

**PLANNING BOARD - JANUARY 20, 2026
COUNCIL CHAMBERS - 6:00 PM**

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

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

AGENDA

I. Call to Order

II. Minutes Approval

- A. Planning Board - Regular Meeting - DATE

III. Agenda Items

- A. Regina Fairfax rezoning for 934 Warwick Mill Road. - ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- B. Helmi A Al-khateeb rezoning for 2906 OLIVE DR. – P-7 - ArTriel Kirchner, Planning & Neighborhood Services
- C. Request to Develop a Food Truck Park Ordinance - ArTriel Kirchner, Planning & Neighborhood Services

IV. Adjournment

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

Lumberton Planning Board

Item: II.A.

Lumberton, North Carolina



Request for Action

Meeting Date: January 20, 2026

Originated By:

Submission Date: 01/13/2026

Subject: Planning Board - Regular Meeting - DATE

Summary/Background of Subject Matter:

Staff Recommendation:

City Manager's Comments:

Signature:

Department:

ATTACHMENTS:

None

Lumberton Planning Board

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: January 20, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/13/2026

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:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. 6.242 Regina Fairfax 934 Warwick Mill Rd- PLANNING BOARD

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:

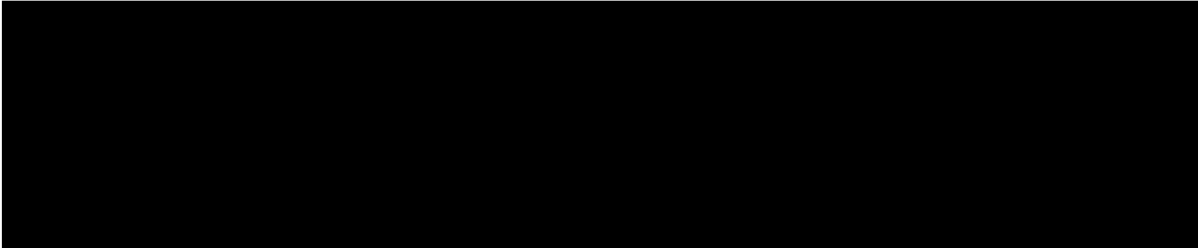
(NOTE: Please complete this application by typing or printing legibly.)

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



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

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)

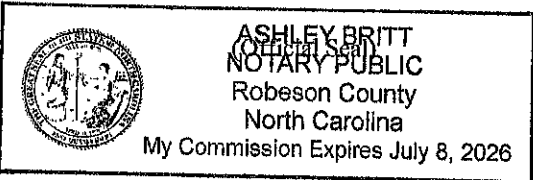


STATE OF North Carolina COUNTY OF Robeson

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)



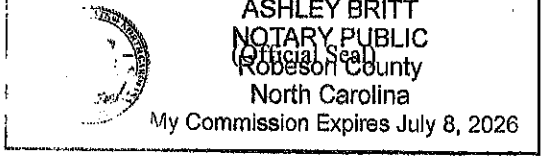
Home Address

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.

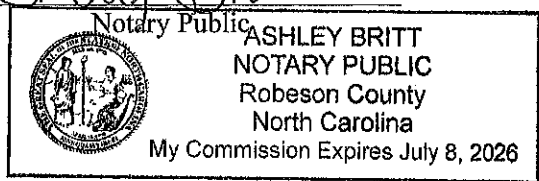
STATE OF North Carolina COUNTY OF Robeson

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. 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

The creation of autotyping contained in this drawing including but not limited to all design, text, certifications and images are owned, created, as otherwise expressly stated by Anderson Engineering & Associates, P.A. and are protected by copyright and other intellectual property laws. This drawing may not be copied, reproduced, transmitted, displayed, modified, sub-licensed, altered, linked to other projects or otherwise used in any manner without the prior written consent of Anderson Engineering & Associates, P.A. except to the extent that such use complies with the Copyright Act of 1976 (17 U.S.C. 107) as amended. Project name may be used on all other documents to be used for intended project use only.

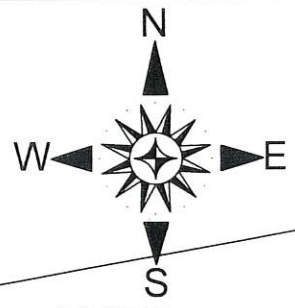
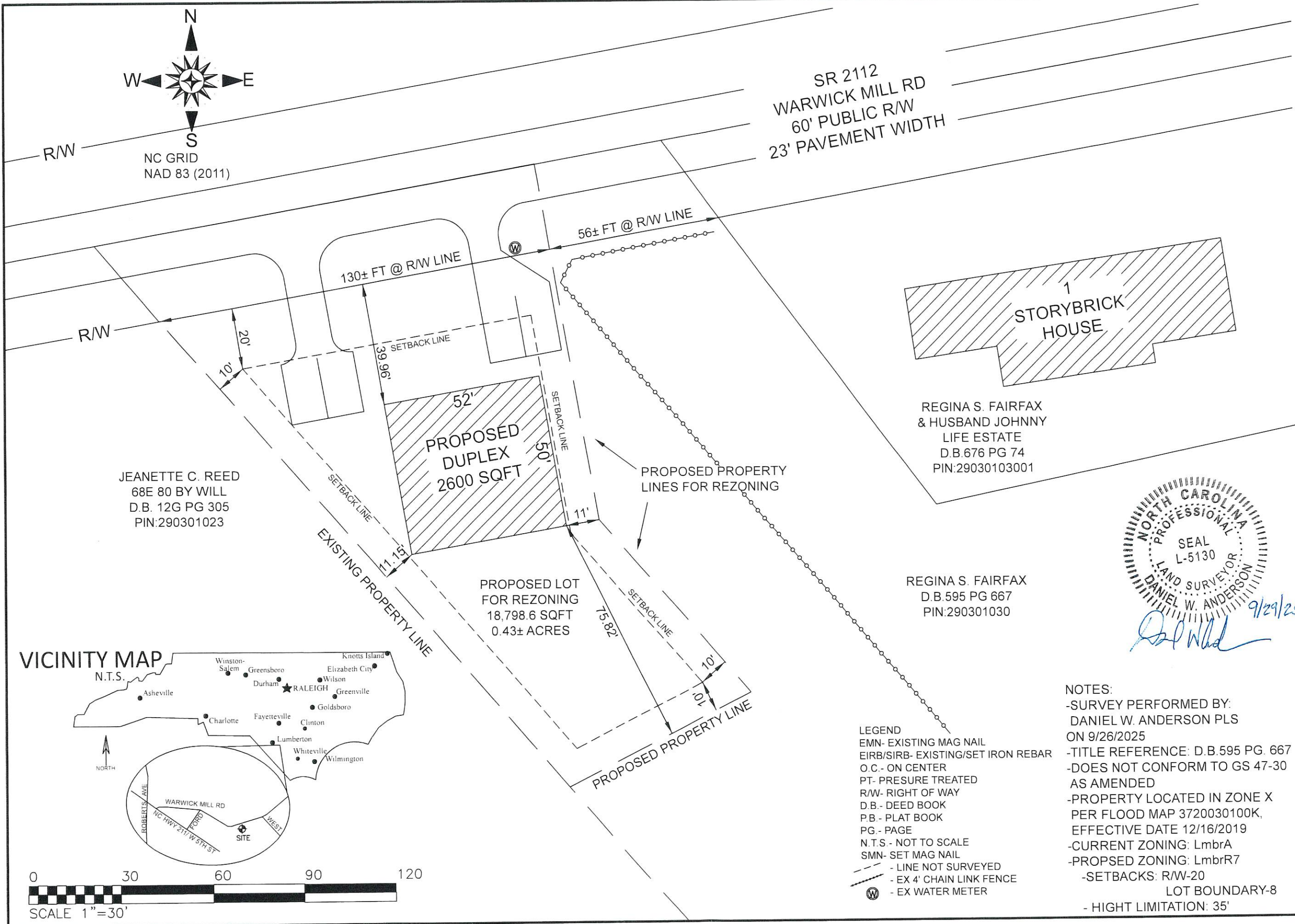
**SITE PLAN
(R-7 ZONING)**

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

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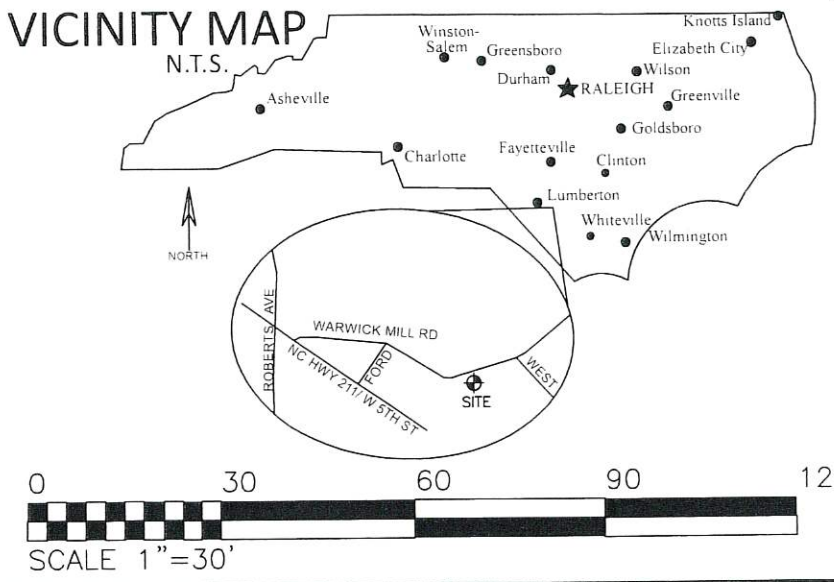
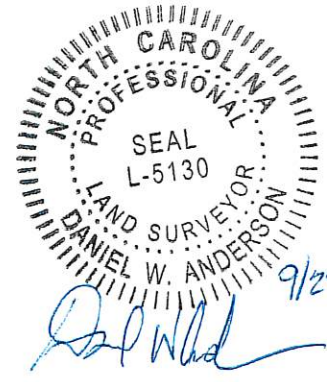


NC GRID
NAD 83 (2011)

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

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

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



- 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'

City of



Lumberton

Planning & Neighborhood Services

Request for Rezoning
6.242 REGINA FAIRFAX

PETITIONER(S): REGINA FAIRFAX	OWNER(S): REGINA FAIRFAX
[REDACTED]	

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

LOCATION:

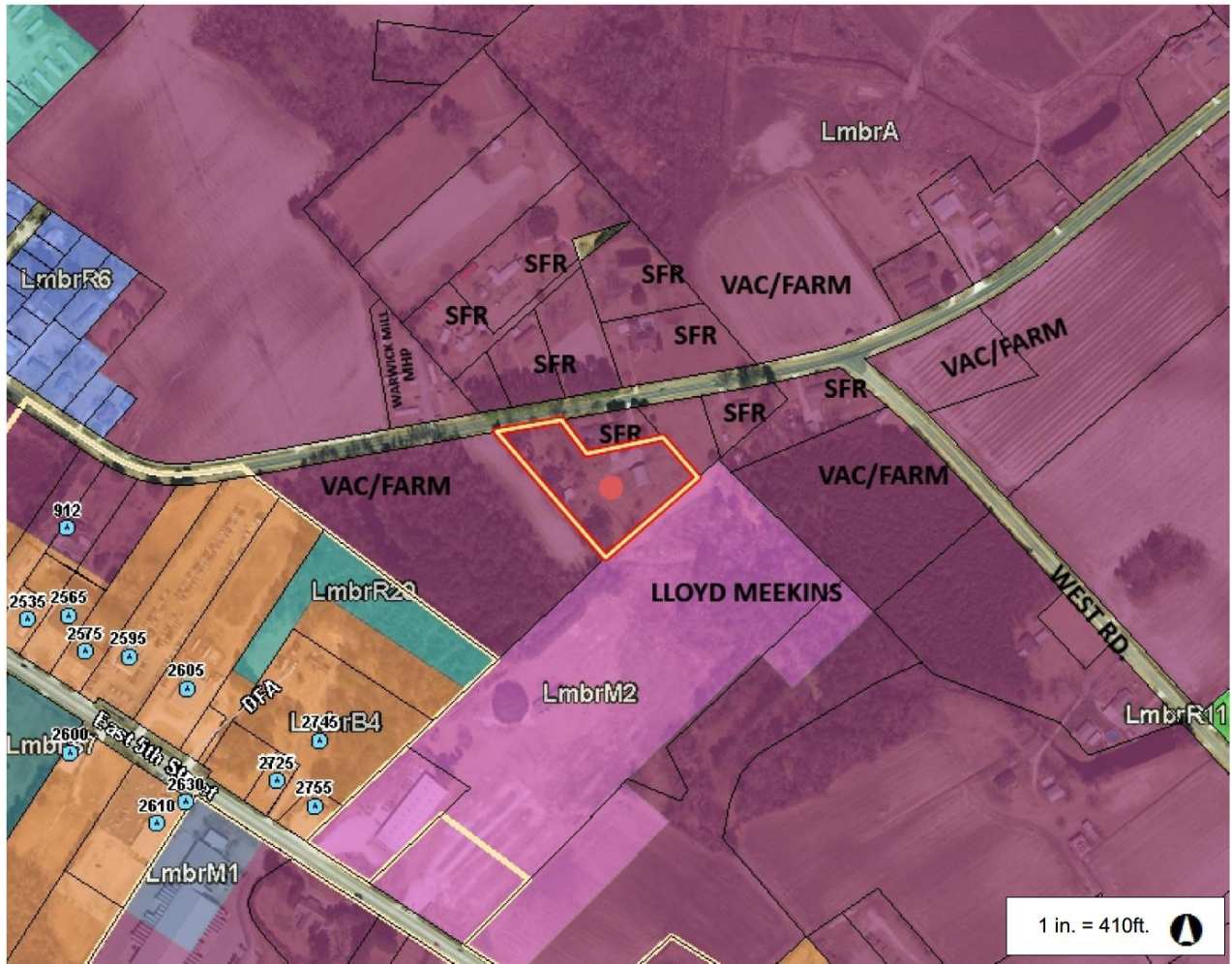


City of



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

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

ADJACENT PROPERTY SITE DATA

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





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 PLANNING BOARD

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

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

I. Agriculture 'A' Zoning District Permitted Uses

1.110 Single-family residences other than Mobile Homes

1.120 Mobile homes, 1.121 Class A & 1.122 Class B

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

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

12.100 Veterinarian

12.200 Kennel

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

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

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

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

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

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

The 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 Planning Board

Item: III.B.

Lumberton, North Carolina



Request for Action

Meeting Date: January 20, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/13/2026

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:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. H&F Property Pro Rezoning Application -PLANNING BOARD



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

138

(Deed Book)

211

75

(Page)

#P 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
rezone 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:

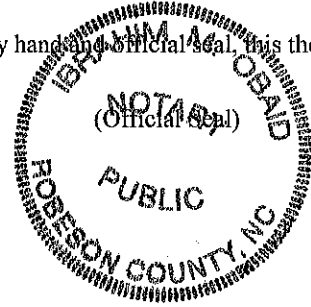
Applicant: Helmi Alkhateeb [Redacted]
Full Legal Name (type or print) Home Address

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

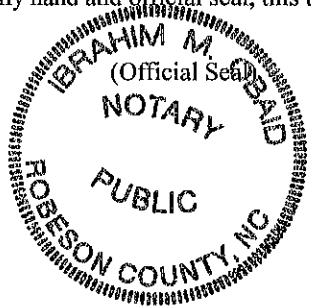
Owner: Foahl Alkubishi [Redacted]
Full Legal Name (type or print)

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

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

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

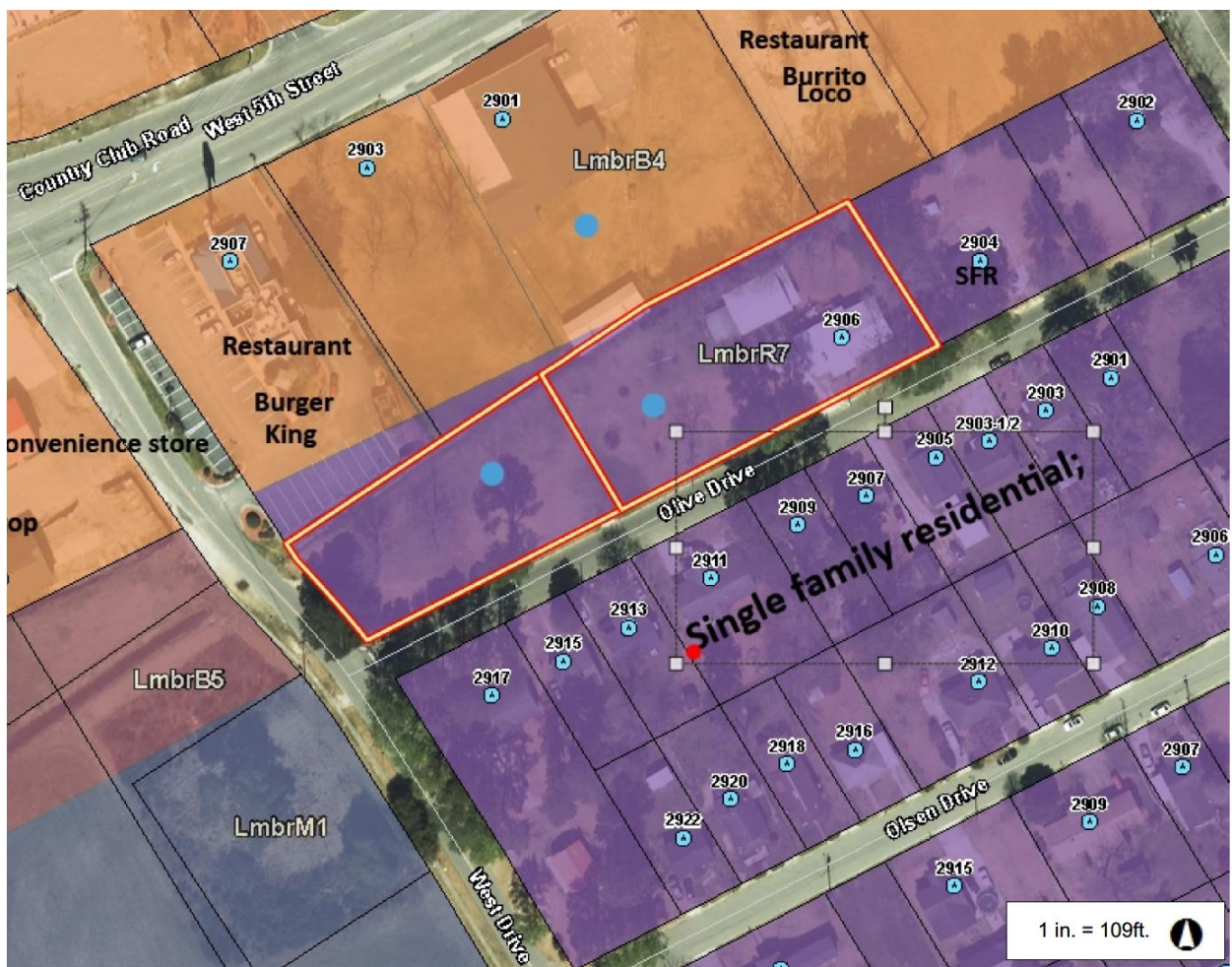
LOCATION:



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

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

ADJACENT PROPERTY SITE DATA

	Zoning	Zoning Description	Land Use
Subject Property	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
North	B-4	Business general commercial	Business/vacant (owned by applicant) Burger King Restaurant
South	R-7	Residential single family/duplex	Olive Drive Single family residences
East	B-5 M-1 B-4	Business Highway Service Light Manufacturing Business general commercial	Vacant Vacant Lucky Stop gas station and convenience store
West	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.

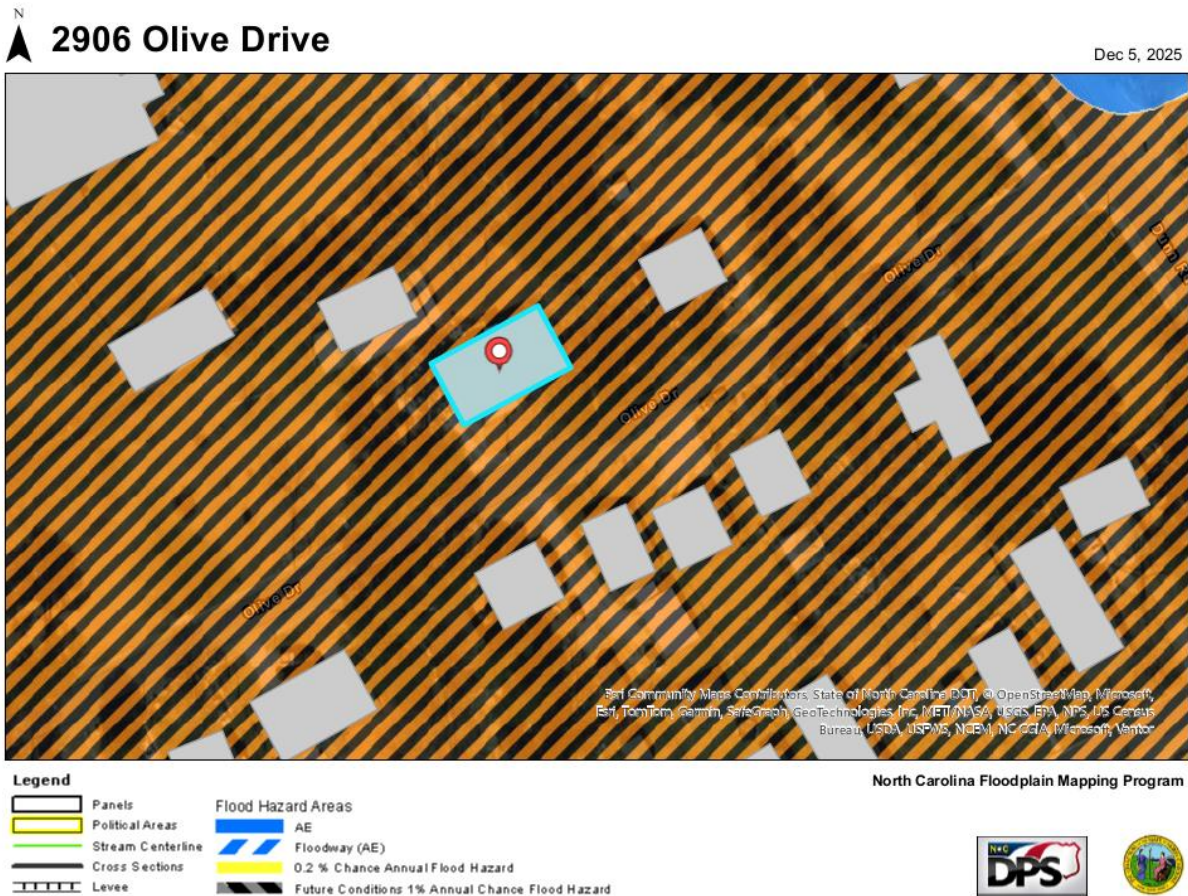
Setback and Lot Size:

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'

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





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 PLANNING BOARD

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

The 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 Planning Board

Item: III.C.

Lumberton, North Carolina



Request for Action

Meeting Date: January 20, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/13/2026

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.

Please review and return any comments or concerns to your next scheduled meeting in February. Subsequent meetings will be public and invite community comment on the draft.

Staff Recommendation:

Review and make comments at the next scheduled public meeting.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Food Truck Park - Draft 1 1-9-2026

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.

Permanent food truck spaces. Permanent food truck spaces shall comply with the building setback requirements for the respective zoning district.

Permanent food trucks are required to establish on site water and sewer connections from Public Works (or utility provider), at owners' expense. This connection must be secured to minimize unpermitted or illegal use.

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.

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 (or utility provider), 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. Park owners can request, from Public Works (or utility provider), a main water connection for on-site use (at owners’ expense). This connection must be secured to minimize unpermitted or illegal use.

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.