed to Buyer.

Buyer, at its sole cost and expense, shall keep any and all equipment delivered hereunder insured to the extent of its full insurable value with a standard all-risk Inland Marine Insurance Policy covering physical damage to the equipment, with any loss payable to Company. Insurance coverage shall commence on or before the time at which title to such equipment passes to Buyer. Buyer shall be responsible for obtaining at its sole cost and expense any other insurance coverage that may be necessary or appropriate.

**4. TERMS.** Except as otherwise provided herein, TERMS ARE CASH, NET THIRTY (30) DAYS, from date of invoice. Amounts past due are subject to a service charge of 1.5% per month (or fraction thereof), or maximum contract rate permitted by law, and any payments will be applied first to service charges due. If Company deems that, by reason of the financial condition of the Buyer or otherwise, the continuance of production or shipment on the terms specified herein are not justified, Company may require full or partial payment in advance. The terms provided herein supersede any customer or trade practice regarding service charges, time of payment or any other term of payment.

**5. DELIVERY.** Delivery dates indicated in the contact documents are approximate and are based on prompt receipt of all necessary information regarding the equipment covered by the contract. Company will use reasonable efforts to meet the indicated delivery dates, but cannot be held responsible for its failure to do so. Company shall not be liable for delays in delivery or in performance or failure to manufacture or deliver, due to: causes beyond its reasonable control; acts of God, acts of Buyer, acts of civil or military authority, priorities, fires, strikes or other labor disturbances, floods, epidemics, war, riot, or delays in transportation; or inability on account of causes beyond its reasonable control to obtain the necessary labor, materials, components or manufacturing facilities. In the event of any such delay, the date of delivery or of performance shall be extended for a period equal to the time lost by reason of the delay. In the event of any delay caused by Buyer, Company will store and handle all items ordered at Buyer's risk and will invoice Buyer for the unpaid portion of the contract price, plus storage, insurance and handling charges, on or after the date on which the equipment is ready for delivery, payable in full within ninety (90) days from invoice date. Title to the equipment and risk of loss shall pass to Buyer upon delivery to a carrier.

**6. DELIVERY AND HANDLING CHARGES.** Unless otherwise specified, shipments are F.O.B. Company's premises. Delivery and handling charges will be prepaid and billed as a separate item on the equipment invoice on the basis of Company's current freight policies. Buyer may also specify and use a designated freight carrier. In the absence of such specification, goods will be shipped by the method and via the carrier chosen by Company.

**7. SHIPPING AND PACKING.** All material shall be carefully packed for shipment and Company will not be responsible for loss, delay or breakage after having received "in good order" receipts from the carrier. All claims for breakage, loss, delay and damage should be made to the carrier. Shipping weights and dimensions given in Company's materials areas close to actual as practicable, but are not guaranteed. No claims will be allowed because of any discrepancy between actual weight or dimensions shipped and listed data.

**8. SUBSTITUTIONS.** Unless specifically restricted on a purchase order, Company reserves the right to substitute the latest superseding design and manufactured equivalent product where the interchangeability of the product is based on form, fit, and function, in place of the product offered.

**9. CHANGES.** Buyer may with the express written consent of Company make changes in the specifications for equipment or work covered by the contract. In such event, the contract price and delivery dates shall be equitably adjusted. The Company shall be entitled to payment for reasonable profit plus costs and expenses incurred by it for work and materials rendered unnecessary as a result of such changes, and for work and materials required to effect said changes.

**10. NONCONFORMITY.** All equipment sold by Company is to be inspected before shipment, and should any of such equipment prove defective due to faults in manufacture, or fail to meet the written specifications accepted by Company, Buyer shall not return the goods, but shall notify Company immediately, stating full particulars in support of its claim, and Company will either replace the goods upon return of the defective or unsatisfactory material or shall adjust the matter fairly and promptly, but under no circumstances shall Seller be liable for consequential or other damages, losses or expenses in connection with or by reason of the use of or inability to use materials purchased for any purpose.

**11. CANCELLATION.** Undelivered parts of any order may be canceled by the Buyer only with the written approval of Company. If Buyer makes an assignment for the benefit of creditors or in the event that the Company for any reason feels insecure about Buyer's willingness or ability to perform, then Company shall have the unconditional right to cancel this sales transaction. In the event of any cancellation of this order by Buyer, Buyer shall pay to Company the reasonable costs and expenses (including engineering expenses and all commitments to suppliers and subcontractors) incurred by Company prior to receipt of notice of such cancellation, plus Company's usual rate of profit for similar work. In the event Company agrees to accept equipment for restocking, a minimum charge of twenty-



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Garner, North Carolina 27529

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five percent (25%), based on the sales price to Buyer of said equipment, will apply.

**12. SECURITY INTEREST.** Buyer agrees to pay for the equipment according to the Company's payment terms and does hereby grant to the Company a purchase money security interest in the equipment until such time as it is fully paid. Buyer hereby appoints Company as its Attorney-in-Fact and authorizes Company, at Buyer's expense, to take such action as may be necessary to perfect and protect Company's security interest, including the filing and/or recording of Uniform Commercial Code Financial Statements, and grants Company the right to execute Buyer's name thereto. In the event of a default by Buyer, Company shall be entitled to any of the rights and remedies provided by law. Buyer hereby authorizes Company, at Buyer's expense, to file or record any statement, memorandum or other instrument showing the interest of Company in the equipment, including Uniform Commercial Code Financing Statement, and grant Company the right to execute Buyer's name thereto. Buyer agrees to pay or reimburse Company for any searches, filings, recording or stamp fees or taxes arising from the filing or recording of any such instrument or statement. Buyer shall at its expense protect and defend Company's title against all persons claiming against or through Buyer, at all times keeping the equipment free from any legal process or encumbrance whatsoever, including, but not limited to liens, attachments, levies and executions, and shall give Company immediate written notice thereof and shall indemnify Company from any loss caused thereby.

**13. DEFAULT.** Upon default and placing of this instrument with an attorney for collection or repossession of the equipment, Buyer agrees to reimburse Company for its reasonable attorneys' fees and court costs incurred in connection therewith.

**14. BUYER ACCEPTANCE.** My apparatus delivered hereunder shall be deemed to be fully accepted by Buyer unless Company receives written notice of rejection of any such apparatus within ten (10) days after the date of delivery to Buyer.

**15. WARRANTIES. COMPANY MAKES NO REPRESENTATION, GUARANTY OR WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO QUALITY, MERCHANTABILITY, AND/OR FITNESS FOR A PARTICULAR PURPOSE, THAT EXTEND BEYOND THE DESCRIPTION OF EQUIPMENT, UNLESS REDUCED TO WRITING AND MADE A PART OF THIS CONTRACT. IN ADDITION, ALL EQUIPMENT SHALL BE WARRANTED SOLELY BY THE MANUFACTURER OF SAID EQUIPMENT PURSUANT TO THE TERMS OF THAT MANUFACTURER'S SUPPLIED WARRANTY.**

**16. DISCLAIMER OF DAMAGES AND LIMITATION OF LIABILITY. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY TYPE OF SPECIAL CONSEQUENTIAL INCIDENTAL OR PENAL DAMAGES, WHETHER SUCH DAMAGES ARISE OUT OF OR ARE A RESULT OF BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, EXCEPT DAMAGES ARISING OUT OF OR RESULTING FROM COMPANY'S GROSS NEGLIGENCE OR WILFUL MISCONDUCT.**

Such damages shall include but not be limited to loss of profits or revenues, loss of use of the equipment or associated equipment, cost of substitute equipment, facilities, down-time costs, increased construction costs or claims of Buyer's customers or contractors for such damages. Buyer agrees that in the event of a transfer, assignment or lease of the equipment sold hereunder, Buyer shall secure for Company the protection afforded to it in the paragraph set forth immediately below.

Company shall not be liable for any loss, claim, expense or damage caused by, contributed to, or arising out of the acts or omissions of Buyer or third parties (including carders), whether for negligence or otherwise. In no event shall Company's liability for any cause of action whatsoever exceed the cost of the item giving rise to the claim, whether based in contract, warranty, indemnity or tort (including negligence). Buyer agrees to defend and hold Company harmless from any claim or suit arising hereunder.

**17. REGULATORY LAWS AND/OR STANDARDS.** Company takes reasonable steps to keep its products in conformity with various nationally recognized standards and such regulations which may affect its products; however, Company recognizes that its products are utilized in many regulated applications and that from time to time standards and regulations are in conflict with each other. Company makes no promise or representation that its product will conform to any federal, state or local laws, ordinances, regulations, codes or standards, except as particularly specified and agreed upon for compliance in writing as a part of the contract between Buyer and Company. Company prices do not include the cost of any related inspections or permits or inspection fees.

**18. NUCLEAR.** Purchaser represents and warrants that the equipment covered by this contract shall not be used in or in connection with a nuclear facility or application.

**19. NO RESPONSIBILITY FOR GRATUITOUS INFORMATION OR ASSISTANCE.** If Company provides Buyer with assistance or advice which concerns any parts, products, or services supplied hereunder or any system or equipment in which any such part, product or service may be installed and which advice is not required pursuant hereto, the furnishing of such assistance or advice shall not subject Company to any liability whether based in contract, warranty, tort (including negligence) or otherwise.

**20. NONDISCLOSURE.** The terms of this Quotation are confidential, and the terms of any Quotation provided by Company, are confidential and none of the details connected herewith may be disclosed by Buyer to any third party without Company's prior written consent.

**21. NONASSIGNMENT.** This order may not be assigned by Buyer, in whole or in part, without Company's prior written consent.

**22. ENTIRE AGREEMENT AND AMENDMENT.** This Quotation constitutes the entire agreement between Company and Buyer with respect to the transactions hereunder and no representation, promise or condition not set forth herein has been relied upon by Buyer or shall be binding Upon either party hereto.

**23. VENUE.** Buyer agrees that any legal action arising out of or resulting from this Agreement shall be filed and maintained in the Civil District Court for the County of Wake, North Carolina.

**24. INTERPRETATION.** Should any term or provision contained in the contract contravene or be invalid under applicable law, the contract shall not fail by reason thereof but shall be construed in the same manner as if such term or provision had not appeared therein.

**This contract shall be interpreted in accordance with the laws of the State of North Carolina.**

PLEASE REVIEW YOUR SPECIFICATIONS TO BE SURE THAT THE APPARATUS DESCRIBED ABOVE MEETS YOUR REQUIREMENTS. This quotation covers items listed herein and does not constitute a specific job proposal. All equipment furnished loose for installation by others unless specifically listed as installed. Start-Up, Testing, & Training to be performed during normal business hours unless specifically indicated otherwise. Relay and/or System Coordination Study is not included unless specifically noted. Telephone and verbal orders are to be confirmed in writing. We reserve the right to correct stenographic or clerical errors. Gregory Poole Power Systems not responsible for occurrences beyond our control. This quotation is made subject to Gregory Poole Standard Terms and Conditions. This quotation is valid for Forty-five (45) days from date of issue.

ACCEPTANCE

BY GREGORY POOLE POWER SYSTEMS

\_\_\_\_\_ DATE \_\_\_\_\_

Joe Mountjoy \_\_\_\_\_ DATE 08/29/25



**Lumberton City Council**

Item: VI.E.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Public Works

**Submission Date:** 01/06/2026

**Subject:** NC HWY 41 Water Main Bore and Extension

**Summary/Background of Subject Matter:**

The new KC Apartments being constructed off of Elizabethtown Road and Pruitt Street (Across from Walmart Neighborhood Market) needs additional fire flow, more than the City's current water pipe system can offer. A plan has been developed to extend a new 8" water main under NC HWY 41 to provide additional flow to the apartments and also to enhance the City's existing water distribution system in the community on the south side of Elizabethtown Road. Hickman Utilities has provided the City a cost of \$41,800 to install the bore and extend the water main.

The developer, MC Morgan & Associates, Inc., has agreed to pay the City for these improvements. The City will provide approximately 200 linear feet of 8" water pipe from our inventory to supplement the extension.

**Staff Recommendation:**

Public Works is requesting Council to approve the agreement with Hickman Utilities to bore an 8" water main under NC HWY 41 and extend approximately 200 feet down Pruitt Street for \$41,800 to be paid for by funds provided by MC Morgan and Associates, Inc.

**City Manager's Comments:**

**Signature:** Wayne Horne, City Manager

**Department:** Public Works

**ATTACHMENTS:**

1. Est\_1772\_from\_Hickman\_Utilities\_INC\_14340

Hickman Utilities INC

# Estimate

263 Singletary Millpond Rd  
Bladenboro, NC 28320

Date	Estimate #
12/27/2025	1772

Name / Address
City of Lumberton

Project

Description	Qty	Rate	Total
<p>KC's Trace Jack and bore, furnish bore casing and pipe supports. Tap existing 12" water main go thru bore casing install 225' 8" C900 and cap. NOTE--City of Lumberton to furnish all materials, excluding bore casing and pipe supports in casing.</p>		41,800.00	41,800.00
PRICES GOOD FOR 30 DAYS		<b>Total</b>	\$41,800.00

**Lumberton City Council**

Item: VI.F.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Public Works

**Submission Date:** 01/06/2026

**Subject:** Asset Inventory Assessment and Water System Mapping Grant

**Summary/Background of Subject Matter:**

The City was awarded a \$150,000 Asset Inventory Grant (AIA) from NCDEQ earlier in 2025.

The purpose of the grant is to continue mapping the City's Raw Water piping system, update the Asset Management Plan and update the 10 Year Capital Improvement Plan for water system operations. Council appropriated a \$7,500 match to the grant. Public Works received one response, from the Wooten Company, to our advertised Request for Qualifications.

**Staff Recommendation:**

Public Works is recommending Council select the Wooten Company as the project engineer for the AIA Raw Water Mapping Project. Public Works will negotiate a scope and fee for the services and bring these back to Council for approval in February.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Public Works

**ATTACHMENTS:**

1. Lumberton - Water AIA and Water System Mapping
2. RFQ\_AIA 10-17-25



# CITY OF LUMBERTON STATEMENT OF QUALIFICATIONS

**WATER ASSET INVENTORY AND  
ASSESSMENT AND WATER SYSTEM  
MAPPING**

**NOVEMBER 20, 2025**

# Wooten

# COVER LETTER

November 20, 2025

Rob Armstrong, P.E.  
rarmstrong@ci.lumberton.nc.us  
Public Works Director  
500 N. Cedar St.,  
Lumberton, NC 28358



RE: Asset Inventory & Assessment and Well Replacement Projects

Dear Mr. Armstrong:

This Statement of Qualifications is in response to the City receiving \$150,000 in grant money for the completion of an Asset Management Plan for the water system. The Wooten Company worked with the City in completion of the initial water system mapping project. This project will provide pothole survey of some water lines, map the raw water system, assess the water treatment facility, develop a hydraulic model, perform a rate study, develop a Capital Improvement Plan and complete the Asset Management Plan.

We have partnered with the City through the first Water AIA project, the funding application for this project and we look forward to continuing with the completion of the project. Our project team will be led by John Grey, PE, who has worked with the City for over 20 years and has helped the City with procurement of many of the grant monies received. The team is experienced in the AIA process for water systems having completed several in the last 5 years.

With our experience with this type of project, the funding requirements, and with the City of Lumberton, we provide a complete package of services that will assist Lumberton in completing this critical project. We look forward to continuing our relationship with the City and are happy to provide any additional information the City may need in making the selection for engineering services for the project.

Best Regards,

THE WOOTEN COMPANY

A handwritten signature in blue ink, appearing to read "W. Brian Johnson". The signature is fluid and cursive, with a long horizontal line extending to the right.

W. Brian Johnson, PE  
Vice President / Director of Engineering Services  
120 N. Boylan Avenue, Raleigh, NC 27603  
919.828.0531 - bjohanson@thewootencompany.com

# FIRM PROFILE

The Wooten Company is a privately held, multi-disciplinary firm with 100+ employees focused on providing municipal engineering, surveying, and architectural services. Founded in 1936 and incorporated in 1949 in North Carolina, L.E. Wooten and Company (dba The Wooten Company) is now in its 89th year of continuous operation and is licensed by the State of North Carolina to practice engineering and surveying (NC Certificate of Registration F-0115), and architecture (NC Board of Architecture Certificate 50430).

A comprehensive range of capabilities including environmental engineering, general civil engineering, geomatics, mechanical engineering, electrical engineering, plumbing engineering, and architecture affords our clients a singular point of contact for a majority of their infrastructure needs, and therefore efficient and reliable solutions that keep the taxpayer front of mind.

## SPECIALTIES

- Water booster pumping, storage and distribution systems
- Water and wastewater treatment
- Water/Wastewater system modeling
- Wastewater collection systems
- Preliminary engineering and environmental assessment documents
- Surveying and Geographic Information Systems
- Infrastructure planning and assessment
- Architectural services
- Mechanical and HVAC design
- Stormwater design
- Electrical design
- Street and sidewalk assessments and design
- Grant assistance (State and Federal)
- Construction administration and observation
- NCDOT coordination
- Asset Inventory and Assessments of Water and Wastewater Infrastructure

**REGIONAL OFFICE:**  
119 Brookstown Ave, Suite 100  
Winston-Salem, NC 27101  
Contact: John Grey, PE  
P: 336.722.5326

**HEADQUARTERS**  
120 N. Boylan Avenue  
Raleigh, NC 27603  
P: 919.828.0531

## OFFICE LOCATIONS



# PROJECT UNDERSTANDING

The City of Lumberton has recently completed an initial Water AIA for the mapping of the water system. All valves and fire hydrants were located, but some of the line material and sizes were unknown. The City needs to complete the water system map, map the raw water system, evaluate the water treatment facility, create a hydraulic model and complete an Asset Management Plan (AMP). The AMP will help the City by summarizing the water system assets and developing a Capital Improvements Plan (CIP) to guide the City in future repairs/improvements to the water system.

## PROJECT APPROACH

### 1. POTHOLE WATER LINES

Wooten will work with the City and review data captured in the first Water AIA project and select which water lines are to be pothole excavated to observe the size and material of lines. The project will include 15 to 20 potholes depending on surface material and traffic volume at the locations. This information will be used to complete the water system map.

This work will be completed by Taylor Wiseman & Taylor (TWT) which will include traffic control under supervision of the Project Engineer and Project Manager.

### 2. RAW WATER SYSTEM SURVEY

The City of Lumberton uses raw water from the Lumber River and from wells. The project includes GPS locating the River intake, wells and the raw water lines. Having completed an improvement project at the raw water intake and currently working on an installation of three raw water wells, Wooten is uniquely qualified to complete the survey.

This work will be completed by Wooten Survey Group and entered into the GIS database of the Lumberton Water System. This will be coordinated by the Project Manager.

### 3. HYDRAULIC MODEL

With an accurate water system map and raw water system map, a hydraulic model of the water system can be created. The computerized hydraulic model is a tool that can be used to evaluate weaknesses in the water system and evaluate improvements in the water system to address those weaknesses.

This work will be completed by a system modeler under supervision of the Project Engineer and Project Manager.

### 4. EVALUATE THE WTP AND PROVIDE GUIDANCE ON DISINFECTION BYPRODUCTS

A process Engineer will visit the WTP and evaluate the different components of the facility to provide considerations for replacement or possible system improvements. These improvements will be included in the water system CIP.

This work will be completed by a Process Engineer and an Assistant Engineer coordinated by the Project Manager.

### 5. ASSET MANAGEMENT PLAN WITH CIP

The results of the hydraulic model evaluation, the WTP Evaluation and review of water line age and materials will create a list of needed projects for the City water system. These projects will be prioritized based on criticality evaluation and placed into a CIP to help the City plan for the work and associated costs.

This work will be completed by an Assistant Engineer and the Project Engineer under supervision of the Project Manager.

### 6. RATE STUDY OF THE WATER SYSTEM

The CIP and system financial data will be used to develop a recommended rate structure for the City to use to ensure system costs are covered by system income. This work will be completed by Project Engineer with assistance from Assistant Engineer and reviewed by Project Manager.

### 7. GRANT ADMINISTRATION

The Wooten Company will provide assistance to the City of Lumberton in correspondence with NCDEQ Division of Water Infrastructure. This will include initial scoping letter (already completed), monthly reports, reimbursement requests and project closeout documents.

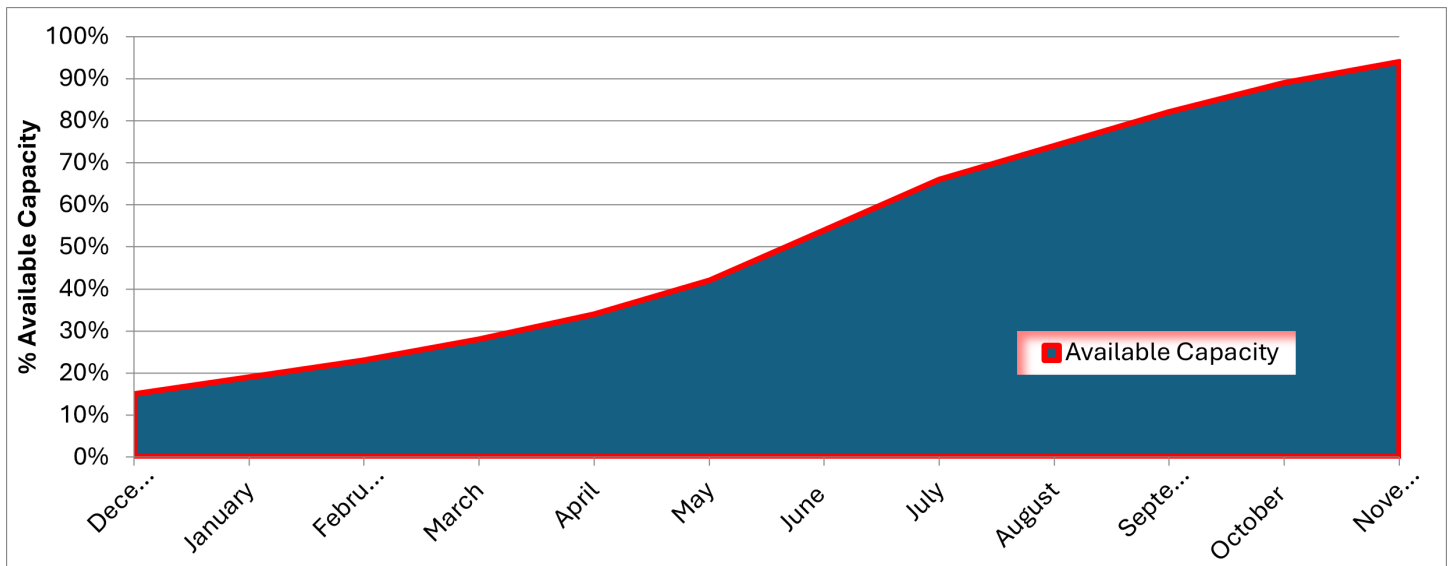
# PROJECT APPROACH

## PROPOSED PROJECT SCHEDULE

MILESTONE	ESTIMATED DATES
Selection, Contracting and Notice to Proceed	Award and Contract at January Council meeting
Pothole Survey	February – March 2026
Raw Water Survey	January 2026
Hydraulic Model	April – October 2026
WTP Evaluation	March - May 2026
Asset Management Plan with CIP	October 2026 – March 2027
Rate Study	March – June 2027
Grant Administration	January 2026 – July 2027

## STAYING ON SCHEDULE AND CAPACITY

We have aligned the most skilled and valuable team best suited for this type of project. If necessary Wooten has the ability to move resources within the proposed project team and has access to a deep bench within the overall company in order to meet project needs. Below is a chart depicting the estimated availability for the project team.



# ORGANIZATIONAL CHART

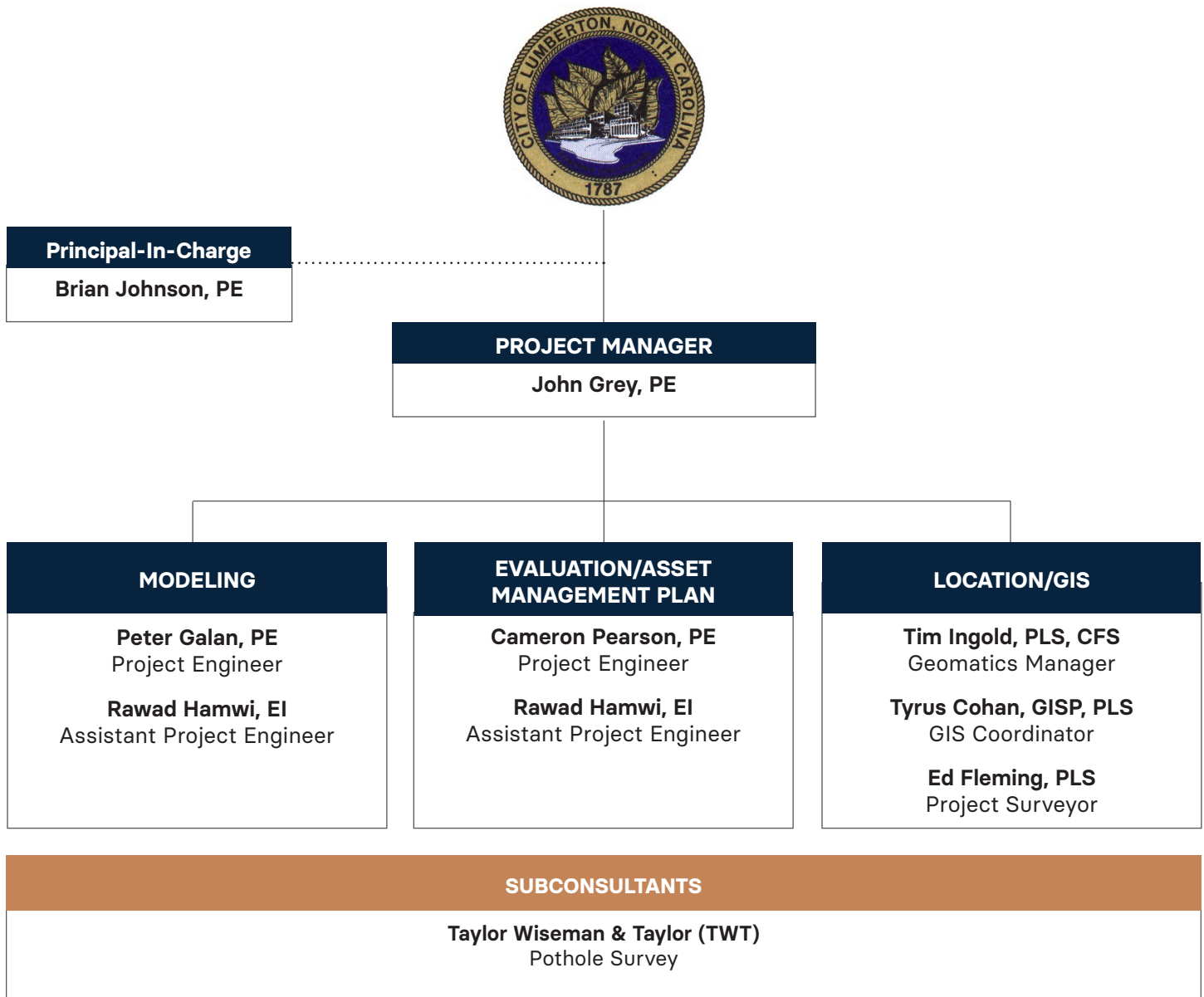
The unity and cohesion of the members of the team should ultimately be the biggest differentiator as Lumberton considers a team to assist them with this project.

The Wooten Company has proudly worked with municipalities across North Carolina for 89 years now, but it is not just the company as a whole which boasts such longevity. The team we have assembled for this project has helped each other grow and develop as professionals and individuals, and they know exactly how to compliment each other's skill sets in order to bring every project to a successful completion.

Led by Civil Department Head, Brian Johnson, PE, the head of our Winston-Salem Regional Office, John Grey, PE will manage this team and be the primary point of contact for the City. Working alongside John will be Cameron Pearson, PE and Rawad Hamwi, EI, and Tim Ingold, PLS who will coordinate the surveying and data acquisition.

The project related to the basic water system hydraulic model will be led by Peter Galan, PE.

The Organizational Chart below further outlines each team member's specific roles and reporting structure.



# RESUMES



**BRIAN JOHNSON, PE**

**Principal-In-Charge**

Brian Johnson, PE, is the Director of Engineering Services for The Wooten Company as well as a member of Wooten's Board of Directors. Since 1996 Brian has applied his engineering expertise to provide planning, analysis, and design of many infrastructure projects for local governments throughout North Carolina and South Carolina. Brian's project responsibilities have included preliminary studies, design, permitting, and construction administration, and the details included with each project phase. In addition to his departmental duties, he continues to work as a Senior Project Manager working on projects from inception to completion, working closely with clients to ensure they receive a quality project, on time and within budget. Maintaining client satisfaction and a quality project are his ultimate goals.

**Education:**

BS, Civil Engineering, NCSU  
Masters of Civil Engineering, NCSU

**Registrations:**

Professional Engineer, NC, SC; LEED AP

**Relevant Projects:**

Town of Jonesville – Water System AIA  
City of Newton - Water System AIA  
City of Lowell - Wastewater System AIA  
Town of Aulander - Water System Asset Management Plan



**JOHN GREY, PE**

**Project Manager**

Joining The Wooten Company in 1998 to open the firm's Asheboro Branch Office, John Grey now has over 30 years of experience in the design and construction administration phases of water distribution projects and wastewater collection projects, water and wastewater treatment projects and site development projects. Recently having moved this office, John provides oversight and management on a variety of disciplines for the Winston-Salem Regional Office of The Wooten Company, ranging from project funding strategy, to design, bidding and all the way through construction contract administration and observation services.

**Education:**

BS, Civil Engineering, NCSU

**Registrations:**

Professional Engineer, NC

**Relevant Projects:**

City of Lumberton - AIA Sewer Inventory Assessment  
City of Lumberton - Water AIA  
City of Marshville - Wastewater AIA  
Montgomery County - Water Asset Management Plan



**CAMERON PEARSON, PE**

**Project Engineer**

Cameron Pearson, PE, has a Master's Degree in Mechanical Engineering and recently joined The Wooten Company in May of this year. Cameron currently specializes in water & wastewater transmission design at Wooten, with a specific focus in fluid dynamics and pump design. Cameron has spent most of his career working as an application engineer, designing and supporting a variety of construction projects across the United States and Canada. Specific areas of expertise for Cameron include: soil theory for support of excavations (SOE), dewatering and general hydrogeological analysis for SOEs, steel and timber structural design, fluid dynamics and pump design, thermodynamics as it relates to the design and operation of heat exchangers and combustion engines, as well as a general background in construction techniques and practices.

**Education:**

BS, Mechanical Engineering, NCSU  
MS, Mechanical Engineering, NC A&T

**Registrations:**

Professional Engineer, NC

**Relevant Projects:**

Town of Ronda - Water System Asset Inventory  
Town of East Bend - Water System AIA  
Town of East Bend - Sewer AIA  
Town of Ramseur - Sewer AIA  
Town of Ramseur - Water AIA  
City of Lumberton - Well Replacement

# RESUMES



**PETER GALAN, PE**

**Project Engineer**

Peter Galan joined The Wooten Company in 2015 and has been a member of the Water Resources – General Civil Practice for his entire tenure at The Wooten Company. Peter has developed innovative solutions to public water and wastewater projects as these projects have progressed from the pre-design phase to the design phase and into construction. His work during the pre-design phase helps determine the best solution to address the client's needs. From developing preliminary engineering reports, engineering information documents, and alternatives analyses to creating, calibrating, and modifying hydraulic water and sewer models, he strives to determine the impact of a project on existing and proposed infrastructure. He has used his extensive experience with the permitting process to ensure minimal delay as projects are developed, acquiring permits from a number of agencies.

**Education:**

BS, Environmental Engineering, NCSU

**Registrations:**

Professional Engineer, NC

**Relevant Projects:**

Town of Granite Falls - Water AIA

Town of Jonesville – Water System AIA

Town of Ramseur - Water AIA



**TIM INGOLD, PLS, CFS**

**Geomatics Manager**

Tim Ingold serves as The Wooten Company's Geomatics Practice Manager. He has over 40 years of experience in the land surveying field, including over 25 years managing land surveying departments for multi-disciplined engineering and surveying firms. He has been licensed as a Professional Land Surveyor in NC since 1985. Tim has developed a comprehensive understanding of local, state, and federal laws and codes and technical standards pertinent to the geomatics practice as it applies to the protection of the public interests.

**Education:**

AAS, Surveying Technology,  
Guilford Technical Community College;  
AAS, Civil Engineering Technology,  
Guilford Technical Community College

**Registrations:**

Professional Land Surveyor, NC  
Certified Floodplain Surveyor

**Relevant Projects:**

Town of Aulander - Water System Asset Management Plan

City of Plymouth - Water Asset Management Plan

City Roper - Asset Inventory Assessment Grant/  
Wastewater



**RAWAD HAMWI, EI**

**Assistant Project Engineer**

Rawad Hamwi has more than 9 years of experience in civil mega construction projects in Saudi Arabia. His expertise includes reviewing designs of high-pressure water and gas pipelines, managing construction teams who conducted open cut and directional drilling activities. He also supervised geotechnical and SUE teams, handled all permits with permitting agencies and coordinated design and construction issues with client. Rawad also has experience planning and scheduling. At Wooten, he is involved in permitting and the design of sewer and water distribution systems as well as the development of specifications, capital improvement plans, and asset management plans.

**Registrations:**

Engineering Intern

**Relevant Projects:**

Town of East Bend - Water System AIA

Town of Ramseur - Water AIA

Town of Robbins - 2023 Water System Improvements

# RESUMES



**TYRUS COHAN, GISP, PLS**  
**GIS Coordinator**

Tyrus Cohan joined The Wooten Company in 2006 and has since assisted all departments with GIS/GPS infrastructure mapping and customized mapping projects for county, municipal and institutional clients across North Carolina. Tyrus has published maps and presented detailed work regarding GIS advancements and geography based research at state, national and international conferences, and is an integral component in the mapping of existing infrastructure for many water and sewer systems. With his extensive knowledge of GIS, Tyrus efficiently and effectively creates deliverables for assessing water and sewer systems.

**Education:**

BS, Geography/Anthropology, University of South Alabama  
MS, Geography with emphasis on GIS & Remote Sensing, University of Southern Mississippi

**Registrations:**

GISP  
Professional Land Surveyor, NC

**Relevant Projects:**

Town of East Bend - Water System AIA  
Town of Granite Falls - Water AIA  
Town of Jonesville - Water System AIA



**ED FLEMING, PLS**  
**Project Surveyor**

Ed Fleming is a Survey Project Manager for The Wooten Company, working out of the Hickory Regional Office. Ed joined the The Wooten Company in 2021; and has over 30 years of experience in the geomatics industry. Before joining the The Wooten Company, Ed was self-employed, specializing in land development, construction staking and topographical surveying. Prior to that, Ed served as the Vice President of one of the largest surveying companies in the western North Carolina area for 19 years; where he oversaw field operations, designed and managed several large land development projects, and was responsible for GPS control surveys. Ed has been licensed as a Professional Land Surveyor since 2000.

**Education:**

Old Dominion University

**Registrations:**

Professional Land Surveyor, NC

**Relevant Projects:**

City of Newton - Westbrook Drive Stormwater Replacement  
City of Ranlo - Waterline Extension - Ranlo Ave.  
City of Ranlo - Waterline Extension/Replacement  
City of Ranlo - Sidewalk Improvements

# SUBCONSULTANT

## TAYLOR WISEMAN & TAYLOR - POTHOLE SURVEY



Taylor Wiseman & Taylor (TWT) is a Surveying and Engineering firm that has been in continuous operation for over 100 years. Since 1901, TWT have been working to provide clients with the highest quality and most technologically advanced surveying, planning and engineering services.

Current staff includes over 250 professional, technical and support personnel in nine offices located in New Jersey, Maryland, Virginia, Pennsylvania and North Carolina. TWT maintains a staff that includes some of the most highly trained and qualified people in the industry. Their lead planning, engineering and field personnel are licensed professionals who have had additional training within their specialization. Office support staff and key field personnel are cross-trained in all disciplines of data collection, processing, CAD, and site design procedures.

# RATE SCHEDULE

The hourly rates outlined below include fringe benefits, indirect costs, reimbursable expenses, and profit.

<b>WAGE CATEGORY</b>	<b>HOURLY BILLING RATE</b>
Engineer I	\$ 140
Engineer II	\$ 175
Engineer III	\$ 230
Engineer IV	\$ 265
Engineer V	\$ 298
Architect I	\$ 108
Architect II	\$ 138
Architect III	\$185
Designer I	\$ 100
Designer II	\$ 125
Designer III	\$ 150
Designer IV	\$ 195
Construction Admin I	\$ 140
Construction Admin II	\$ 215
Construction Admin III	\$ 265
Construction Observer / Resident Project Representative	\$ 138
Utility Coordinator II	\$ 157
Utility Coordinator III	\$ 246
Survey Technician I	\$ 76
Survey Technician II	\$ 88
Survey Technician III	\$ 99
Survey Technician IV	\$ 121
Survey Technician V	\$ 153
Surveyor II	\$ 168
Surveyor III	\$ 211
Surveyor IV	\$ 240
GIS Analyst I	\$ 88
GIS Analyst II	\$ 116
GIS Analyst III	\$ 145
GIS Analyst IV	\$ 168
Funding Coordinator I	\$ 95
Funding Coordinator II	\$ 165
Funding Coordinator III	\$ 195
Project Assistant	\$ 99

Reimbursables: Mileage will be billed at the current IRS Standard Mileage Rate, Subcontracted Services and other expenses at cost plus 15%.

Standard Hourly Rates are subject to periodic review and adjustment.

Effective as of July 1, 2025.

# FIRM EXPERIENCE

The below list represents just a portion of the Asset Inventory and Assessment (AIA) and Asset Management Plan (AMP) projects The Wooten Company has worked on across the state of North Carolina. This experience gives us the background knowledge to complete any AIA or AMP project.

- **Lumberton - Asset Inventory and Assessment Sewer Inventory and Assessment**
- **Lumberton - Water Asset Inventory and Assessment**
- Aulander - Water Asset Management Plan
- Benson - Wastewater Collection System Asset Management Plan
- Claremont - Water System Asset Management Plan Components
- Claremont - Wastewater System Asset Inventory and Assessment
- Dallas - Water System Asset Inventory and Assessment
- East Bend - Water System Asset Inventory and Assessment
- East Bend - Sewer Asset Inventory and Assessment
- Edgecombe County - GIS Based Asset Management Plan
- Granite Falls - Water Asset Inventory and Assessment
- Jonesville - Asset Inventory and Assessment Water System Asset Management Plan Components
- Lowell - Wastewater System Asset Inventory and Assessment
- Marshville - Wastewater Asset Inventory and Assessment
- Montgomery County - Water Asset Management Plan (AMP)
- Newton - Wastewater Asset Management Plan
- Newton - Water Asset Inventory and Assessment
- Newton - Burris Rd. Sewershed - Wastewater Asset Management Plan
- Pembroke - Water System Asset Inventory and Assessment (AIA)
- Plymouth - Asset Inventory and Assessment Grant/Wastewater
- Plymouth - 2019 Water Asset Management Plan
- Ramseur - Sewer Asset Inventory and Assessment
- Ramseur - Water Asset Inventory and Assessment
- Robersonville - Asset Inventory and Assessment Grant/Water
- Ronda - Water System Asset Inventory
- Roper - Asset Inventory and Assessment Grant/Wastewater
- Smithfield - Asset Management & Operations System

## CITY OF LUMBERTON –AIA WATER INVENTORY AND ASSESSMENT

**Contact: Rob Armstrong - Director of Public Works - 910.671.3800**

This project included partial inventory and assessment of the City's water system including location of valves, fire hydrants and other assets using GPS equipment, recording assets features than can be visually verified in the field and verified through review of available records. Incorporation of the data into GIS layers included both visual graphics and the associated database of feature attributes.

## CITY OF LUMBERTON –AIA SEWER INVENTORY AND ASSESSMENT

**Contact: Rob Armstrong - Director of Public Works - 910.671.3800**

For the City's inventory and assessment of its wastewater system, specific activities included location of assets using survey grade GPS equipment; recording asset features including depth, size and material; condition evaluation, and incorporation into the City's GIS layers. Utilizing the GIS layers and associated database allowed for efficient recording, maintaining and recalling the data to support capital improvement updates and wastewater system improvements. In addition, a flow monitoring plan was implemented to evaluate wastewater flows to a primary interceptor main that has plagued City staff with Sanitary Sewer overflows (SSO). The data has been used to confirm the capacity needs of the critical link in the City's collection system. Beyond the collection system, Wooten also completed an evaluation of the City's 20 MGD WWTP.

# FIRM EXPERIENCE

## TOWN OF JONESVILLE – WATER SYSTEM ASSET INVENTORY AND ASSESSMENT

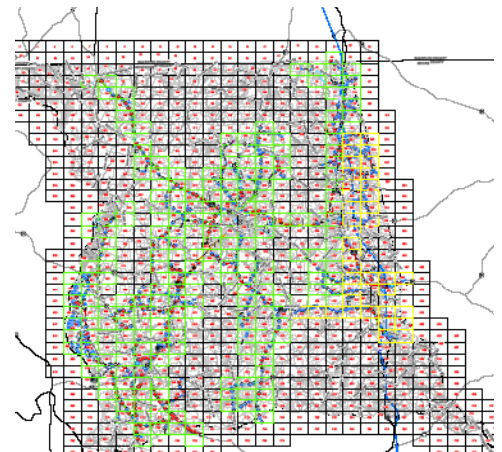
**Contact: Josh Matthews - Distribution ORC - 336.835.3426**

The Town of Jonesville, located in Yadkin County, treats water from the Yadkin River. Treated water is supplied to customers within Jonesville and to the southern limits of Yadkin County in the community of Hamptonville. The Town's water system supplies customers more than 10 miles away from the treatment plant using several booster pump stations, 1 elevated storage tank, and 2 aging water stand pipes. After receipt of a water AIA grant, the Town contracted with The Wooten Company to help evaluate their aging water storage and distribution system. Growth in the area was beginning to put demands and customer expectations on a system that was in need of infrastructure planning to maintain viability in the future. The Wooten Company first located and assessed all existing water infrastructure (pipes, pumps, and storage tanks) and conducted hydrant tests to verify water pressure in various parts of the system. This effort helped the Town prepare an Asset Management Plan (AMP) and water system distribution map. After creating a system map and reviewing pressure test and demand data, The Wooten Company developed a water system hydraulic model to help plan future improvements. The model confirmed where portions of the Town's system needed improvements, particularly with elevated storage needs, to meet customer expectations and allow growth opportunities for residential and business development. Using the AMP, water model, and interviews with Town staff, The Wooten Company developed a prioritized list of Capital Improvement Projects and cost opinions. This effort provided a game plan for future preparation of grant and low interest loan applications to aid the Town in funding many of the most necessary water system improvement projects.

## MONTGOMERY COUNTY - WATER ASSET MANAGEMENT PLAN

**Contact: Eric Johnston - Director of Development & Infrastructure - 910.439.6197**

Montgomery County treats water from the Yadkin River Basin by withdrawing water from Lake Tillery. Then the water is treated and delivered to customers throughout the County including all of the municipalities in Montgomery County and the City of Robbins. The County desired to have a better understanding of their water system to help them in planning for maintenance and cost of service. The County applied for and received a NCDEQ Division of Water Infrastructure grant to work towards completion of an Asset Management Plan. The County hired Charles Underwood and Associates to complete an assessment of all booster pump stations, the WTP and the water intake facility. They selected The Wooten Company to GPS map the water system, help coordinate the assessment of the facilities, provide a hydraulic model of the water system and provide an Asset Management Plan.



## TOWN OF RAMSEUR - WATER AIA

**Contact: Hampton (Happy) Spivey, Mayor, 336.824.4111**

Project scope includes providing GPS survey of valves and fire hydrants, assessment of water treatment plant for possible system improvements, providing a hydraulic model and identification of system deficiencies, preparation of a Rate Study, development of a Capital Improvements Plan (CIP) and Asset Management Plan (AMP). The data will be placed into an asset management software system for access by Town staff. Project is funded by NCDEQ DWI AIA Grant and scheduled to be completed in 2025

# FAMILIARITY WITH LOCALITY

The Wooten Company has a long history of successful project partnerships with the City of Lumberton, whether architectural, engineering, or funding administration related. Many of the collaborations are as a result of our intimate knowledge of the City's public infrastructure needs. The Wooten Company, in Fall 2020, submitted a CDBG-Infrastructure grant program application focused on eliminating inflow and infiltration into sewer lines to greater support the wastewater treatment plant. As a result of this application, The Wooten Company team is knowledgeable of the City's Asset Management Plan (AMP), which generated utilizing data from the Asset Inventory and Assessment (AIA) funded evaluation of the wastewater system. Included in the AMP is the 2018 Capital Improvement Plan (CIP) which outlines projected improvements to the wastewater system over a ten-year period. The list below is just a snapshot representation of our continuing work with the City of Lumberton.

- ROSEWOOD MOBILE HOME PARK SEWER
- NORTHWEST SEWER SYSTEM EVALUATION
- OLD WHITEVILLE ROAD SEWER IMPROVEMENTS
- PHASE III SEWER SYSTEM MAPPING
- REGIONAL WASTEWATER STUDY
- SANITARY SEWER COLLECTION SYSTEM
- TANGLEWOOD SEWER REHABILITATION
- TANGLEWOOD INFRASTRUCTURE MAPPING
- BILL SAPP CENTER RENOVATION
- CANCER INSTITUTE SEWER PUMP STATION IMPROVEMENTS DESIGN
- LUMBERTON CHRISTIAN CARE CENTER
- COMBINED SEWER SEPARATION
- DOWNTOWN AREA MAP
- EASTERN INTERCEPTOR FORCE MAIN
- KENNY BIGGS SEWER IMPROVEMENTS
- HAZARD MITIGATION PLAN UPDATE
- MANHOLE INSPECTION
- MILL STREET SEWER

*As a team devoted to supporting the health and welfare of communities throughout the Carolinas, we sincerely appreciate the opportunity to continue to develop our working relationship with Lumberton. These referenced qualifications are the results of decades of hard work and commitment - a proud cornerstone of our practice - to the communities that we call home.*

*A Tradition of*

**DESIGNING THE FUTURE** ►

**CITY OF LUMBERTON  
REQUEST FOR QUALIFICATIONS- ENGINEERING SERVICES  
FOR  
WATER ASSET INVENTORY AND ASSESSMENT  
AND  
WATER SYSTEM MAPPING**

October 17, 2025

Dear Offeror:

This is a Request for Qualifications to provide engineering services in connection with the City of Lumberton Water Asset Inventory and Assessment (AIA) project. Project activities may include:

- Pot hole some water lines that are unknown size to verify size and material.
- Location of Raw water wells and lines
- Develop a Hydraulic model of the water system and evaluate for pressure and water age.
- Evaluate the WTP and look study Disinfection Byproducts
- Complete a rate study of the water system
- Develop an Asset Management Plan with CIP based on the results
- Grant Administration

The project is funded by a \$150,000 Division of Water Infrastructure Asset Inventory Assessment (AIA) Grant with a \$7,500 Local Match from the City of Lumberton Water and Sewer Fund

You are invited to submit a proposal of qualifications via email to be received not later than 5 PM on **November 20, 2025** to:

Rob Armstrong, P.E., Public Works Director. Email: [rarmstrong@ci.lumberton.nc.us](mailto:rarmstrong@ci.lumberton.nc.us)

One pdf version of the proposal shall be submitted by email in accordance with the following sections of this Request for Qualifications:

- A.** Problem Statement
- B.** Scope of Work
- C.** Project Schedule
- D.** Hourly Rate Schedule
- E.** Proposal Content
- F.** Factors for Award/Evaluation Criteria

The City of Lumberton will enter into a contract with the Engineer whose proposal of qualifications is determined to be the most advantageous to the City. Factors to be considered, the method used in the evaluation of the proposal and selection of the Engineer are set forth in Section F.

The City does not discriminate based on race, color, religion, sex, national origin, handicap, age, familial status, and encourages proposals from small, minority, and female-owned businesses, and locally owned/operated businesses that provide employment opportunities to low-income individuals.

If you have any questions concerning the Request for Qualifications, please contact Rob Armstrong, P.E., Public Works Director.

**CITY OF LUMBERTON**  
**REQUEST FOR QUALIFICATIONS- ENGINEERING SERVICES**  
**Water Asset Inventory and Assessment**  
**Water System Mapping**

**A. PROBLEM STATEMENT**

The City of Lumberton has been awarded an Asset Inventory and Assessment Grant to continue mapping and modeling the City's water distribution system. The City does not have sufficient engineering staff necessary to complete the proposed activities and is soliciting proposals from qualified engineering firms to provide complete engineering services for the Water Asset Inventory and Assessment Project

**B. SCOPE OF WORK**

The City of Lumberton is soliciting proposals from qualified firms for engineering services necessary to implement the AIA project within the approved budget and schedule. The selected consultant will be expected to provide the following services at a minimum as a part of the project's scope of services.

- Pot hole some water lines that are unknown size to verify size and material.
- Location of Raw water wells and lines
- Develop a Hydraulic model of the water system and evaluate for pressure and water age.
- Evaluate the WTP and look study Disinfection Byproducts
- Complete a rate study of the water system
- Develop an Asset Management Plan with CIP based on the results
- Grant Administration

**C. PROJECT SCHEDULE**

The AIA project is expected to commence immediately upon approval of the Engineer by the governing body and approval of grants by the funding agency. A completed plan must be prepared within two years of the date of grant award. A final schedule will be further developed after selection of the Engineer.

**D. PROPOSAL CONTENT**

The Engineer's proposal must contain the following parts and be roughly 15 single-sided pages, plus a cover page to be submitted in electronic PDF format:

- 1. Technical Approach/Understanding of the Program.** Describe the approach to be taken in addressing the proposed scope of work, as well as opportunities for optimizing the funds available. This description is to include delineation of specific tasks to be undertaken, and a project schedule showing start and completion dates for major tasks.
- 2. Work Management Plan/Experience of Proposed Personnel.** Describe the management plan to be used, staffing configurations, etc. specifying work to be completed relative to the City of Lumberton. Brief resumes of the individuals involved in the project are required, including similar project experience for each individual.
- 3. Experience of the Firm.** Provide a brief description of experience specific to the types of projects included in the RFQ, including federally or state funded project experience. Please list a reference for each project. Make sure the contact listed for each project was employed at time the firm provided the services. If the local staff person who is most familiar with your work is no longer with the locality, include current contact information or indicate why the person can no longer be contacted.

4. **Familiarity with Locality.** Include a list of project experience conducted within the City of Lumberton. Describe any other grant project experience or related work that indicates the firm's level of understanding and familiarity with the City.

#### **E. FACTORS FOR AWARD/EVALUATION CRITERIA**

The following factors will be used in evaluating Consultant's proposal of qualifications and negotiation of a contract:

1. Technical Approach/Understanding of Program. (25 points)
2. Work Management Plan/Experience of Proposed Personnel. (25 points)
3. Engineering Experience of the Firm. (25 points)
4. Familiarity with Locality. (25 points)

Qualifications will be reviewed and a recommendation will be forwarded to the City Council for consideration in December 2025. After considering factors outlined in Section E, the engineering firm will be selected based on qualifications most advantageous to the City, subject to negotiation of fair and reasonable compensation. The Engineer will be notified by mail of the City's selection.

**Lumberton City Council**

Item: VI.G.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Public Works

**Submission Date:** 01/06/2026

**Subject:** Engineering Agreement No 1 for Linkhaw Culvert Project

**Summary/Background of Subject Matter:**

Attached is Engineering Agreement Amendment No 1 with the Wooten Company for the Linkhaw Road Railroad Culvert Project. The amendment is for Construction Observation, Construction Management and Grant Management to be paid for out of the local match appropriated by Council.

**Staff Recommendation:**

Public Works is requesting Council approval of Amendment No 1 with the Wooten Company to jet Linkhaw Road Culvert Improvement Project Engineering Agreement for \$62,600 to be paid for from the designated local match for the project

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Public Works

**ATTACHMENTS:**

None

**Lumberton City Council**  
**Lumberton, North Carolina**



Item: VI.H.

**Request for Action**

**Meeting Date: January 12, 2026**

**Originated By: Public Works**

**Submission Date: 01/06/2026**

**Subject: Local Match for the Linkhaw Road Culvert Project**

**Summary/Background of Subject Matter:**

Public Works has a total project budget of just over \$1.1M for the Linkhaw Railroad Culvert Project. The City received a \$747,800 North Carolina Department of Environmental Quality Grant. We are responsible to provide a \$400,302.44 local match of non-federal funds. We are using the \$250,000 Golden Leaf Grant to make up part of this match. Also, we have \$19,652.44 of in-kind work (relocating & replacing a utility pole). This leaves us \$130,650 that we need to allocate to the project from City funds. There is no designated capital funds available in the stormwater fund, so Public Works is requesting this match be provided from the Water and Sewer Capital Reserve Fund.

**Staff Recommendation:**

**City Manager's Comments:**

Public Works is requesting \$130,650 be allocated from the water and sewer capital reserve fund to be used for the local match required on the North Carolina Department of Environment grant awarded to the Linkhaw Road Culvert Improvement Project.

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Public Works

**ATTACHMENTS:**

1. Lumberton\_Linkhaw Budget 10-10-25

DWR WATER RESOURCES DEVELOPMENT GRANT APPLICATION - FLOOD RESILIENCY SPRING 2025

Budget Sheet

Project Name: Linkhaw Road Flood Mitigation Project

Date: 8/8/2025

		DWR	Local Match	Other Non-Federal Match	Federal Contribution	Local + Other Non-Federal Match Total	Category Total
2.9%	<b>Administration</b>						
	Cash		30,650.00			\$30,650.00	\$30,650.00
	In-kind		2,530.58			\$2,530.58	\$2,530.58
9.0%	<b>Design</b>						
	Cash		100,000.00			\$100,000.00	\$100,000.00
	In-kind		3,000.00			\$3,000.00	\$3,000.00
0.3%	<b>Permitting</b>						
	Cash					\$0.00	\$0.00
	In-kind		4,000.00			\$4,000.00	\$4,000.00
0.0%	<b>Survey</b>						
	Cash					\$0.00	\$0.00
	In-kind					\$0.00	\$0.00
48.2%	<b>Construction Materials</b>						
	Cash	550,000.00				\$0.00	\$550,000.00
	In-kind		3,126.58			\$3,126.58	\$3,126.58
1.7%	<b>Plant Materials</b>						
	Cash	20,000.00				\$0.00	\$20,000.00
	In-kind					\$0.00	\$0.00
5.0%	<b>Construction Oversight</b>						
	Cash	57,000.00				\$0.00	\$57,000.00
	In-kind					\$0.00	\$0.00
32.9%	<b>Construction</b>						
	Cash	120,800.00	0.00	250,000.00		\$250,000.00	\$370,800.00
	In-kind		6,995.28			\$6,995.28	\$6,995.28
0.0%	<b>Education</b>						
	Cash					\$0.00	\$0.00
	In-kind					\$0.00	\$0.00
0.0%	<b>Monitoring</b>						
	Cash					\$0.00	\$0.00
	In-kind					\$0.00	\$0.00
0.0%	<b>Land</b>						
	Cash					\$0.00	\$0.00
	In-kind					\$0.00	\$0.00
	<b>Cash Sub-total</b>	\$747,800.00	\$130,650.00	\$250,000.00	\$0.00	\$380,650.00	\$1,128,450.00
	<b>In-kind Sub-total</b>		\$19,652.44	\$0.00	\$0.00	\$19,652.44	\$19,652.44
	<b>Total</b>	\$747,800.00	\$150,302.44	\$250,000.00	\$0.00	\$400,302.44	\$1,148,102.44

DWR Total =	\$747,800.00
DWR Non-Federal Match % =	65.13%

Local + Non-Fed Total =	\$400,302.44
Local + Non-Fed % =	34.87%

Non-Federal % =	100.00%
Federal % =	0.00%

**Lumberton City Council**

Item: VI.I.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 12/01/2025

**Subject:** Lumbee Land Development contiguous annexation-ETJ

**Summary/Background of Subject Matter:**

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

**Staff Recommendation:**

The City Clerk has certified the sufficiency of the petition and the Planning Department recommends City Council set the date of the public hearing for their February 2026 meeting.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Annexation Petition-Village @ Eagle's Landing\_signed



City of



Lumberton

Planning & Neighborhood Services

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

Application File No.: 5.137, 7.198 & 6.238

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

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

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

Signature: [Handwritten signature] (Authorized Person)

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

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

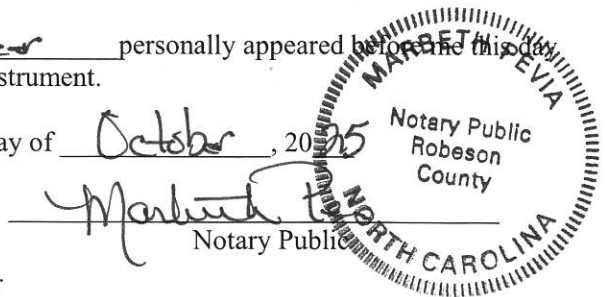
I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

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

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

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



My Commission Expires: 06-09-2019



*Planning & Neighborhood Services*

Request for Annexation, Rezoning, and Special Use Permit

Lumbee Land Development/Bradley Locklear

**5.137, 7.198 & 6.238**

<b>PETITIONER(S):</b>	<b>OWNER(S):</b>
<b>Name of Petitioner(s):</b> Lumbee Land Development/Bradley Locklear	<b>Name of Owner(s):</b> Lumbee Land Development/Bradley Locklear

**PROJECT OVERVIEW**

**Annexation Request #5.137:** Bradley Locklear with Lumbee Land Development is requesting a contiguous annexation of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101, Deed Bk. 2362, Pg. #175/Map Book: 31 Page: 6, tracks 3 & 4).

**Rezoning Request #6.238:** Bradley Locklear with Lumbee Land Development is requesting to rezone property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101) from agriculture, B-7 and Cnty RA to **R-6, Residential-Class 'A' Manufactured Homes**.

**Special Use Permit Request #7.198:** Bradley Locklear with Lumbee Land Development is requesting a Special Use Permit for a major subdivision of property located on Elizabethtown Road (parcel #'s 101202001 & 10120200101).

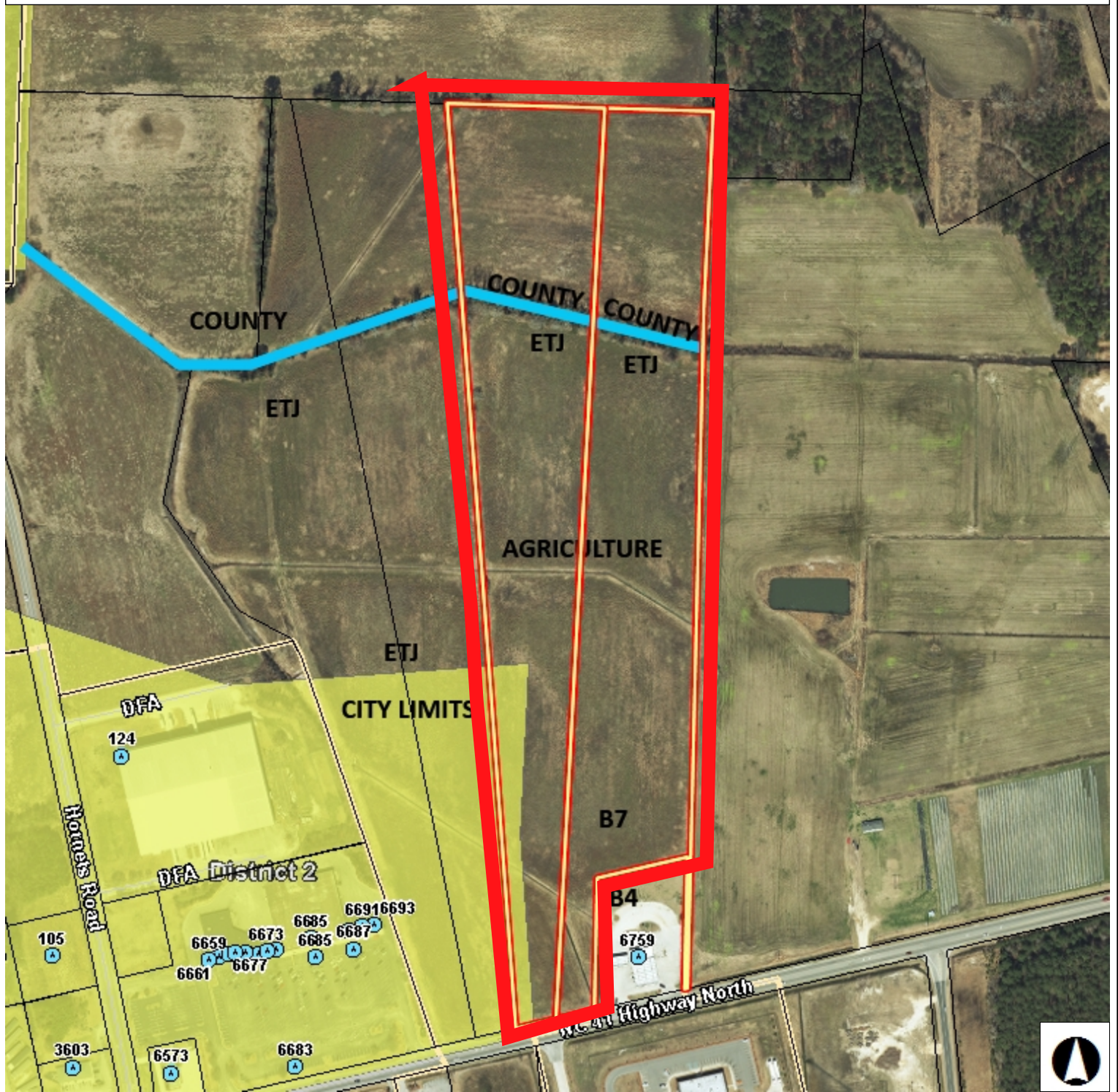
**Analysis:**

This proposed development is a single-family residential subdivision consisting of 79 lots.

The property is located on NC Highway 41 (Elizabethtown Road) adjacent to Ample Storage, Sun Do, and property located in the County.

The properties are zoned as follows (combined):

- The front portion of the parcels, ~ 4.88 acres is zoned B-7.
- The midsection of the parcels, ~ 18.43 acres is zoned 'A' Agriculture.
- The remaining portion of the parcels, ~ 9.59 acres is located within the County's jurisdiction and zoned County Residential Agriculture.

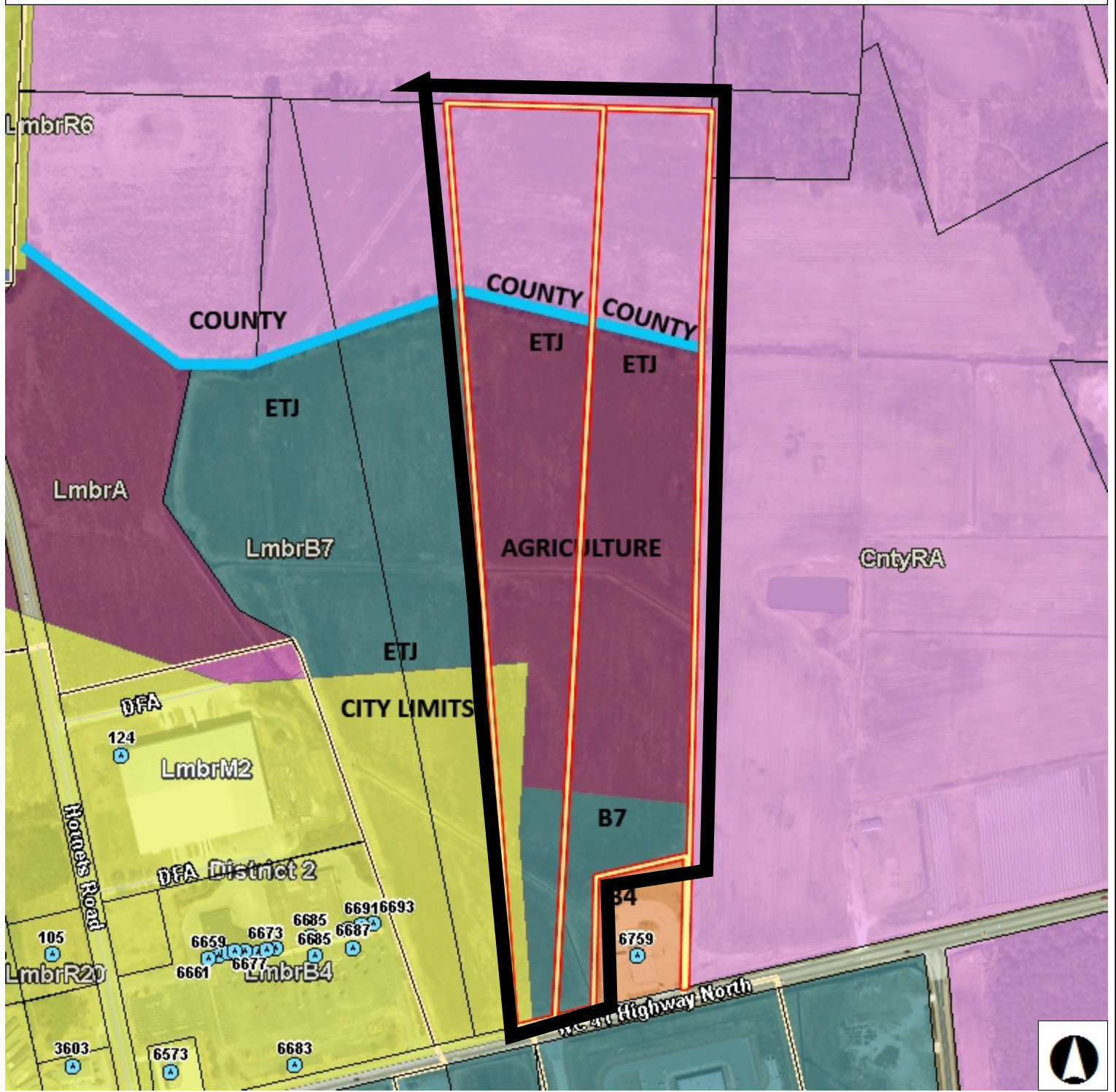


**Legend**

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

**Notes**





**Legend**

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

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

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

**Notes**



*City of*



*Lumberton*

*Planning & Neighborhood Services*

<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 COUNCIL - CPC**

The City Clerk has certified the sufficiency of the petition and the Planning Department recommends City Council set the date of the public hearing for their February 2026 meeting.

**Lumberton City Council**

Item: VI.J.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 12/01/2025

**Subject:** John Culbreth contiguous annexation Hornets Rd. ETJ

**Summary/Background of Subject Matter:**

John Culbreth is requesting a contiguous annexation for property located on Hornets Rd (parcel #101002012/deed book 2206 pg 779).

**Staff Recommendation:**

The City Clerk has certified the sufficiency of the petition and the Planning Department recommends City Council set the date of the public hearing for their February 2026 meeting.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. Moss Neck Annexation Packet - cpc1

**PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY**

**NORTH CAROLINA**

**CITY OF LUMBERTON**

**ROBESON COUNTY**

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

**P E T I T I O N**


**TO THE CITY COUNCIL OF LUMBERTON**

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

This the 23 day of October, 2025.

**PROPERTY OWNER(S)**

Name: Mass Beck Trust

Address: 



Lumberton, NC

X Signature: Katrina Culbreth trustee  


Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

Email Address(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



*Planning & Neighborhood Services*

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

<b>PETITIONER(S):</b>	<b>OWNER(S):</b>
<b>Name of Petitioner:</b> Moss Neck Trust/John Culbreth	<b>Name of Petitioner:</b> Moss Neck Trust/John Culbreth
[REDACTED]	[REDACTED]

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

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

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

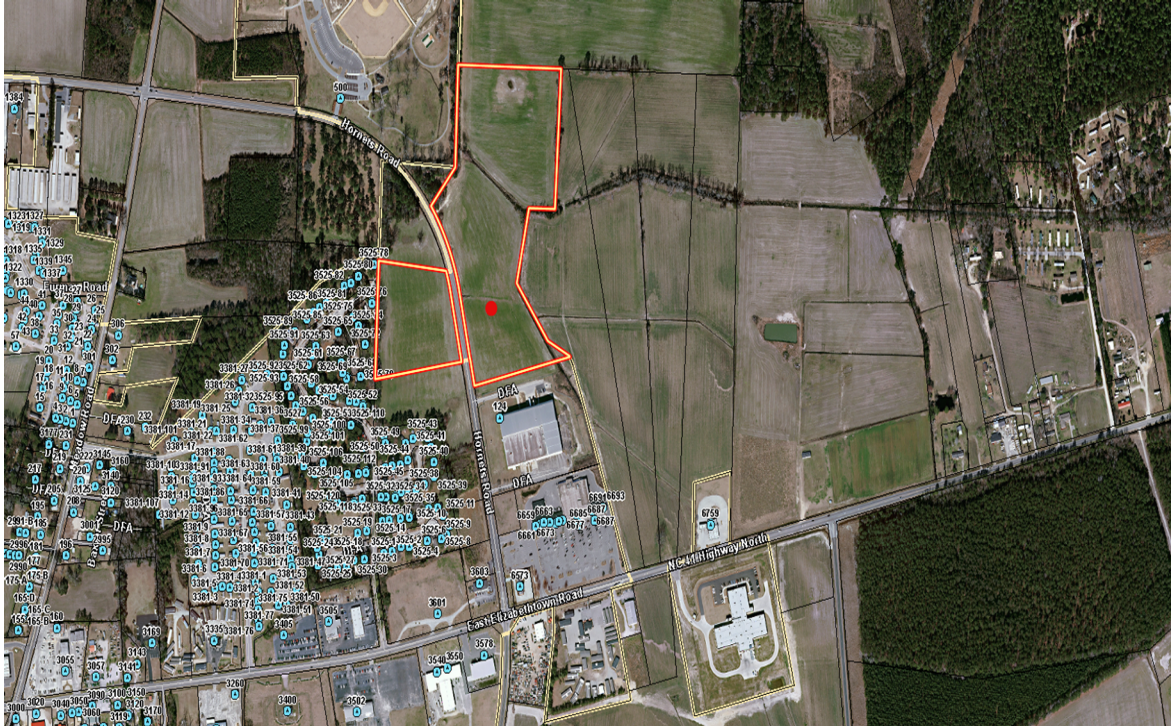
The property is zoned as follows:

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

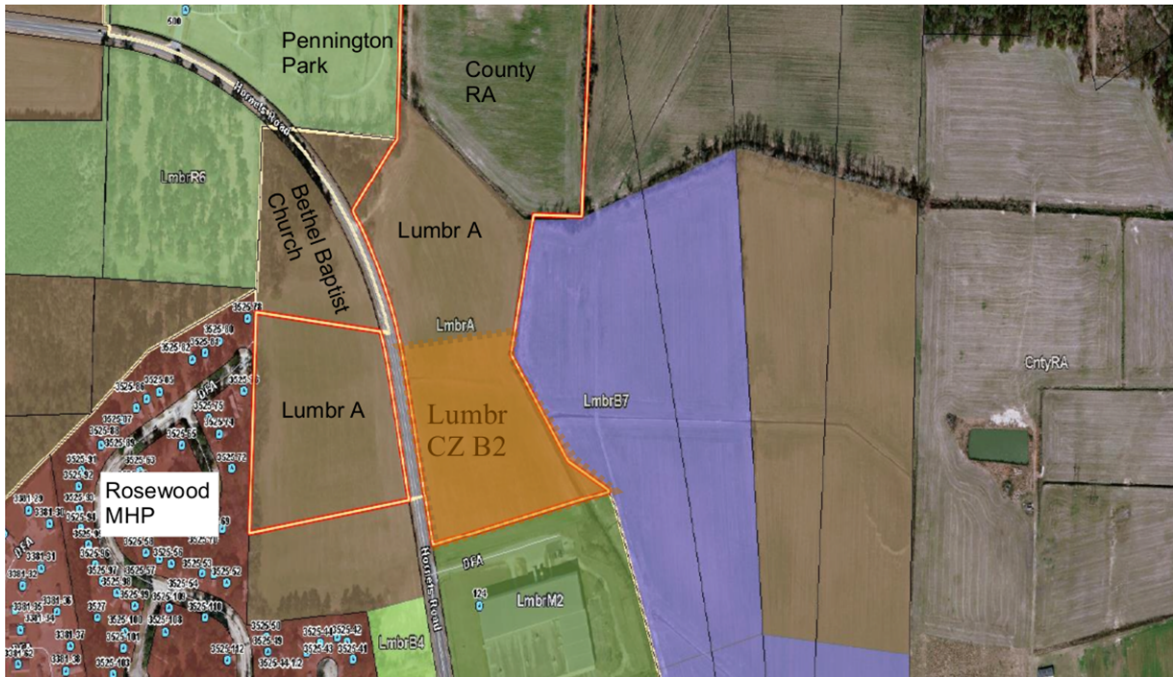
**This development will be completed in three (3) phases.**



### LOCATION:



Zoning A & CZ B2 - Multifamily use only





*Planning & Neighborhood Services*

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

**ADJACENT PROPERTY SITE DATA**

	Zoning	Zoning Description	Land Use
<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.

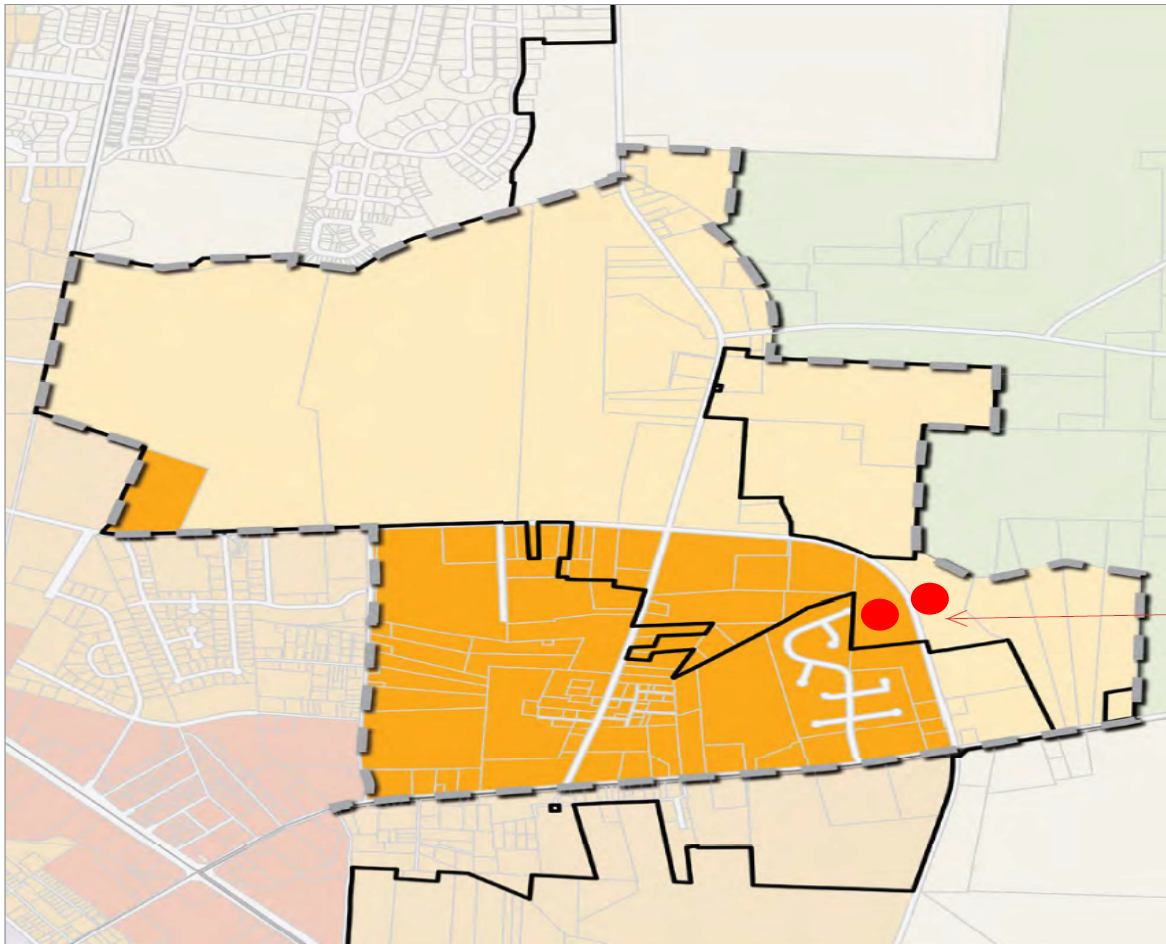
**Rezoning Request:** John Culbreth is requesting a rezoning from 'A' (agriculture), CZ B2 (Conditional zoning community business multifamily use only) to R-7, (Residential single family/duplex) for property located on Hornets Rd. The proposed development is a residential subdivision.

**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.



## Planning & Neighborhood Services

The **Medium Intensity** land use category is intended to accommodate medium density residential development (up to 10 dwelling units / acre), including both single family residences and larger scale multi-family dwellings. This land use category is also intended to accommodate the use and development of land for medium intensity nonresidential uses, such as churches, schools, neighborhood scale retail, professional offices and similar uses when sited in a manner that does not negatively impact adjoining residential uses located within this or an adjacent lower intensity land use category. In general, these areas are intended to provide a transition between low and high intensity land uses, as well as to facilitate redevelopment in areas where increased density and/or intensity of use is desired.

### Setback and Lot Size:

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

### FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

**Not in Flood Zone:** Zone X is the flood insurance rate zone that corresponds to areas outside the 0.2% annual chance floodplain, areas within the 0.2% annual chance floodplain, and to areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.

**Map Number:** 3720030200K **Panel Effective Date:** 12/6/2019

*City of*



*Lumberton*

*Planning & Neighborhood Services*

**DEVELOPMENT UPON APPROVAL**

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

**PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC**

The City Clerk has certified the sufficiency of the petition and the Planning Department recommends City Council set the date of the public hearing for their February 2026 meeting.

**Lumberton City Council**

Item: VI.K.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Planning & Neighborhood  
Services

**Submission Date:** 12/05/2025

**Subject:** Regina Fairfax rezoning for 934 Warwick Mill Road. - ETJ

**Summary/Background of Subject Matter:**

Regina Fairfax is requesting to rezone property located at 934 Warwick Mill Road, parcel # 290301030/deed book 595 pg. 667.

**Staff Recommendation:**

Council review the request, refer the petition to the January 20, 2026 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City  
Clerk

**Department:** Planning & Neighborhood  
Services

**ATTACHMENTS:**

1. 6.242 Regina Fairfax 934 Warwick Mill Rd- CPC

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

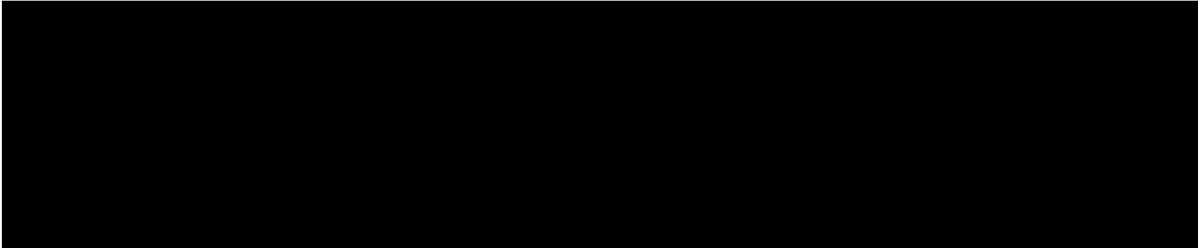
(NOTE: Please complete this application by typing or printing legibly.)

1. Applicant:

Owner:

Full Legal Name: Regina S Fairfax

Full Legal Name: Regina S Fairfax



Legal Name of Business:



2. Description of Property:

<u>934 Warwick Mill Rd Lumberton NC 28358</u>	<u>595</u>	<u>0667</u>
(Address)	(Deed Book)	(Page)
<u>13</u>	<u>95</u>	<u>130 ft</u>
(Map Book)	(Page)	(Frontage)
		<u>18,798.6 sq ft</u>
		(Area)

3. Tax Map Identification Number (parcel number): 290301030

4. Existing Zoning District Designation of Property: Residential/agriculture

5. Requested Zoning District Designation of Property: R-6

6. Applicant's Interest In Property (check one):  Owner  Owner's Agent  Lease-to-Own  
 Tenant  Family member  Other (explain) \_\_\_\_\_

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

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

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

1 of 3

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

File # 6.242  
2/6/2014  
Updated 4/5/2012

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

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

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

The intended use of property is to build a duplex, that would house two separate households, for financial income to supplement retirement, of property owners.

The focus of duplex is one that is going to have one ADA Bathroom, so we can appeal more to the elderly, that are looking to downsize from their existing homes, and people who are looking for less upkeep.

2 of 3

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

File #6.242

2/6/2014

Updated 4/5/2012

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

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: Regina S Fairfax
Full Legal Name (type or print)

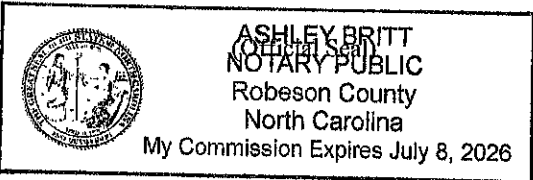


STATE OF North Carolina COUNTY OF Robeson

I, Ashley Britt, 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: Regina S Fairfax
Signature

WITNESS my hand and official seal, this the 10 day of October, 2025



Ashley Britt
Official Signature of Notary

Ashley Britt, Notary Public
Notary's printed or typed name

My Commission Expires: July 8, 2026

Owner: Regina S Fairfax
Full Legal Name (type or print)



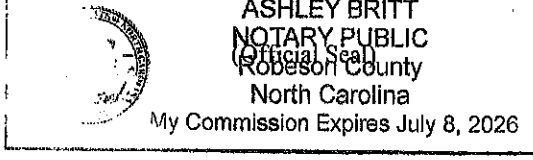
Home Address

STATE OF North Carolina COUNTY OF Robeson

I, Ashley Britt, 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: Regina S Fairfax
Signature

WITNESS my hand and official seal, this the 10 day of October, 2025



Ashley Britt
Official Signature of Notary

Ashley Britt, Notary Public
Notary's printed or typed name

My Commission Expires: July 8 2024

3 of 3

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

File # 6.242

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.: 6.242

Property address: 934 Warwick Mill Rd Parcel #: 290301030

I, Regina S Fairfax (property owner), give Dr./Mr./Ms.

Jason S Fairfax the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): REGINA S FAIRFAX

Signature: Regina S Fairfax (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

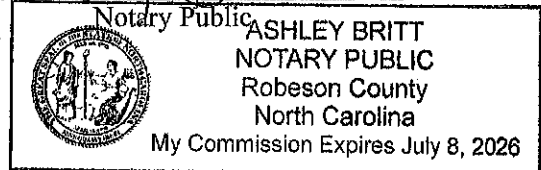
I, Ashley Britt, a Notary Public in and for said County and

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

WITNESS my hand and Notarial Seal this 16 day of October 2025.

Signature of Ashley Britt

My Commission Expires: July 8, 2026





305 N Chippewa Street  
Lumberton NC 28358  
Office (910) 671-9530  
Fax (910) 618-0838  
Email  
andersonengineeringpa@gmail.com  
Licensure # C-0793

**REGINA S. FAIRFAX**  
D.B. 595 PG. 667  
WISHARTS TOWNSHIP,  
ROBESON COUNTY, NORTH CAROLINA

PROGRESS DRAWING  
FOR REVIEW PURPOSES ONLY  
NOT FOR RECORDATION  
CONVEYANCE OR SALES

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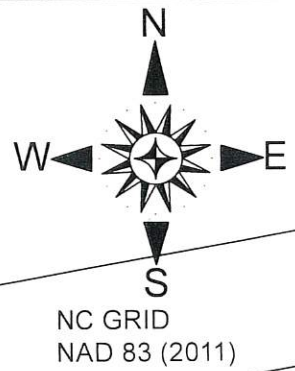
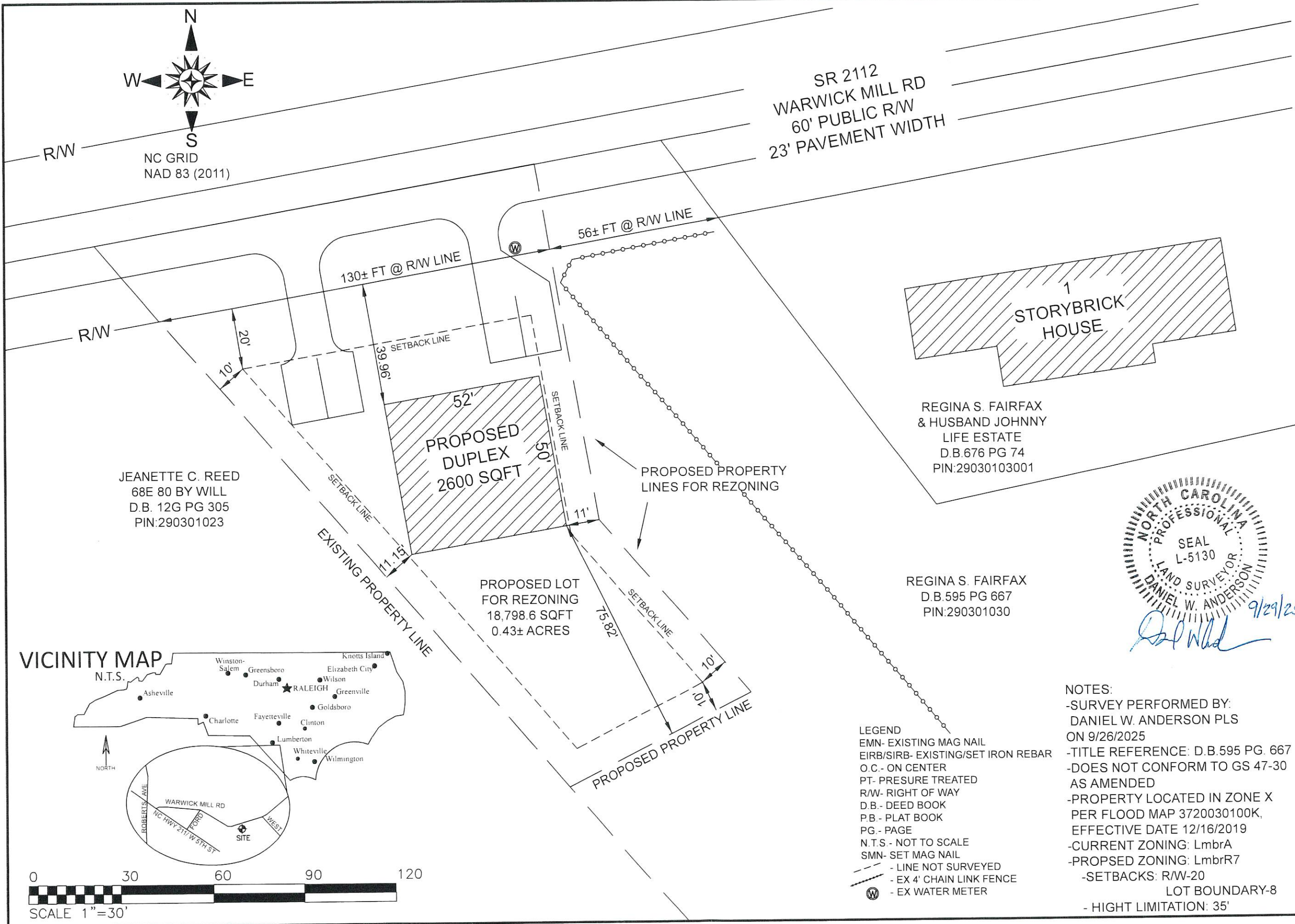
**SITE PLAN  
(R-7 ZONING)**

ISSUE DATE: 09-29-2025

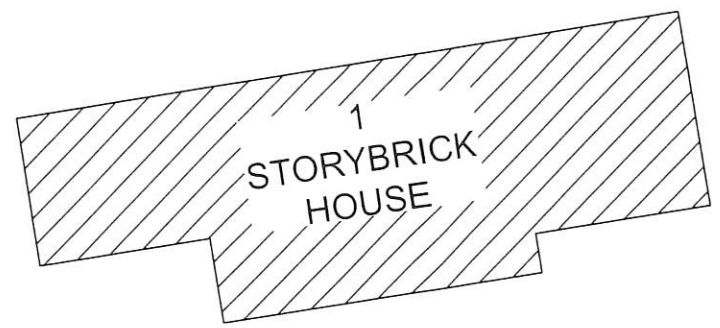
NO.	DATE	REASON
Δ		
Δ		
Δ		

SCALE	1"=30'
DRAWN BY:	DWA
CHECKED BY:	DWA
PROJECT NO:	MISC
DRAWING FILE:	FAIRFAX 1
FILE NO:	n/a
SHEET NO	

1



SR 2112  
WARWICK MILL RD  
60' PUBLIC R/W  
23' PAVEMENT WIDTH



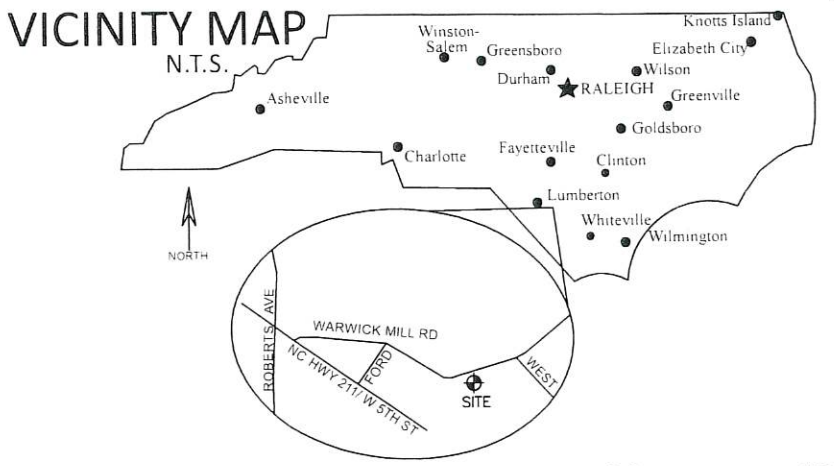
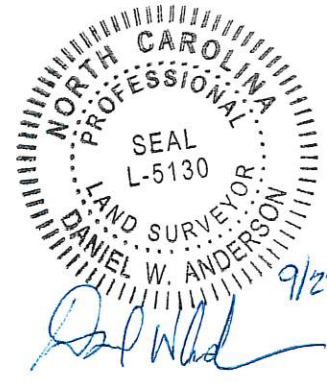
REGINA S. FAIRFAX  
& HUSBAND JOHNNY  
LIFE ESTATE  
D.B. 676 PG 74  
PIN: 29030103001

REGINA S. FAIRFAX  
D.B. 595 PG 667  
PIN: 290301030

JEANETTE C. REED  
68E 80 BY WILL  
D.B. 12G PG 305  
PIN: 290301023

PROPOSED  
DUPLEX  
2600 SQFT

PROPOSED LOT  
FOR REZONING  
18,798.6 SQFT  
0.43± ACRES



- LEGEND
- EMN- EXISTING MAG NAIL
  - EIRB/SIRB- EXISTING/SET IRON REBAR
  - O.C.- ON CENTER
  - PT- PRESURE TREATED
  - R/W- RIGHT OF WAY
  - D.B.- DEED BOOK
  - P.B.- PLAT BOOK
  - PG.- PAGE
  - N.T.S.- NOT TO SCALE
  - SMN- SET MAG NAIL
  - LINE NOT SURVEYED
  - EX 4' CHAIN LINK FENCE
  - EX WATER METER

- NOTES:
- SURVEY PERFORMED BY: DANIEL W. ANDERSON PLS ON 9/26/2025
  - TITLE REFERENCE: D.B.595 PG. 667
  - DOES NOT CONFORM TO GS 47-30 AS AMENDED
  - PROPERTY LOCATED IN ZONE X PER FLOOD MAP 3720030100K, EFFECTIVE DATE 12/16/2019
  - CURRENT ZONING: LmbrA
  - PROPOSED ZONING: LmbrR7
  - SETBACKS: R/W-20
  - LOT BOUNDARY-8
  - HIGHT LIMITATION: 35'

© 2025 Anderson Engineering & Associates, P.A.

*City of*



*Lumberton*

*Planning & Neighborhood Services*

Request for Rezoning  
6.242 REGINA FAIRFAX

<b>PETITIONER(S):</b> REGINA FAIRFAX	<b>OWNER(S):</b> REGINA FAIRFAX
[REDACTED]	

**Rezoning Request:** Regina Fairfax rezoning for 934 Warwick Mill Road. - ETJ

**LOCATION:**

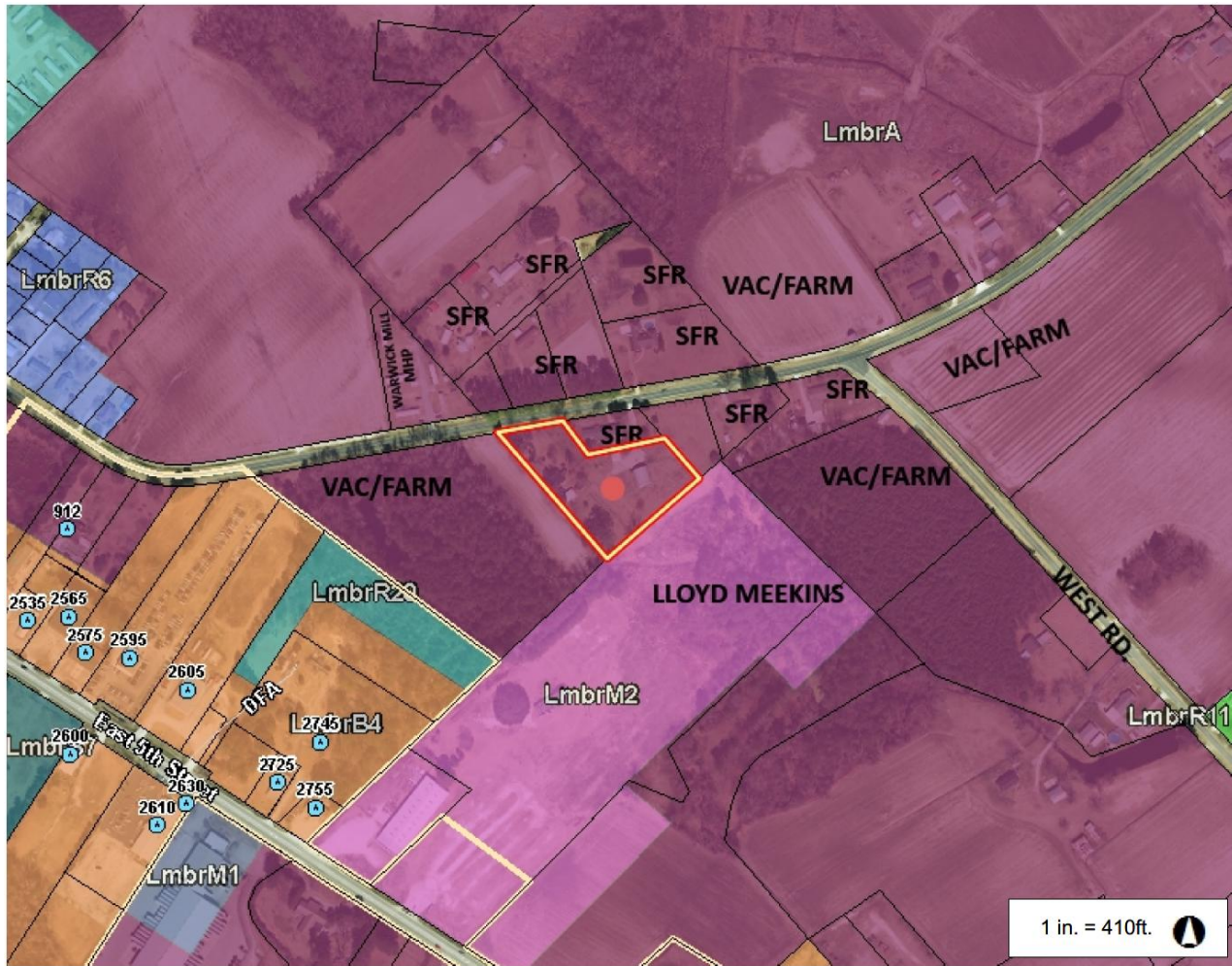


*City of*



*Lumberton*

*Planning & Neighborhood Services*





*Planning & Neighborhood Services*

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Rezoning Request:** Regina Fairfax is requesting to rezone property located at 934 Warwick Mill Road, parcel # 290301030. This request is to rezone the property from ‘A’, Agriculture to **R-6, Residential-Class-‘A’ Manufactured Homes**, to develop a residential duplex at this location.

**PARCEL INFORMATION**

<b>Owner</b>	<b>Parcel #(s)</b>	<b>Zoning</b>	<b>Area</b>	<b>Limits of Construction</b>
FAIRFAX REGINA SMITH	290301030	Agriculture	~2.55 acres	~2.55 acres

**ADJACENT PROPERTY SITE DATA**

	<b>Zoning</b>	<b>Zoning Description</b>	<b>Land Use</b>
<b>Subject Property</b>	‘A’ Request to be rezoned to R-6	Agriculture Request to be rezoned to R-6	Proposed duplex with 2 units only
<b>North</b>	A	Agriculture	Single Family Residential & Agriculture
<b>South</b>	M-2	Heavy Manufacturing	Lloyd Meekins Auction House
<b>East</b>	A	Agriculture	Vacant
<b>West</b>	A	Agriculture	Single Family Residential & Agriculture



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.



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.

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 Agriculture	40,000	100'	50'	20'	20'
Proposed R-6	11,000 for duplex	100' for duplex	20'	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:** 3720030100K **Panel Effective Date:** 12/6/2019



*City of*



*Lumberton*

*Planning & Neighborhood Services*

**DEVELOPMENT UPON APPROVAL**

If this request is granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval.

**PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC**

Council review the request, refer the petition to the January 20.2026 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

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

**I. Agriculture 'A' Zoning District Permitted Uses**

1.110 Single-family residences other than Mobile Homes

1.120 Mobile homes, 1.121 Class A & 1.122 Class B

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

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

12.100 Veterinarian

12.200 Kennel

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

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

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

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

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

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

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

**I. R-6 Zoning District Permitted Uses**

1.110 Single-family residences Other than mobile homes

1.121 Mobile homes Class A

1.210 Duplex

1.220 Two-family conversion

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

14.110 Agricultural operations, farming Excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

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

28.200 Minor Subdivisions

## **II. R-6 Zoning District Requires a Special Use Permit**

1.130 Single- family residences with accessory apartment

1.330 Multifamily conversion

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

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

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

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

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

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

17.100 Neighborhood Utility Facilities

21.100 Cemetery

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

Lumberton City Council

Item: VI.L.

Lumberton, North Carolina



Request for Action

Meeting Date: January 12, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 12/05/2025

Subject: Request to Develop a Food Truck Park Ordinance

**Summary/Background of Subject Matter:**

The Planning Department received a request from Stuart McNeill to amend the Land Use ordinance to create a standalone ordinance allowing food truck parks within the City's jurisdiction. I've researched several ordinances and created a draft I believe is suitable for the City of Lumberton.

**Staff Recommendation:**

Council review the request, refer the petition to the January 20, 2026 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

**City Manager's Comments:**

Signature: Wayne Horne, City Manager

Department: Planning & Neighborhood Services

**ATTACHMENTS:**

1. Food Truck Park - Draft 1 1-5-2026

## **Food Truck Park (principal)**

### **Definitions**

*Food Truck.* A truck, trailer, or other motorized vehicle from which food and/or beverages are sold to the general public. A food truck must be self-contained with all cooking apparatuses and related equipment contained within the vehicle.

*Food Truck Park (principal).* A parcel of land or structure for which the primary purpose is to allow Food Truck vending to occur (to include two or more food trucks on a single lot at a given time.)

### **Location**

Food truck parks are allowed on private property in the following zones as of right:

B-4, Business General Commercial

B-7, Business General Commercial/Manufactured Home Sales

M-1, Light Manufacturing

Food truck parks are allowed on private property in the following zones subject to City Council approval of a **Special Use Permit** pursuant to Article IV Permits and Final Plan Approval.:

B-1, Downtown

M-2, Manufacturing

### **Restrictions**

Notwithstanding any other provision of this section, minimum lot dimensions shall be pursuant to Article XII. Density and Dimensional Regulations.

If the food truck park is established upon property adjacent to existing single-family detached residential development and/or vacant residential zoning district, shall, at the time of construction, install a Type "A" opaque screen as described in section 35-307 between it and the adjacent single-family detached residential development and/or vacant residential zoning district. Hours of operation. Food trucks shall not operate outside of the established operating hours of the food truck park.

**Outdoor seating.** Food truck parks are subject to the following standards:

The outdoor seating area shall be located no closer than 100 feet from any single-family residential zoning district (A, R-3, R-6, R-7, R-11, R-15, R-20).

The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

**Location of food trucks.** No food truck or any freestanding sign may be located on any lot closer to any lot boundary line or to the street right-of-way line than 15 feet. The term "lot boundary line" refers to lot boundaries other than those that abut streets.

Food trucks shall not operate within 15 feet from fire hydrants, utility boxes or vaults, nor otherwise obstruct access thereto.

Food trucks shall not operate within 10 feet from handicap ramps, sidewalks, building entrances, or emergency exits, nor otherwise obstruct pedestrian movement.

A separation of a minimum of 10 feet between food trucks must be maintained and kept clear of obstructions sufficient to provide emergency access to each food truck. This distance shall be increased by any amount deemed necessary for safety by the Fire Marshal.

Park access provided must be adequate to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

Food trucks shall not operate within a designated site triangle or be located so that it substantially interferes with the view necessary for patrons to proceed safely onto or exit from public streets or private roads.

Food trucks shall operate only from designated, approved vending pads within the food truck park.

**Signage.** One sign identifying the food truck park is permitted. Food trucks shall not install any physical addition to the food truck park sign. Each food truck itself should function as a large-scale sign. Each food truck is allowed one temporary, freestanding sign which shall not be placed more than 8 feet from the ordering window. The sign shall be removed when the food truck is not in operation.

**Waste disposal.** Food truck parks shall be kept clean and free of debris and waste. City trash receptacles shall not be used to dispose of waste or trash. Grease and liquid waste (including "greywater") shall not be disposed of in stormwater drains, the sewer system, on the ground, or in the streets.

**Noise.** Audio amplification is prohibited.

**Site plan review.** Food truck parks are required to submit a Site Plans in compliance with Appendix 'A' Information Required With Applications of the Land Use Ordinance. Building Plans must be submitted (if applicable).

**Development site plans.** In addition to any other requirements, the site plan shall include the designated vending pads from which food trucks may operate.

Each food truck shall be located on an all-weather surface (concrete, asphalt, or graded and compacted gravel). Food trucks shall not park on unimproved surfaces.

The food truck park shall provide electrical connections accessible from each vending pad. All electrical components must meet the requirements of NFPA 70. The use of power generators is prohibited.

Site lighting is to be adequate enough for support of normal business operations but shall be “non-polluting” to adjoining properties.

The food truck shall provide their own water supply. Park owners can request, from Public Works, a main water connection for on-site use (at owners’ expense). This connection must be secured to minimize unpermitted or illegal use.

**Garbage receptacles.**

*Food truck use.* At minimum, one two-yard commercial garbage receptacle shall be provided on site and shall be accessible to all food trucks. A larger garbage receptacle or additional receptacles may be required depending on lot size or number of food trucks on site or in operation.

*Patron use.* A minimum of one 20-gallon garbage receptacle per two food trucks shall be placed in the vending area for patron use. If seating is provided in an area not adjacent to the vending area, additional receptacles shall be placed in the seating area. If 10 or fewer seats are provided, one 20-gallon receptacle is required. If seating exceeds ten seats, the number of 20-gallon receptacles shall be increased by one for every ten seats. (For example, 11 to 20 seats require two receptacles; 21 to 30 seats require three receptacles.) Recycling and/or composting receptacles are permitted in addition to the required garbage receptacles. The approximate placement of receptacles shall be included on the site plan. City trash receptacles shall not be used for garbage disposal.

*Grease disposal.* The food truck park shall provide adequate facilities for grease disposal, which may be a grease interceptor/trap or a grease bin. Facilities and means for disposal of wastewater (including "greywater") must also be provided. Grease and wastewater disposal facilities shall be reviewed and subject to approval at the time of site plan review. Grease and wastewater shall not be disposed of in stormwater drains, the sewer system, on the ground, or in the streets.

**Parking.**

*Parking.* If the site includes six or fewer food truck vending pads, two parking spaces shall be provided per each vending pad. If more than six vending pads are provided, parking spaces shall be provided as follows:

*4 to 12 vending pads:* 6 spaces for the first 3 vending pads, and 3 spaces for each additional pad.  
*13 plus vending pads:* 33 spaces for the first 12 vending pads, and 5 spaces for each additional pad.

Truck vending pad and parking spaces shall be appropriately demarcated with painted lines or other markings whenever practicable.

*Bicycle parking.* If the site includes six or fewer food truck vending pads, the food truck park shall provide a bicycle rack or other facilities suitable for secured bicycle parking to accommodate at least five bicycles. If more than six vending pads are provided, the bicycle parking facilities shall accommodate an additional two bicycles per vending pad.

*Parking for outside seating.* Parking for outside seating shall be 1 space per every 4 seats in the food truck park.

## **Permit Requirements**

*Permit required.* The operation of a food truck park requires a zoning/Special Use permit from the City. An application for a zoning/Special Use permit hereunder shall be submitted to Planning Director or designee setting forth all information required hereunder and in compliance with this Ordinance. The owner of the food truck park is responsible for obtaining a zoning/Special Use permit (and any renewals thereof), adherence to all requirements herein, and drafting and enforcing rules for the food truck park.

*Application contents.* An application for a zoning/Special Use permit hereunder shall include: An approved site plan pursuant to Article IV Permits and Final Plan Approval.

*Proof of Insurance.* Proof of current liability insurance in an amount not less than \$1,000,000.00. The insurance policy shall protect the food truck park owner, the public and the City from all claims for damage to property and bodily injury, including death, which may arise from operation under or in connection with the zoning/Special Use permit.

*Warranty.* A warranty from the owner or applicant, if different, that each food truck vendor that operates for any amount of time on the site possess all required insurance, permits, inspections, or documents necessary for lawful operation, including specifically and without limitation NC

Sales Tax Certificate, City of Lumberton Vending Permit, vehicle registration, and proof of compliance with applicable Department of Agriculture and Health Department requirements. The owner or applicant, if different, shall maintain copies (or other sufficient documentation) of above documents. Such records shall be maintained and available for inspection for a period of at least three years from the last date the vendor operated from the site.

*Permit renewal.* The zoning permit shall expire one year from the date of issuance, and may be renewed upon verification of continued compliance with all applicable requirements. Any and all outstanding citations or violations shall be cured before issuance of a renewal.

## **Violations**

Compliance with all provisions of this ordinance and the applicable provisions of the Code of Ordinances shall be enforced pursuant to Article VII. Enforcement and Review. Regular

inspections of the site will be made by all applicable City departments. If the City determines that activities are being carried out in violation thereof, a notification of non-compliance shall be issued to the owner and a penalty may be applied.

All issues of non-compliance shall be corrected within 10 working days. If the owner fails to correct such issues, then the zoning/Special Use permit may be suspended or revoked and additional penalties may apply.

Food trucks must meet applicable State, Federal, and Local requirements and obtain applicable State, Federal, and Local permits prior to operation.

**Exemptions:**

- Special Events as defined in Article II. Basic Definitions and Interpretations and Sec. 35-162. Special events.
- Parking of less than two food trucks on a single lot at a given time.
- City, County, or State government-sponsored events.

**Lumberton City Council**

Item: VI.M.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** Planning & Neighborhood Services

**Submission Date:** 12/05/2025

**Subject:** Helmi A Al-khateeb rezoning for 2906 OLIVE DR. – P-7

**Summary/Background of Subject Matter:**

Helmi A Al-khateeb is requesting to rezone property located at 2906 Olive Drive, parcel # 321801008 & 321801008/deed 2545 pg 211.

**Staff Recommendation:**

Council review the request, refer the petition to the January 20, 2026 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** Planning & Neighborhood Services

**ATTACHMENTS:**

1. H&F Property Pro Rezoning Application - CPC



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:

H & F Property LLC

Full Legal Name:

Helmi Alkhatib & Family LLC

Mailing Address:

Mailing Address:

Legal Name of Business:

H & F Property LLC

EMAIL:

2. Description of Property:

2906 Olive Drive

(Address)

2543

211

138

75

(Deed Book)

(Page)

#9

(Map Book)

13

(Page)

477

(Frontage)

1.28 Acres

(Area)

3. Tax Map Identification Number (parcel number):

3218-01-008 / 3218-01-0081

4. Existing Zoning District Designation of Property:

ROR R7

5. Requested Zoning District Designation of Property:

B-4 (Business, Central Commercial)

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

Owner

Owner's Agent

Lease-to-Own

Tenant

Family member

Other (explain)

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

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

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

1 of 3

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

File # 6.241

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):

Intend to zone to have development  
in the future plan.

We own the commercial land on 2901  
W 5th St and the property we want to  
zone is right behind our commercial  
property behind 2901 W 5th St.

\* Possibly Retail units for  
restaurants and other business.

801

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

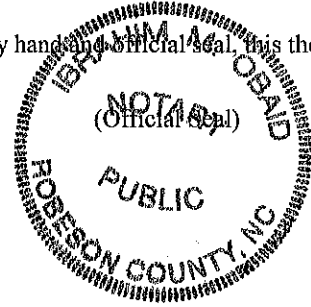
Applicant: Helmi Alkhateeb [Redacted]  
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Robeson

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

Applicant: [Signature]  
Signature

WITNESS my hand and official seal, this the 28th day of October, 2025



[Signature]  
Official Signature of Notary

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

My Commission Expires: 07/31/2026

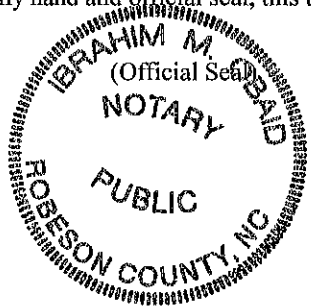
Owner: Foahl Alkubishi [Redacted]  
Full Legal Name (type or print)

STATE OF North Carolina COUNTY OF Robeson

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

Owner: [Signature]  
Signature

WITNESS my hand and official seal, this the 28th day of October, 2025



[Signature]  
Official Signature of Notary

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

My Commission Expires: 07/31/2026

3 of 3

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

File # 6.241

2/6/2014  
Updated 4/5/2012

*City of*



*Lumberton*

*Planning & Neighborhood Services*

Request for Rezoning  
6.241 Helmi Albobishi

<b>PETITIONER(S):</b> Helmi A Al-khateeb	<b>OWNER(S):</b> H & F PROPERTY PRO, LLC
[Redacted]	

**Rezoning Request:** Helmi A Al-khateeb rezoning for 2906 OLIVE DR. – P-7

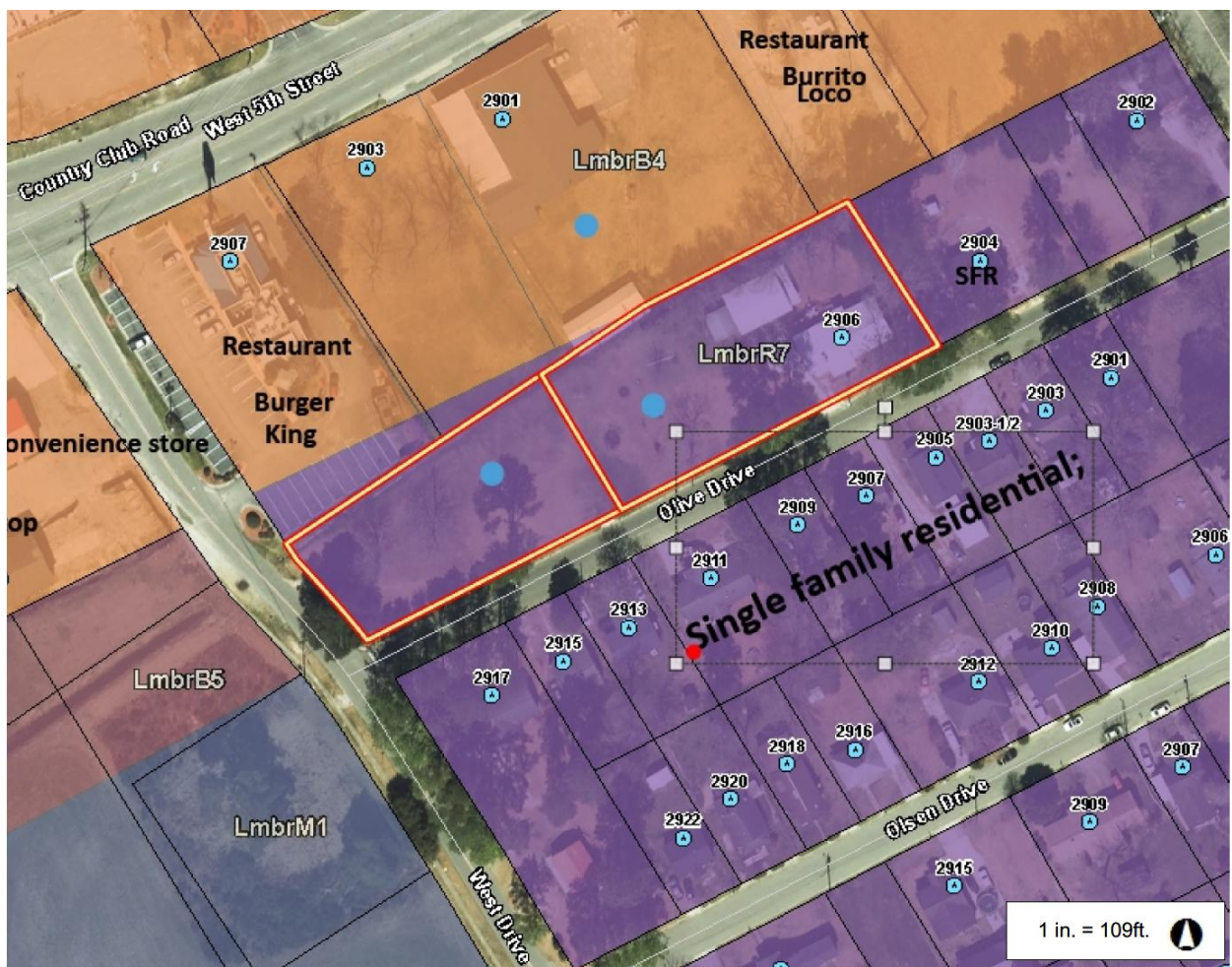
**LOCATION:**



Restaurant

# City of Lumberton

Planning & Neighborhood Services





*Planning & Neighborhood Services*

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Rezoning Request:** Helmi A Al-khateeb is requesting to rezone property located at 2906 Olive Drive, parcel # 321801008 and 32180100801/deed 2545 pg. 211. This request is to rezone the property from ‘R-7’, Residential single family/duplex to B-4, Business general commercial, to develop a shopping center with retail and restaurant uses.

**PARCEL INFORMATION**

<b>Owner</b>	<b>Parcel #(s)</b>	<b>Zoning</b>	<b>Area</b>	<b>Limits of Construction</b>
H & F PROPERTY PRO, LLC Fadhl Saleh Alhobishi	321801008 32180100801	R-7	~1.28 acres	~1.28 acres

**ADJACENT PROPERTY SITE DATA**

	<b>Zoning</b>	<b>Zoning Description</b>	<b>Land Use</b>
<b>Subject Property</b>	R-7 Request to be rezoned to B-4	- Residential single family/duplex - Request to be rezoned to Business general commercial	shopping center with retail and restaurant uses
<b>North</b>	B-4	Business general commercial	Business/vacant (owned by applicant) Burger King Restaurant
<b>South</b>	R-7	Residential single family/duplex	Olive Drive Single family residences
<b>East</b>	B-5 M-1 B-4	Business Highway Service Light Manufacturing Business general commercial	Vacant Vacant Lucky Stop gas station and convenience store
<b>West</b>	R-7	Residential single family/duplex	Single family residence



Planning & Neighborhood Services

PLANNING & ZONING

**Land Use Plan:** The Land Use Plan designates the future use of the parcel as high intensity and is located in P-7.



**HIGH INTENSITY**

The High Intensity land use category is intended to accommodate regional scale commercial and employment centers, as well as auto-oriented retail uses and services for transient customers at strategic locations along primary highway corridors and other prominent locations in the city. Where appropriate, this land use category can also accommodate more intensive residential development, typically in a mixed-use setting. In areas not located directly along primary transportation corridors, small scale assembly, fabrication, logistics, warehousing and similar uses that do not create off-site environmental impacts are appropriate within areas designated as high intensity.

**Setback and Lot Size:**

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
Existing R-7	7,000	70'	20'	8'	8'
Proposed B-4	No minimum	100'	40'	10'	10'

City of



Lumberton

Planning & Neighborhood Services

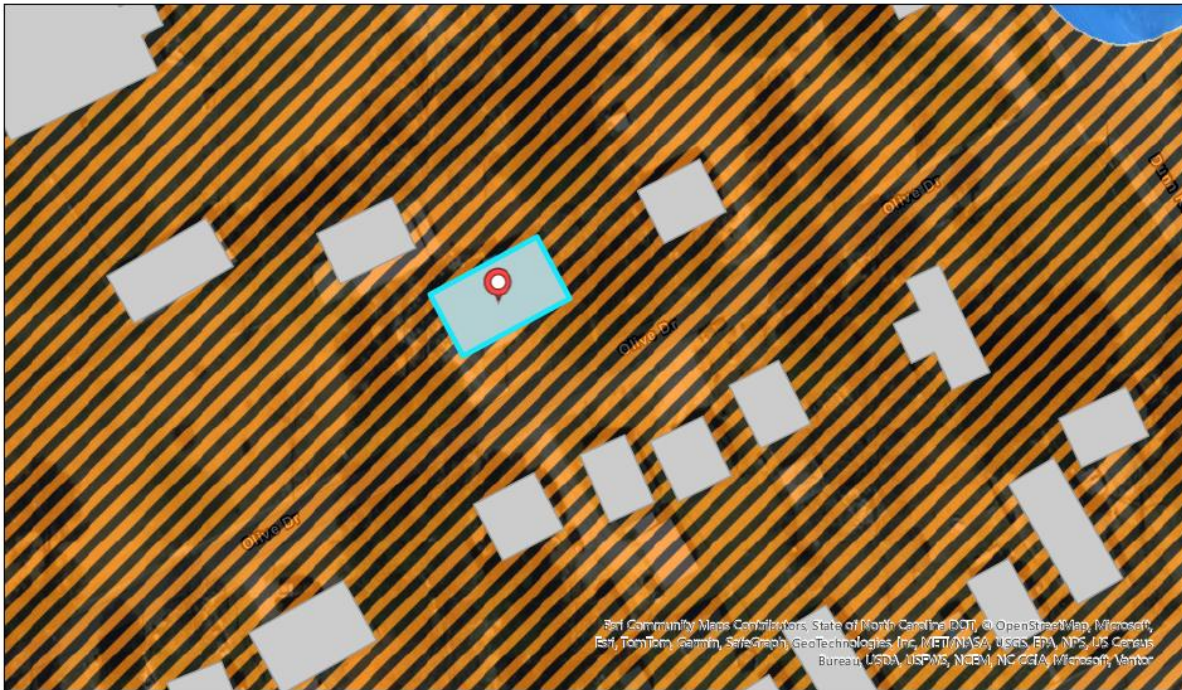
FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not in Flood Zone: Zone X: (Protected by Levee) Moderate flood hazard area protected by levee from the 1% annual chance flood.

Map Number: 3710938100K Panel Effective Date: 12/6/2019

2906 Olive Drive

Dec 5, 2025



**Legend**

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

North Carolina Floodplain Mapping Program





*Planning & Neighborhood Services*

**DEVELOPMENT UPON APPROVAL**

If this request is granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval.

**PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC**

Council review the request, refer the petition to the January 20, 2026 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

The B-4 (general commercial) district is designed to accommodate the widest range of commercial activities.

**I. B-4 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.
- 9.810 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-4 Zoning District Requires a Special Use Permit**

2.112 ABC stores

3.140 Government Office Buildings

3.230 Banks with drive-in windows

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

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

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

6.150 Billiard parlors/Pool Halls & Game Centers

6.160 Electronic Gaming Operations

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

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

6.260 Drive-in movie theatres

6.270 Recreational vehicle parks and/or campgrounds

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

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

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

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

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

8.500 Bars, nightclubs

10.220 Storage inside or outside completely enclosed structures

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

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

14.400 Reclamation landfill

15.100 Post office

17.100 Neighborhood Utility Facilities

21.100 Cemetery

21.200 Crematorium

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

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

**I. R-7 Zoning District Permitted Uses**

1.110 Single-family residences Other than mobile homes

1.210 Duplex

1.220 Two-family conversion

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

14.110 Agricultural operations, farming Excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

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

28.200 Minor Subdivisions

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

1.130 Single- family residences with accessory apartment

1.330 Multifamily conversion

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

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

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

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

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

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

17.100 Neighborhood Utility Facilities

21.100 Cemetery

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

**Lumberton City Council**

Item: VI.N.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 01/06/2026

**Subject:** Annual Robeson County Black Caucus

**Summary/Background of Subject Matter:**

Councilmen Cantey and Douglas would like to designate \$150 each to the Annual Robeson County Black Caucus Dr. Martin Luther King Jr. Church service on January 19th, 2026 at the Sandy Grove Baptist Church. Service will begin at 12 noon.

**Staff Recommendation:**

Approve the designation of \$300 of CRF from P5/P6 as stated above.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

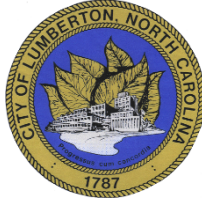
**ATTACHMENTS:**

None

**Lumberton City Council**

Item: VI.O.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Council

**Submission Date:** 01/06/2026

**Subject:** Annual MLK Jr. Parade

**Summary/Background of Subject Matter:**

Councilmen Cantey and Douglas would like to designate \$75 each to the Annual MLK Jr. Parade. This event will be held on January 31, 2026 at 12 noon at the WH Knuckles Elementary School.

**Staff Recommendation:**

Approve the designation of \$150 to the MLK Jr. parade as stated above.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Council

**ATTACHMENTS:**

None

**Lumberton City Council**

Item: VI.P.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Manager

**Submission Date:** 01/09/2026

**Subject:** 2026 City Council Meeting Schedule

**Summary/Background of Subject Matter:**

Pursuant to NCGS 160A-71, Council shall fix the time and place for its regular meetings.

Failure to do so would result in a statutory default schedule of 10:00 am on the first Monday of each month as well as requiring additional notice and restrictions for meetings at any other time.

The attached schedule principally follows the pattern of the Council meeting on the second Monday. Exceptions may be necessary for holidays, particularly Independence Day and Veterans' Day and conflicts. Also included in the schedule are agenda deadlines, which are recommended to be on the Thursday prior to any meeting.

**Staff Recommendation:**

Consider the attached schedule, adjust for any conflicts, and adopt a final schedule.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Manager

**ATTACHMENTS:**

1. Council Meeting Schedule 2026

2026- COUNCIL MEETING SCHEDULE

	<b>Council Agenda Deadline</b>	<b>Council Meeting Date</b>
	<i>Thursday</i>	<i>Monday</i>
January	1/8	1/12
February	2/5	2/9
March	3/5	3/9
April	4/9	4/13
May	5/7	5/11
June	6/4	6/8
July	Off	Off
August	8/6	8/10
September	9/10	9/14
October	10/8	10/12
November	11/5	11/9
December	Off	Off

**NLC – March 15-19<sup>th</sup> in Washington, DC**

**NCLM/City Vision – May 5 – 7 in Raleigh, NC**

**NLC – November 17-22<sup>nd</sup> in Nashville, Tennessee**

Scheduling

- Council meets on the second Monday of every month at 11:00 a.m.
- Exceptions may apply for holidays and other scheduling conflicts.
- All meetings shall be on the third floor of City Hall.

Agenda Setting

- The City Clerk is responsible for preparing the agenda (§2-36)
  - The deadline for agenda materials is 8:00 am on the Thursday prior to any meeting.
  - This deadline includes pre-approval by all necessary reviewers.
- All contracts and matters for legal review must be submitted to the City Attorney as soon as possible (Charter Art VII, Sec 1).
- The agenda will be finalized and published to Council no later than 48 hours prior to each meeting (§2-38). This will usually be by noon Friday prior to any meeting.
- Any additional items must be approved by the Mayor after the original cutoff date.

**Lumberton City Council**  
**Lumberton, North Carolina**



Item: VI.Q.

**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Manager

**Submission Date:** 01/09/2026

**Subject:** Special Council Meeting

**Summary/Background of Subject Matter:**

In accordance with N.C. General Statutes § 160A-20, a public hearing is required when submitting an application to the Local Government Commission for the financing of Phase III of the Pennington Athletic Complex. The public hearing will provide an opportunity for citizen input regarding the proposed financing.

One of the statutory requirements is that notice of the public hearing be advertised at least ten (10) days prior to the hearing. The public hearing will provide an opportunity for citizen input regarding the proposed financing. Staff is requesting that Council set the date of the public hearing for January 26, 2026, at 9:00 a.m.

**Staff Recommendation:**

Set a public hearing for January 26, 2026, at 9:00 a.m. in reference to Pennington Athletic Complex.

**City Manager's Comments:**

**Signature:** Laney Mitchell-McIntosh, City Clerk

**Department:** City Manager

**ATTACHMENTS:**

None

**Lumberton City Council**

Item: VI.R.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** January 12, 2026

**Originated By:** City Attorney

**Submission Date:** 01/09/2026

**Subject:** Consideration of Remote Meetings for Special-called and Emergency Meetings

**Summary/Background of Subject Matter:**

Staff is recommending that the following language be placed into the Policy Manual as a Procedural Rule effective immediately:

Council may elect to hold a special-called or emergency meeting virtually by Zoom. The decision to hold the meeting virtually shall be determined when the meeting is originally scheduled. Any necessary details, including any in-person components of the remote meeting, will be included in the advertisements and postings for the meeting. This would allow Council to avoid traveling to City Hall for meetings that may only last 15 minutes, such as that anticipated later this month. We would envision allowing the public to be physically present should a hearing be involved.

**Staff Recommendation:**

Approve change.

**City Manager's Comments:**

**Signature:**

**Department:** City Attorney

**ATTACHMENTS:**

None