



CITY OF LUMBERTON

CITY COUNCIL

AGENDA • FEBRUARY 9, 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. Public Comment Period - Mr. Jack Moody - Lumberton Senior High Wrestling Team

III. Public Hearings

- A. Planning Board Minutes from January 20th, 2026 - , Planning & Neighborhood Services
- B. Helmi A Al-khateeb rezoning for 2906 OLIVE DR. – P-7 –Table - ArTriel Kirchner, Planning & Neighborhood Services
- C. Lumbee Land Development rezoning — ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- D. Lumbee Land Development Special Use Permit - ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- E. Lumbee Land Development contiguous annexation-ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- F. John Culbreth rezoning Hornets Rd.- ETJ - ArTriel Kirchner, Planning & Neighborhood Services

- G. John Culbreth major subdivision Special Use Permit Hornets Rd -ETJ
- ArTriel Kirchner, Planning & Neighborhood Services
- H. John Culbreth contiguous annexation Hornets Rd. ETJ - ArTriel Kirchner, Planning & Neighborhood Services
- I. Jimmy McRae (Le Benediction, LLC) Special Use Permit for a single-family residence with accessory apartment - P8 - ArTriel Kirchner, Planning & Neighborhood Services
- J. Regina Fairfax rezoning for 934 Warwick Mill Road. - ETJ - ArTriel Kirchner, Planning & Neighborhood Services

IV. Consent Agenda

- A. Minutes Approval
- B. FY27 GHSP Grant - DWI - Michael McNeill, Police
- C. Authorize Lumberton Police Department to apply for and accept the FY27GHSP Grant for overtime.
- Michael McNeill, Police
- D. Ratify the Designation of \$1,150.00 of CRF to Lumberton Rescue for a Dinner - John Carroll, City Council
- E. Ratification of Payment for AMI-Mass Meter Swap a Cost of \$46,322 to Tyler Technologies - Wayne Horne, City Manager

V. Agenda Items

- A. CDBG-NR Asbestos Services - Stephanie Canady, Planning & Neighborhood Services
- B. CDBG-NR Surveying services - Stephanie Canady, Planning & Neighborhood Services
- C. Lead Service Inventory Agreement Amendment #2 - Rob Armstrong, Public Works
- D. 2026 AIA Grant Engineering Agreement - Rob Armstrong, Public Works
- E. Water Plant RMP consultant ammendment - Rob Armstrong, Corey Walters, Public Works
- F. Pennington Park Scoring Tower Addition - Brandon Love, City Manager
- G. CDBG-NR Floodgate RFQ Responses - Brandon Love, City Manager
- H. Meadow Branch - Lumberton Loop Engineering RFQ - , City Manager

- I. Request for Four-Way Stop Installation at Norwood and Eisenhower Streets - Michael McNeill, City Council
- J. Rape Crisis Center - Golf Tournament - Eric Chavis, City Council
- K. Alive After 5 Sponsorship Packet - Owen Thomas, City Council
- L. Humane Society Golf Tournament - Owen Thomas, City Council
- M. Scottish Packing Structural Assessment & Architectural - RFQ - Brandon Love, City Manager

VI. Adjournment

Lumberton City Council

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 02/04/2026

Subject: Planning Board Minutes from January 20th, 2026

Summary/Background of Subject Matter:

Minutes from the January 20, 2026, Planning Board meeting are available for review.

Staff Recommendation:

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. January 20, 2026



CITY OF LUMBERTON

PLANNING BOARD

MINUTES • JANUARY 20, 2026

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

I. Call to Order

Chairman Terranova called the meeting to order at 6:00 PM

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

Planning Director Dr. Kirchner gave a brief overview of the rezoning request. Jason Fairfax presented the rezoning request to the board. After some questions from the board and hearing no public input, Chairman Terranova closed the public hearing portion and called for a motion. Mr. Smith made a motion to recommend approval of the rezoning request to city council. The motion was seconded by Mr. McLean, the motion carried unanimously.

B. Helmi A Al-khateeb rezoning for 2906 OLIVE DR. – P-7 - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. ArTriel Kirchner gave a brief overview of the rezoning request. Mr. Al-Khateeb, the applicant, gave a presentation of the rezoning request. The board heard from Hawana Locklear, an adjacent resident to the property who resides at 2903 1/2 Olive Dr. Ms. Locklear voiced concerns with traffic and access to the property via Olive Dr. After some questions and discussion from the board, Chairman Terranova called for a motion. Mrs. Odom made a motion to table the request until the applicant could return with more of a plan of the proposed business and a conditional rezoning application. Mr. Caulder then made a substitute motion to make a recommendation to deny the rezoning request to city council.

Ms. Odom then agreed and withdrew her original motion.

Mrs. Jones seconded Mr. Caulder's motion to recommend denying the rezoning to city council. The motion carried unanimously.

- C. Request to Develop a Food Truck Park Ordinance - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. Kirchner gave the board members a copy of a draft ordinance regulating a Food Truck Park within the city.

The Board to review and discuss at the next planning board meeting. No action was required.

IV. Adjournment

Hearing no other business before the board, Chairman Terranova adjourned the meeting.

[MIN_SIGNATURES]

Lumberton City Council

Item: III.B.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 02/04/2026

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

Summary/Background of Subject Matter:

Helmi A Al-khateeb is asking Council to table this request and allow him to submit more information regarding the proposed development of the property located at 2906 Olive Drive, parcel # 321801008 & 321801008/deed 2545 pg 211.

Staff Recommendation:

Council to table this request to allow the applicant to submit additional information regarding the proposed development of the property

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. H&F Property Pro Rezoning Application - Request to Table
2. H&F Property Pro Rezoning Application - CPC (2)

Askew, ArTriel

From: Ali Alhobishi <alilumberton@yahoo.com>
Sent: Tuesday, February 3, 2026 10:22 PM
To: Askew, ArTriel
Subject: Table , 2906 olive drive

Hi Archie,

I hope you doing well , I just want to inform you that I want to table the zoning in my property at 2906 olive drive lumberton at this time till I provide you with more details and plans for my project so please take me out of the board meeting at this time

Thank you for your understanding
H&f property pro LLC
Helmi Alkhateeb

[Sent from Yahoo Mail for iPhone](#)



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

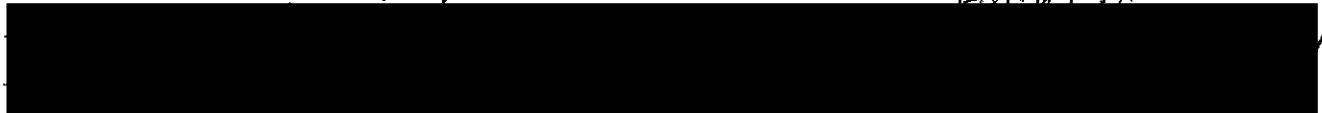
The undersigned hereby respectfully requests that the Official Zoning Map of the City of Lumberton, North Carolina be amended as hereinafter described:

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

1. Applicant:

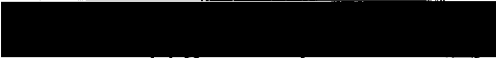
Owner:

Full Legal Name: H & F Property LLC Full Legal Name: Helmi Alkhatib & Family LLC



Mailing Address:

Mailing Address:



Telephone:

Legal Name of Business: H & F Property LLC

EMAIL:

2. Description of Property:

<u>2906 Olive Drive</u>	<u>25.43</u>	<u>211</u>
(Address)	(Deed Book)	(Page)
<u>#P 9</u>	<u>13</u>	<u>75</u>
(Map Book)	(Page)	(Frontage)
	<u>477</u>	<u>1.28 Acres</u>
	(Frontage)	(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



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

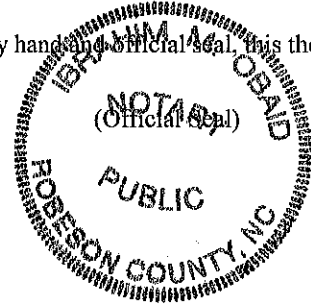
Applicant: Helmi Alkhateeb. [Redacted]
Full Legal Name (type or print) Home Address

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

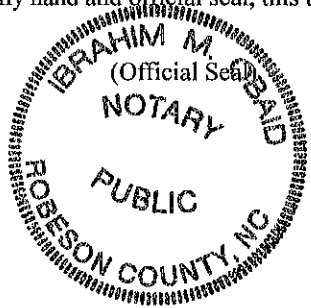
Owner: Foad Alhabishi [Redacted]
Full Legal Name (type or print)

STATE OF North Carolina COUNTY OF Robeson.

I, Foad Alhabishi, 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

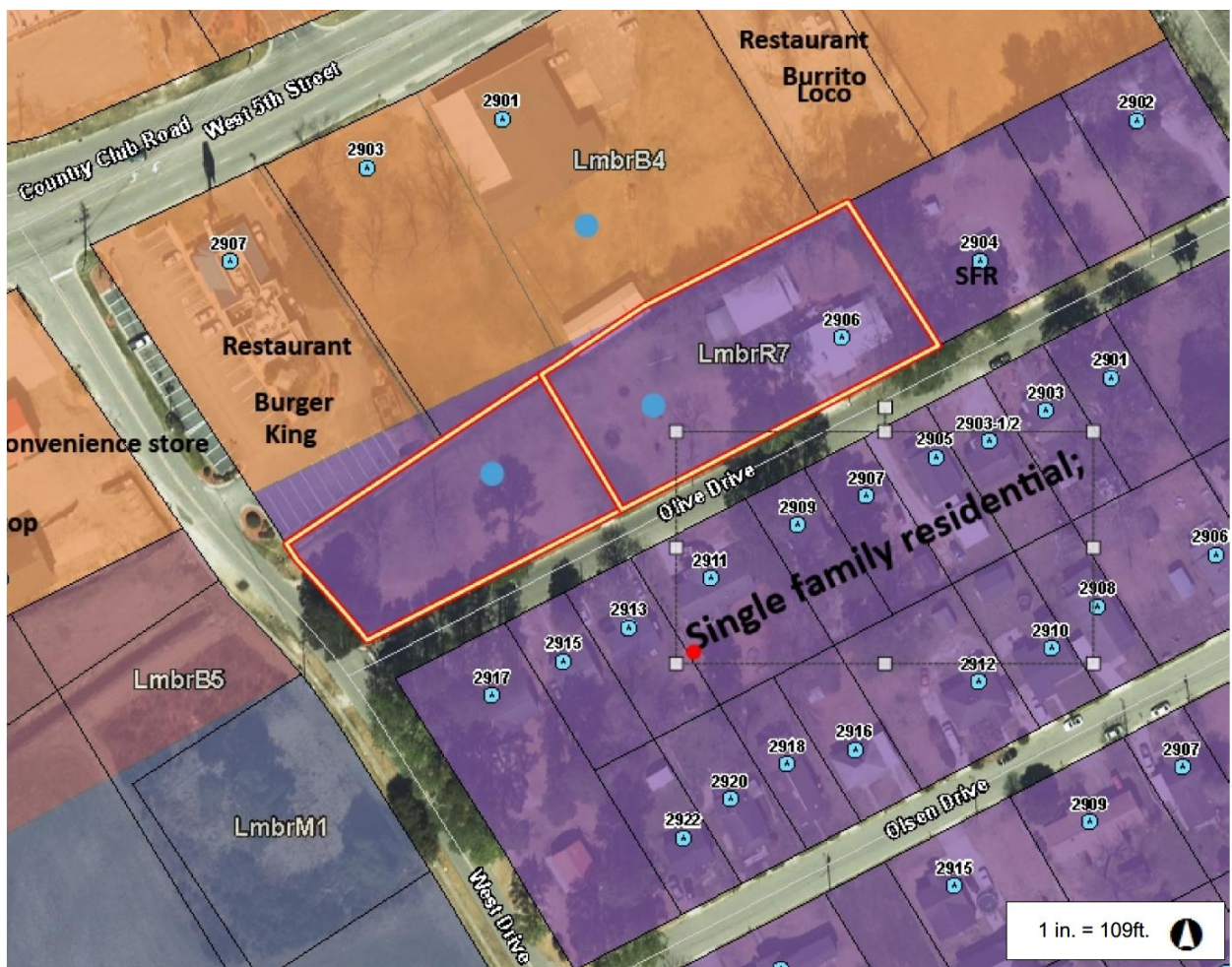
LOCATION:



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'

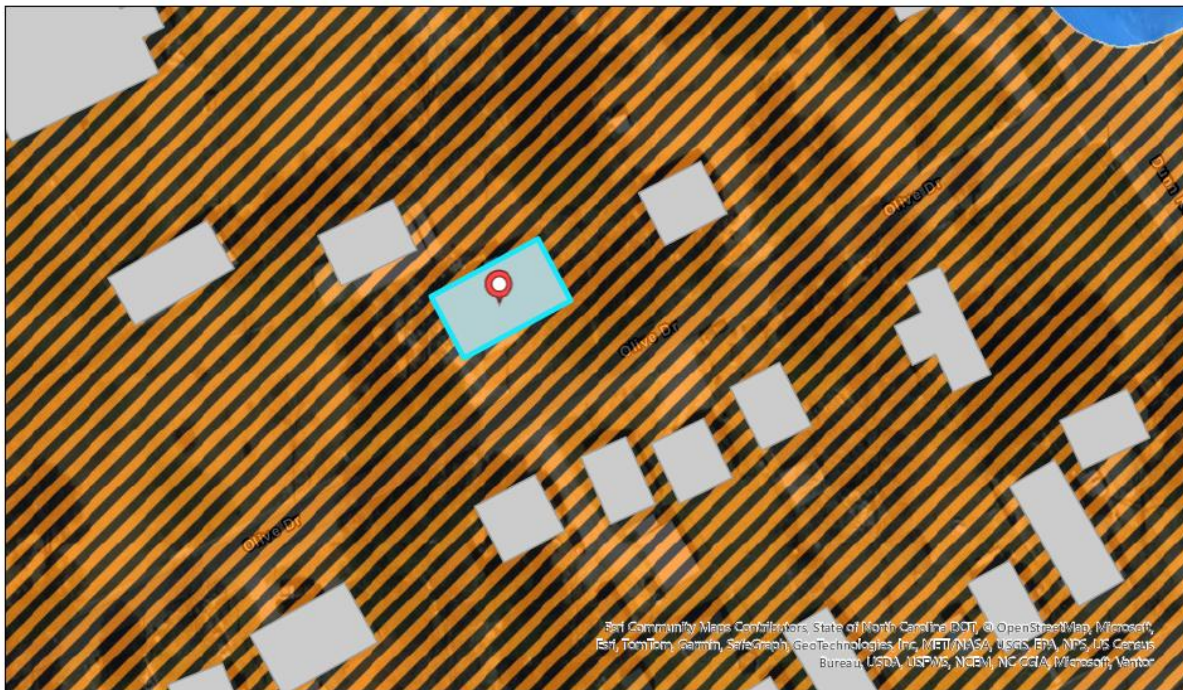
FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

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

2906 Olive Drive

Dec 5, 2025



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

North Carolina Floodplain Mapping Program



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 to table this request to allow the applicant to submit additional information regarding the proposed development of the property

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
Lumberton, North Carolina



Item: III.C.

Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 11/24/2025

Subject: Lumbee Land Development rezoning — ETJ

Summary/Background of Subject Matter:

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

Staff Recommendation:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

- 1. Rezoning Application-Village @ Eagle's Landing_signed



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

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

1. Applicant:

Owner:

Full Legal Name: Lumbee Land Development, Inc.

Full Legal Name: Lumbee Land Development, Inc.

Physical Home Address:

Physical Home Address:

Mailing Address:

Mailing Address:

Telephone:

Telephone:

Legal Name of Business: Lumbee Land Development, Inc.

EMAIL:

2. Description of Property:

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

3. Tax Map Identification Number (parcel number):

101202001 & 10120200101

4. Existing Zoning District Designation of Property:

Business LMBR-B7, Agricultural LMBR-A, & Residential Agricultural CNTY-RA

5. Requested Zoning District Designation of Property:

R-7

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



Owner



Owner's Agent



Lease-to-Own



Tenant



Family member



Other (explain)

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

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

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

1 of 3

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

File #

2/6/2014

Updated 4/5/2012



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: Lumbee Land Development, Inc. [Redacted]
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Robeson

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

Applicant: [Signature]

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



[Signature]
Official Signature of Notary

Marbeth Pevia, Notary Public
Notary's printed or typed name

My Commission Expires: 06-09-2029

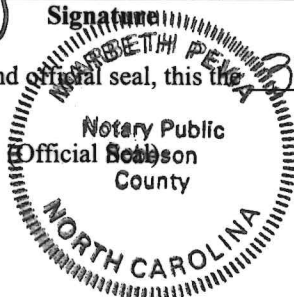
Owner: Lumbee Land Development, Inc. [Redacted]
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Robeson

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

Owner: [Signature]

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



[Signature]
Official Signature of Notary

Marbeth Pevia, Notary Public
Notary's printed or typed name

My Commission Expires: 06-09-2029

City of



Lumberton

Planning & Neighborhood Services

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

Application File No.: 5.137, 7.198 & 6.238

HWY 41/Elizabethtown Rd, Lumberton, NC

Property address: 28358 Parcel #: 101202001 & 10120200101

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

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

Signature: [Handwritten Signature] (Authorized Person)

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

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

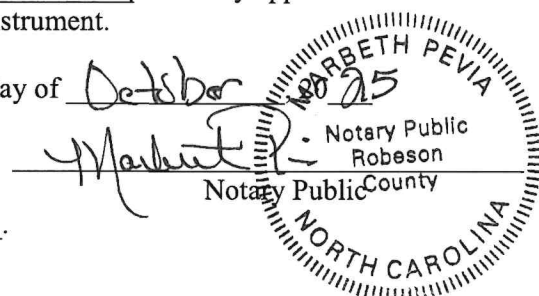
I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

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

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

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



My Commission Expires: 06-09-2029



Planning & Neighborhood Services

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

PETITIONER(S):	OWNER(S):
Name of Petitioner(s): Lumbee Land Development/Bradley Locklear	Name of Owner(s): 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-7, Residential Single Family/Duplex.**

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).

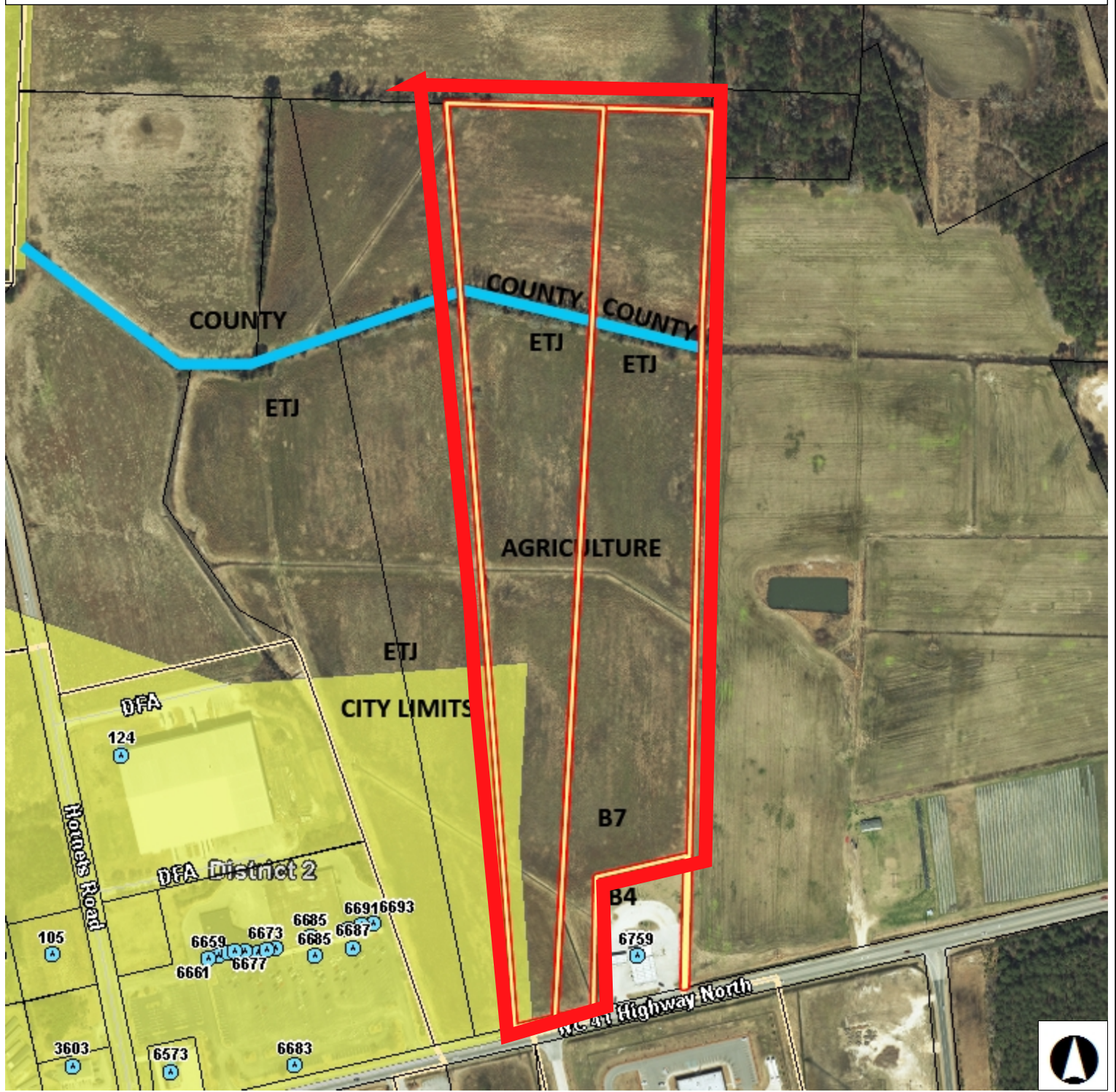
Analysis:

This proposed development is a single-family residential subdivision consisting of 78 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):

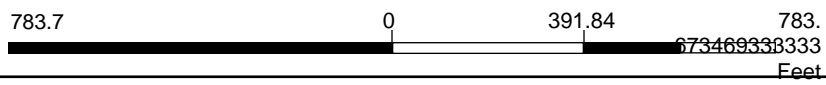
- The front portion of the parcels, ~ 4.88 acres is zoned B-7.
- The midsection of the parcels, ~ 18.43 acres is zoned 'A' Agriculture.
- The remaining portion of the parcels, ~ 9.59 acres is located within the County's jurisdiction and zoned County Residential Agriculture.

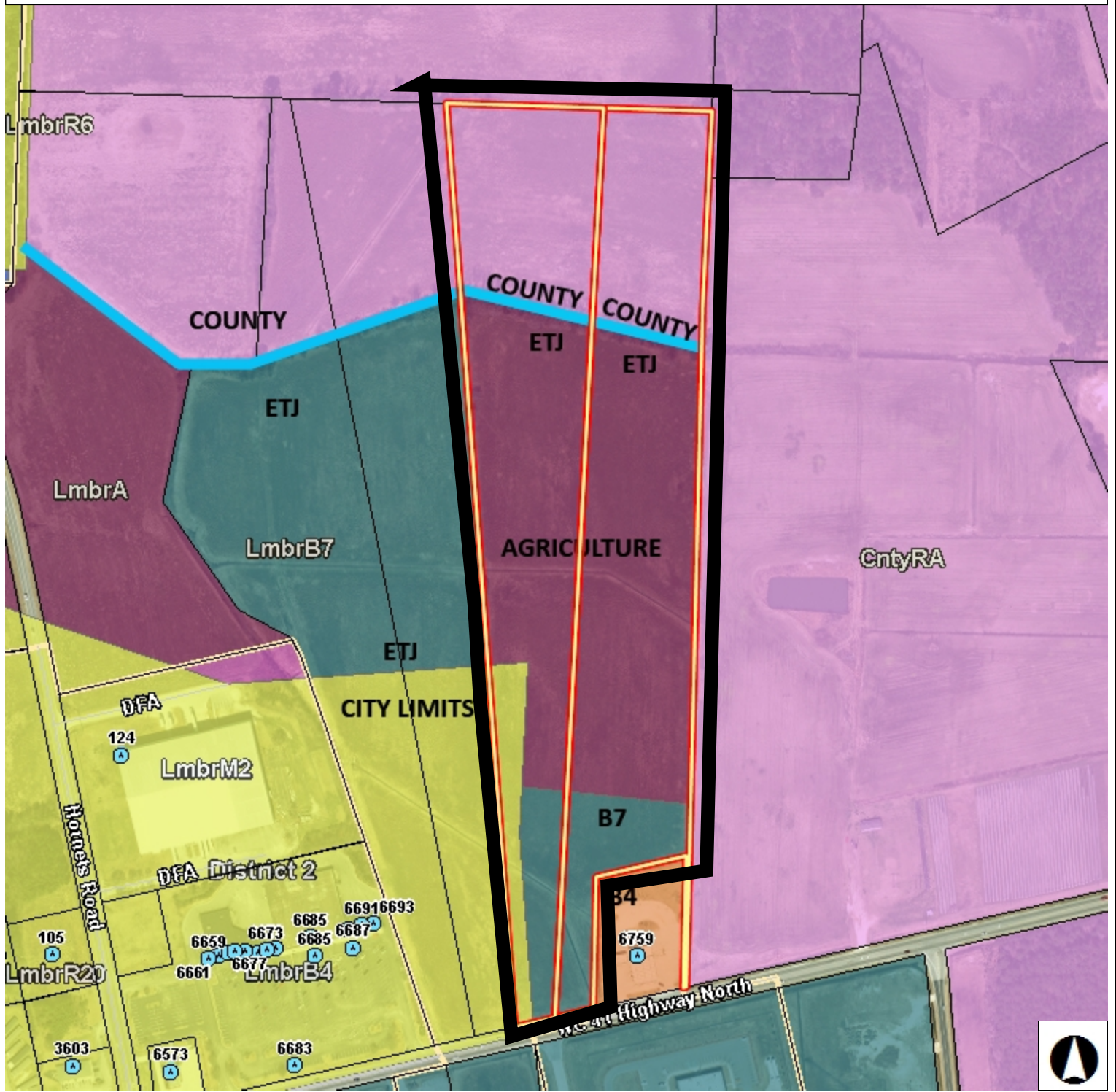


Legend

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

Notes





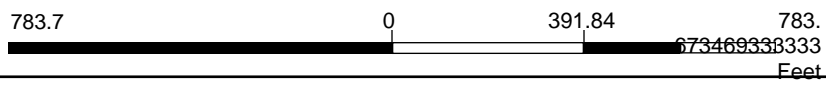
Legend

- 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

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



Planning & Neighborhood Services

PLANNING & ZONING

STAFF ANALYSIS

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

Setback and Lot Size:

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

ADJACENT PROPERTY SITE DATA

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

City of



Lumberton

Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not located in the 100-year flood zone.

Flood Zone: Zone X is the flood insurance rate zone that corresponds to areas outside the 0.2% annual chance floodplain, areas within the 0.2% annual chance floodplain, and to areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.

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

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

DEVELOPMENT UPON APPROVAL

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

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

I. Agriculture 'A' Zoning District Permitted Uses

1.110 Single-family residences other than Mobile Homes

1.120 Mobile homes, 1.121 Class A & 1.122 Class B

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

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

12.100 Veterinarian

12.200 Kennel

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

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

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

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

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

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

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

I. B-7 Zoning District Permitted Uses

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

1.600 Temporary emergency, construction, and repair residences

2.111 Miscellaneous Sales and Rental of Goods, Merchandise and Equipment

2.113 Convenience stores

2.120 Low- volume traffic generation sales

2.130 Wholesale sales

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

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

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

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

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

3.130 Office or clinics of physicians or dentists

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

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

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

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

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

5.120 Trade or vocational schools

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

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

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

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

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

6.121 Movie theatres Seating capacity of not more than 300

6.122 Movie theatres Seating capacity 301—999

6.140 Adult establishments

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

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

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

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

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

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

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

9.100 Motor vehicle sales or rentals, excluding manufactured home sales

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

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

9.500 Gas sales

9.600 Car wash

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

9.800 Manufactured home sales with manufactured home display units.

9.810 Manufactured home sales office without, display units.

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

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

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

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

12.100 Veterinarian

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

13.620 Mobile Units (including Recreational Vehicles)

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

16.000 Dry Cleaner, Laundromat

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

20.000 Funeral Homes

22.000 Nursery Schools; Day Care Centers

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

24.100 Bus stations

24.200 Train stations

24.300 Taxi stands

25.000 Commercial Greenhouse Operations

27.000 Off- Premises Signs

28.200 Minor Subdivisions

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

2.112 ABC stores

3.140 Government Office Buildings

3.230 Banks with drive-in windows

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

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

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

6.150 Billiard parlors/Pool Halls & Game Centers

6.160 Electronic Gaming Operations

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

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

6.260 Drive-in movie theatres

6.270 Recreational vehicle parks and/or campgrounds

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

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

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

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

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

8.500 Bars, nightclubs

10.220 Storage inside or outside completely enclosed structures

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

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

14.400 Reclamation landfill

15.100 Post office

17.100 Neighborhood Utility Facilities

21.100 Cemetery

21.200 Crematorium

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

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

I. R-7 Zoning District Permitted Uses

1.110 Single-family residences Other than mobile homes

1.210 Duplex

1.220 Two-family conversion

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

14.110 Agricultural operations, farming Excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

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

28.200 Minor Subdivisions

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

1.130 Single- family residences with accessory apartment

1.330 Multifamily conversion

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

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

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

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21.100 Cemetery

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

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Lumberton City Council

Item: III.D.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 11/24/2025

Subject: Lumbee Land Development Special Use Permit - ETJ

Summary/Background of Subject Matter:

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

Staff Recommendation:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Special Use Permit App-Village @ Eagle's Landing_signed

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

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

1. **Applicant:** _____ **Owner:** _____
 Legal Name: Lumbee Land Development, Inc. Legal Name: Lumbee Land Development, Inc.



Name of Business: Lumbee Land Development, Inc. **Business Address:** _____

EMAIL: _____

Description of Property:

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

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

4. **Proposed Use of Property:** Residential Subdivision

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

6. **Development Site Plan:** See Appendix A of Land Use Ordinance.

7. **Notice of Hearing:** All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.

8. **Supportive Information:** At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

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

ADDRESS:

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

11. Notarized Signatures:

I certify that all of the information presented by the undersigned in this Application is accurate to the best of my knowledge, information and belief.

Applicant: Lumbee Land Development, Inc. [Redacted]
Name Physical Address

Applicant: [Signature]
Signature

STATE OF North Carolina COUNTY OF Robeson

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



WITNESS my hand and Notarial Seal this 10th day of October, 2025

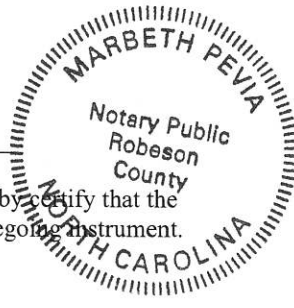
[Signature] My Commission Expires: 06-09-2029
Notary Public Signature

Owner: Lumbee Land Development, Inc. [Redacted]
Name Physical Address

Owner: [Signature]
Signature

STATE OF North Carolina COUNTY OF Robeson

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City of



Lumberton

Planning & Neighborhood Services

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

Application File No.: 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.

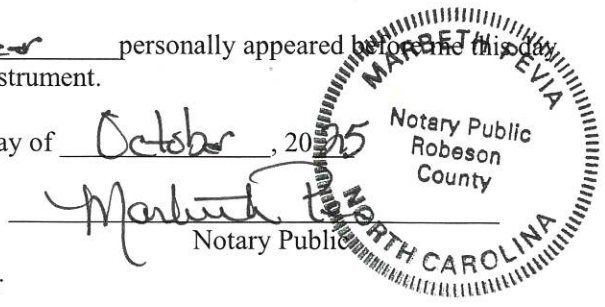
I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF North Carolina COUNTY OF Robeson

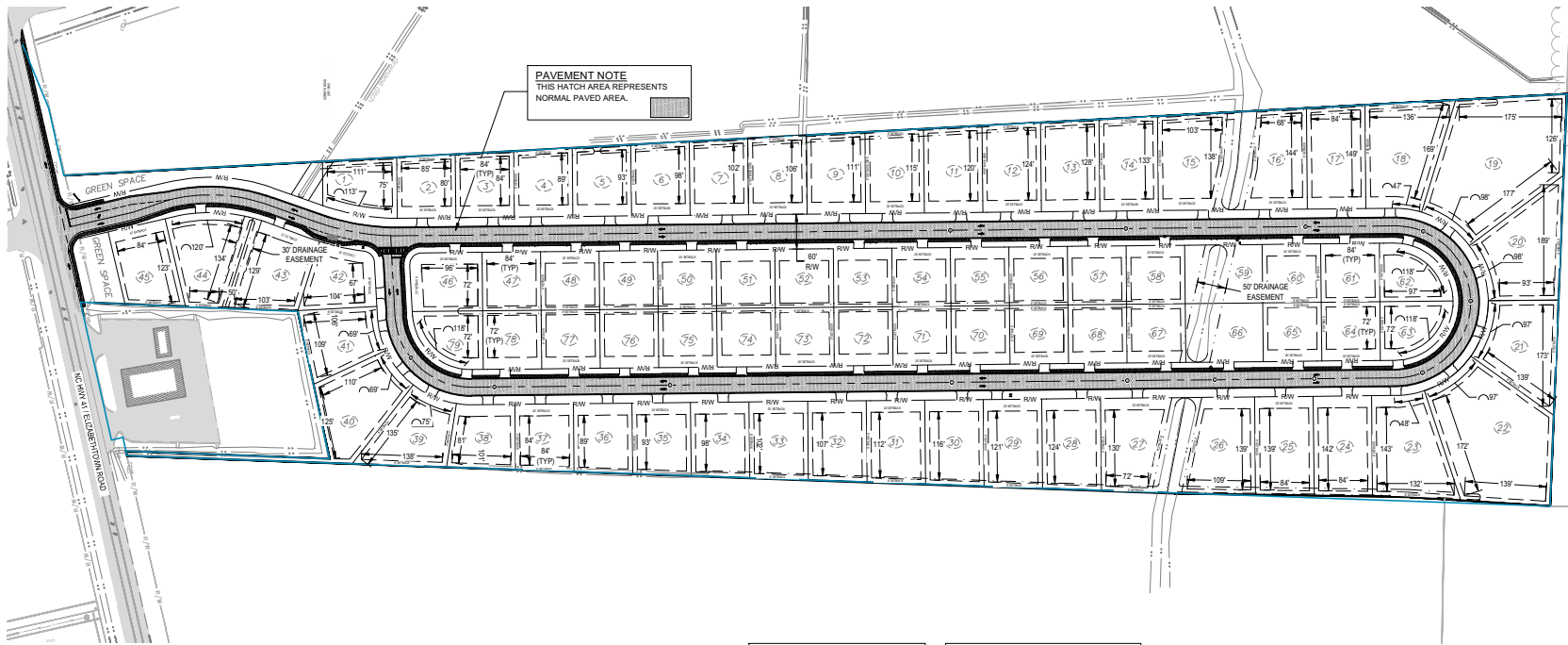
I, Marbeth Pevia, a Notary Public in and for said County and

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



PAVEMENT NOTE
THIS HATCH AREA REPRESENTS
NORMAL PAVED AREA.

DEVELOPMENT DATA

TOTAL ACREAGE: 31.87 ACRES
 EXISTING ZONING: A, B-7, CNTY-RA
 PROPOSED ZONING: R-6
 EXISTING USE: VACANT
 COUNTY: ROBESON
 TOWNSHIP: LUMBERTON
 FIRE DISTRICT: NORTH WOODS
 TAX PARCEL: 3029483600
 31204136400

RESIDENTIAL (R-6) REGULATIONS

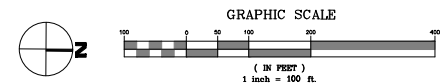
MIN LOT AREA - SINGLE FAMILY SUBDIVISION: 5,250 SF
 MIN LOT WIDTH: 70 FT
 MIN BUILDING - FROM STREET R/W: 20 FT
 MIN FREESTANDING SIGN - FROM STREET R/W: 10 FT
 MIN BUILDING - FROM LOT BOUNDARY: 8 FT
 MIN FREESTANDING SIGN - FROM LOT BOUNDARY: 8 FT
 MAX BUILDING HEIGHT: 35 FT
 MAX FREESTANDING SIGN AREA: ## SF
 MAX FREESTANDING SIGN HEIGHT: ## FT

LOT SPACE AREA		
LOT#	SF	ACRES
GREENSPACE	15120	0.347
1	11837	0.272
2	10011	0.244
3	11052	0.254
4	11490	0.264
5	11935	0.274
6	12376	0.284
7	12812	0.294
8	13269	0.305
9	13893	0.314
10	14140	0.325
11	14583	0.335
12	15014	0.345
13	15462	0.355
14	15932	0.366
15	16997	0.505
16	20453	0.470
17	17472	0.401
18	22809	0.524
19	43418	0.997
20	22037	0.506
21	19323	0.444
22	38915	0.893
23	21220	0.487
24	17051	0.391
25	16815	0.386
26	22215	0.510
27	20732	0.476
28	15542	0.357
29	15081	0.346
30	14620	0.336
31	14162	0.325
32	13896	0.314
33	13260	0.304
34	12769	0.293
35	12313	0.283
36	11854	0.272
37	11379	0.261
38	11944	0.274
39	15124	0.347
40	21394	0.491

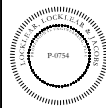
LOT SPACE AREA		
LOT #	SF	ACRES
41	13488	0.310
42	11873	0.273
43	17103	0.393
44	17431	0.400
45	13961	0.321
GREENSPACE	5662	0.137
46	12124	0.278
47	10001	0.230
48	9998	0.230
49	9999	0.230
50	10000	0.230
51	9997	0.230
52	9997	0.230
53	10000	0.230
54	9997	0.230
55	9998	0.230
56	9996	0.230
57	9999	0.230
58	9998	0.230
59	13251	0.304
60	9995	0.229
61	9997	0.230
62	10332	0.237
63	10327	0.237
64	10060	0.230
65	10000	0.230
66	13252	0.304
67	9999	0.230
68	10000	0.230
69	9999	0.230
70	9997	0.230
71	9999	0.230
72	9999	0.230
73	9994	0.229
74	9994	0.229
75	9993	0.229
76	9995	0.230
77	9997	0.230
78	9995	0.229
79	9841	0.226
TOTAL	11156801	25.615

GENERAL NOTES:

- THE PRELIMINARY SITE PLAN REPRESENTS A FIRM CONCEPT WITH RESPECT TO THE ARRANGEMENT OF THE PROPOSED BUILDING, PARKING, OPEN SPACE, AND PARCELS, ETC. MINOR CHANGES ARE PERMITTED AS LONG AS THEY CONFORM WITH THE ROBESON COUNTY ORDINANCE. ANY SUCH CHANGES SHALL BE APPROVED BY ROBESON COUNTY STAFF.
- THIS MAP IS NOT A CERTIFIED SURVEY BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY POWERS SURVEYING.
- THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR REQUIRED TO PROVIDE A MINIMUM OF 48-HOURS, NORMAL BUSINESS HOURS MONDAY-FRIDAY, NOTICE TO OWNER AND/OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITIES. TO BE UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- PROPOSED ENTRANCES MUST COMPLY WITH STANDARDS SET BY THE CITY OF LUMBERTON ORDINANCE AND NCDOT. THE ENTRANCES MAY NOT BE RELOCATED OR RECONFIGURED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF ALL PROPOSED IMPROVEMENTS AS SHOWN ON APPROVED PLANS.
- LANDSCAPE AND LIGHTING PLAN WILL COMPLY WITH CITY OF LUMBERTON ORDINANCE.
- THE DEVELOPER UNDERSTANDS THAT SUBMITTALS MUST BE MADE AND APPROVALS OBTAINED FROM ALL APPLICABLE PLANNING AND DEVELOPMENT SERVICES DEPARTMENTS PRIOR TO GRADING OR CONSTRUCTION.
- IMPERVIOUS SURFACE AREA WILL NOT EXCEED SEVENTY-FIVE (75) PERCENT PER PLATTED LOT.
- PARKING, LOADING AND OTHER REQUIREMENTS FOR THE PERMITTED USE AND PLATTED LOT WILL COMPLY WITH THE PARKING REQUIREMENTS OF THE CITY OF LUMBERTON ZONING ORDINANCE.
- THIS PROPERTY IS DETERMINED NOT TO BE WITHIN THE 100-YEAR ANNUAL CHANCE FLOOD PLAIN ACCORDING TO F.I.R.M. MAP # 3720030100 EFF. DATE 1/19/2005.
- PROPOSED BUILDING HEIGHTS WILL NOT EXCEED (8) FEET.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 16 FT IN WIDTH, 16 FT W/TH PERMISSIBLE WHEN LENGTH IS A MAXIMUM 50 FT, HAS 8 SPACES OR LESS, & ALLOWS SUFFICIENT VEHICLE TURNING SPACE INSIDE DRIVE.



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



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

DATE	BY	DESCRIPTION

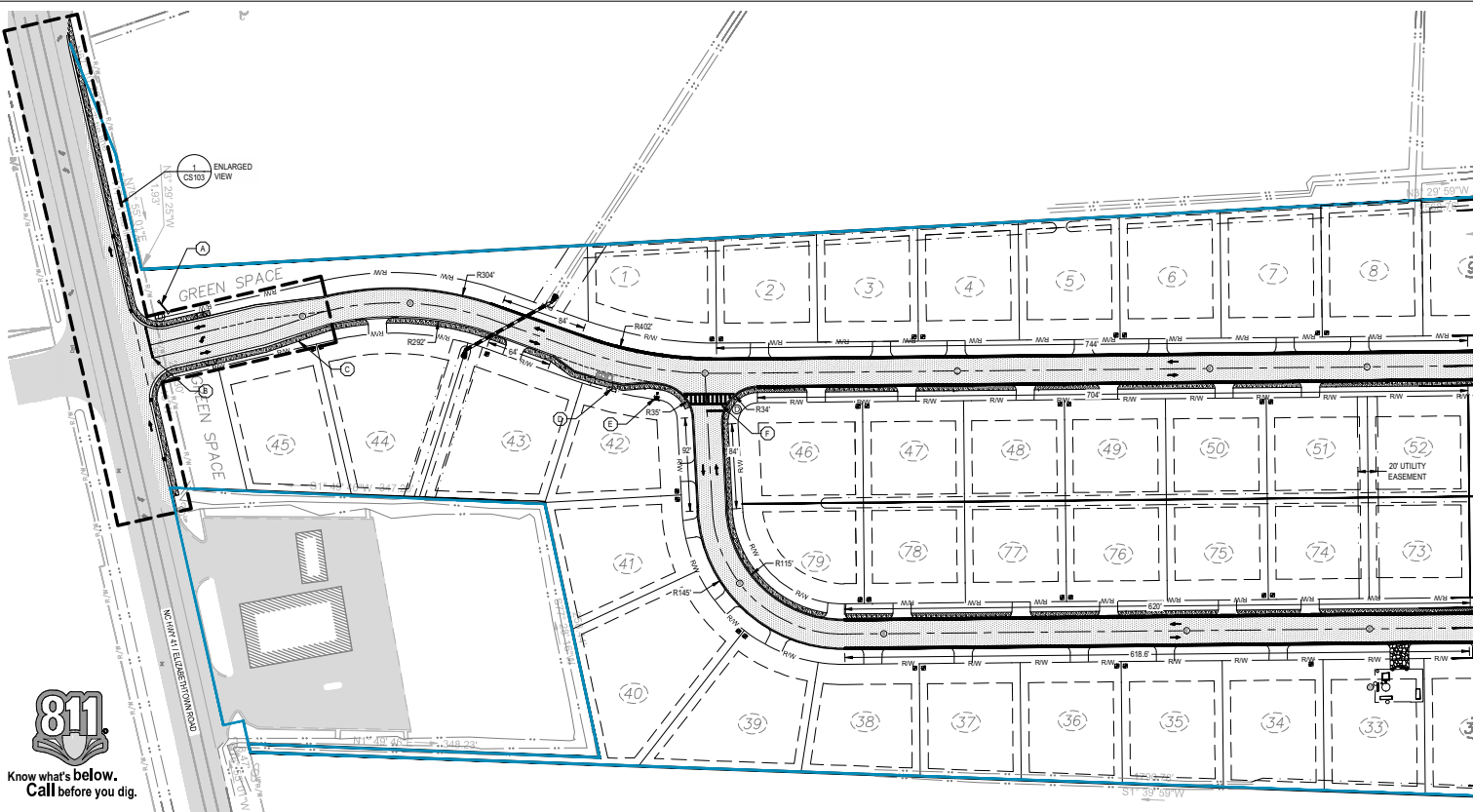
DATE: _____
 DRAWN BY: JH
 CHECKED BY: JEL
 SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER
CSI02
 PROJECT # 22-06145

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

C:\Users\hoban\Local Desktop\New\hoban\22-06143_The Village at Eagles Landing Lumbree Tribe\22-06143_Village at Eagles Landing Lumbree Tribe\Drawings\Civil\22-06143_Village at Eagles Landing Lumbree Tribe\PLAN MAP KEY A.dwg - CS103 SITE PLAN MAP KEY A.dwg



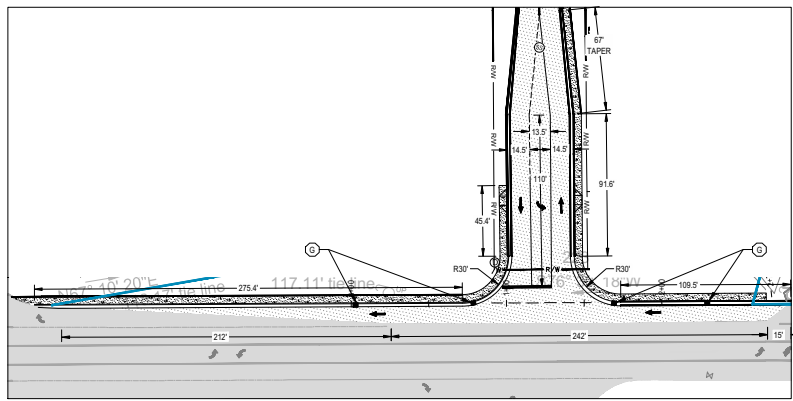
- PAVING AND NCDOT NOTES**
1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHALL BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D998).
 2. PROPOSED PAVEMENT WILL BE TIED INTO EXISTING PAVEMENT BY STRAIGHT SAW CUT EDGE FOR PAVEMENT JOINT. ANY VOIDED AREAS SHALL BE FILLED WITH ASPHALT CONCRETE SURFACE COURSE, TYPE 35.5B, AT AN AVERAGE RATE OF 22 LBS. PER SQ. YD.
 3. THE BASE COURSE SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY (ASTM D698).
 4. SUBGRADE MATERIAL SHALL BE USED IN ALL FILL AREAS OF THE PAVEMENT SECTION. ALL FILL MATERIAL SHALL BE FREE OF ANY ROOTS, ROCKS OR OTHER DELETERIOUS MATERIAL.
 5. LAST 3 FT OF FILL BELOW SUBBASE COMPACTED TO 98% MAXIMUM DRY DENSITY IN MAXIMUM OF 9-INCH COSE LIFTS. SUBGRADES SHALL BE PROOF ROLLED AND APPROVED BY THE GEOTECHNICAL ENGINEER/TESTING LABORATORY PRIOR TO BASE PLACEMENT. TACK SHALL BE APPLIED BETWEEN LAYERS IF NOT PAVED IMMEDIATELY. PAINTED STRIPS, LANE LABELS & SIGNS SHALL BE TO CURRENT NCDOT SPECIFICATION AND SHALL BE THERMOPLASTIC.
 6. POSITIVE SHOULDER DRAINAGE SHALL BE REQUIRED AS A CONDITION OF APPROVAL. FAILURE TO CORRECT DRAINAGE ISSUES IN A TIMELY MANNER MAY RESULT IN CLOSURE OF THE ENTRANCE BY THE DEPARTMENT OF TRANSPORTATION.
 7. DRAINAGE COLLECTED BY DITCHES, GUTTERS OR PIPES ON PRIVATE PROPERTY SHALL NOT BE DISCHARGED INTO THE HIGHWAY DRAINAGE SYSTEM UNLESS EXPRESSLY APPROVED BY THE DEPARTMENT OF TRANSPORTATION. NO DISCHARGE FROM ANY WATER SOURCES HEATING AND AIR CONDITIONING SYSTEM SHALL BE DISCHARGED INTO THE ROADWAY DRAINAGE SYSTEM.
 8. APPROPRIATE TRAFFIC CONTROL DEVICES SHALL BE UTILIZED DURING CONSTRUCTION TO PROVIDE FOR THE SAFETY OF THE TRAFFIC. NO EMPLOYEE/CONTRACTOR PARKING OR EQUIPMENT PARKING SHALL BE PERMITTED ON THE ROADWAY SHOULDERS DURING CONSTRUCTION.
 9. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND STRUCTURES.

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

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

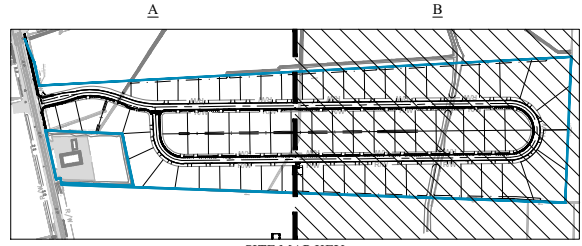


VILLAGE AT EAGLES LANDING
LUMBREE TRIBE
 HWY 41 / ELIZABETH TOWN ROAD
 LUMERTON, NC 28358

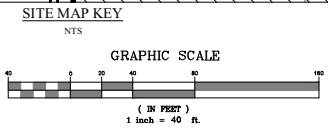


SITE ITEMS		
SYM.	ITEM	REFERENCE / NOTES
A	SITE DEVELOPMENT SIGN	OWNER TO VERIFY SIZE AND LOCATION
B	STOP BAR	REFERENCE SHEET CS503, NCDOT PAVEMENT MARKINGS
C	5-FT SIDEWALK	REFERENCE SHEET CS502 FOR TYP SIDEWALK DETAILS
D	CLUSTER BOX UNIT	REFERENCE SHEET CS511, NCDOT DETAIL FIGURE 1
E	FIRE HYDRANT ASSEMBLY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

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



1 INGRESS/EGRESS SCALE = 1/80

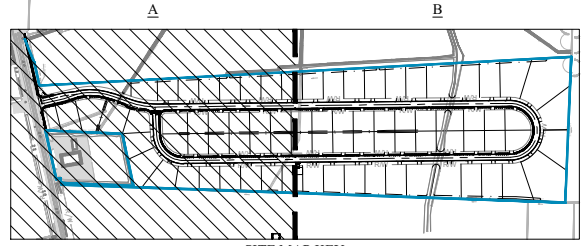
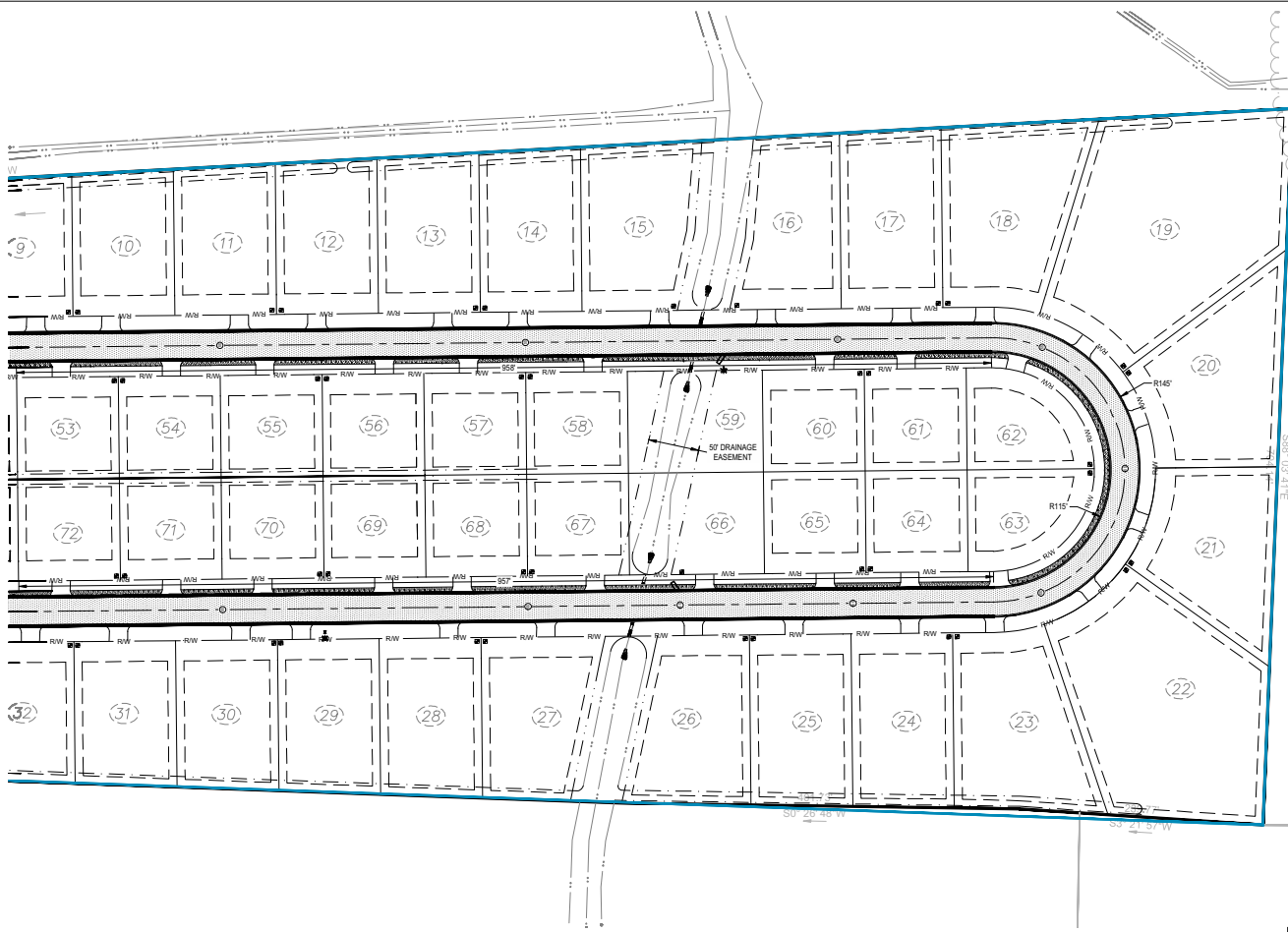


DATE	
DRAWN BY: JH	
CHECKED BY: JEL	
SHEET TITLE	
SITE PLAN MAP KEY A	
SHEET NUMBER	CS103
PROJECT#	22-06143

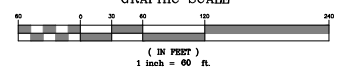
REVIEW DRAWINGS - NOT RELEASED FOR CONSTRUCTION

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

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



SITE MAP KEY
NTS

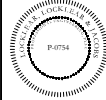


Know what's below.
Call before you dig.

C:\Users\jason\Local Desktop\New\22-06145_Village at Eagles Landing Lumbec Tribe\1-Drawings\CS104_Site Map Key B.dwg



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



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

PROJECT INFORMATION

REVISION	DATE	DESCRIPTION

DATE: _____
DRAWN BY: JH
CHECKED BY: JEL
SHEET TITLE

SITE PLAN MAP
KEY B

SHEET NUMBER
CS104

PROJECT# 22-06145

REVIEW DRAWINGS - NOT RELEASED FOR CONSTRUCTION



Planning & Neighborhood Services

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

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

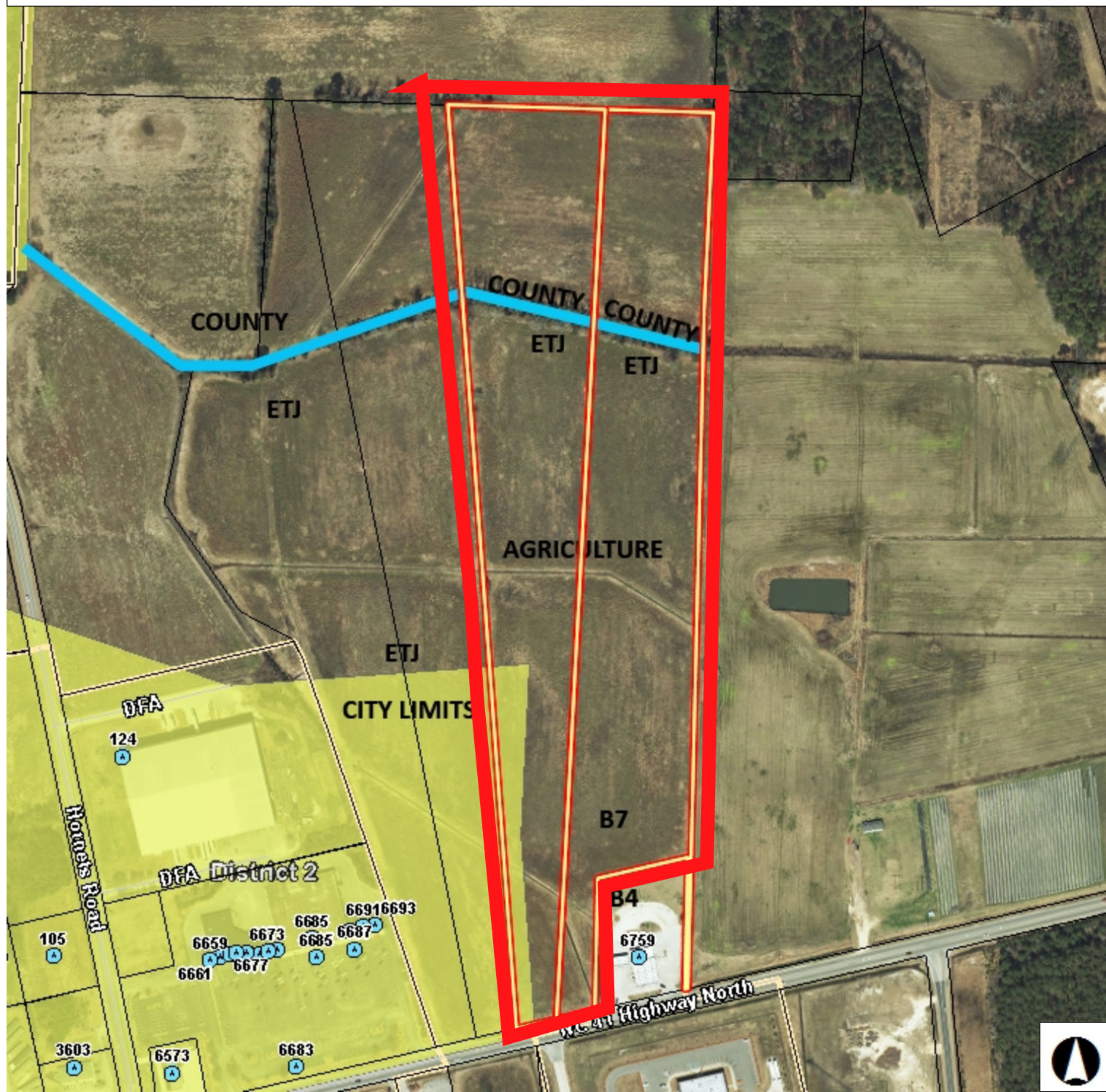
Analysis:

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.

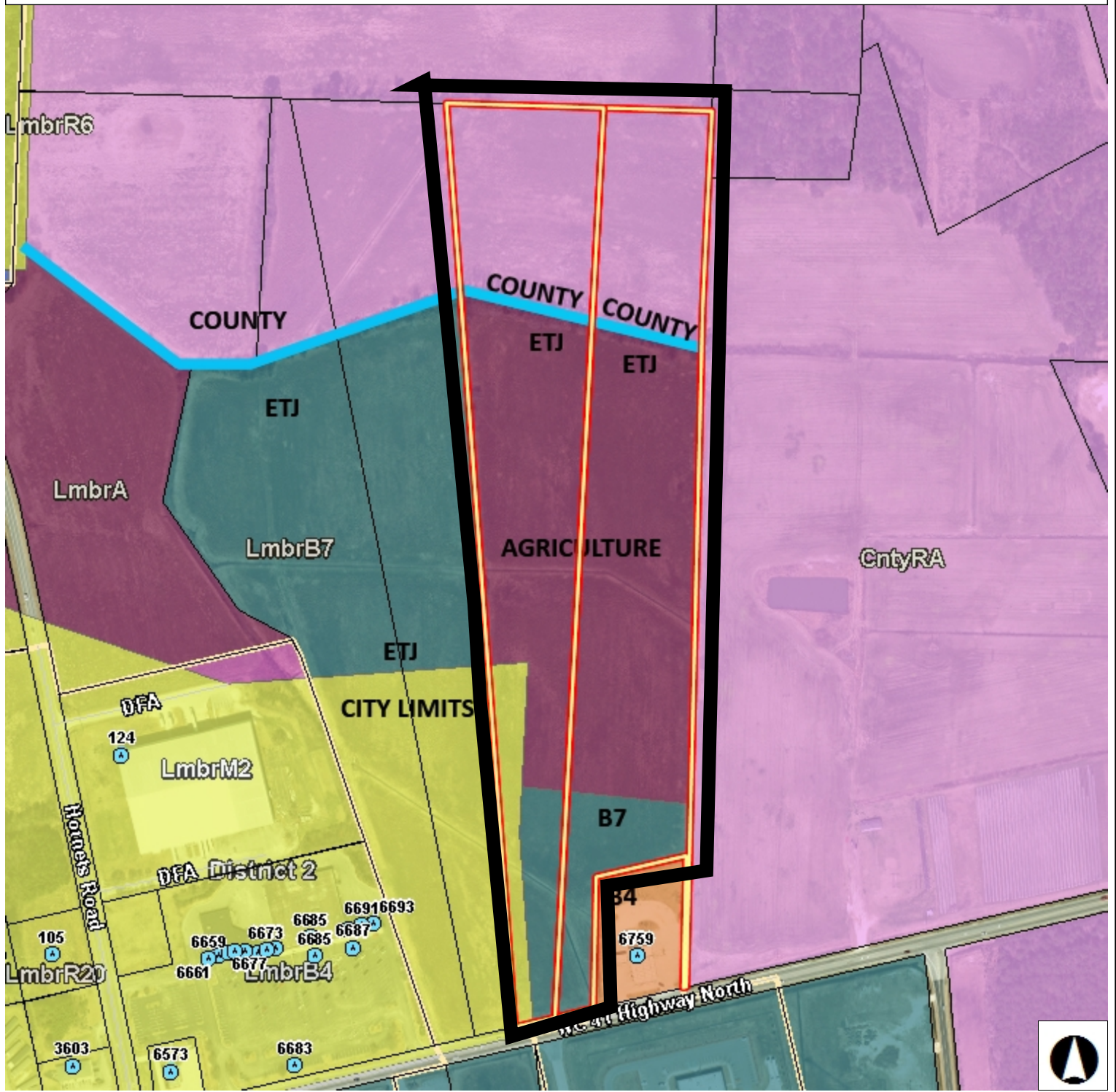


Legend

- 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

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



Planning & Neighborhood Services

PLANNING & ZONING

STAFF ANALYSIS

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

Setback and Lot Size:

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

ADJACENT PROPERTY SITE DATA

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

City of



Lumberton

Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not located in the 100-year flood zone.

Flood Zone: Zone X is the flood insurance rate zone that corresponds to areas outside the 0.2% annual chance floodplain, areas within the 0.2% annual chance floodplain, and to areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.

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

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

DEVELOPMENT UPON APPROVAL

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

PLANNING 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.

Lumberton City Council

Item: III.E.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/13/2026

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:

Recommends that the City Council hold today's public hearing and approve the annexation request.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Annexation Petition-Village @ Eagle's Landing_signed

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".

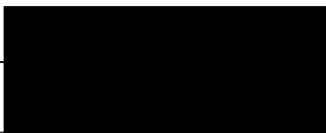
		Pg. 6, Tracts 3	101202001 &
4. Tax Parcel Number:	Book 31	& 4	10120200101
	(Map #)	(Block #)	(Parcel #)

5. Deed Book: 2362 Page: 175

This the 26 day of September, 2025.

PROPERTY OWNER(S)

Name: Lumbee Land Development, Inc.

Address: 

Telephone: 

Signature: 

Name: Bradley S. Locklear

Address: _____

Telephone: _____

Signature: _____

Email Address(s): bslocklear@lumbeetribe.com

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.

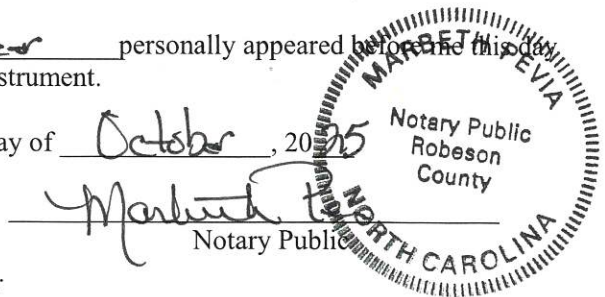
I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

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

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

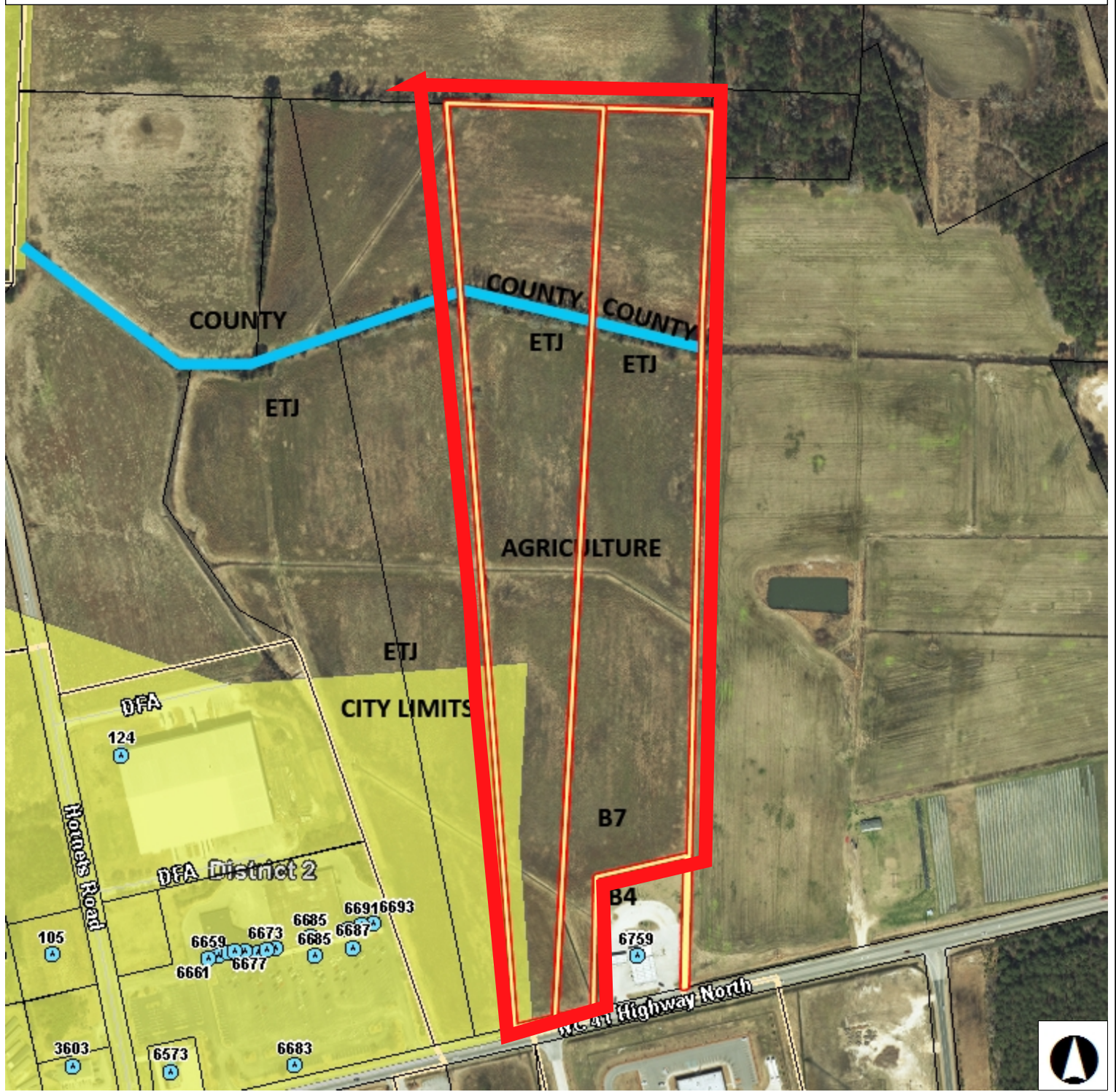
Analysis:

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.

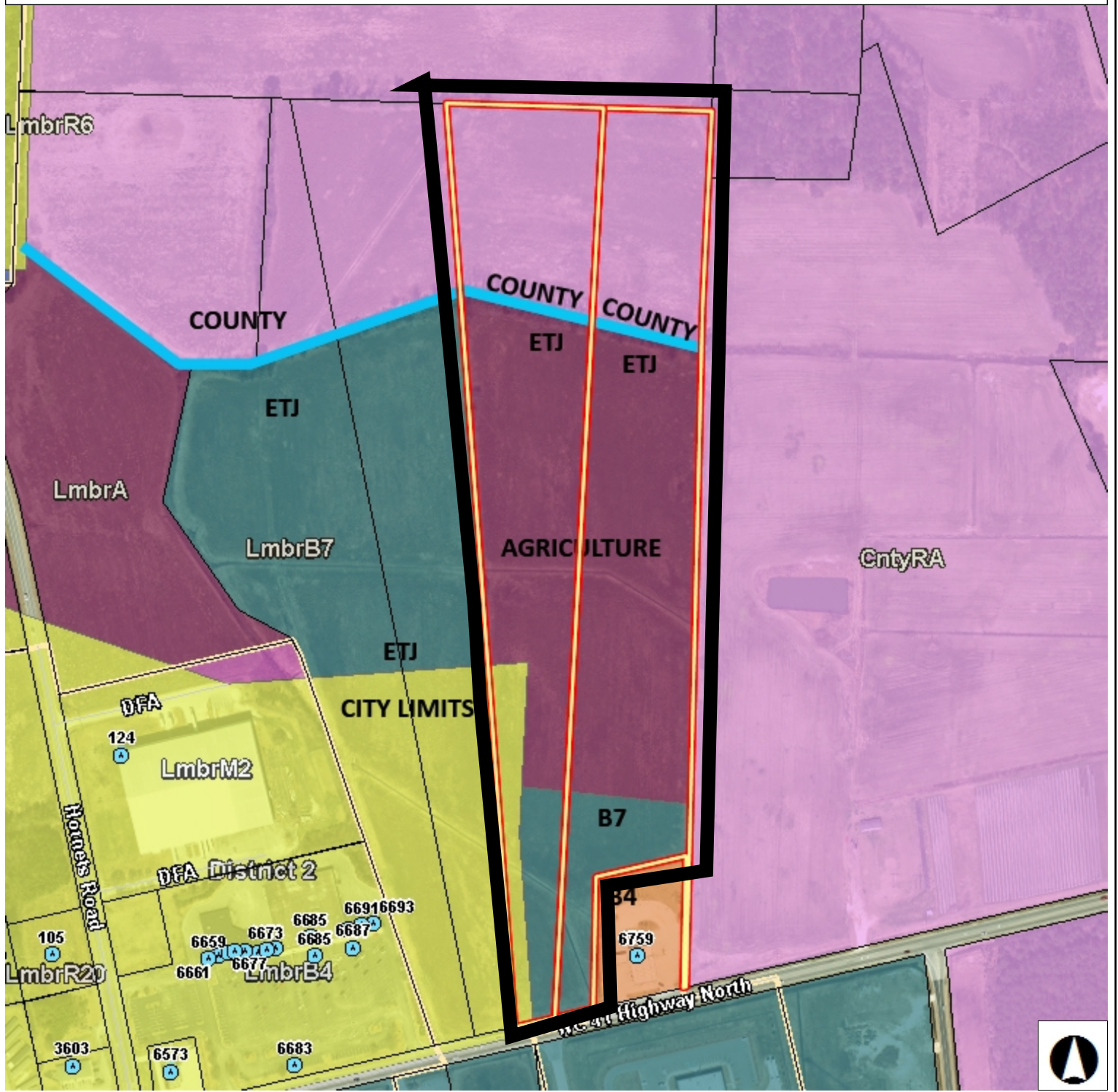


Legend

- 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

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



Planning & Neighborhood Services

PLANNING & ZONING

STAFF ANALYSIS

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

Setback and Lot Size:

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

ADJACENT PROPERTY SITE DATA

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

City of



Lumberton

Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not located in the 100-year flood zone.

Flood Zone: Zone X is the flood insurance rate zone that corresponds to areas outside the 0.2% annual chance floodplain, areas within the 0.2% annual chance floodplain, and to areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.

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

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

DEVELOPMENT UPON APPROVAL

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

PLANNING STAFF RECOMMENDATION TO COUNCIL - CPC

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: III.F.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 11/24/2025

Subject: John Culbreth rezoning Hornets Rd.- ETJ

Summary/Background of Subject Matter:

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

Staff Recommendation:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

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

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

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

1. **Applicant:**

Full Legal Name:

Moss Neck Trust

Owner:

Full Legal Name:

Same



Physical Home Address:

Mailing Address:

SAME

Telephone:

Legal Name of Business:

Moss Neck Trust

2. **Description of Property:**

HORNETS ROAD

(Address)

2206

(Deed Book)

779

(Page)

62

(Map Book)

95

(Page)

1,214

(Frontage)

33.5

(Area)

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

101002012

4. **Existing Zoning District Designation of Property:**

R-A, A, C2B2

5. **Requested Zoning District Designation of Property:**

R-7 ~~C2B2~~

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

Owner

Owner's Agent

Lease-to-Own

Tenant

Family member

Other (explain) _____

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

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

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

1 of 3

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

File # _____

2/6/2014

Updated 4/5/2012

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

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

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

RESIDENTIAL SUBDIVISION

2 of 3

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

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

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

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: Moss Neck Trust 
Full Legal Name (type or print)

STATE OF North Carolina COUNTY OF Cumberland

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

Applicant: Katrina Culbreth Trustee
Signature

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



[Signature]
Official Signature of Notary
Benjamin Wise, Notary Public
Notary's printed or typed name

My Commission Expires: 5/19/2026

Owner: Moss Neck Trust 
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Cumberland

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

Owner: Katrina Culbreth Trustee
Signature

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



[Signature]
Official Signature of Notary
Benjamin Wise, Notary Public
Notary's printed or typed name

My Commission Expires: 5/19/2026

3 of 3

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

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

VICINITY MAP
NOT TO SCALE

CONCEPT PLAN

County RA

THE CI
DEED

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

PENNINGTON PARK

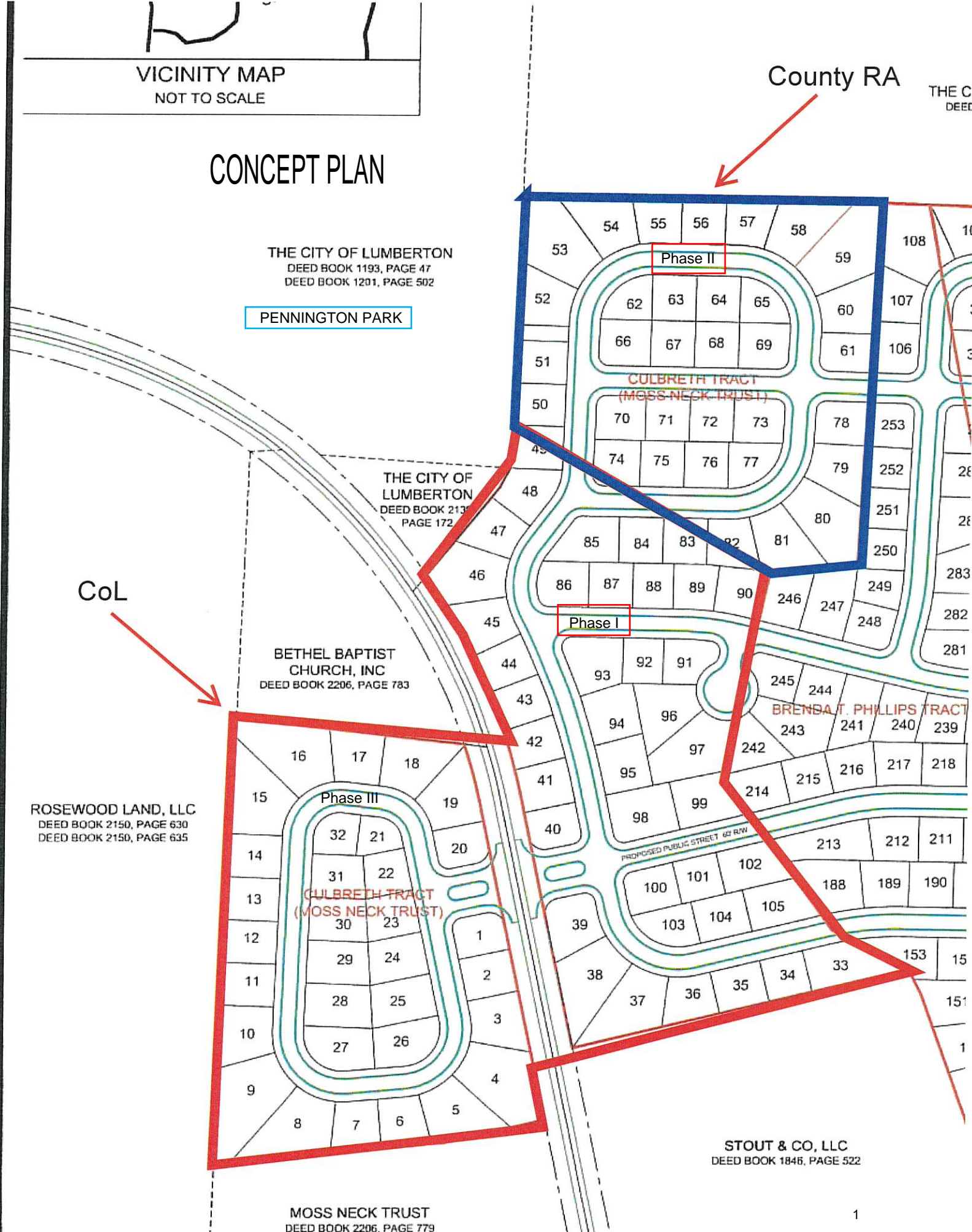
THE CITY OF LUMBERTON
DEED BOOK 213
PAGE 172

BETHEL BAPTIST
CHURCH, INC
DEED BOOK 2206, PAGE 783

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

STOUT & CO, LLC
DEED BOOK 1846, PAGE 522

MOSS NECK TRUST
DEED BOOK 2206, PAGE 779





Planning & Neighborhood Services

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

PETITIONER(S):	OWNER(S):
Name of Petitioner: Moss Neck Trust/John Culbreth	Name of Petitioner: 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.

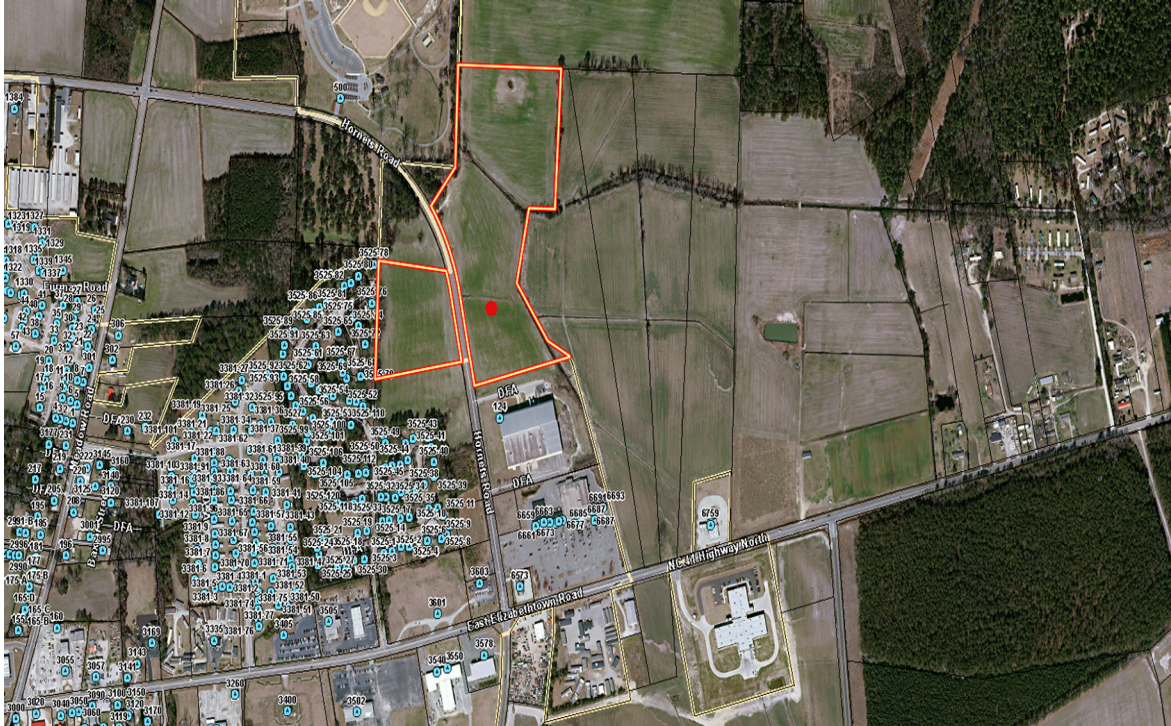
The property is zoned as follows:

- 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.

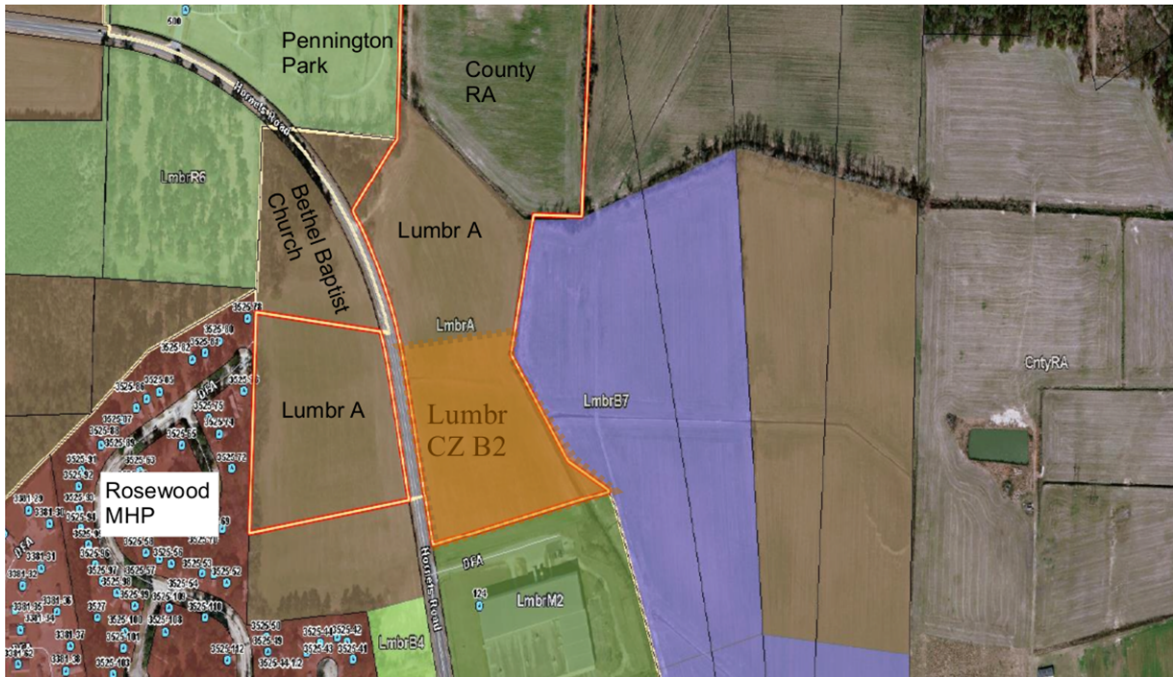
This development will be completed in three (3) phases.

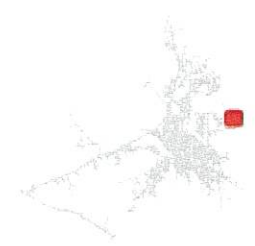


LOCATION:



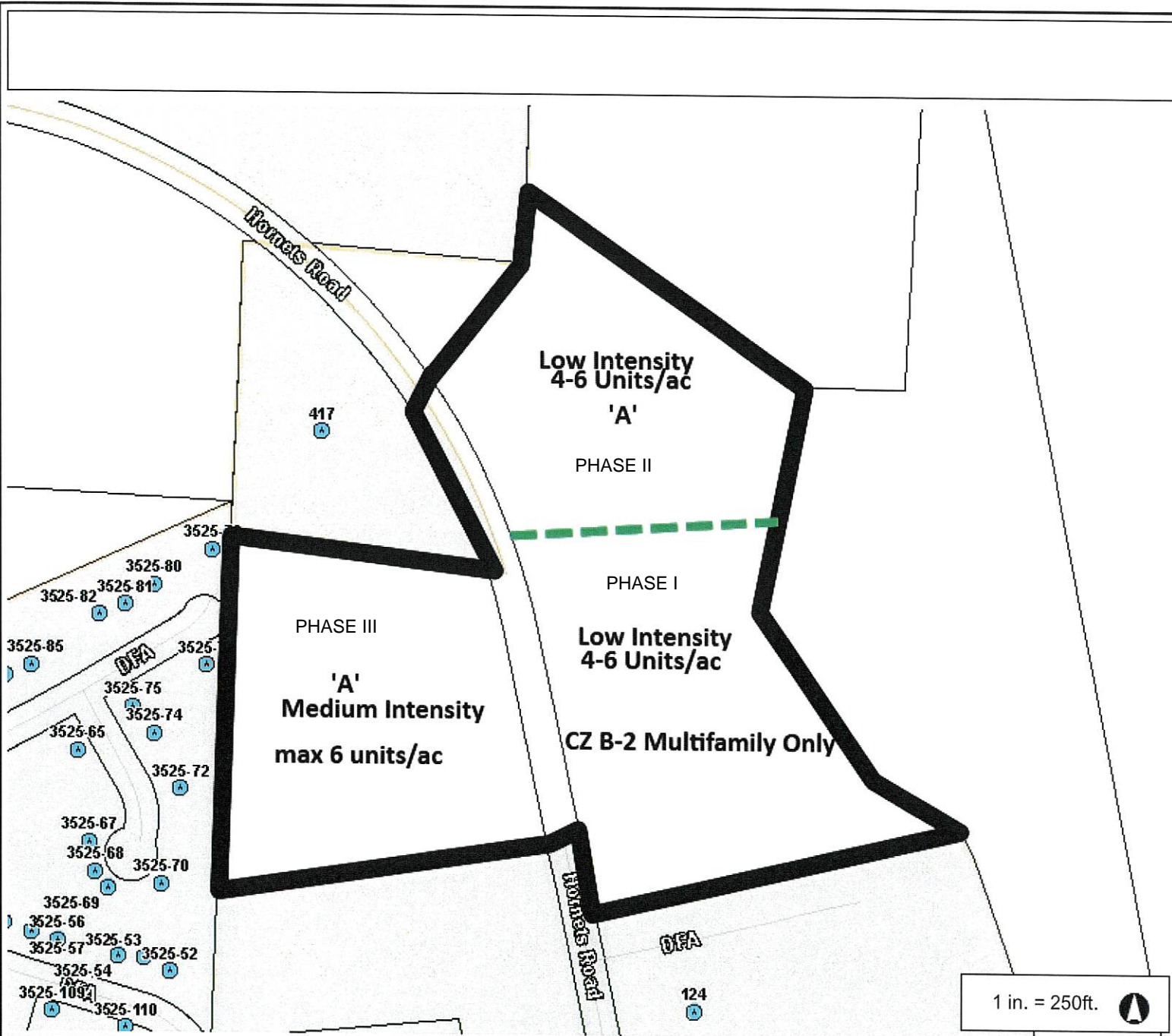
Zoning A & CZ B2 - Multifamily use only






Legend

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

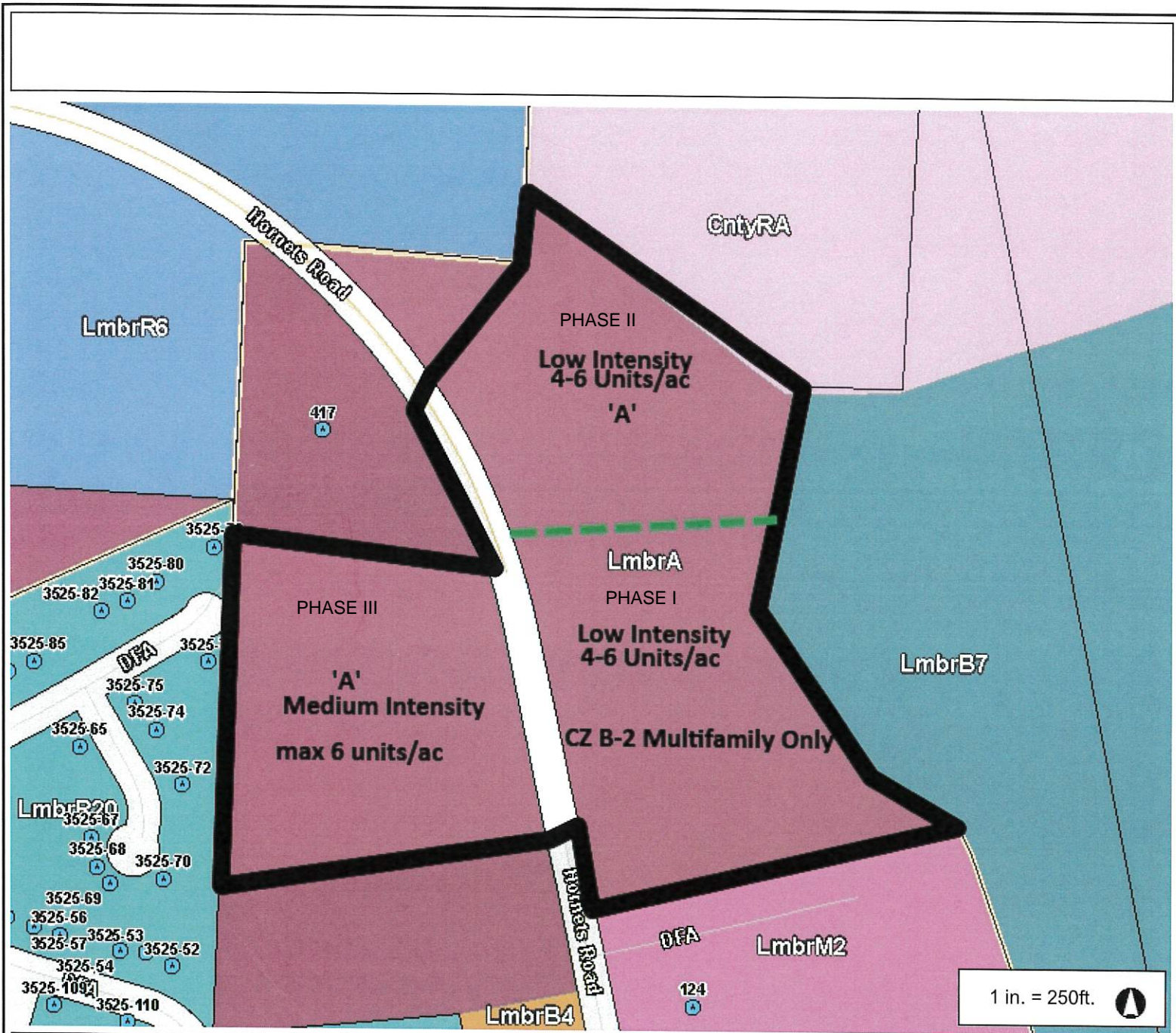


1 in. = 250ft. 

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

Notes

32



Legend

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

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Planning & Neighborhood Services

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

ADJACENT PROPERTY SITE DATA

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

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: John Culbreth is requesting the following:

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

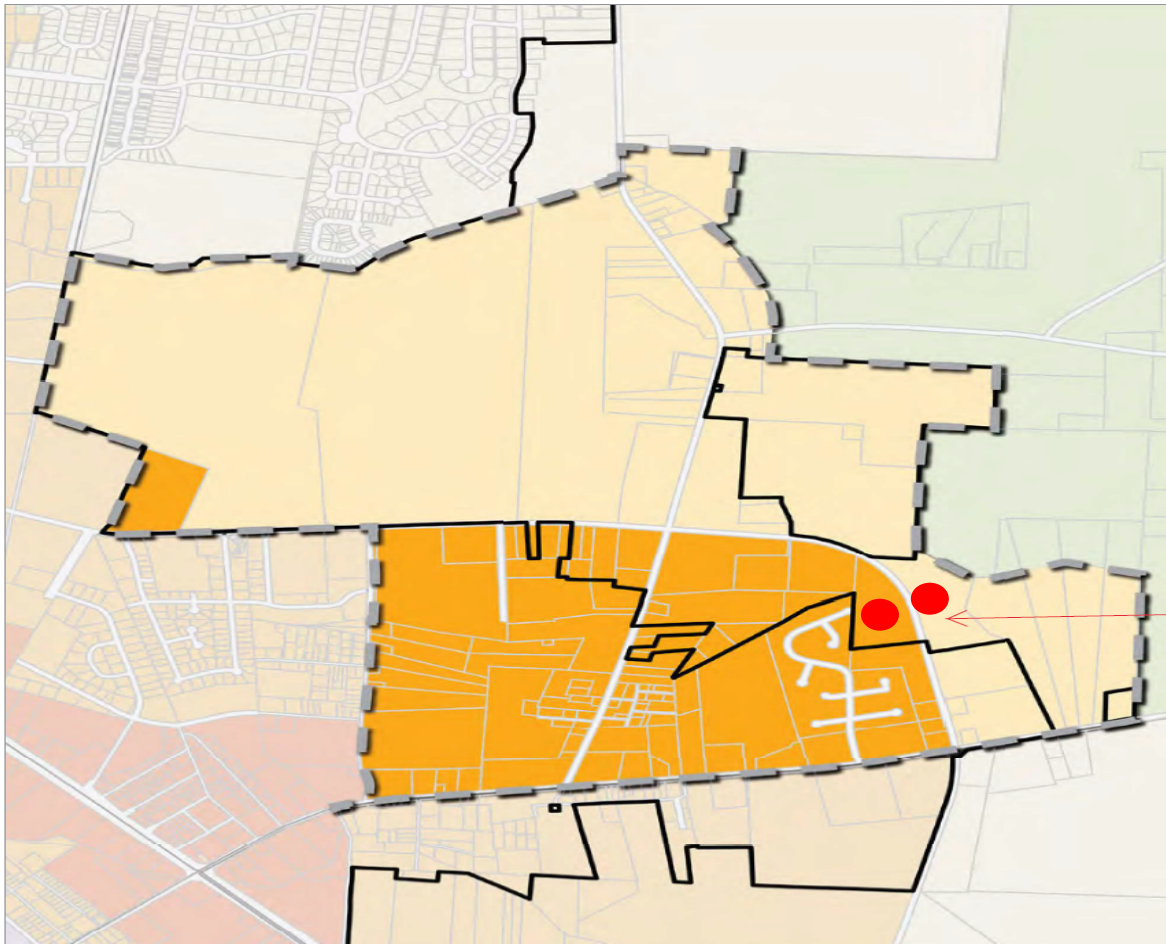
Rezoning Request: John Culbreth is requesting a rezoning from 'A' (agriculture), CZ B2 (Conditional zoning community business multifamily use only) to R-7, (Residential single family/duplex) for property located on Hornets Rd. The proposed development is a residential subdivision.

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



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

I. Agriculture 'A' Zoning District Permitted Uses

1.110 Single-family residences other than Mobile Homes

1.120 Mobile homes, 1.121 Class A & 1.122 Class B

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

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

12.100 Veterinarian

12.200 Kennel

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

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

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

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

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

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

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

I. B-2 Zoning District Permitted Uses

1.210 Duplex

1.220 Two-family conversion

1.310 Multifamily residences Other than mobile home parks

1.330 Multifamily conversion

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

1.510 Rooming houses, boarding houses

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

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

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

~~2.113 Convenience stores~~

~~2.120 Low-volume traffic generation sales~~

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

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

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

~~3.230 Banks with drive-in windows~~

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

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

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

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

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

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

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

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

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

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

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

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

~~9.500 Gas sales~~

~~9.600 Car wash~~

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

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

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

~~16.000 Dry Cleaner, Laundromat~~

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

~~18.200 Disguised/attached antennas~~

~~20.000 Funeral Homes~~

~~22.000 Nursery Schools; Day Care Centers~~

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

~~24.300 Taxi stands~~

~~25.000 Commercial Greenhouse Operations~~

~~28.200 Minor Subdivisions~~

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

~~1.420 Nursing care, intermediate care homes~~

~~1.430 Child care homes~~

~~1.440 Halfway houses~~

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

~~2.112 ABC stores~~

~~3.140 Government Office Buildings~~

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

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

~~5.120 Trade or vocational schools~~

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

~~6.122 Movie theatres Seating capacity 301—999~~

~~6.150 Billiard parlors/Pool Halls & Game Centers~~

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

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

~~13.100 Police stations~~

~~13.200 Fire stations~~

~~13.300 Rescue squad, ambulance service~~

~~13.400 Civil defense operation~~

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

~~14.400 Reclamation landfill~~

~~15.100 Post office~~

~~17.100 Neighborhood Utility Facilities~~

~~24.100 Bus stations~~

~~24.200 Train stations~~

~~28.100 Major Subdivisions~~

~~28.300 Public utility facilities without direct or indirect access~~

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

I. R-7 Zoning District Permitted Uses

1.110 Single-family residences Other than mobile homes

1.210 Duplex

1.220 Two-family conversion

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

14.110 Agricultural operations, farming Excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

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

28.200 Minor Subdivisions

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

1.130 Single- family residences with accessory apartment

1.330 Multifamily conversion

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

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

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

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

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

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

17.100 Neighborhood Utility Facilities

21.100 Cemetery

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

Lumberton City Council

Item: III.G.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 11/24/2025

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

Summary/Background of Subject Matter:

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

Staff Recommendation:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Moss Neck SUP Packet - cpc (3)

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

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

1. **Applicant:**

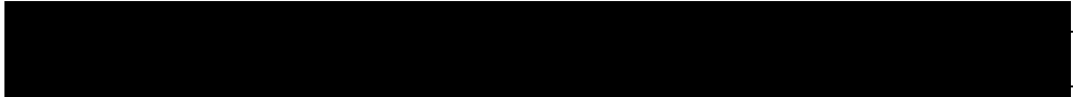
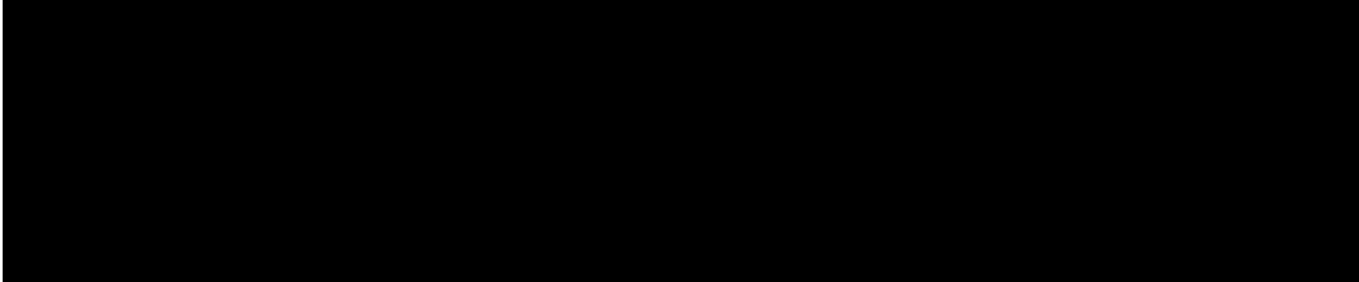
Owner:

Legal Name:

Moss Neck Trust

Legal Name:

Moss Neck Trust



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

3. **Tax Map Identification (parcel number):** 101 00 2 012

4. **Proposed Use of Property:** R-7 Subdivision

5. **Zoning District Designation of Property:** A, RA, CZB2

6. **Development Site Plan:** See Appendix A of Land Use Ordinance.

7. **Notice of Hearing:** All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.

8. **Supportive Information:** At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

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

ADDRESS:

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

Single Family Subdivision

11. Notarized Signatures:

I certify that all of the information presented by the undersigned in this Application is accurate to the best of my knowledge, information and belief.

✓ Applicant: Moss Neck Trust/Katrina Culbreth (Trustee) [Redacted]
Name Physical Address

Applicant: Katrina Culbreth trustee
Signature

STATE OF North Carolina COUNTY OF Cumberland

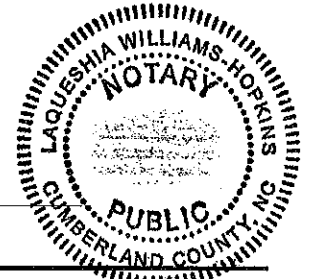
I, Laqueshia Williams-Hopkins, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

[Signature]

Notary Public Signature

My Commission Expires: March 21, 2028



Owner: Name Physical Address

Owner: Signature

STATE OF COUNTY OF

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

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

Notary Public Signature

My Commission Expires:

City of



Lumberton

Planning & Neighborhood Services

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

Application File No.: _____

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

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

John Culbreth the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

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

Signature: Katrina Culbreth trustee (Authorized Person)

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

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

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

STATE OF North Carolina COUNTY OF Cumberland

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

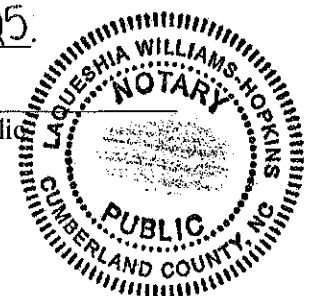
State, do hereby certify that Katrina Culbreth personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

[Signature]

Notary Public

My Commission Expires: March 21, 2028



VICINITY MAP
NOT TO SCALE

CONCEPT PLAN

County RA

THE CI
DEED

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

PENNINGTON PARK

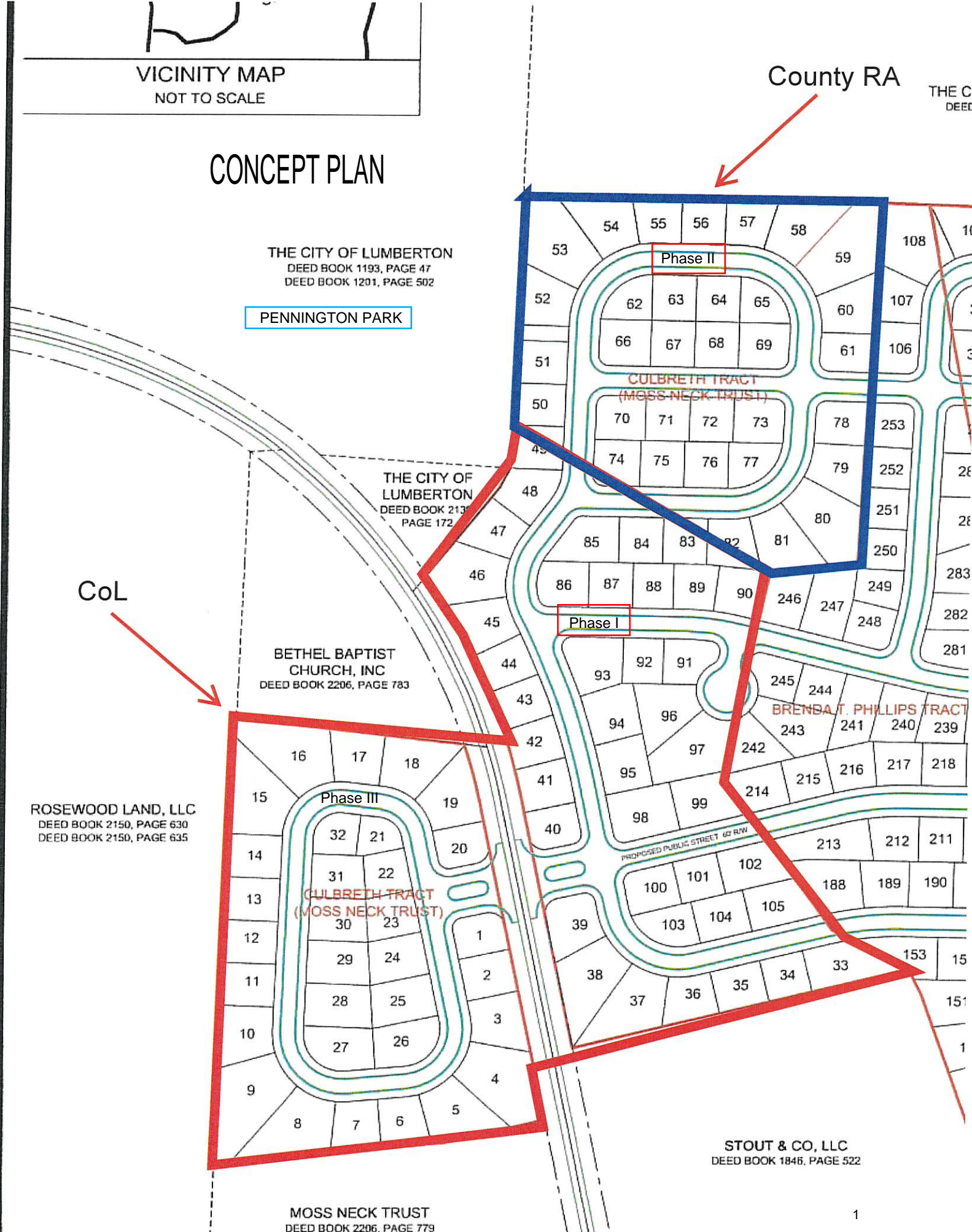
THE CITY OF LUMBERTON
DEED BOOK 213
PAGE 172

BETHEL BAPTIST
CHURCH, INC
DEED BOOK 2206, PAGE 783

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

STOUT & CO, LLC
DEED BOOK 1846, PAGE 522

MOSS NECK TRUST
DEED BOOK 2206, PAGE 779





Planning & Neighborhood Services

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

PETITIONER(S):	OWNER(S):
Name of Petitioner: Moss Neck Trust/John Culbreth	Name of Petitioner: 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.

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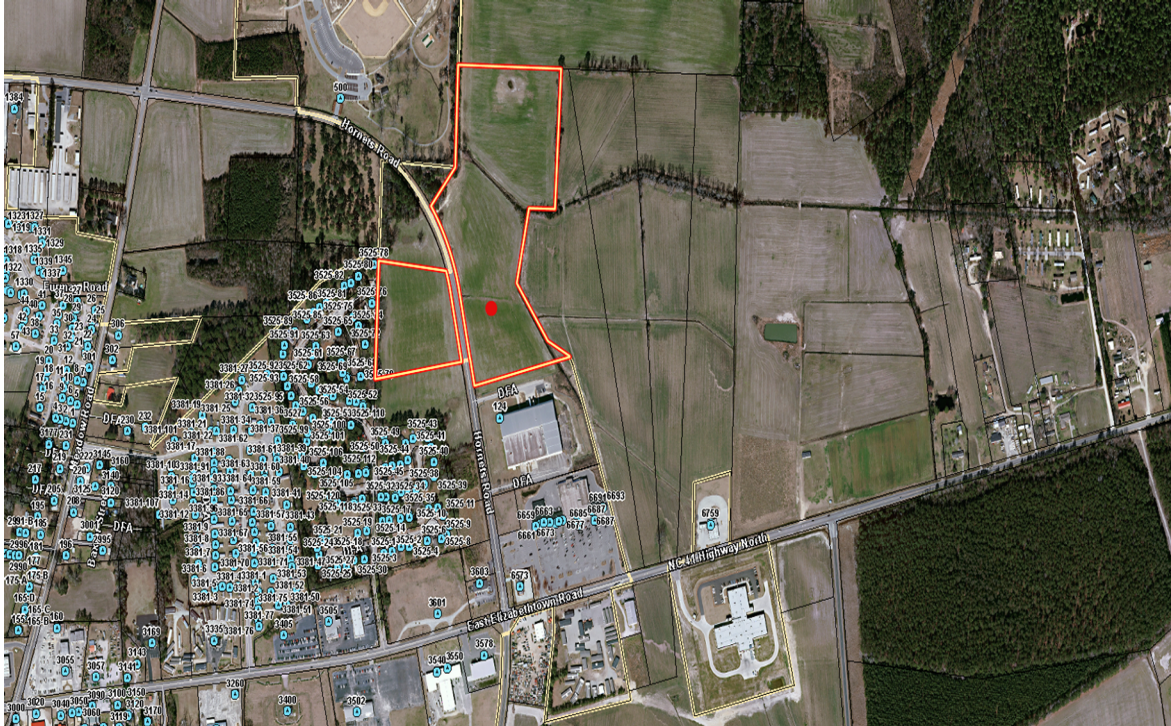
The property is zoned as follows:

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

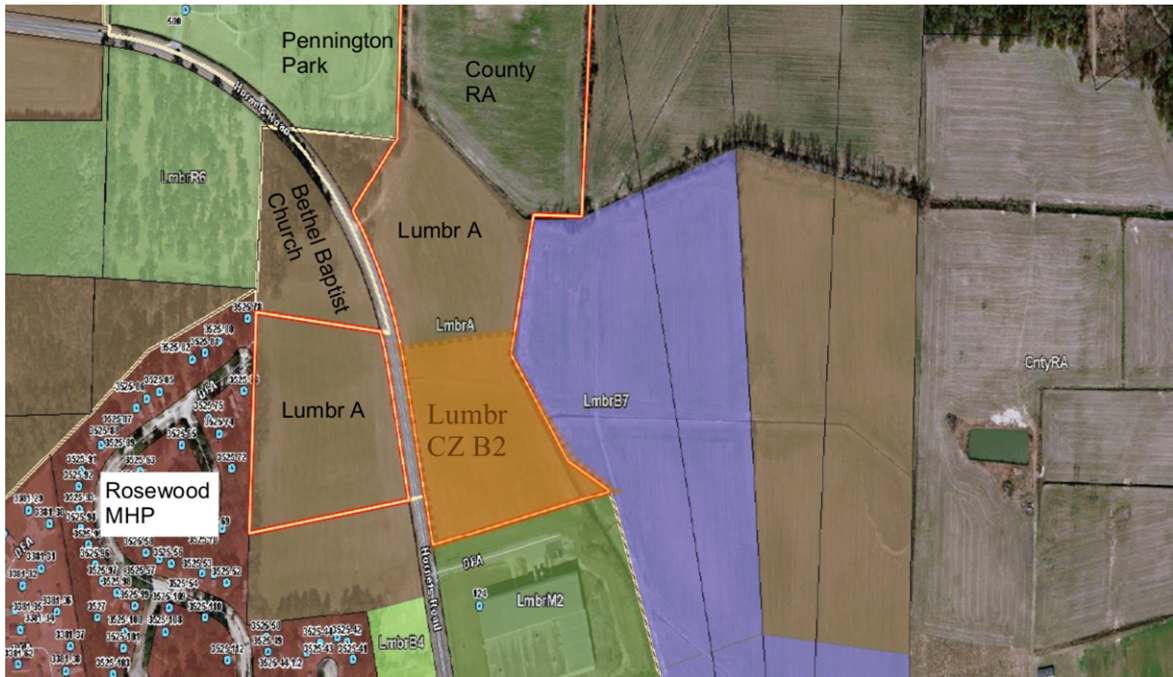
This development will be completed in three (3) phases.

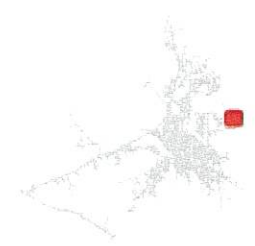


LOCATION:



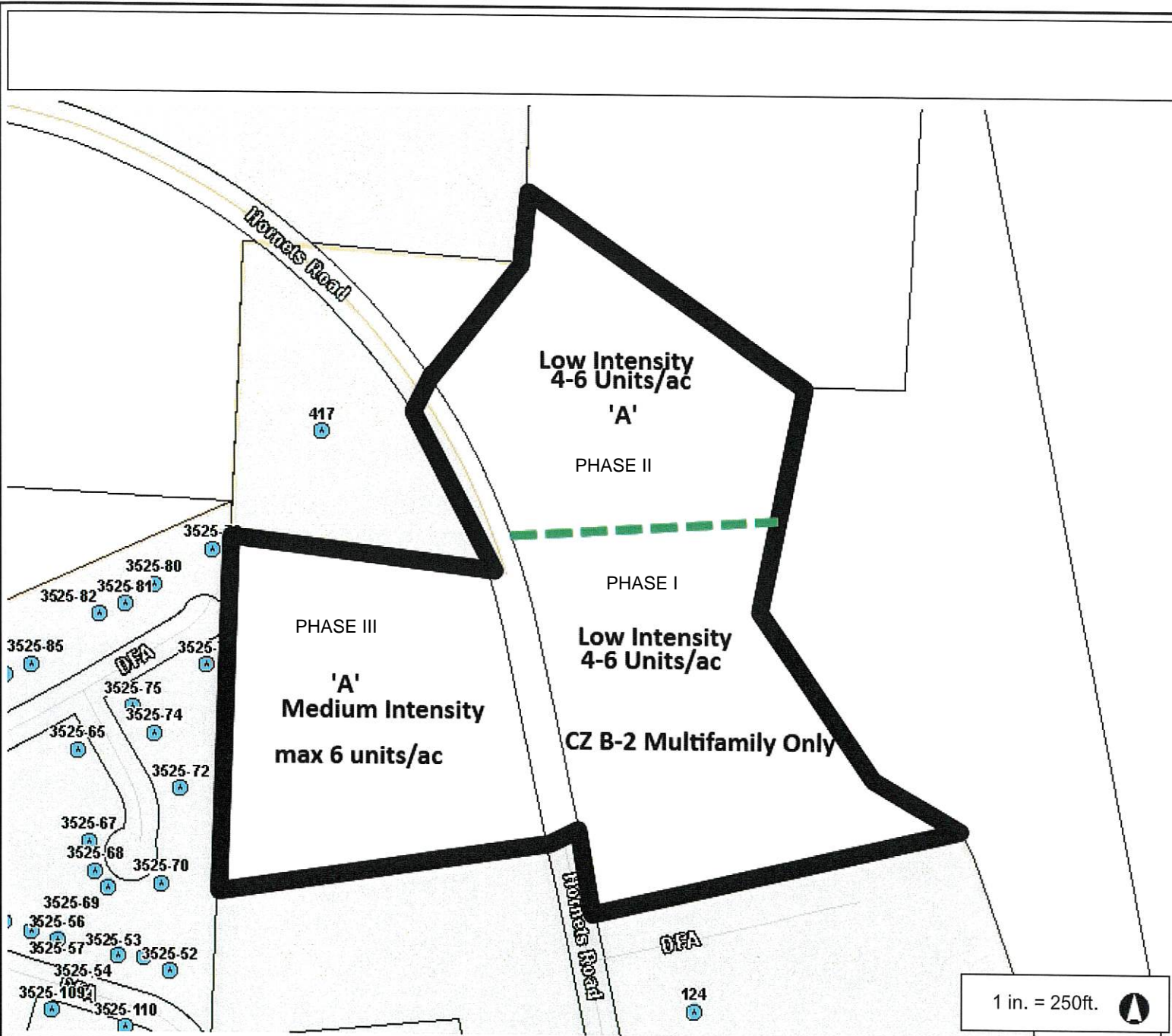
Zoning A & CZ B2 - Multifamily use only





Legend

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



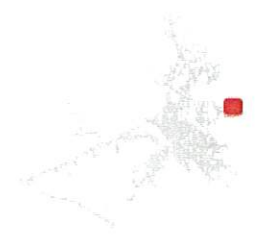
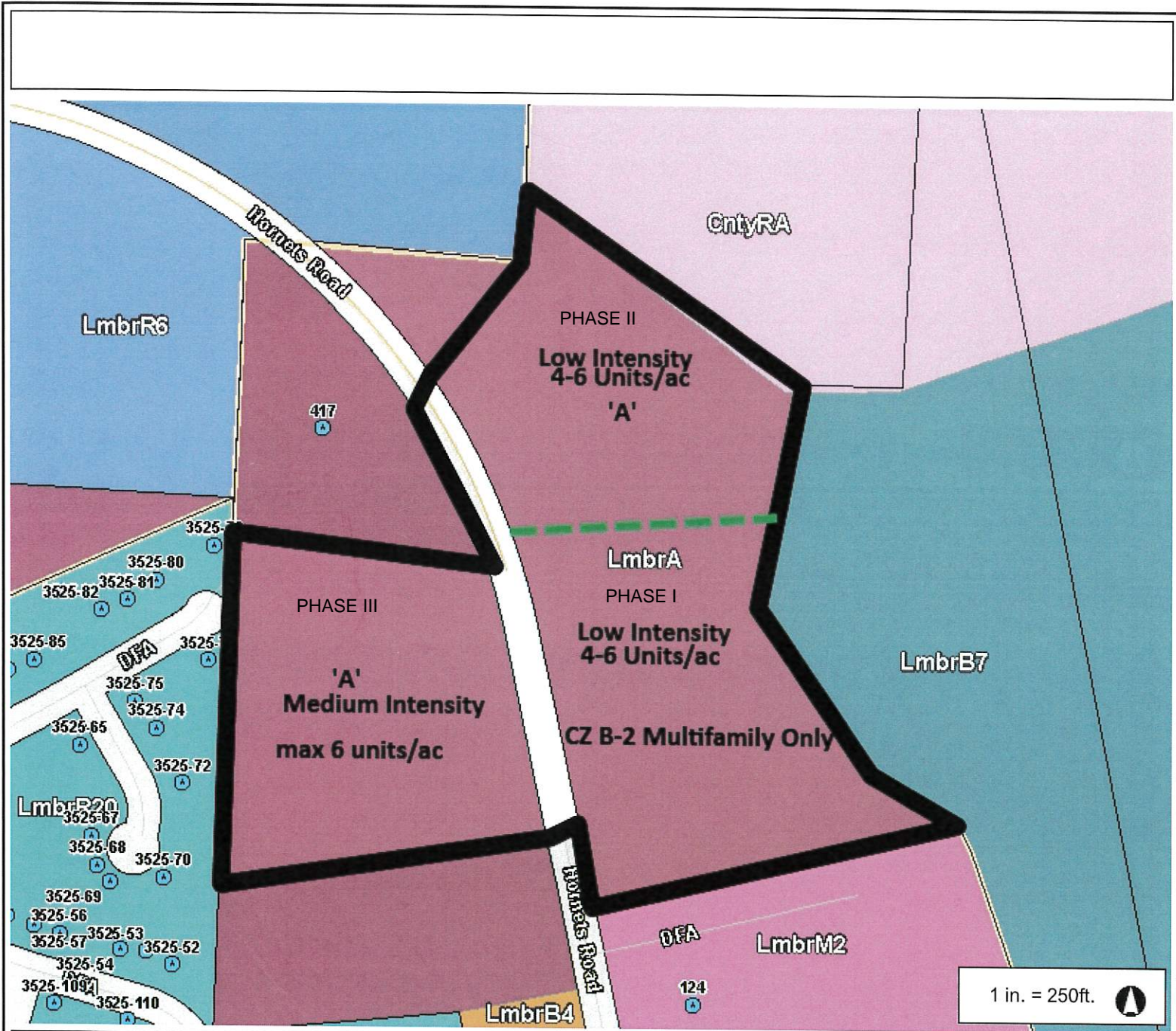
1 in. = 250ft.

500.0 0 250.00 500.0 Feet

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

Notes

32



Legend

- Site Address
- Road
- Parcel
- City Limit

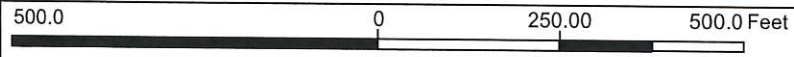
Zoning

- CntyC1
- CntyH1
- CntyI2
- CntyR2
- CntyRA
- Lmbr CZ B3
- Lmbr CZ B4
- Lmbr CZ B6
- Lmbr CZ R6
- Lmbr SUP A
- Lmbr SUP B2
- Lmbr SUP B3
- Lmbr SUP B4
- Lmbr SUP B6
- LmbrA
- LmbrB1
- LmbrB2
- LmbrB3
- LmbrB4
- LmbrB5
- LmbrB6

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 in. = 250ft.



Planning & Neighborhood Services

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

ADJACENT PROPERTY SITE DATA

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

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: John Culbreth is requesting the following:

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

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

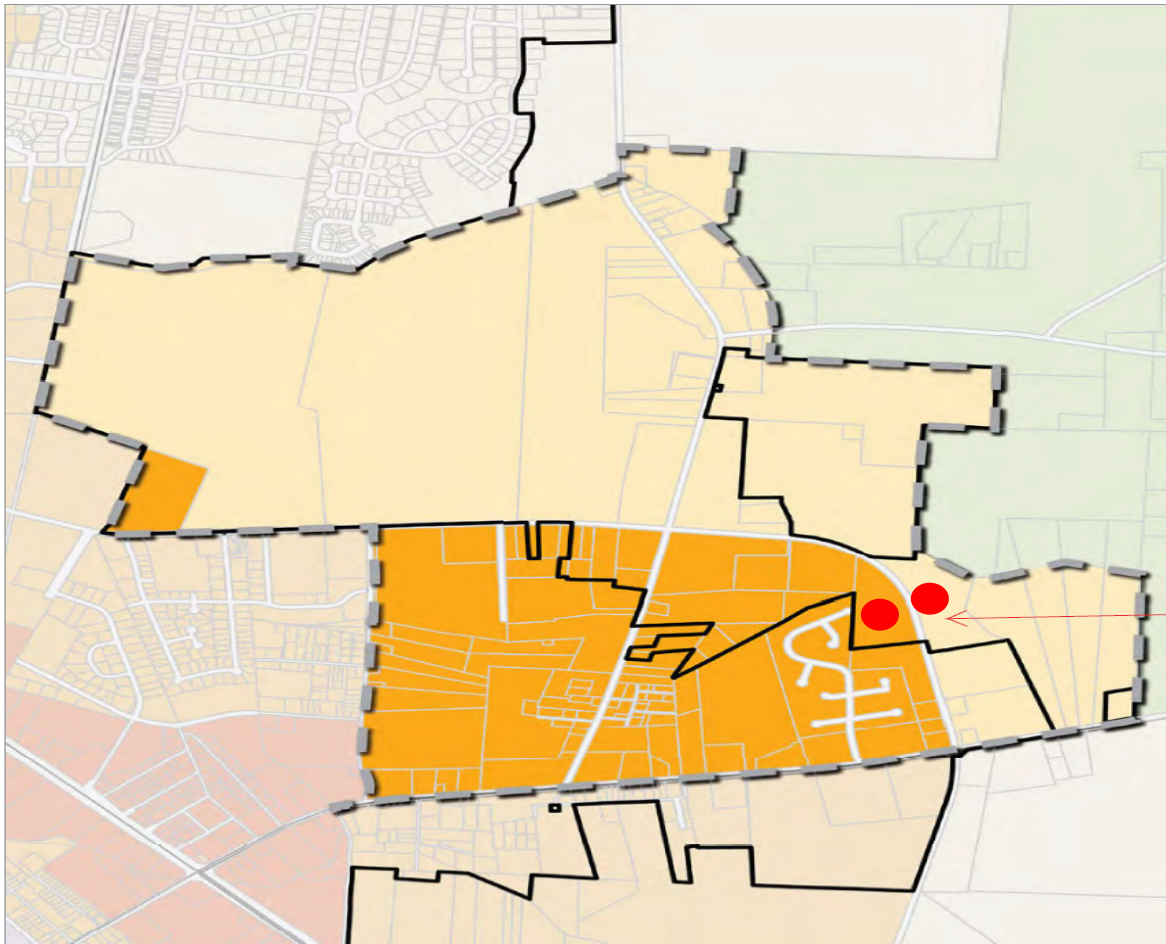
Special Use Permit Request: John Culbreth is requesting a major subdivision Special Use permit for property located on Hornets Rd. The proposed development is a residential subdivision.



Planning & Neighborhood Services

PLANNING & ZONING

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



LOW INTENSITY

The Low Intensity land use category is intended to accommodate both the preservation and growth of low to medium density neighborhoods (4 to 6 dwelling units / acre) consisting primarily of single-family residences, as well as small scale multi-family residential development, such as two and three family dwellings. While primarily residential in character, certain low impact nonresidential uses are appropriate for development within these areas, such as small churches, daycare centers, traditional home occupations and

similar uses which will not conflict with the character of these areas when they are situated and developed in a manner that is consistent with an overall low intensity land use pattern.



Planning & Neighborhood Services

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

Setback and Lot Size:

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

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

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

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

City of



Lumberton

Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

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

PLANNING 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.

Lumberton City Council

Item: III.H.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/13/2026

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:

Recommends that the City Council hold today's public hearing and approve the annexation request.

City Manager's Comments:

Signature:

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

PETITIONER(S):	OWNER(S):
Name of Petitioner: Moss Neck Trust/John Culbreth	Name of Petitioner: 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.

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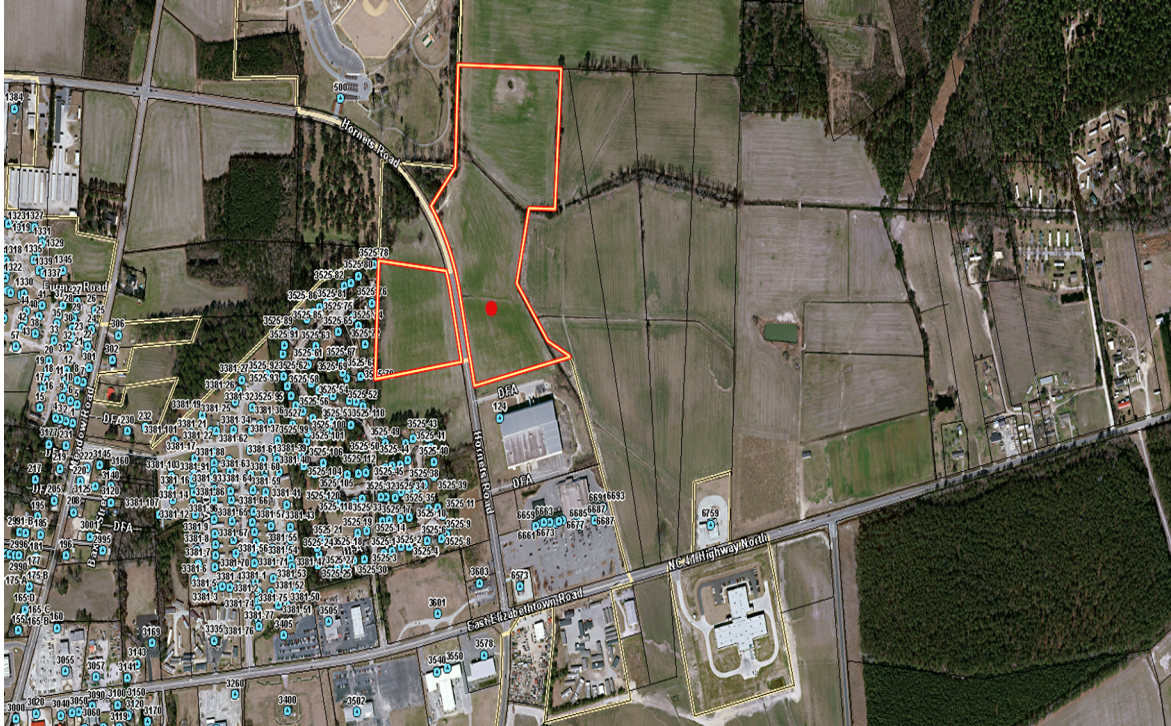
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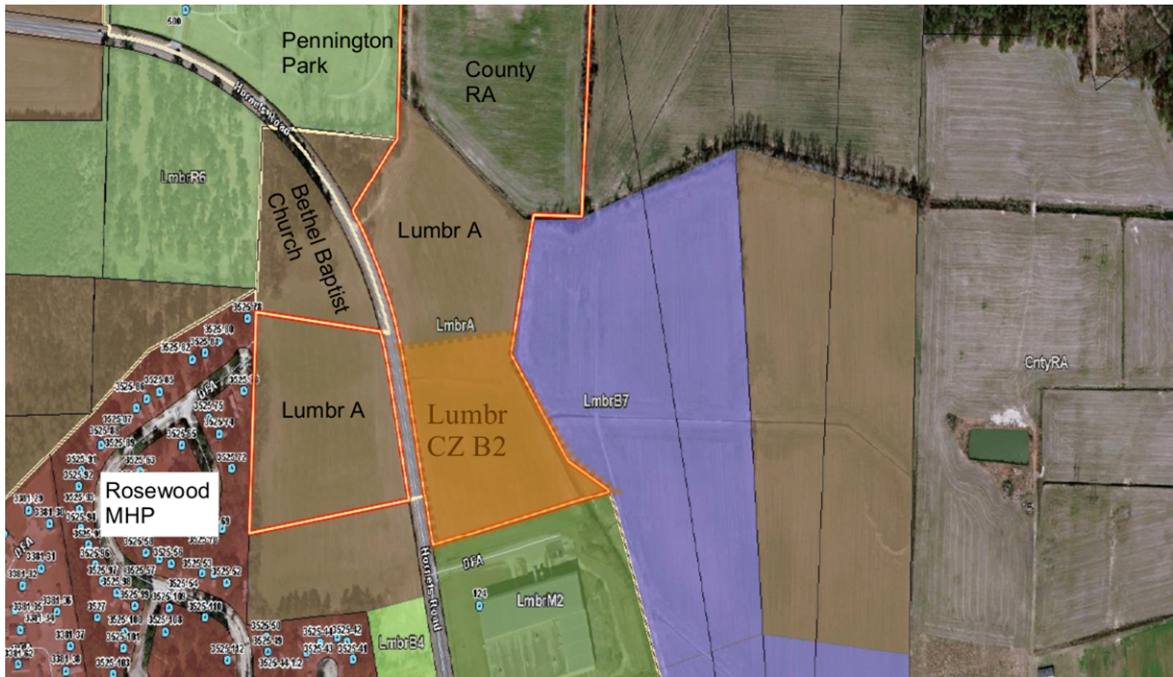
This development will be completed in three (3) phases.



LOCATION:



Zoning A & CZ B2 - Multifamily use only





Planning & Neighborhood Services

PARCEL INFORMATION				
Owner	Parcel #(s)	Zoning	Area	Limits of Construction
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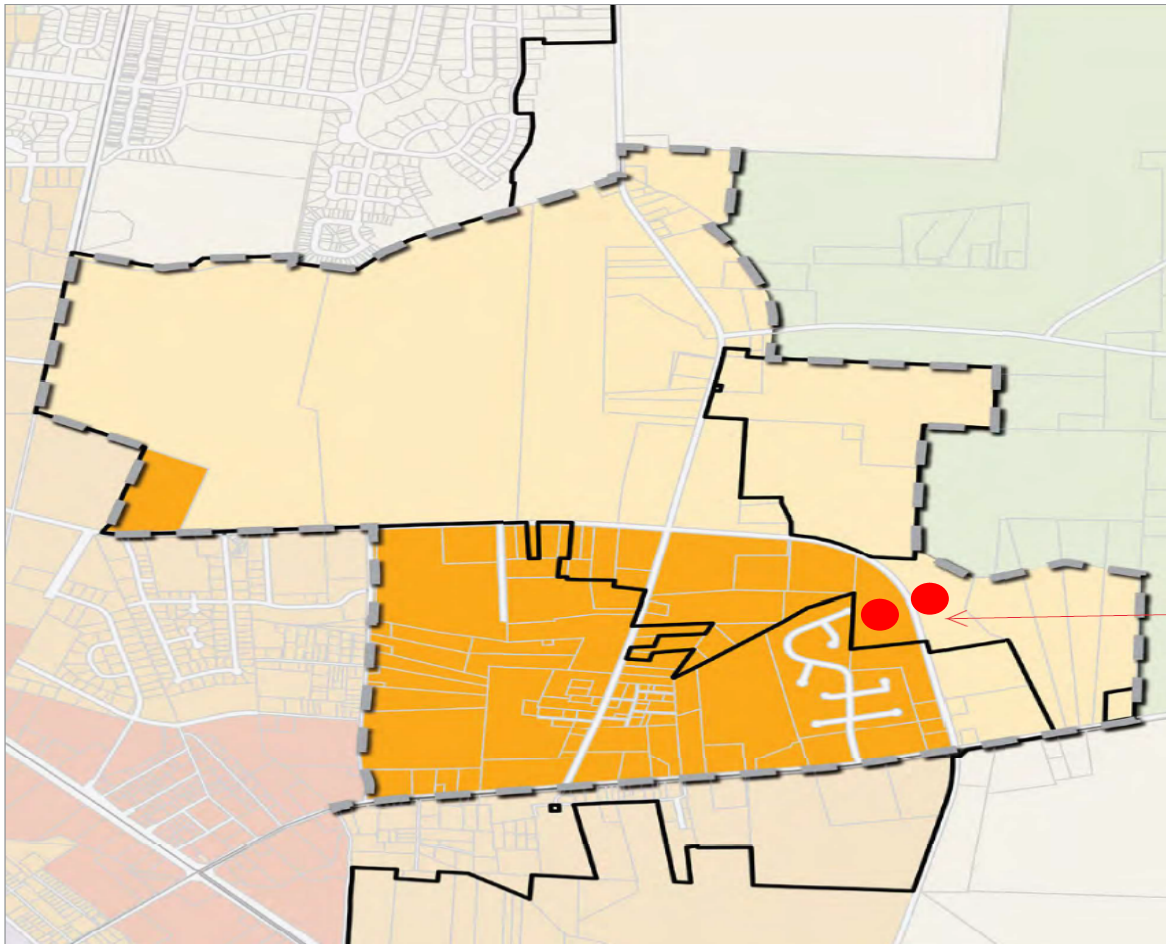
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Planning & Neighborhood Services

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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: III.I.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/21/2026

Subject: Jimmy McRae (Le Benediction, LLC) Special Use Permit for a single-family residence with accessory apartment - P8

Summary/Background of Subject Matter:

Jimmy McRae (Le Benediction, LLC) is requesting a Special Use Permit for a single-family residence with an accessory apartment located at 3125 Wellington Road (parcel # 3201-01-046/Deed Book/Page 02227 / 0844).

On November 19, 2024, the planning board held the public meeting and, with a 6-4 vote, recommended that the City Council deny this request.

On February 3, 2025, the Council voted to table the request until the applicant applies and receives a variance.

On November 18, 2025, the Board of Adjustments held a public hearing and denied the variance. The decision was unanimous.

Staff Recommendation:

Based on the evidence, the staff recommends that the City Council hold tonight's public hearing and deny the Special Use permit request.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. Le Benediction SUP Application et als

**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: Le Benediction, LLC Legal Name: Le Benediction, LLC



Description of Property:

<u>3125 Wellington Rd</u> (Address)	<u>02227</u> (Deed Book)	<u>0844</u> (Page)
<u>#19</u> (Map Book)	<u>88</u> (Page)	<u>119.69</u> (Frontage)
		<u>0.41</u> (Area)

3. Tax Map Identification (parcel number): 320101046

4. Proposed Use of Property: Residential

5. Zoning District Designation of Property: R15

6. Development Site Plan: See Appendix A of Land Use Ordinance.

7. Notice of Hearing: All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.

8. Supportive Information: At the Hearing, you will be responsible for providing information to the City Council to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

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

File # 7.184 1 of 2
5/28/21

ADDRESS:

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

Property planned for 4: 2 bdrm, 1 bath, 750 sqft Living space
w/ 2 car garage and owner storage bay.
See Attached: Business Plan and Technical Drawings

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: Le Benediction, LLC [Redacted] Name Physical Address

Applicant: [Signature] (Agent/Member) Signature

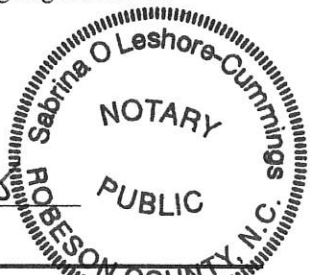
STATE OF North Carolina COUNTY OF Robeson

I, Sabrina O. Leshore-Cummings, 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 28th day of August, 2021.

[Signature] Notary Public Signature

My Commission Expires: 05/02/2028



Owner: Le Benediction, LLC [Redacted] Name Physical Address

Owner: [Signature] (Agent/Member) Signature

STATE OF North Carolina COUNTY OF Robeson

I, Sabrina O. Leshore-Cummings, 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 28th day of August, 2021.

[Signature] Notary Public Signature

My Commission Expires: 05/02/2028



File # 7.184 2 of 2
5/28/21

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.: 7.184

Property address: 3125 Wellington Rd Parcel #: 320 101 046

I, Le Benediction, LLC (property owner), give Dr./Mr./Ms. Jimmy L. McRae the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Jimmy L. McRae (Agent/Member)

Signature: Jimmy L. McRae (Agent/Member) (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, Sabrina O. Leshore-Cummings, a Notary Public in and for said County and State, do hereby certify that Jimmy L. McRae, an authorized signer w/ Le Benediction, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 20th day of August, 2024.

[Signature] Notary Public

My Commission Expires: 05/02/2028



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.: 7.184

Property address: 3125 Wellington Rd Parcel #: 320 101 046

I, Le Benediction, LLC (property owner), give Dr./Mr./Ms. Attorney Sabrina O'Leary-Cummings the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Jimmy L. McKee (Agent/Member)

Signature: X Jimmy L. McKee (Agent/Member) (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, Lillie Townsend, a Notary Public in and for said County and

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

WITNESS my hand and Notarial Seal this 28th day of August, 2024

Lillie Townsend Notary Public

My Commission Expires: 7/16/2026 Lillie Townsend

Le Benediction, LLC

Business Plan for: 3125 Wellington – Auxiliary Dwelling Unit
Jimmy L. McRae (Agent) – [REDACTED]

Business Objective: The objective of Annie L. McRae Foundation for the 3125 Wellington Rd – Auxiliary Dwelling Unit:

- Provide a family, elderly couple and/or deserving individual(s) displaced by Hurricane Mathew and/or Florence, during the 2016 / 2018 storms with affordable housing they can call HOME.
- Help Rebuild Blighted Properties in Robeson County that will improve the overall beauty and value of the property and neighborhood.

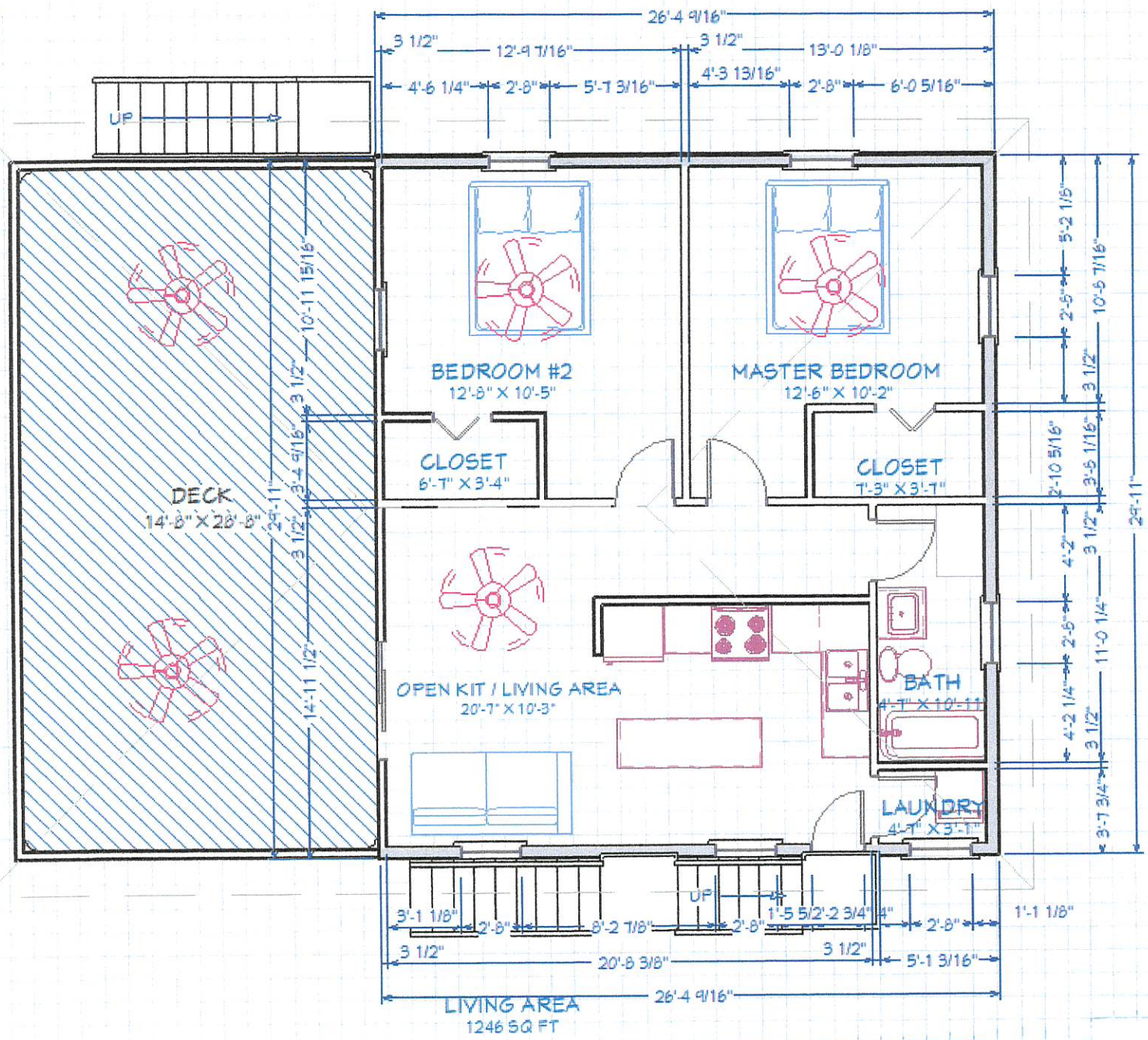
Business Results Thus Far: Le Benediction, LLC initiated the noted objectives in Feb. 2017 and has and realized the following:

- Rebuilt 3 properties in the May Fair community – avg. rental \$1233.
- Rebuilt 2 properties in the Sunset Heights & Turner's Terrace community – avg. rental \$937.
- Rebuilt 1 property in the Brittswood community – avg. rental \$850.
- Assisted in the Rebuild / Cleanup of 3 additional properties in Lumberton.

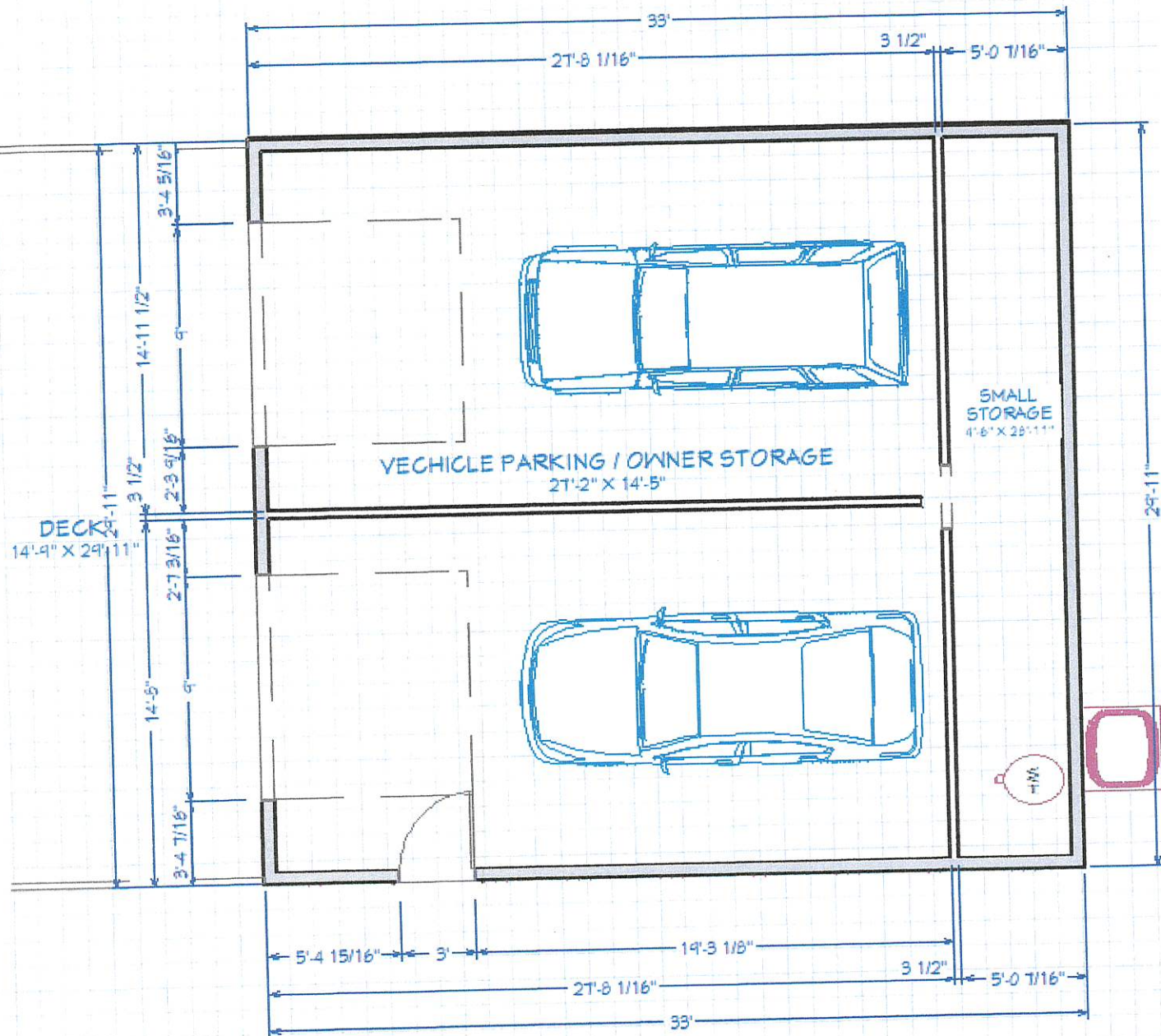
Rational & Proposed Benefits for 3125 Wellington Rd – Auxiliary Dwelling Unit:

- The dwelling is currently 65-70% complete and per initial inspection adheres to standard building codes. It was built sometime between 2008 & 2010 without approval from the City of Lumberton.
- The primary unit renovations were completed about June 11, 2021. All required permits were issued, complied with, inspected and approved by the City of Lumberton Inspections Department. The main unit has been occupied since June/July 2021.
- This property is zoned R-15. 1.130 Single-family residences with accessory apartment are an allowed "use" within this zoning district.
- The property is planned for a: 2bdm, 1 bath, 750sqft of living space, w/2 car garage and a owners storage bay.
- Le Benediction, LLC projects the After Repair Value will be roughly ~\$125K and believe the project can be completed with roughly a ~\$58K budget.
- The project will help maintain work for local resources (s): carpenter, plumber, electrician, painter and HVAC.
- We believe the project will address all other property owner concerns that may arise in a positive manner. This is a WIN for May Fair property owners, a WIN for the City of Lumberton, a WIN for a deserving family, and a Blessing from the Annie L. McRae Foundation!!!!

It is understood and agreed that Le Benediction, LLC will complete all construction activities per the City of Lumberton building codes. The design of the Auxiliary Dwelling Unit will meet the aesthetics of a building within the May Fair community.



781'L

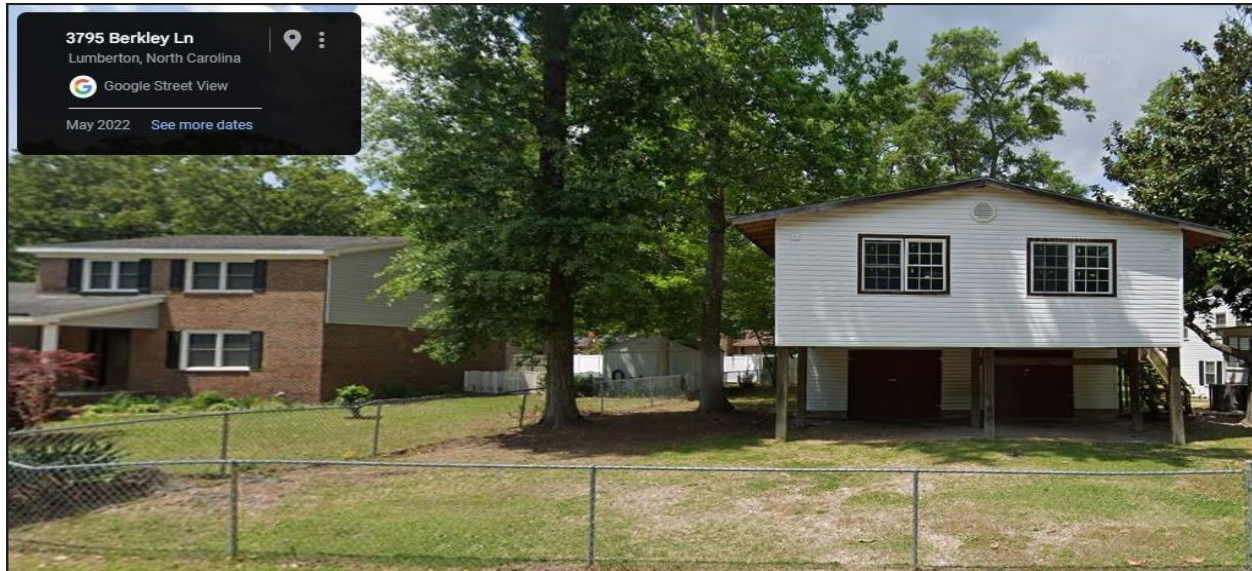


7.81.L

Le Benediction, LLC

Business Plan for: 3125 Wellington – Auxiliary Dwelling Unit
Jimmy L. McRae (Agent) – [REDACTED]

Exhibit #1 – Concern the Building was not properly Permitted?



To get an address for a building in North Carolina, you'll need to contact the local government office that has authority over the land and provide the required documentation: such as a land deed, mortgage paperwork, floor plan, and site plan. You'll also need to provide multiple forms of personal identification and submit an application for an address assignment.

This property is zoned R-15 – Multifamily use is not allowed?

Only one single-family structure is allowed on this property. Two or more single family dwelling units located in separate buildings on the same lot are considered multifamily. **Le Benediction, LLC is not seeking to construct another single family dwelling on the same lot. We plan to construct a second dwelling unit that comprises not more than a total of seven hundred fifty (750) square feet of living space.**

What happens if you build without a permit in NC?

If you fail to get a permit for work that requires it, you can be fined. You may be forced to remove a building or tear out completed work.

How long are building permits kept on file in NC?

Permits are kept on file for six (6) years then destroyed in accordance with the NC Department of Cultural Resources.

Le Benediction, LLC

Business Plan for: 3125 Wellington – Auxiliary Dwelling Unit
Jimmy L. McRae (Agent) – [REDACTED]

Exhibit #2 – Awareness of Possible ADU’s in Mayfair Community?



Possible ADU’s in Mayfair Community?

Le Benediction was able to identify at least 6 locations for building designs that inherited characteristics of an Auxiliary Dwelling Unit (ADU) in the Mayfair Community.

Le Benediction, LLC

Business Plan for: 3125 Wellington – Auxiliary Dwelling Unit
Jimmy L. McRae (Agent) – [REDACTED]

Exhibit #3 – Possible ADU’s in the Mayfair Community?



- The 3795 Berkley Ln building is the subject property of Le Benediction, LLC’s Special Use Permit Application for an Auxiliary Dwelling Unit (ADU).
- This property is zoned R-15. 1.130 Single-family residences with accessory apartment are an allowed ‘use’ within this zoning district, but must be approved by Council with a Special Use Permit.
- The top left building design nearly replicates the purposed modifications for the 3795 Berkley Ln building.
- Robeson County Zoning Ordinance does NOT state that Le Benediction, LLC’s Special Use Permit for an ADU has to be the 10th, 5th or 1st request in order to be approved.
- Le Benediction, LLC is not aware of any Mayfair Community Restrictive Covenants for this lot/neighborhood that prohibit the construction of ADU’s permitted by zoning code R-15. Lastly, the City of Lumberton does not enforce specific neighborhood Restrictive Covenants.

SURVEY DATA:

HORIZONTAL DATUM - BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83, US SURVEY FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
 VERTICAL DATUM - NAVD 88

SURVEY NOTES:

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND AND EXPRESSED IN FEET AND DECIMAL OF FEET.
2. PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED HEREIN.
3. ALL PARCEL AREAS MATHEMATICALLY CLOSE GREATER THAN 1:10,000.
4. NO NGS MONUMENTS FOUND WITHIN 2000'.
5. AREA CALCULATED BY COORDINATE METHOD.

LEGEND AND ABBREVIATIONS:

- IRON PIPE FOUND (IPF)
- ▲ CALCULATED POINT (NO MONUMENT SET)
- PIN PARCEL IDENTIFICATION
- BK BOOK
- D.B. DEED BOOK
- B.M. BOOK MAP
- PG. PAGE
- SQ.FT. SQUARE FEET
- R/W RIGHT-OF-WAY



CERTIFICATION:

I, JOHN E. KAUKOLA JR., DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 OR GREATER; THAT THIS SURVEY WAS PERFORMED USING GNSS AND CONVENTIONAL SURVEY, THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

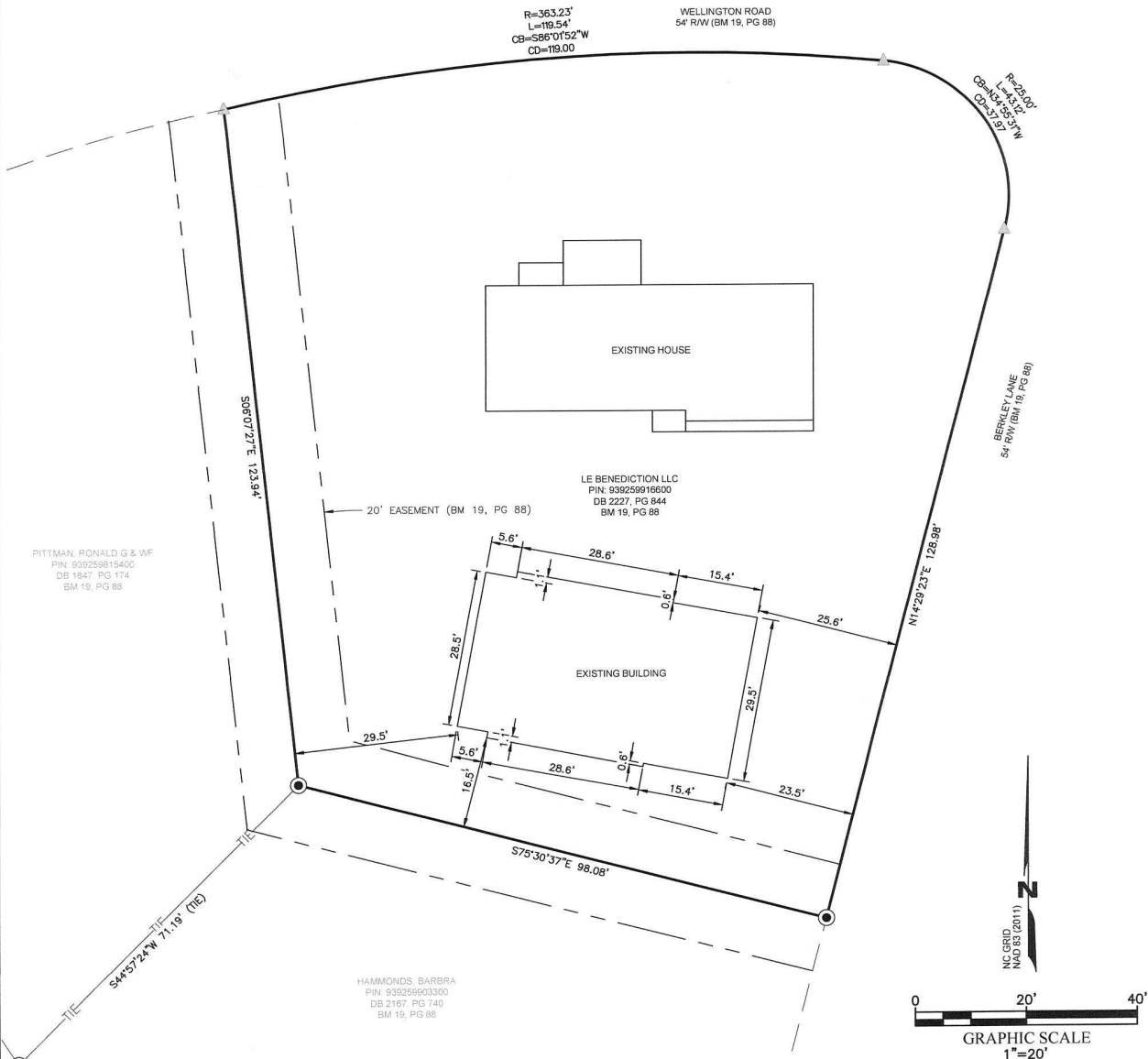
CLASS OF SURVEY: B
 POSITIONAL ACCURACY: 3.7CM + 90PPM
 TYPE OF GPS FIELD PROCEDURE: VRS RTK, RAPID STATIC
 DATES OF SURVEY: OCTOBER 1-7, 24-27 JANUARY, 8TH & 20TH FEBRUARY, 1ST MARCH
 DATUM/EPOCH: NAD 83 (2011) / 210.00
 PUBLISHED/FIXED-CONTROL USE: NCRX CORS ARP
 GEOID MODEL: 12B
 UNITS: US SURVEY FEET
 COMBINED GRID FACTOR: 0.9999317279

John E. Kaukola Jr.,
 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3999
 john.kaukola@sam.biz
 (919) 752-8765

DATE: XX/XX/2023

SURVEYING AND MAPPING, LLC
 F-1442

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES



JOB NUMBER: 1023085135-011
DATE: 06/18/2024
SCALE: 1"=20'
SURVEYOR: JEK
TECHNICIAN: CDJ
DRAWING: 3125 WELLINGTON ST
TRACT ID: AS SHOWN
PARTY: JEC:DLG
FIELDBOOKS: N/A



2548-B Fayetteville Road
 Lumberton, NC 28358
 Ofc: 910.827.8355
 Fax: 919.802.8898
 email: info@sam.biz
 F-1442

PERMIT MAP
 FOR
 JIMMY McRAE
 TOWNSHIP OF LUMBERTON
 COUNTY OF ROBESON
 STATE OF NORTH CAROLINA

PROJECT: JIMMY McRAE
 PERMIT MAP
 SHEET 1
 OF 1

Work Order Proposal For 3125 Wellington Rd, Lumberton NC 28360

7.184

<u>Item Description</u>	<u>Supplies</u> SF - 2bd, 1 bt	<u>Sales Tax</u> 0.0675	<u>Labor</u>	<u>Assumptions</u>
<u>Kitchen Items Appliances</u>	1,594	108	100	Install Appliances: Whirlpool Stove, Microwave, Refrig.
<u>Exterior Stairway</u>	1,681	113	1,018	stringers - to 5m/15ft. Fabricate and fit risers and treads. Balusters and Newel posts are separate if needed. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup
<u>Landscaping</u>	0	0	4,500	Cut and remove 3 large trees, grinding and removing the stump, and removing debris
<u>Roofing Remodel</u>	1,667	113	1,424	lbs per SF. UL Class A fire resistance and 110 mph wind resistance. 30 yr warranty. Quantity includes typical waste overage, material for repair and local delivery. Tear off Roof and Debris Removal
<u>Demo All Rooms</u>	200	14	500	Reconfigure existing walls & move existing wall
<u>Drywall & Insulation</u>	1,006	68	1,947	Non-discounted retail pricing for: Paper faced 1/2" thick gypsum board. 4' x 8' sheets. Quantity includes typical waste overage, material for repair and local delivery. Assume 1634 sqft
<u>Garage Remodel</u>	1,735	117	1,383	gauge steel roll up door. 4 panel. 5 yr limited warranty. Quantity includes typical waste overage, material for repair and local delivery.
<u>Cement Driveway</u>	1,941	131	2,046	Non-discounted retail pricing for: 4+ inch thick, fibermesh reinforced 3500 PSI concrete. Broom finish. Quantity includes typical waste overage, material for repair and local delivery. Est. for 769 sf. Area - includes Slab Excavation
<u>Kitchen Remodel</u>	2,327	157	1,506	Install cabinets, sink, kitchen wall, Island and lighting
<u>Reposition Exterior Front/Deck Wall</u> <u>(Open Concept)</u>	1,125	76	850	most homeowners spending \$10 to \$15 per linear foot. A laminated veneer lumber (LVL) beam costs \$60 to \$300 on average without installation
<u>Bed Room Remodel</u>	985	66	1,069	Reconfigure Master & Second Bdrm for 10 x 15 sqft. Install new window if required
<u>Bath Room Remodel</u>	1,806	122	784	Install DELTA White Acrylic One-Piece Shower with Integrated Seat (Common: 36-in x 48-in) or similar, Install Berkshire stone finished flooring. Install cabinets & sinks, update plumbing.

Laundry Room Remodel	265	18	391	Reroute Plumbing & Hot Water Heater, install subflooring & Berkshire stone finished flooring.
Exterior Decking	1,888	127	1,524	Non-discounted retail pricing for: 2" x 6" Select or better grade. 4 sides surfaced. Quantity includes typical waste overage, material for repair and local delivery. 638 sqft deck
Doors	1,697	115	1,438	Replace Doors, molding, base boards, door locks & handles, and window blinds as required.
Windows & Siding (Replaceme	462	31	348	
Overall Paint Items (Re Post Gray - Sheran Williams)	517	35	901	Prep & Paint all interior ceilings, walls, etc.. And exterior fascia boards, etc.
Flooring All Rooms (Bdrm, Living Rm, Halls, Kitchen and Den)	1,523	103	1,240	Install Luxury Vinyl, Water Proff, Plank Flooring Throughout
Windows Blinds Install	153	10	294	Standard Vynal blinds
Full House Cleaning	368	25	529	
Update Electrical	553	37	2,082	Secure Permits. Replace all electrical sockets & switches, install new lights & ceiling fans. Install electric panel & run new wiring
Update Plumbing	1,358	92	1,335	Secure Permits. Install new water lines, to bath, sinks, laundry, etc. system. For horizontal, up flow, down flow and vertical installation. Requires 240V 25A electrical connection required at unit. 10 yr limited warranty
Heating System	3,331	225	1,521	
Total	28,183	1,902	28,728	
Project Grand Total			58,814	

7.184

City of Lumberton

Planning & Neighborhood Services

Special Use Permit
3125 Wellington Rd.

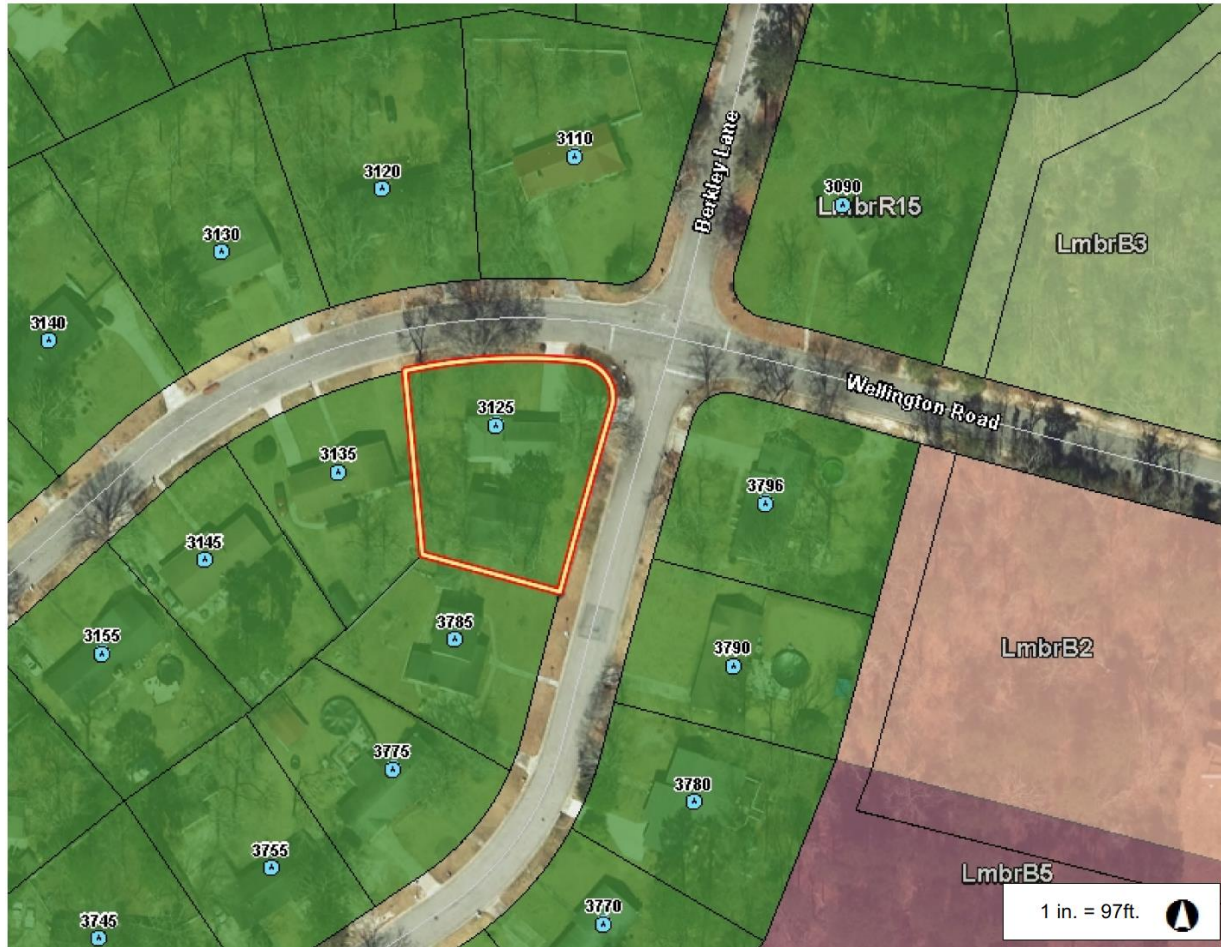
Date of Application Submittal:

PETITIONER(S):	OWNER(S):
Le Benediction, LLC	Le Benediction, LLC

Special Use Permit Request: Jimmy McRae (Le Benediction, LLC) is requesting a Special Use Permit for a single-family residence with an accessory apartment located at 3125 Wellington Road (parcel # 3201-01-046/Deed Book/Page 02227 / 0844).

LOCATION:





PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area	Limits of Construction
Le Benediction, LLC Attn: Jimmy McRae	320101046	R-15, Residential single-family	0.41 ac	0.41 ac



Planning & Neighborhood Services

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	R-15, Residential single-family	Proposed Single family residence with accessory apartment
North	R-15, Residential single-family	Single Family Residence
South	R-15, Residential single-family	Single Family Residence
East	R-15, Residential single-family	Single Family Residence
West	R-15, Residential single-family	Single Family Residence

STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: Jimmy McRae (Le Benediction, LLC) is requesting a Special Use Permit for a single-family residence with accessory apartment (Use #1.130) located at 3125 Wellington Road (parcel # 3201-01-046/Deed Book/Page 02227 / 0844).

PLANNING & ZONING

Setback and Lot Size (General to R-15 Zoning District):

Zoning District	Min. Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks	Minimum Height
R-15	15,000	100'	30'	10' (unless its bordered by a right of way. Then right of way min setbacks are observed)	35'

Minimum Lot Size and Accessory Structure Maximums for Single-family Residence with Accessory Apartment (Use #1.130)



Planning & Neighborhood Services

Zoning District	Min. Lot Size	Existing Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks	Maximum Height
R-15	19,950 (133 percent of 15,000)	0.41 acre 17,859.6	100'	30'	10' (unless its bordered by a right of way. Then right of way min setbacks are observed)	35'

Accessory Structure Maximums

Accessory Structure – 789.21 sq. ft. living space + 420.44 sq.ft. deck = 1,209.65 total square feet (plans provided by applicant says 1,246 square feet).

Planning & Zoning Analysis

The property currently has a single-family residence and an unpermitted accessory structure. From my research, the accessory structure was constructed between 2008 & 2010 without permits from the City.

*****The request does not meet the minimum lot size requirement for a single-family residence with accessory apartment (Sec. 35-182. Residential density) and exceeds the maximum square feet of 750.*****

Definition:

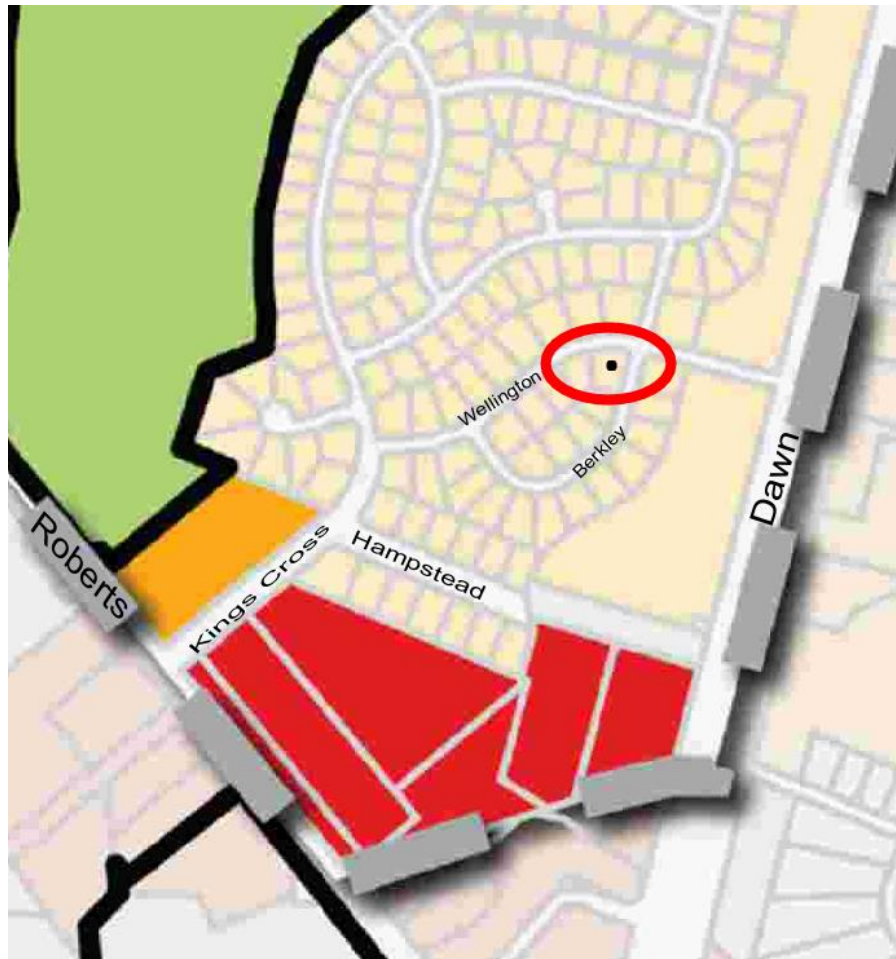
***Residence, single-family with accessory apartment.** A residential use having the external appearance of a single-family residence but in which there is located a second dwelling unit that comprises not more than twenty-five (25) percent of the gross floor area of the building nor more than a total of seven hundred fifty (750) square feet.*

Sec. 35-182. Residential density.

(a) ... Every lot developed as a single-family residence with accessory apartment shall have the number of square feet equal to one hundred thirty-three (133) percent of the minimum required for single-family residences in that district.

Planning & Neighborhood Services

Land Use Plan: The Land Use Plan designates the future use of this parcel as Low Intensity, furthermore, this property is located within precinct 8.



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.



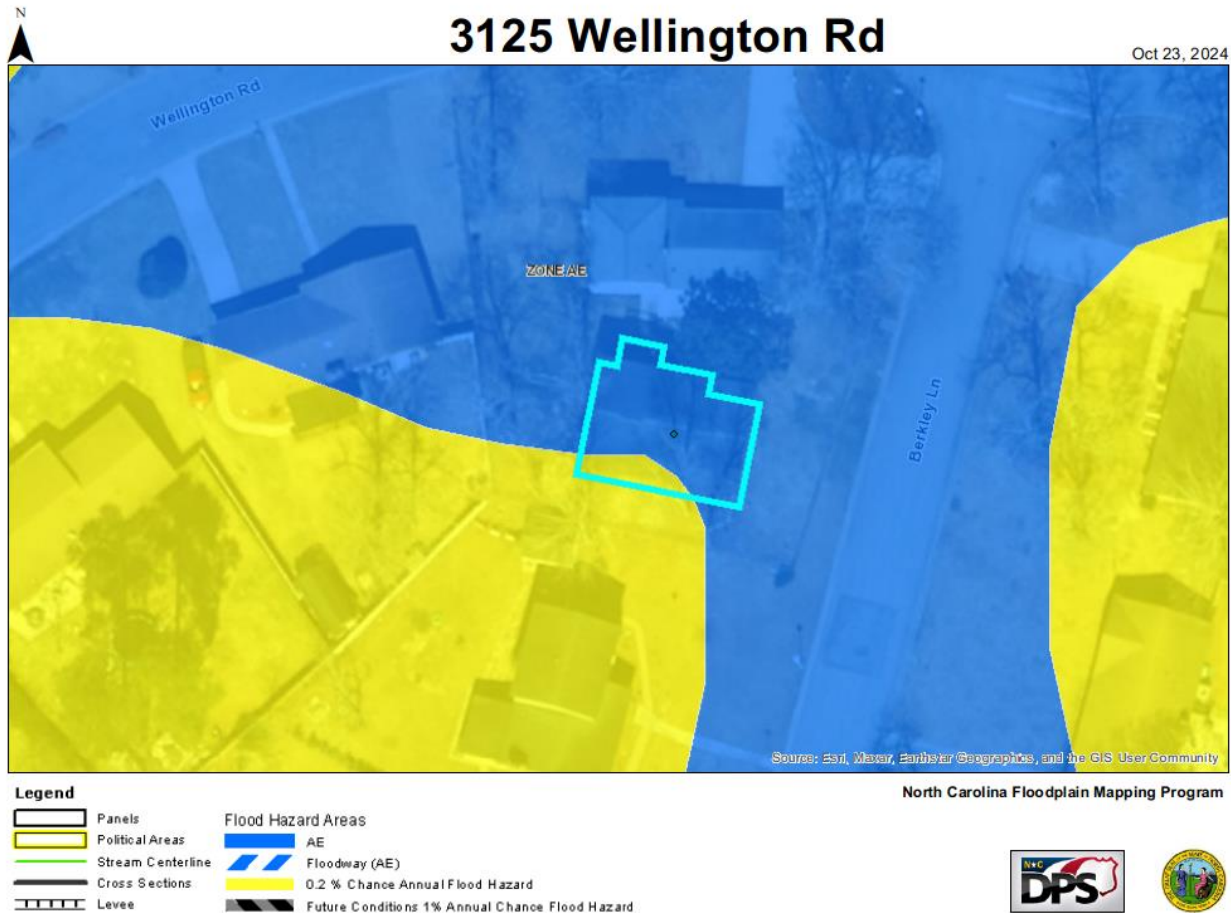
Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone 'AE' 100-YR Flood Zone: Zones AE and A1-A30 are the flood insurance rate zones used for the 1-percent-annual-chance floodplains that are determined for the FIS by detailed methods of analysis. In most instances, BFEs derived from the detailed hydraulic analyses are shown at selected intervals in this zone. Mandatory flood insurance purchase requirements apply.

Shaded Zone X (yellow), not in 100-year floodplain: Shaded Zone X (500-yr floodplain) 0.2 Percent Annual Chance Flood: The flood that has a 0.2% chance of being equaled or exceeded in any given year.

Map Number: 3 3710939200K Panel Effective Date: 12/6/2019



City of



Lumberton

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 Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy (CO).

PLANNING BOARD RECOMMENDATION TO COUNCIL

On November 19, 2024 the planning board, held the public meeting and with a 6-4 vote, recommended that the City Council deny this request.

On February 3, 2025 Council voted to table the request until the applicant applies and receives a variance.

On November 18, 2025 the Board of Adjustments held the public hearing and denied the Variance. The decision was unanimous.

PLANNING STAFF RECOMMENDATION TO COUNCIL

Based on the evidence, the planning staff recommends that City Council hold today's public hearing and deny the Special Use permit request.

Lumberton City Council

Item: III.J.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/21/2026

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. 6.242 Regina Fairfax 934 Warwick Mill Rd- PH
2. Ordinance

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

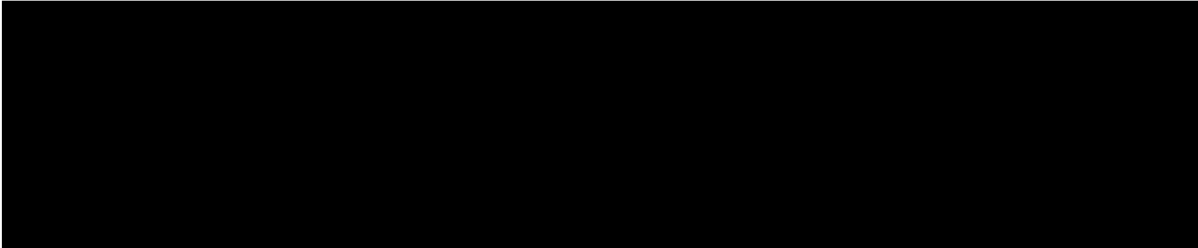
(NOTE: Please complete this application by typing or printing legibly.)

1. Applicant:

Owner:

Full Legal Name: 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

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)

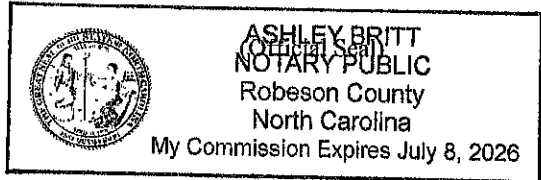


STATE OF North Carolina COUNTY OF Robeson

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)

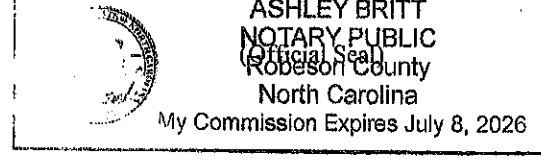


STATE OF North Carolina COUNTY OF Robeson

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.

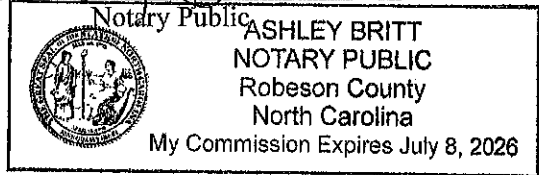
STATE OF North Carolina COUNTY OF Robeson

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, specifications 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 related documents to be used for intended project use only.

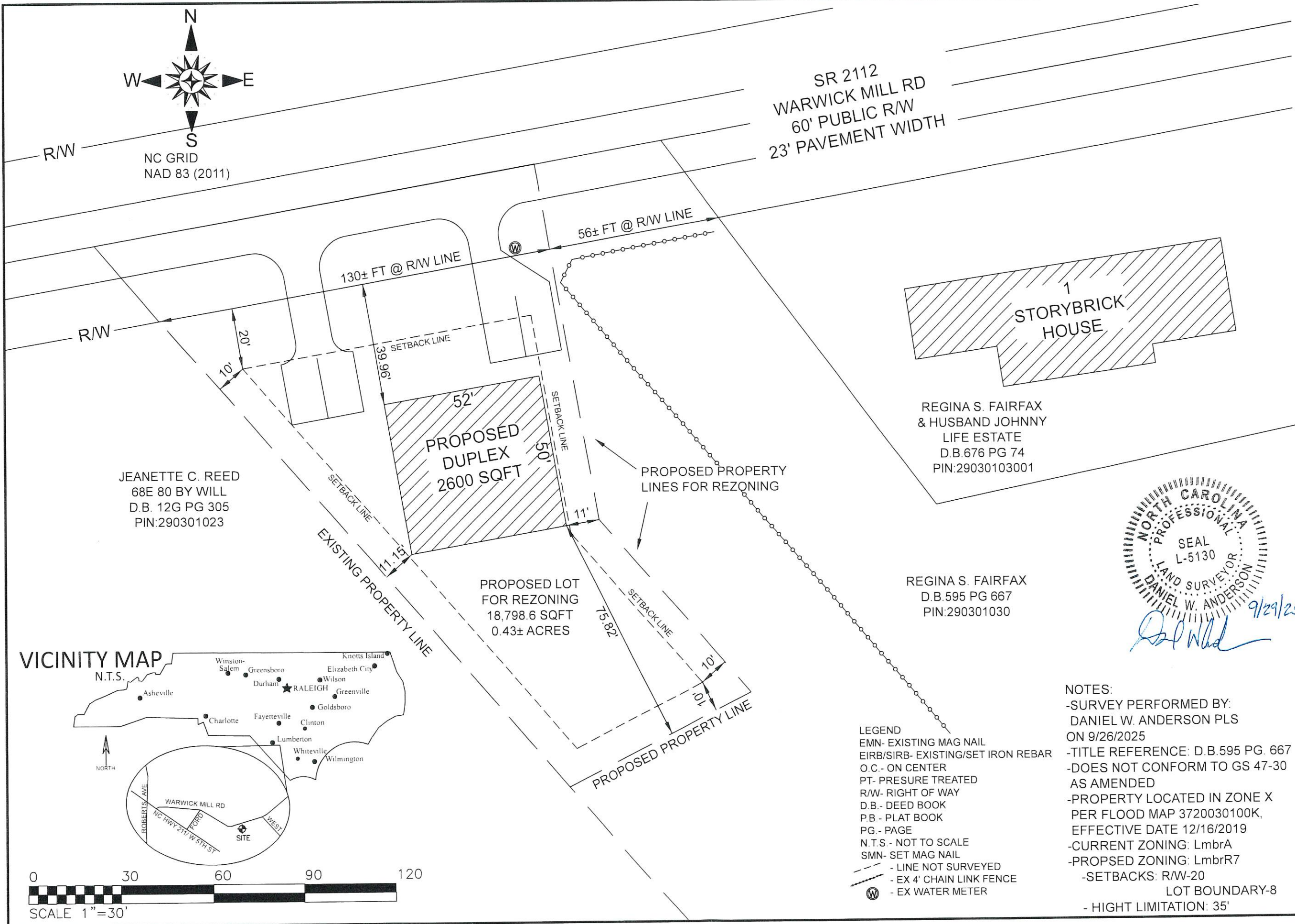
**SITE PLAN
(R-7 ZONING)**

ISSUE DATE: 09-29-2025

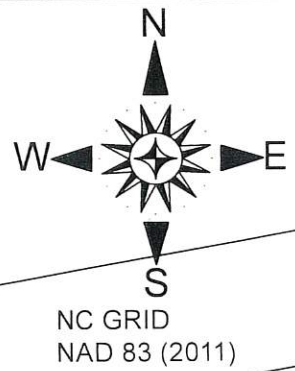
NO.	DATE	REASON
Δ		
Δ		
Δ		

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

1



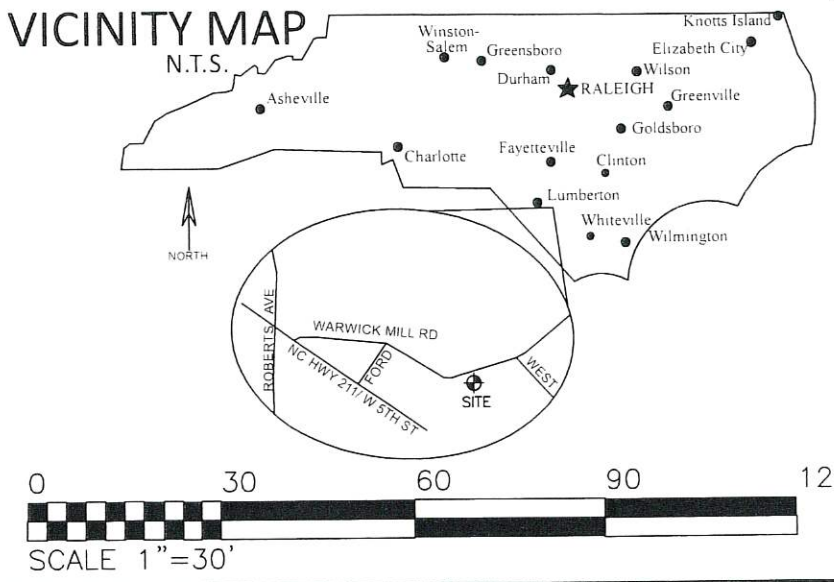
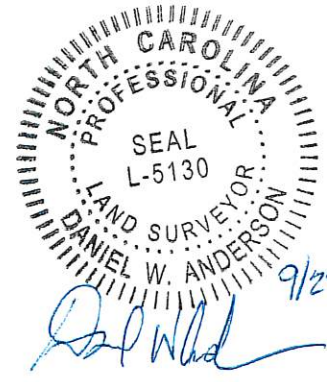
SR 2112
WARWICK MILL RD
60' PUBLIC R/W
23' PAVEMENT WIDTH



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'

© 2025 Anderson Engineering & Associates, P.A.

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:

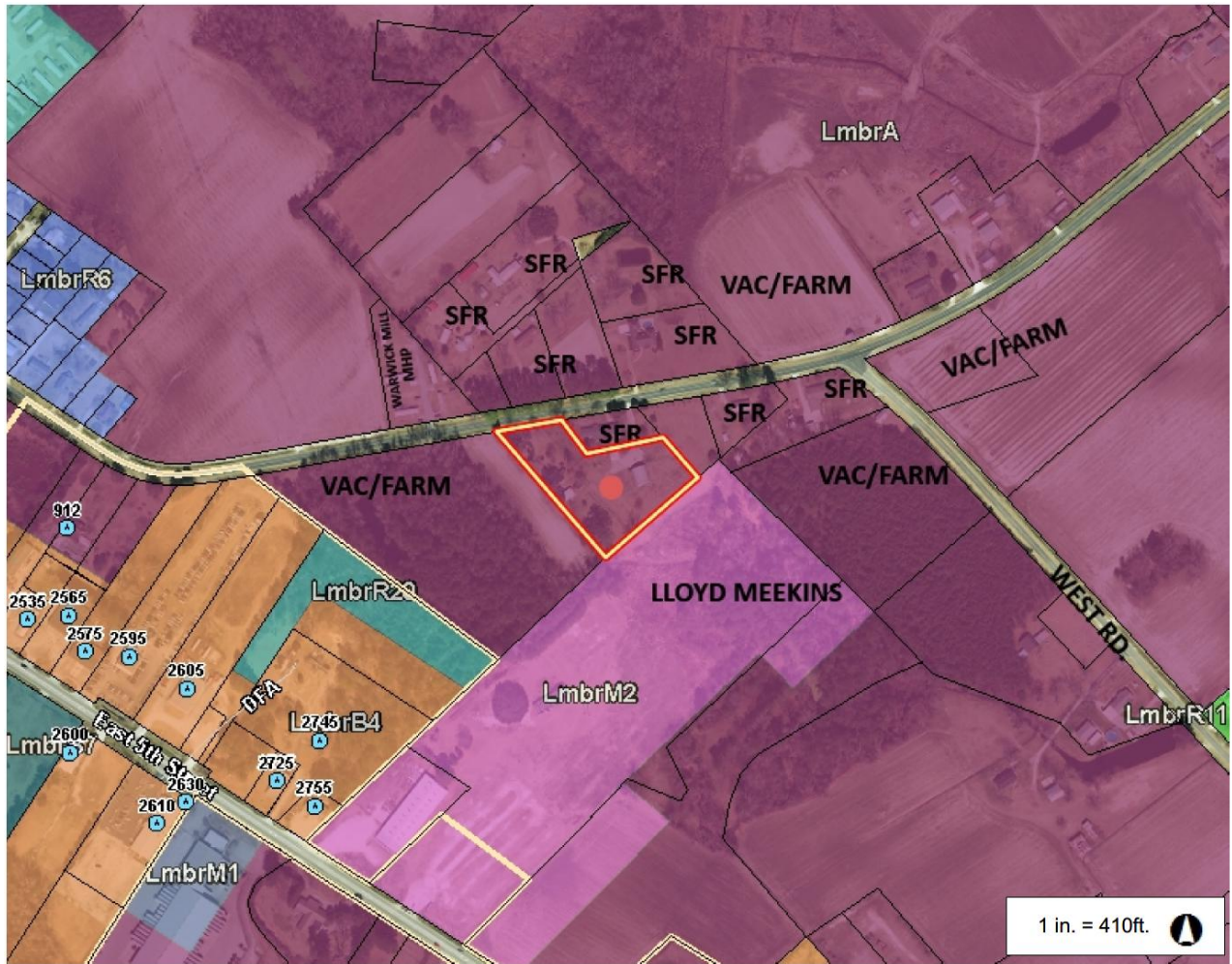


City of



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

Table with 5 columns: Owner, Parcel #(s), Zoning, Area, Limits of Construction. Row 1: FAIRFAX REGINA SMITH, 290301030, Agriculture, ~2.55 acres, ~2.55 acres.

ADJACENT PROPERTY SITE DATA

Table with 4 columns: Direction, Zoning, Zoning Description, Land Use. Rows for Subject Property, North, South, East, West.



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

934 Warwick Mill Road

Dec 5, 2025



Bird Community Maps, Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SateGis, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NCEM, NC CGA, Microsoft, Mentor

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

North Carolina Floodplain Mapping Program



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 BOARD RECOMMENDATION

The Planning Board, unanimously, recommends City Council approve the rezoning request.

NOTIFICATIONS FOR PUBLIC HEARING

On January 21, 2026 notices sent to the adjacent property owners within 150 feet of the petitioned property, notifying them of the rezoning request.

On January 21, 2026 a request was sent to Public Works Department to have a sign placed on the property, notifying the adjacent property owners of the request, on or before January 30, 2026.

On January 21, 2026 a request was sent to the Robesonian to have the legal ad for this request ran on January 31, 2026 and February 7, 2026 (CN 4259)

Planning Staff Recommendation to Council

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

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

I. Agriculture 'A' Zoning District Permitted Uses

1.110 Single-family residences other than Mobile Homes

1.120 Mobile homes, 1.121 Class A & 1.122 Class B

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

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

12.100 Veterinarian

12.200 Kennel

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

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

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

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

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

15.200 Airport

15.300 Sanitary landfill

17.100 Neighborhood Utility Facilities

18.300 towers and antennas more than fifty feet in height

21.100 Cemetery

21.200 Crematorium

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

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

I. R-6 Zoning District Permitted Uses

1.110 Single-family residences Other than mobile homes

1.121 Mobile homes Class A

1.210 Duplex

1.220 Two-family conversion

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

14.110 Agricultural operations, farming Excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

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

28.200 Minor Subdivisions

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

1.130 Single- family residences with accessory apartment

1.330 Multifamily conversion

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

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

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

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

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

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

17.100 Neighborhood Utility Facilities

21.100 Cemetery

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

ORDINANCE AMENDING THE LAND USE ORDINANCE AND OFFICIAL ZONING MAP
BY REZONING PROPERTY FROM 'A' (AGRICULTURE) TO R-, (RESIDENTIAL
SINGLE FAMILY/CLASS A MANUFACTURED HOME)

OWNER(S): FAIRFAX REGINA SMITH
APPLICANT(S) FAIRFAX REGINA SMITH
PARCEL: 290301030
DEED: DEED BOOK 0595 PAGE 0667

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

WHEREAS, the proposed amendment initiated by said petition was submitted to the Planning Board for review and recommendation and the Planning Board did make a recommendation at its January 20, 2026, meeting;

WHEREAS, the City Council set a public hearing on the proposed amendment for February 9, 2026;

WHEREAS, the public notice of said public hearing was published in a newspaper having general circulation in the City of Lumberton on January 31, 2026 and February 7, 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 January 21, 2026;

WHEREAS, a sign containing notification of said public hearing was posted on the property to be rezoned on January 31, 2026;

WHEREAS, a public hearing on the question of rezoning was held on February 9, 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-6, Residential Single Family/ Class-‘A’
Manufactured Homes 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 ‘A’ (Agriculture)
to R-6 (Residential Single Family/ Class-‘A’ Manufactured Homes), said property being
described as follows:

Tax Id# part of 290301030

Tract One:

On motion of Councilman _____, seconded by Councilman _____, the
foregoing Amendment was adopted on the 9th day of February, 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.



CITY OF LUMBERTON

CITY COUNCIL

MINUTES • JANUARY 26, 2026

Regular Meeting

Council Chambers

9:00 AM

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

I. Call to Order

II. Public Hearings

- A. PH - Adopt Resolution in Reference to Financing of Phase III at Pennington Athletic Complex - Holt Moore, City Attorney

City Attorney Moore stated that, as a requirement of the application submitted to the Local Government Commission (LGC), the City must hold a public hearing to receive input from its citizens. The City hereby determines to finance the Project through Truist Bank in accordance with the proposal dated September 30, 2025. The total amount financed shall not exceed \$1,900,000.00, the annual interest rate (in the absence of default or a change in tax status) shall not exceed 4.37%, and the financing term shall not exceed three (3) years from the date of closing. All financing contracts and related documents for the closing of the financing (the “Financing Documents”) shall be consistent with the foregoing terms.

Request that Council hold the public hearing and render a decision.

Councilman Cantey asked several questions regarding the loan. He first inquired about the actual cost of the loan. Finance Director Hank Lewis stated that the cost would range between \$700,000 and \$780,000. Councilman Cantey noted that an amortization schedule reflecting the total cost of the loan had not been provided.

Councilman Cantey also asked about the source of repayment for the loan. Director Lewis stated that repayment would come from the General Fund and that some revenue increase is anticipated with AMI coming on board. Councilman Cantey stated that no related revenue would be realized within the next five (5) years.

City Manager Horne stated that the City has existing debt that will fall off; however, he noted that there are other funds—such as the Water and Sewer Fund, Electric Fund, and Public Enterprise Fund—that would be impacted by the AMI proceeds.

City Attorney Holt Moore asked for a motion to reaffirm Resolution No. 2025.12.03, dated December 30, 2025, Financing Terms with Truist Bank for Phase III of Pennington Athletic Complex.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

III. Adjournment

[MIN_SIGNATURES]



CITY OF LUMBERTON

CITY COUNCIL

MINUTES • JANUARY 12, 2026

Regular Meeting

Council Chambers

11:00 AM

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

I. Call to Order

- A. Invocation – City Attorney Holt Moore

- B. Pledge of Allegiance – Led by Councilman Thomas

II. Retirees' Recognition -

Mayor Davis recognized the following retirees' and thanked them for their dedicated service. Garrett Robinson, Leon E. Godwin and Elton Britt. Mayor Davis wished them the best in their retirement.

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. Mr. Eric Freeman — Executive Vice President — Robeson Community College Update on the Baseball/Softball Program — -, City Manager

Mr. Freeman updated Council on their plans for the softball field and the schedule of games. He was asked about the \$24 million gift that Robeson Community College received. Mr. Freeman stated that they have not made any decisions on what the gift would be used for. The suggestion was made that maybe some of that gift could be to build a sporting complex.

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

City Attorney Holt Moore opened the public hearing to consider amending the land use ordinance by rezoning property located on West Carthage Road from B-2 (Business Community to R-20 (Residential single family) to develop a residential subdivision. City Clerk Mitchell-McIntosh submitted the Affidavit of Publication showing that the hearing was advertised in the Robesonian.

Planning Director Dr. Kirchner appeared before City Council and stated that Steve Stone is requesting to rezone property located on West Carthage Road, parcel #10080100808/deed book 2255 pg. 132, to develop a residential subdivision.

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

No one appeared to speak, and the hearing was closed.

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

City Attorney Holt Moore opened the public hearing to consider the issuance of a Special Use Permit for property located on West Carthage Road to develop a residential subdivision. City Clerk Mitchell-McIntosh submitted the Affidavit of Publication showing that the hearing was advertised in the Robesonian.

Planning Director Dr. Kirchner appeared before City Council and stated that 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.

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

No one appeared to speak, and the hearing was closed.

D. **Scotty Mark Thompson Special Use permit - 206 E. 5th Street. P5** - ArTriel Kirchner, Planning & Neighborhood Services

City Attorney Holt Moore opened the public hearing to consider the issuance of a Special Use Permit for property located 206 E. 5th Street. The proposed use is a single-family residence. City Clerk Mitchell-McIntosh submitted the Affidavit of Publication showing that the hearing was advertised in the Robesonian.

Planning Director Dr. Kirchner appeared before City Council and stated that Scotty

Mark Thompson is requesting a Special Use permit for property located at 206 E. 5th Street, parcel #323302012/deed book 2841 pg. 128, to use as a single-family residence.

The Planning Department is asking Council to hold today's public hearing and approve the Special Use Permit.

No one appeared to speak, and the hearing was closed.

V. Consent Agenda

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- A. Ratify the Hiring of Hickman Construction — Repairs to Cave-Ins on Roberts Avenue - Wayne Horne, Public Works

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

- 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

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

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.

RESULT: Passed (8 TO 0)

MOVER: Precinct 3 Carroll

SECONDER: Precinct 4` Higley

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

B. Water Plant Transfer Pump - Rob Armstrong, Corey Walters, Public Works

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

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 4` Higley

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

C. Water Plant Turbidimeter - Rob Armstrong, Corey Walters, Public Works

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

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

D. WWTP Generator Purchase - Rob Armstrong, Corey Walters, Public Works

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

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.

RESULT: Passed (8 TO 0)

MOVER: None

SECONDER: Precinct 5 Cantey

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

C. NC HWY 41 Water Main Bore and Extension - Rob Armstrong, Public Works

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

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.

RESULT: Passed (8 TO 0)

MOVER: Precinct 2 Robinson

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

D. Asset Inventory Assessment and Water System Mapping Grant - Rob Armstrong, Public Works

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

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.

RESULT: Passed (8 TO 0)

MOVER: Precinct 8 Thomas

SECONDER: Precinct 7 Chavis

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas
ABSTAIN: None

E. Engineering Agreement No 1 for Linkhaw Culvert Project - Rob Armstrong, Public Works

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

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.

Questions were asked as to the major inlets and outlets that are under construction; what about lane closures? Director Armstrong stated that there will be because of the DOT projects. Council asked about the R/R projects if the spurlike is not active. Director Armstrong anticipates that it will take less than a year.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

F. Local Match for the Linkhaw Road Culvert Project - Rob Armstrong, Public Works

Public Works Director Rob Armstrong appeared before Council and stated that 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 nonfederal 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 are 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:

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.

RESULT: Passed (8 TO 0)

MOVER: Precinct 2 Robinson

SECONDER: Precinct 3 Carroll

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- G. Lumbee Land Development contiguous annexation-ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. Kirchner appeared before Council and stated that 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).

PLANNING STAFF RECOMMENDATION TO COUNCIL

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.

RESULT: Passed (8 TO 0)

MOVER: Precinct 2 Robinson

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- H. John Culbreth contiguous annexation Hornets Rd. ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. Kirchner appeared before Council and stated that John Culbreth is requesting a contiguous annexation of property located on Hornets Rd. being parcel #101002012 and Deed Book 2206 Page 779.

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 them

February 2026 meeting.

RESULT: Passed (8 TO 0)

MOVER: Precinct 2 Robinson

SECONDER: Precinct 5 Cantey

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- I. Regina Fairfax rezoning for 934 Warwick Mill Road. - ETJ - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. Kirchner appeared before Council and stated that Regina Fairfax is requesting to rezone property located at 934 Warwick Mill Road, parcel # 290301030/deed book 595 pg. 667.

PLANNING STAFF RECOMMENDATION TO COUNCIL

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.

RESULT: (8 TO 0)

MOVER: Precinct 4 Higley

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- J. Request to Develop a Food Truck Park Ordinance - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. Kirchner appeared before Council and stated that 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.

RESULT: Passed (8 TO 0)

MOVER: Precinct 7 Chavis

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- K. Helmi A Al-khateeb rezoning for 2906 OLIVE DR. – P-7 - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director Dr. Kirchner appeared before Council and stated that Helmi A Al-khateeb is requesting to rezone property located at 2906 Olive Drive, parcel # 321801008 & 321801008/deed 2545 pg 211.

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.

RESULT: Passed (8 TO 0)

MOVER: Precinct 7 Chavis

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- L. Annual Robeson County Black Caucus - John Cantey, City Council

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 designations of CRF as follows: P1 - \$100 P2 - \$150 P3 - \$100 P4 - \$150 P5 - \$150 P6 - \$150 P7 - \$150 and P8 - \$150 for a total of \$1,100.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 1 Rising

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

M. Annual MLK Jr. Parade - John Cantey, City Council

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 designations as follows: P1 - \$75 P2 - \$75 P3 - \$75 P4 - \$50 P5 - \$125 P6 - \$125 P7 - \$75 and P8 - \$75 for a total of \$675.

RESULT: Passed (8 TO 0)

MOVER: Precinct 5 Cantey

SECONDER: Precinct 6 Douglas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

N. 2026 City Council Meeting Schedule - Wayne Horne, City Manager

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 being on the Thursday prior to any meeting.

Staff Recommendation:

Consider the attached schedule, adjust for any conflicts, and adopt a final schedule.

Councilman Carroll stated that he had done some research and there are several municipalities that are still holding evening meetings. He named a few and suggested that the Council may not be considering the public fully with this schedule. However, he stated that he likes the 11:00 a.m. meetings, but I want to make sure that we are considering the public.

After a discussion ensued, it was decided that this matter should be taken up at the upcoming workshop.

RESULT: Passed (8 TO 0)

MOVER: Precinct 7 Chavis

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

O. Special Council Meeting - Wayne Horne, City Manager

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 Recommendation:

Set a public hearing for January 26, 2026, at 9:00 a.m. in reference to Pennington Athletic Complex.

RESULT: Passed (8 TO 0)

MOVER: Precinct 8 Thomas

SECONDER: Precinct 2 Robinson

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

P. Consideration of Remote Meetings for Special-called and Emergency Meetings - Holt Moore, City Attorney

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.

RESULT: Passed (8 TO 0)

MOVER: Precinct 1 Rising

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, John Cantey, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

- S. Unagendaed - Renaming Section of Dunn Road - for Dobbs Oxendine - Eric Chavis, City Council

Councilman Eric Chavis stated that he had been approached by members of Mr. Dobbs' Oxendine family seeking to rename a portion of Dunn Road after him. Councilman Chavis stated that Mr. Dobbs has done a lot for the community and the portion of Dunn Road that they are requesting to rename has no houses on it, and it is the length of a block.

It was the consensus of Council and this request be approved.

RESULT: Passed (7 TO 1)

MOVER: Precinct 7 Chavis

SECONDER: Precinct 8 Thomas

AYES: Leroy Rising, Melissa Robinson, John Carroll, Karen Higley, Alfred Douglas, Eric Chavis, Owen Thomas

ABSTAIN: None

VII. Adjournment

[MIN_SIGNATURES]

Lumberton City Council
Lumberton, North Carolina



Item: IV.B.

Request for Action

Meeting Date: February 9, 2026

Originated By: Police

Submission Date: 01/22/2026

Subject: FY27 GHSP Grant - DWI

Summary/Background of Subject Matter:

The Lumberton Police Department is requesting permission to apply for and accept the 2027 GHSP Grant in the amount of \$185,500.00 This is an ongoing grant and the City of Lumberton will fund 75% of the cost. Submission of this grant is due by 01/31/2026.

Staff Recommendation:

It is recommended that the Lumberton Police Department be granted permission to apply for and accept the 2027 GHSP Grant in the amount of \$185,500.00.

City Manager's Comments:

Signature:

Department: Police

ATTACHMENTS:

None

Lumberton City Council

Item: IV.C.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Police

Submission Date: 01/22/2026

Subject:

Authorize Lumberton Police Department to apply for and accept the FY27GHSP Grant for overtime.

Summary/Background of Subject Matter:

The Lumberton Police Department is requesting permission to apply for and accept the 2027 GHSP Grant in the amount of \$20,000.00. Funding for this grant is specifically for overtime operations to conduct saturation or directed patrols for high-visibility traffic enforcement efforts emphasizing speed-related violations as well as seat belt and child restraint violations. There is no match for this grant, if approved it will be funded 100% by GHSP. Submission of this grant is due by 01/31/2026.

Staff Recommendation:

It is recommended that the Lumberton Police Department be granted permission to apply for and accept the 2027 GHSP Grant in the amount of \$20,000.00.

City Manager's Comments:

Signature:

Department: Police

ATTACHMENTS:

None

Lumberton City Council

Item: IV.D.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: City Council

Submission Date: 02/04/2026

Subject: Ratify the Designation of \$1,150.00 of CRF to Lumberton Rescue for a Dinner

Summary/Background of Subject Matter:

I would like to request \$500 of CRF for Lumberton Rescue & EMS for an appreciation dinner for the services they provide the citizens of Lumberton and Robeson County. This is to show our gratitude for the sacrifices and long hours of dedicated emergency services they provide. This dinner will tentatively be held Monday evening, February 9th.

Staff Recommendation:

Ratify the designation of \$1150 to Lumberton Rescue & EMS as follows: P1 - \$300 P2 - P3 - \$500 P4 -- \$100 P6 - \$50 P7 - \$100 and P8 \$100 for a total of \$1,150.00.

City Manager's Comments:

Signature:

Department: City Council

ATTACHMENTS:

None

Lumberton City Council

Item: IV.E.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: City Manager

Submission Date: 02/06/2026

Subject: Ratification of Payment for AMI-Mass Meter Swap a Cost of \$46,322 to Tyler Technologies

Summary/Background of Subject Matter:

A poll regarding approval of the additional cost associated with the Advanced Metering Infrastructure (AMI) project for a mass swap of the electric and water meters was conducted on February 6, 2026. The initial cost projection did not include the expense of swapping out the existing meters. This additional cost must be paid before Tyler can schedule training for Public Services and before any meter installations or swaps can begin.

The total cost for these services is \$46,322, which includes the swap of 11,846 electric meters and 11,190 water meters, plus a \$250 project management fee.

Staff Recommendation:

Ratify the payment for a mass meter swap for AMI to Tyler Technologies in the amount of \$46,322.

City Manager's Comments:

Signature:

Department: City Manager

ATTACHMENTS:

1. BP-70C45_20260206_111613



Billing Address:
 LUMBERTON, NC CITY OF
 500 NORTH CEDAR ST

LUMBERTON NC 28358-5545

Shipping Address
 City of Lumberton
 500 N Cedar St

Lumberton NC 28358-5545

Quoted By Augusta McCarver
 Quote Expiration 8/1/26
 Quote Name Mass Meter Swap

Services		
Description	Hours/Units	Extended Price
Other Services		
Mass Meter Swap - Electric	11846	\$ 23,692
Mass Meter Swap - Water	11190	\$ 22,380
Project Management	1	\$ 250
TOTAL:		\$ 46,322

Summary	One Time Fees	Recurring Fees
Total Tyler Services	\$ 46,322	
Summary Total	\$ 46,322	

Comments

Work will be delivered remotely unless otherwise noted in this agreement.

Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees are first payable when Tyler makes the software accessible to the Client, and SaaS fees, Hosting fees, and Subscription fees are first payable on the first day of the month following the date this quotation was signed (or if later, the commencement of the agreement's initial term). Any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the agreement.

Fees for services included in this sales quotation shall be invoiced as indicated below.

- Implementation and other professional services fees shall be invoiced as delivered.
- Client has six months to use the services. If Client does not use the services within six months, Tyler may remove the unused services or issue a new quote to provide services at then-current rates.
- Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
- Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.

- Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
- If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
- Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler's SaaS Services terms found here: <https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____

Lumberton City Council

Item: V.A.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/30/2026

Subject: CDBG-NR Asbestos Services

Summary/Background of Subject Matter:

The Adams Company directly solicited bids for asbestos services for the CDBG_NR program. Two bids were received from Keenan Construction in the amount of \$725.00 per home and East Coast Environmental, PA in the amount of \$715.00 per home.

Staff Recommendation:

Staff recommends awarding the bid for asbestos services to East Coast Environmental for \$715.00 per home.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. ASBESTOS SERVICES

THE ADAMS COMPANY INC.

ENGINEERING AND DESIGN

Firm License No. C-4438

708 Abner Phillips Road | Warsaw, NC 28398 | (910) 293-2770

MEMO

To: Stephanie Canady
From: Tammy Daniels
Subject: Recommendation of Award (Asbestos Services)
2024 Lumberton CDBG-NR
Date: January 29, 2026

Quotes were received on January 29, 2026 for asbestos services for Lumberton's CDBG-NR Program. The following companies submitted their prices to perform the needed asbestos services for the Town's project:

<u>Company Name</u>	<u>Services Needed</u>	<u>Price Per Property</u>
Keenan Construction & Consulting Co. 542 Long Leaf Acres Dr Wilmington, NC 28405	Asbestos Inspection Clearance Insp/Letter	\$625.00 <u>\$100.00</u> \$725.00
East Coast Environmental, P.A 3815 Junction Blvd Raleigh, NC 27603	Asbestos Inspection Clearance Insp/Letter	\$480.00 <u>\$235.00</u> \$715.00

My office recommends that asbestos services be awarded to East Coast Environmental a cost of \$715 per property. Please confirm acceptance of this recommendation by signature below.

Lumberton

Town Representative

Date

Lumberton City Council

Item: V.B.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 01/30/2026

Subject: CDBG-NR Surveying services

Summary/Background of Subject Matter:

The Adams Company directly solicited bids for surveying services for the CDBG_NR program.

Four bids were received from the following:

Johnny Williams Land Surveying in the amount of \$2,700.00 per property.

Anderson Surveying in the amount pg \$1,300 per property

Drigger's Land Surveying in the amount of \$650.00 per property

Kaukola Surveying in the amount of \$1,000.00 per property

Staff Recommendation:

Staff recommends awarding the bid to Drigger's Land Surveying in the amount od \$650.00 per home.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. SURVEYING SERVICES(1)

THE ADAMS COMPANY INC.

ENGINEERING AND DESIGN

Firm License No. C-4438

708 Abner Phillips Road | Warsaw, NC 28398 | (910) 293-2770

MEMO

To: Stephanie Canady
From: Tammy Daniels
Subject: Recommendation of Award (Surveying Services)
2024 Lumberton CDBG-NR
Date: January 29, 2026

Quotes were received on January 29, 2026 for surveying services for Lumberton's CDBG-NR Program. The following companies submitted their prices to perform the needed surveying services for the Town's project:

<u>Company Name</u>	<u>Services Needed</u>	<u>Price Per Property</u>
Johnny Williams Land Surveying P.O. Box 778 Beulaville, NC 28518	Locating Property Corners Property Description	\$2,500.00 <u>\$ 200.00</u> \$2,700.00
Anderson Surveying 202 East Fifth St Tabor City, NC 28463	Locating Property Corners Property Description	\$1,250.00 <u>\$ 50.00</u> \$1,300.00
Drigger's Land Surveying 1604 Linden Ln Lumberton, NC 28358	Locating Property Corners Property Description	\$ 550.00 <u>\$ 100.00</u> \$ 650.00
Kaukola Surveying, PLLC 1122 Long Rd Lumberton, NC 28358	Locating Property Corners Property Description	\$ 800.00 <u>\$ 200.00</u> \$1,000.00

My office recommends that surveying services be awarded to Drigger's Land Surveying at a cost of \$650.00 per property. Please confirm acceptance of this recommendation by signature below.

Lumberton

Town Representative

Date

Lumberton City Council
Lumberton, North Carolina



Item: V.C.

Request for Action

Meeting Date: February 9, 2026

Originated By: Public Works

Submission Date: 02/04/2026

Subject: Lead Service Inventory Agreement Amendment #2

Summary/Background of Subject Matter:

The City was recently awarded \$1M from NCDEQ for the Phase 3 Lead Service Inventory Project. This makes a total of \$3M in funding to date from NCDEQ for Lead Service Inventory. Public Works would like to add this work to the existing Phase 1 and Phase 2 work by the Wooten Company. Attached is amendment #2 of the Professional Services Agreement with Wooten Company for \$1,000,000 adding this scope to their contract.

Staff Recommendation:

Public Works is requesting Council Approval of the Lead Service Inventory Amendment #2 to the Wooten Company for \$1,000,000 to be paid for by NCDEQ funding awarded to the project.

City Manager's Comments:

Signature:

Department: Public Works

ATTACHMENTS:

1. 260202 - Lumberton - LSLI Amendment 2 (2799-DF)

**AMENDMENT NO. 2
TO THE
ENGINEERING SERVICES AGREEMENT
BETWEEN
THE CITY OF LUMBERTON
AND
THE WOOTEN COMPANY
DATED OCTOBER 9, 2024
LEAD SERVICE INVENTORY
TWC PROJECT # 2799-DF**

The following Amendment shall become a part of the Contract Agreement.

- The work covered by the Amendment includes Field Investigation and Report Preparation services. Field Verification includes pothole excavation of approximately 1,370 water services in the Phase 3 portion of the City's water distribution system to comply with State and EPA requirements.

2. FEE SUMMARY

Description of Work	Original Contract Amount	Amendment #1 Amount	Amendment #2 Amount	New Total Contract
Historical Records Review	\$30,000			\$30,000
Field Work (Excavation, Potholing, Material Identification)	\$890,000	\$925,000	\$925,000	\$2,740,000
Data Entry	\$30,000	\$20,000	\$20,000	\$70,000
Field Coordination	\$15,000	\$20,000	\$20,000	\$55,000
Final Report	\$25,000	\$25,000	\$25,000	\$75,000
Funding Administration	\$10,000	\$10,000	\$10,000	\$30,000
Total Project Cost	\$1,000,000	\$1,000,000	\$1,000,000	\$3,000,000

3. SIGNATURES

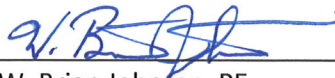
IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by duly authorized officials, this Agreement in duplicate on the respective dates indicated below.

CITY OF LUMBERTON

**LE WOOTEN & COMPANY dba
THE WOOTEN COMPANY**

Wayne Horne
City Manager

Date

 2/2/26
W. Brian Johnson, PE
Vice President

Date

PRE-AUDITED STATEMENT

This instrument has been pre-audited in a manner required by the Local Government Budget and Fiscal Control Act.

Print Name: **Henry (Hank) G. Lewis, Jr.**

Title: **Director of Finance**

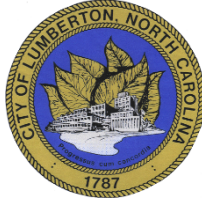
By (Signature): _____

Date Signed: _____

Lumberton City Council

Item: V.D.

Lumberton, North Carolina



Request for Action

Meeting Date: February 9, 2026

Originated By: Public Works

Submission Date: 02/04/2026

Subject: 2026 AIA Grant Engineering Agreement

Summary/Background of Subject Matter:

In January, Council selected the Wooten Company as the Engineer for the 2026 Water AIA project based on their qualifications. The next step is to enter into a contract with the Wooten Company. Public Works is requesting Council to approve the attached Professional Services Agreement with the Wooten Company for \$157,200 for the 2026 Water AIA grant project. The project will include the completion of several essential items related to our water system. Raw Water System mapping, pipe size and material verification and water system hydraulic are a continuation from the previous AIA grant. We will also develop a water source protection plan, Asset Management Plan and conduct a rate study, all of which are being done to increase our point scoring on future State Revolving Fund applications.

Staff Recommendation:

Public Works is requesting Council to approve the attached Professional Services Agreement with the Wooten Company for \$157,200 for the 2026 Water AIA grant project to be paid for by the grant funds and the City's local match.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Public Works

ATTACHMENTS:

1. 260202 - Lumberton - 2026 Water AIA ESA

**SHORT FORM OF AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of _____ (“Effective Date”) between

City of Lumberton (“Owner”)

and

L.E. Wooten & Company dba The Wooten Company (“Engineer”).

Owner’s Project, of which Engineer’s services under this Agreement are a part, is generally identified as follows: 2026 Water AIA (“Project”).

Engineer’s services under this Agreement are generally identified as follows:

TWC will provide engineering services to implement a Water Asset Management Plan for the City of Lumberton further described in Appendix 1 (“Services”).

Owner and Engineer further agree as follows:

1.01 Basic Agreement and Period of Service

- A. Engineer shall provide or furnish the Services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above (“Additional Services”).
- B. Engineer shall complete its Services within the following specific time period: **15 months**. If no specific time period is indicated, Engineer shall complete its Services within a reasonable period of time.
- C. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer’s Services is impaired, or Engineer’s Services are delayed or suspended, then the time for completion of Engineer’s Services, and the rates and amounts of Engineer’s compensation, shall be adjusted equitably.

2.01 Payment Procedures

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer’s invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving seven days written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.

- B. *Payment:* As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in Paragraphs 2.01, 2.02 (Services), and 2.03 (Additional Services). If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.02 *Basis of Payment*

- A. Owner shall pay Engineer a **Lump Sum** Amount for services as follows:

a. Pothole Verification of Line Size & Material	\$15,000
b. Raw Water System Mapping	\$10,000
c. Hydraulic Model	\$50,000
d. WTP Evaluation Study & DB Rev	\$30,000
e. Water Rate Study	\$20,000
f. CIP & Asset Management Plan	\$25,000
g. Funding Administration	<u>\$ 7,500</u>

Total Lump Sum Amount \$157,500

The portion of the compensation amount billed monthly for Engineer's services will be based upon Engineer's estimate of the percentage of the total services actually completed during the billing period.

- 2.03 *Additional Services:* For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by each class of Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services and Engineer's consultants' charges, if any. Engineer's standard hourly rates are attached as Appendix 2.

3.01 *Termination*

- A. The obligation to continue performance under this Agreement may be terminated:

1. For cause,
 - a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
 - b. By Engineer:
 - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's Services are delayed for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 5.01.I.

- c. Engineer shall have no liability to Owner on account of a termination for cause by Engineer.
- d. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

- B. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Engineer's consultants' charges, if any.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.
- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions (if any) of probable construction cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:
 - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 - 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants;
 - 3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
 - 4. such limited license to Owner shall not create any rights in third parties.

- G. Owner and Engineer may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$100,000 or the total amount of compensation received by Engineer, whichever is greater.
- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.
- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the law of the state in which the Project is located.
- L. Engineer's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7.01 *Definitions*

- A. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and consultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.

- B. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. (“CERCLA”); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5101 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. (“RCRA”); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

- 8.01 *Attachments:* Appendix 1 – Detailed Scope of Services
Appendix 2 – Hourly Rate Schedule

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on Page 1.


Owner:
City of Lumberton

By: _____
Print name: Wayne Horne
Title: City Manager

Date Signed: _____

Address for Owner's receipt of notices:
500 North Cedar Street
Lumberton, NC 28358

Engineer:
L.E. Wooten & Company dba The Wooten Company

By: 
Print name: W. Brian Johnson, PE
Title: Vice President

Date Signed: 2/2/2026

Engineer License or Firm's Certificate No. (if required):
F-0115
State of: North Carolina

Address for Engineer's receipt of notices:
120 N. Boylan Avenue
Raleigh, NC 27603

PRE-AUDITED STATEMENT

This instrument has been pre-audited in a manner required by the Local Government Budget and Fiscal Control Act.

Print Name: _____

Title: Finance Officer

By (Signature): _____

Date Signed: _____

APPENDIX 1
TO THE
ENGINEERING SERVICES AGREEMENT
BETWEEN
THE CITY OF LUMBERTON
AND
L.E. WOOTEN & COMPANY DBA THE WOOTEN COMPANY
FOR
2026 WATER AIA

The following Attachment shall become a part of the Contract Agreement.

PROJECT INCLUDES

The project includes the following proposed improvements:

- Pothole investigation of existing water lines that are unknown in size or material. Update system map with this data.
- Prepare and develop a water system hydraulic model based on water system map and calibrated from field fire hydrant flow data and system data provided by the City.
- Evaluate City Water Treatment Facility and review disinfection byproduct options.
- Perform a rate study for the water and sewer systems.
- Develop recommendations for City's water Capital Improvement Plan (CIP) along with opinions of probable cost.
- Develop water system Asset Management Plan (AMP) in accordance with NCDEQ guidelines.
- Assist the City with administration of the funding.

WATER ASSET INVENTORY & ASSESSMENT

- (1) Pothole Investigation
 - a) Ten to twelve (10-12) Pothole investigations to determine line diameter and material.
 - b) Update water system map and GIS data based on pothole data.
- (2) Water Treatment Facility Assessment
 - a) A Process Specialist will visit the City's WTF and evaluate the existing equipment and processes.
 - b) Write a report summarizing the equipment at the WTF and its condition and provide recommendations to WTF staff regarding repairs, maintenance, and operation.
- (3) Hydraulic Model
 - a) Use map of water system developed in phase 1 as base of model.
 - b) Set junction nodes for the system to map water lines 6" and larger.

- c) Estimate demands on nodes using number of houses/structures in area around the node or using the average demand for the top 10% of the water users.
 - d) Calibrate model using fire flow test data. Conduct up to 8 fire flow tests of selected hydrants within the system.
 - e) Establish acceptable limits for fire flow and run simulations to determine locations of poor fire flow/pressure.
 - f) Run simulations for current and 10-year future average day demand plus fire flow, max day demand and max hour demand and note locations of low pressures or bottlenecks in the water system. Projections will be based on State census data.
 - g) Evaluate deficient areas within the system and model improvements to mitigate problem areas.
- (4) Rate Study
- a) Schedule and conduct a kick-off meeting.
 - b) Gather and analyze twelve (12) months of water production data.
 - c) Analyze twelve (12) months of the City's water billing data.
 - d) Quantify average yearly water loss to estimate revenue loss.
 - e) Itemize most recent annual water operation budgets.
 - f) Distribute line-item costs between water/sewer budgets and fixed/variable costs.
 - g) Normalize annual budget using cost for rate-making adjustments.
 - h) Distribute known or anticipated debt for existing and projected five (5) year water capital improvement needs.
 - i) Estimate 5-year total water revenue and expenditure needs.
 - j) Review annual revenue generation from existing rate structure and classifications and, based on information developed from Items above, determine necessary fee and classification adjustments to cover:
 - i. Desired operation and maintenance levels
 - ii. Capital reserves requirements or depreciation costs
 - iii. Known and anticipated debt service.
 - k) Recommend water rate and classification adjustment for a 6-year planning period.
 - l) Prepare a Final Report that:
 - i. Outlines the objectives of the Study and provides a summary of the City's water financial benchmarks
 - ii. Provides an overview of the billing rate types and their advantages and disadvantages
 - iii. Provides a MS Excel Rate analysis
 - m) Meet with Owner to review the report and make requested adjustments.
 - n) Make presentation of Final Report to City Council.

- (5) Develop a ten-year Capital Improvements Plan for system improvements anticipated to address system issues and updating.
- (6) Combine all information into a document called an Asset Management Plan. A draft would be provided to the Owner for review and then a final version would be developed based on Owner comments.

FUNDING ADMINISTRATION ASSISTANCE

- (1) Assist with correspondence with NCDEQ Division of Water Infrastructure (DWI), including quarterly reporting.
- (2) Complete reimbursement requests for execution by the Owner.
- (3) Submit reimbursement requests to DWI.
- (4) Assist with project closeout documentation and final reimbursement request.

ADDITIONAL SERVICES

In addition to the foregoing services being performed, the following services may be provided upon prior written authorization of the Owner.

- (1) Appear before courts or boards on matters of litigation or hearings related to the project.
- (2) Engineering design of repairs/replacement identified during this study.
- (3) Investigation of other portions of the City's water distribution system.

SERVICES PROVIDED BY THE OWNER

- (1) Designate a person to act as the Owner's representative with respect to the work to be performed under the agreement. Such person shall have complete authority to transmit instructions, receive information, interpret, and define the Owner policies.
- (2) Provide such legal accounting and insurance counseling services as may be required for the project and such auditing services as the Owner may require to ascertain how or for what purpose any contractor has used the monies paid to him under the construction contract.
- (3) Assist the Engineer by placing at his disposal all available information pertinent to the projects as may be required by the Engineer.
- (4) Guarantee access to and make all provisions for the Engineer to enter upon public and private property as required to perform his services.
- (5) Provide assistance as available to the Engineer while conducting the field survey necessary for the study. Assistance may include traffic control, accessing valves, pothole repairs, fire flow tests, etc.
- (6) Provide digital files (ShareFile) of the City's existing water distribution system to allow the water system to completely import in a functional process to create the base water model.

- (7) Give prompt written notice to the Engineer whenever the Owner observes or otherwise becomes aware of any defect in the project or changed circumstances.
- (8) Furnish the Engineer in a timely manner with copies of pertinent correspondence relating to the project which would not otherwise have been delivered to the Engineer.
- (9) Bear all cost of incidentals for the compliance with the requirements of this article and the foregoing article entitled "Additional services".
- (10) Provide E-verify affidavit document for Engineer's execution.

This is **Appendix 2, Engineer's Standard Hourly Rates**, referred to in and part of the Short Form of Agreement between Owner and Engineer for Professional Services dated [].

Engineer's Standard Hourly Rates

A. Standard Hourly Rates:

Standard Hourly Rates are set forth in this Appendix 2 and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit.



SCHEDULE OF FEES
Hourly Rates for Wage Categories
7/1/2025

Wage Category	Hourly Billing Rate
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 10%.

The Standard Hourly Rates apply only as specified in Paragraphs 2.01, 2.02, and 2.03, and are subject to annual review and adjustment.

Appendix 2, Standard Hourly Rates Schedule.

EJCDC® E-520, Short Form of Agreement Between Owner and Engineer for Professional Services.
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and American Society of Civil Engineers. All rights reserved.

Lumberton City Council
Lumberton, North Carolina



Item: V.E.

Request for Action

Meeting Date: February 9, 2026

Originated By: Public Works

Submission Date: 02/04/2026

Subject: Water Plant RMP consultant ammendment

Summary/Background of Subject Matter:

Lumberton has previously partnered with Trinity Consultants to update the Risk Management Program (RMP) for the Water Plant. The RMP is a requirement for storing large amounts of hazardous chemicals at a site, in this case being Chlorine gas. During the course of this updating, it was found that key parts of that program would need to be updated that went beyond the original scope of work. These were the Process Hazard Analysis (PHA) and Process Safety Management (PSM), which includes the Off-site Consequence Analysis. The quote to update these two items is \$4,900 and \$9870 for a total amount of \$14,770.

Staff Recommendation:

Public Works recommends council approval of the two quotes from Trinity Consultants in the amount of \$14,770 with funds being paid from the operations code 60-00-7120-3960.

City Manager's Comments:

Signature: Wayne Horne, City Manager

Department: Public Works

ATTACHMENTS:

- 1. BP-50C31_20260204_131604

January 7, 2026

Henry Harper
Chief Operator/ORC
City of Lumberton Water Plant
1451 Lowery St.
Lumberton NC, 28358

***RE: Proposal for Lumberton, NC Water Treatment Plant Process Hazard Analysis (PHA)
Proposal Number P26-0010 Revision 0***

Dear Mr. Harper:

Trinity Consultants (Trinity) appreciates the opportunity to provide this proposal to assist the City of Lumberton with their Process Safety Management (PSM) compliance needs. Specifically, Trinity is proposing to assist City of Lumberton with conducting a process hazards analysis (PHA) for the chlorine process at the water treatment plant. The following sections of the proposal address the scope of work and cost estimate that Trinity foresees in completing this project for the site.

Benefits in Selecting Trinity

By selecting Trinity, City of Lumberton will receive the benefit of working with a team of PSM and RMP experts that have completed similar projects at numerous facilities nationwide.

Process Safety Management and Risk Management Program Expertise

Trinity has established a reputation for excellence in providing a broad range of environmental management services for clients nationwide, across many industries, as well as specifically for clients needing Process Safety Management (PSM) and Risk Management Program (RMP) assistance. With each project, our goal is to exceed expectations so that our clients turn confidently to Trinity when faced with additional chemical safety challenges. Trinity utilizes a team of senior level consultants with expertise gained from managing PSM/RMP programs in industry prior to joining Trinity. These experts have a thorough knowledge of the issues facing clients with similar systems. These experts help guide the program development to a quick and successful completion. Trinity's project teams also have a thorough understanding of both the U.S. EPA RMP program, codified in 40 CFR 68, and the OSHA PSM program in 29 CFR 1910.119. Trinity has developed facility safety programs for both regulations for numerous clients and assisted with CFATS registrations. Typical services include the following:

- ▶ Tracking applicable regulatory developments
- ▶ PSM/RMP applicability determinations
- ▶ Assisting with preparation and implementation of prevention program elements
- ▶ Conducting program audits including required triennial regulatory compliance audits
- ▶ Facilitating Process Hazard Analyses (PHAs) for existing and new operations
- ▶ Conducting off-site consequence analysis (OCA) modeling
- ▶ Preparing the Risk Management Plan, updates, and submittals
- ▶ Training personnel on PSM/RMP elements and program execution
- ▶ Assisting clients during agency inspections and meetings



12700 Park Central Dr, Ste 2100, Dallas, TX 75251 / P 800.229.6655 / P 972.661.8100 / F 972.385.9203

Hazard Assessment

The hazard assessment component consists of accidental release modeling and offsite consequence analysis for the worst case and alternative case scenarios for the RMP-listed chemicals, and evaluation of the sites 5-year RMP reportable accident history.

Prevention Program Development and Review

The EPA RMP, developed under Section 112(r) of the 1990 Clean Air Act Amendments and promulgated under 40 CFR 68, regulates the storage and/or processing of toxic and flammable substances. It requires affected facilities to comply with prevention program (similar to the PSM program) requirements. Trinity's staff leads the development, review, and implementation of all elements of the Prevention Program. If a facility has an existing program, Trinity reviews the program to ensure that it meets all legal requirements and is consistent with good engineering and management practices. The Prevention Program includes the most technically demanding and labor-intensive elements in a PSM/RMP program, including:

- ▶ Process safety information
- ▶ Process hazard analysis
- ▶ Operating procedures
- ▶ Training
- ▶ Mechanical integrity
- ▶ Management of change and Pre-startup review
- ▶ Compliance audits
- ▶ Incident investigation
- ▶ Employee participation
- ▶ Hot work permit
- ▶ Contractor safety
- ▶ Trade Secrets (PSM only)

Trinity has provided PSM/RMP services, including Process Hazard Analysis and Compliance Audits, for a broad range of processes, including ammonia at power generation and chemical processing sites, ammonia refrigeration, natural gas processing, refinery, chemical storage and transfer including marine terminals, flammable gas/liquids storage and distribution, water treatment, boilers and utilities, pharmaceutical, general manufacturing, warehouse operations, and chemical industries such as ethanol distillation, resins and coating manufacturing, fertilizer manufacturing, hydrogen generation, and ammonia synthesis.

Risk Management Plan Submittal via RMP*esubmit

For processes subject to RMP, a summary of the RMP program elements, referred to as the RMPPlan in this proposal, is required in the U.S. EPA's RMP*esubmit database. The RMPPlan submittal includes site and process information, hazard assessment results, summary of the site prevention program elements and emergency response plan, and an executive summary of the site's RMP covered processes and commitment to safety. Trinity's staff has extensive experience preparing and submitting RMPPlans for client certification in the RMP*esubmit database.

SCOPE OF WORK

Task 1. Process Hazards Analysis (PHA)

Trinity will prepare and facilitate a PHA Study, utilizing a team of City of Lumberton personnel that represent operations, engineering, maintenance, and safety. This proposal assumes that Trinity will provide one person as a lead facilitator and scribe during the *one-day PHA*. Both onsite and remote options are provided.

- ▶ **Preparation:** Nodes will be assigned to the Piping and Instrumentation Diagrams (P&IDs) and the PHA Pro software will be populated with all required information to help ensure an efficient PHA studies. Trinity will provide each participant with a set of marked up drawings at the start of the meeting.
- ▶ **Facilitation:** The PHAs will follow the What-If methodology. The studies will be documented in PHA Pro software. Note that a PHA scribe will not be present in the meeting.
- ▶ **Facilitation:** The PHAs will comply with the following regulatory standards and requirements:
 - OSHA's Process Safety Management Standard: 29 CFR 1910.119(e)
 - EPA's Risk Management Plan Standard: 40 CFR Part 68
- ▶ **Reporting** Trinity will generate the report after the final PHA meetings and issue to the site contact for review and approval. The work product will be reviewed and approved per Trinity's quality assurance processes. The PHA reports will be reviewed and quality checked by a qualified PHA facilitator.

PROJECT ASSUMPTIONS

In addition to the assumptions described earlier in the proposal, the work scope and cost estimate associated with this proposal assume the following:

- ▶ City of Lumberton will provide one set of comments on the draft report. City of Lumberton comments will be collected from all interested parties, summarized, and submitted to Trinity in one consolidated email.
- ▶ While additional work to resolve recommendations that may be identified in the PHA report is outside the scope of this project, Trinity will be happy to provide a proposal for recommendation support after the draft PHA report has been reviewed.
- ▶ Trinity will provide the final PHA report in PDF format, via email.

COST ESTIMATE

Trinity proposes to provide the above services for a total fixed cost of **\$9,870** for *onsite* facilitation or **\$6,350** for *remote* facilitation. If any out-of-scope work is identified, Trinity will communicate with the site and provide an updated cost estimate.

Please note that Trinity has not included contingency for items such as unavailable documentation or extended response times from City of Lumberton. These or other unexpected and infrequent obstructions will be brought to the attention of our project contact immediately.

Trinity will invoice City of Lumberton monthly based upon project completion. This proposal is valid for thirty (30) days.

Thank you for the opportunity to assist City of Lumberton on this project. If you have any questions, please contact me (832)-266-8956 or via email at jtopp@trinityconsultants.com.

Sincerely,



James Topp
PHA Line of Service Manager

January 7, 2026

Henry Harper
City of Lumberton Water Plant
Lumberton, NC

*RE: Proposal RMP Resubmittal Support
Proposal No. P26-0005-R0*

Dear Henry Harper,

Trinity Consultants (Trinity) appreciates the opportunity to provide this proposal to assist City of Lumberton Water Plant at the Lumberton, NC facility with revalidating the off-site consequence modeling and resubmitting the sites Risk Management Plan. The following sections of our proposal address the scope of work and cost estimate that Trinity foresees in completing this project.

BENEFITS IN SELECTING TRINITY

By selecting Trinity, City of Lumberton Water Plant will receive the benefit of working with a team of PSM and RMP experts that have completed similar projects at numerous facilities nationwide. This experienced team will result in a quality PSM /RMP program for City of Lumberton Water Plant and a high value for the proposed cost of the overall project.

Process Safety Management and Risk Management Program Expertise

Trinity has established a reputation for excellence in providing a broad range of environmental management services for clients nationwide, across many industries, as well as specifically for clients needing Process Safety Management (PSM) and Risk Management Program (RMP) assistance. With each project, our goal is to exceed expectations so that our clients turn confidently to Trinity when faced with additional chemical safety challenges. Trinity utilizes a team of senior level consultants with expertise gained from managing PSM/RMP programs in industry prior to joining Trinity. These experts have a thorough knowledge of the issues facing clients with similar systems. These experts help guide the program development to a quick and successful completion. Trinity's project teams also have a thorough understanding of both the U.S. EPA RMP program, codified in 40 CFR 68, and the OSHA PSM program in 29 CFR 1910.119. Trinity has developed facility safety programs for both regulations for numerous clients and assisted with CFATS registrations. Typical services include the following:

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- ▶ Process hazard analysis
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- ▶ Management of change and Pre-startup review
- ▶ Compliance audits
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- ▶ Contractor safety
- ▶ Trade Secrets (PSM only)

Trinity has provided PSM/RMP services, including Process Hazard Analysis and Compliance Audits, for a broad range of processes, including ammonia at power generation and chemical processing sites, ammonia refrigeration, natural gas processing, refinery, chemical storage and transfer including marine terminals, flammable gas/liquids storage and distribution, water treatment, boilers and utilities, pharmaceutical, general manufacturing, warehouse operations, and chemical industries such as ethanol distillation, resins and coating manufacturing, fertilizer manufacturing, hydrogen generation, and ammonia synthesis.

Risk Management Plan Submittal via RMP*esubmit

For processes subject to RMP, a summary of the RMP program elements, referred to as the RMPPlan in this proposal, is required in the U.S. EPA's RMP*esubmit database. The RMPPlan submittal includes site and process information, hazard assessment results, summary of the site prevention program elements and emergency response plan, and an executive summary of the site's RMP covered processes and commitment to safety. Trinity's staff has extensive experience preparing and submitting RMPPlans for client certification in the RMP*esubmit database.

SCOPE OF SERVICES

Task 1. Offsite Consequence Analysis

Collect/Review Relevant Technical Data

Trinity will request the relevant administrative and technical data for the City of Lumberton Water Plant covered processes. The following documents and information may be requested if needed for the OCA modeling:

- ▶ Quantity and conditions of RMP-regulated chemicals, for use in worst case scenario and alternative case scenario analyses. These may include, but are not limited to:
 - Relevant piping and instrumentation diagrams (P&IDs);
 - Relevant safety data sheets (SDSs);
 - Process operating parameters and limits;
 - Process location information.
- ▶ Any proposed revisions to the alternative case scenario;
- ▶ Any site-known changes to the nearest public receptors.

Upon receipt of the relevant documents and information, Trinity will review the information and determine the proper parameter values for the off-site consequence analysis.

Offsite Consequence Analysis

The RMP regulations require an off-site consequence analysis to determine the potential impact of “worst-case” and “alternative” (i.e., more likely) accidental release scenarios. The worst-case analysis will be represented as the release of the largest quantity of a regulated substance from a single vessel or process line failure, in accordance with EPA requirements for RMP-covered processes. The alternative release is a scenario analysis that is more likely to occur than the worst-case scenario and can be determined based on a facility’s process safety information. As detailed in 40 CFR 68.25(a), the facility is required to complete and submit in the RMP*Submit database one worst-case release to represent the RMP-subject toxics chemical(s) on site. As detailed in 40 CFR 68.28(a), “The owner or operator shall identify and analyze at least one alternative release scenario for each regulated toxic substance held in a covered process(es)”.

Trinity will perform the radius of impact modeling in an appropriate modeling program such as RMPComp or ALOHA for defined worst-case release scenarios and up to 2 alternative release scenarios. Trinity will perform this analysis in accordance with 40 CFR 68.22-68.28 and 40 CFR 68.36.

Based on the distance to the applicable endpoint determined for the regulated RMP process, Trinity will evaluate the affected population and public/environmental receptors within the distance to endpoint for the defined worst-case scenario and alternative release scenarios, based on the largest radius of impact. This determination is required every 5 years in accordance with 40 CFR 68.30 and 68.33, respectively. The potential offsite impacts analysis will be performed based on the RMP requirements (e.g., population and public/environmental receptor identifications). The latest census data will be obtained using the current version of MARPLOT. A plot showing the distance to endpoint will be developed for each scenario modeled.

Develop Offsite Consequence Analysis Report

Trinity will develop a report in accordance with the elements detailed in 40 CFR 68.39 to document the methods and parameters used to determine the results of the offsite consequence analysis conducted in Task 1.2. Trinity will provide the draft report for review and comment. This proposal assumes that City of

- ▶ Communication will be via email or teleconference.
- ▶ City of Lumberton Water Plant staff is available to provide documents as requested to meet project deadline.
- ▶ Trinity assumes that the RMP-regulated processes at the site will be subject to RMP Level 3 requirements.
- ▶ Trinity assumes City of Lumberton Water Plant has implemented all required Prevention Program elements. An additional proposal can be developed, if needed, to update or develop any Prevention Program documentation.
- ▶ Modeling will be completed using the RMP*Comp program.
- ▶ One (1) draft hazard assessment summary in Excel format will be prepared for the site, and one (1) round of internal comments will be incorporated into the final summary for the site.
- ▶ Supplemental OCA Modeling Report in PDF format including PDFs from the OCA modeling summary.

In addition to the assumptions described earlier in the proposal, the work scope and cost estimate associated with this proposal are based on the following assumptions:

PROJECT ASSUMPTIONS

Trinity will develop a schedule with City of Lumberton Water Plant after the project is awarded to confirm an agreeable schedule that will be open to change per City of Lumberton Water Plant's requests and the availability of information.

PROJECT TIMELINE

Under this task, Trinity will act as the Preparer Role or support the facility preparer to submit the RMPPlan in the EPA RMP*Submit database for site personnel certification.

Task 3. Submit RMPPlan to RMP*Submit

- ▶ Validate Registration Information
- ▶ Update Hazard Assessment including:
 - Off-site consequence analysis including endpoint distances for the worst-case and alternative release scenarios;
 - Updates to affected population using the latest census information and types of public and environmental receptors.
- ▶ Update Prevention Program Elements
 - Report the most recent dates of prevention program activities, if applicable;
 - ▶ Update Emergency Response Program
 - ▶ Executive Summary
- Review and update the site executive summary based on information from the site.

Trinity will prepare a request for information (RFI) to assist the site in updating the Prevention program registration data elements. Trinity anticipates providing information for Level 3 program entry in the RMP*Submit database. Specifically, the following steps are expected for the RMPPlan updates:

Task 2. Risk Management Plan Update

Lumberton Water Plant will provide one round of consolidated comments for Trinity to incorporate when finalizing the report.

- ▶ One (1) draft RMPlan update will be prepared in Excel format with an Executive Summary, and one (1) round of internal comments will be incorporated into the final RMPlan summary for the site.

COST SUMMARY

Trinity proposes to provide the above services on a fixed cost basis of **\$4,900**. This price is inclusive of all preparation, meeting, and reporting activities.

Please note that Trinity has not included contingency for items such as unavailable documentation or extended response times from City of Lumberton Water Plant. These or other unexpected and infrequent obstructions will be brought to the attention of our project contact immediately.

Trinity will invoice City of Lumberton Water Plant monthly based upon project completion. This proposal is valid for thirty (30) days.

Trinity appreciates the opportunity to provide this proposal to City of Lumberton Water Plant and can commence work on this project upon receipt of a purchase order. If you have any questions, please contact me at (806) 273-5100 or via email at skindy@trinityconsultants.com.

Sincerely,



Scott Kindy
Account Manager

Lumberton City Council
Lumberton, North Carolina



Item: V.F.

Request for Action

Meeting Date: February 9, 2026

Originated By: City Manager

Submission Date: 02/06/2026

Subject: Pennington Park Scoring Tower Addition

Summary/Background of Subject Matter:

Informal quotes were solicited from local general contractors to construct a shelter addition to the scoring tower at Pennington Athletic Complex. Bids were accepted last week and are attached for your review. We received four bids from the following contractors: Cornerstone Construction Company, Faith Home Improvement and Construction, Inc., GMC Construction of NC, Inc., and United Builders of Lumberton, Inc. (See attached bid tabulation)

Staff Recommendation:

Staff recommends that City Council award the bid for the Pennington Park Scoring Tower shelter addition to GMC Construction, Inc. in the amount of \$22,500 and authorize staff to execute the necessary contract documents.

City Manager's Comments:



Signature:

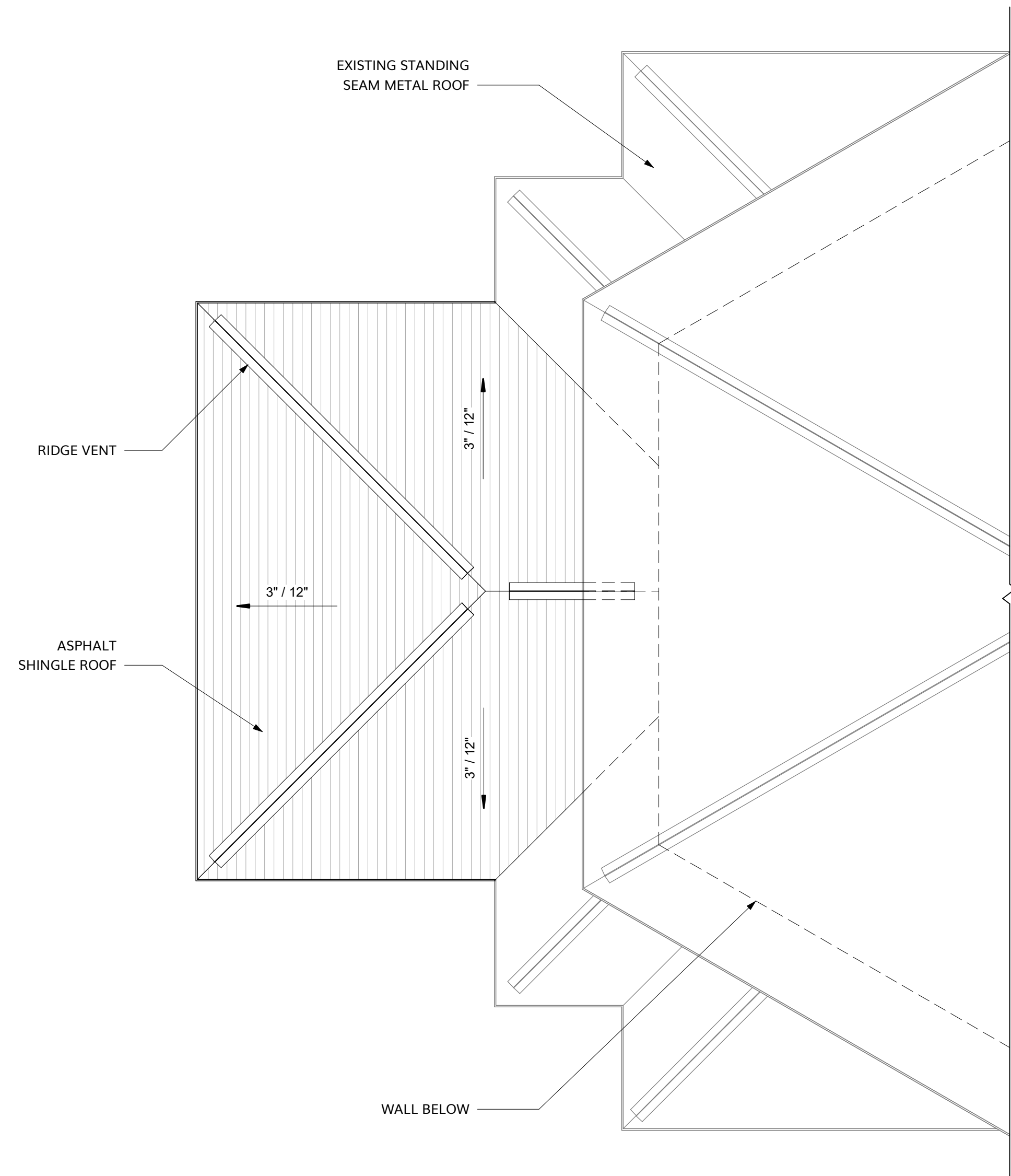
Department: City Manager

ATTACHMENTS:

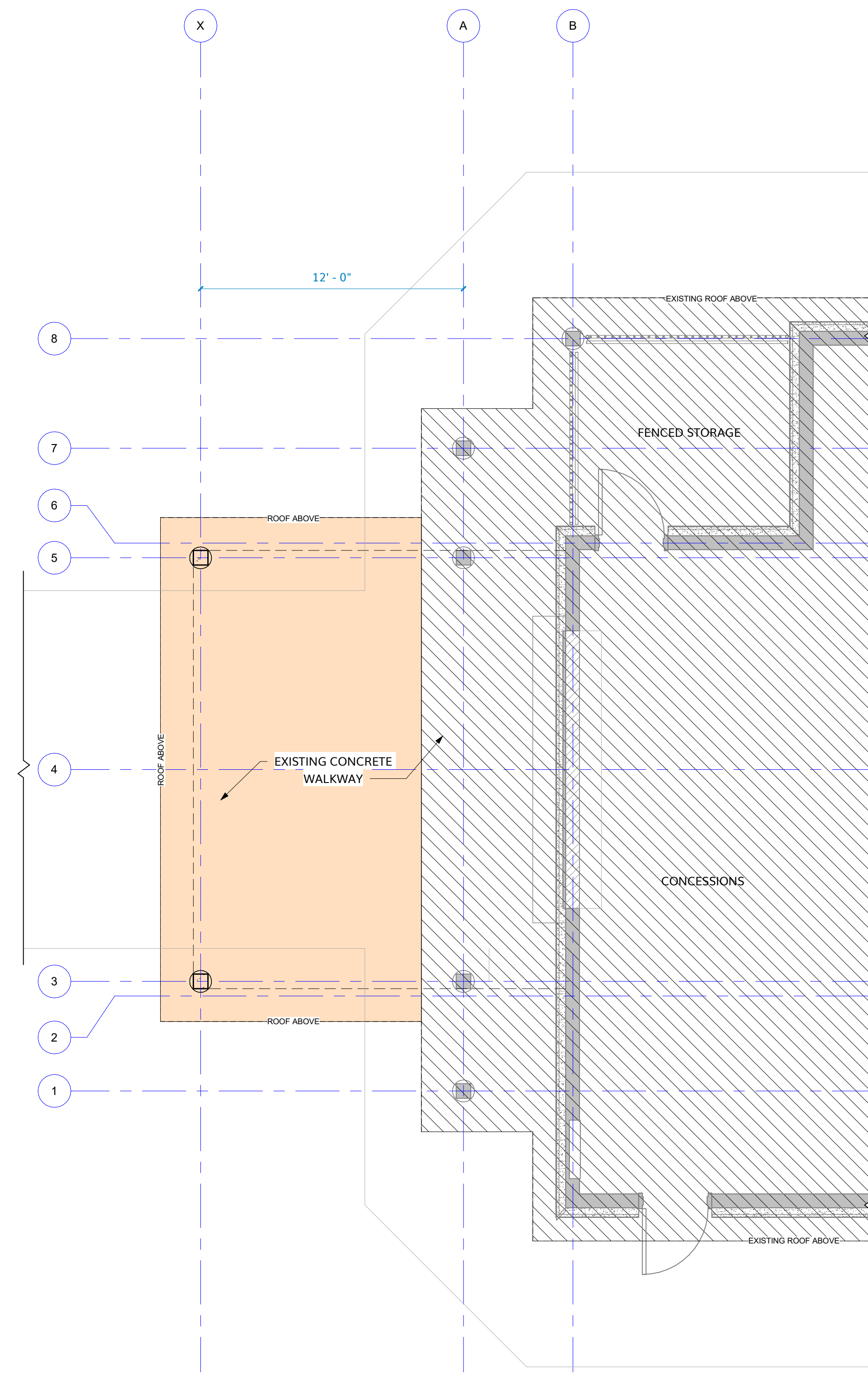
1. 02_25114_A101
2. 02_25114_A201
3. Scoring Tower Bids 02062026
4. Scoring Tower Bid Tabulation 02062026

ROOF NOTES AND LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none">  PVC ROOFING SYSTEM OVER RIGID INSULATION  CRICKET C.H. CONDUCTOR HEAD D.S. DOWNSPOUT S.B. SPLASHBLOCK | <ol style="list-style-type: none"> 1. SLOPE ALL CRICKETS 1/2" / 12" MINIMUM, EXCEPT WHERE REQUIRED TO MAINTAIN MINIMUM 8" ROOFING/FLASHING TURN-UP HEIGHT. 2. TIE DOWNSPOUTS INTO BOOT AT GRADE AND CONNECT TO STORMWATER SYSTEM, UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS FOR CONTINUATION. 3. PROVIDE CRICKETS AT ALL ROOF TOP EQUIPMENT, FIRE VENTS, EXHAUST FANS, CURBS, ETC. AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. 4. PROVIDE WALKWAY PADS AROUND MECHANICAL EQUIPMENT, BASE AND TOP OF LADDERS, AND AT DOORS. 5. REFER TO MECHANICAL FOR ROOFTOP EQUIPMENT. 6. REFER ALSO TO A5## AND A5## FOR TYPICAL ROOF DETAILS. |
|---|--|

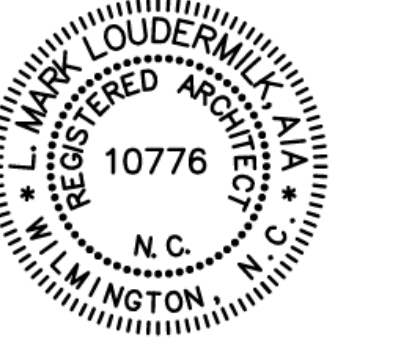


ROOF PLAN
1/4" = 1'-0" **2**



NOT IN SCOPE

FIRST FLOOR PLAN
1/4" = 1'-0" **1**

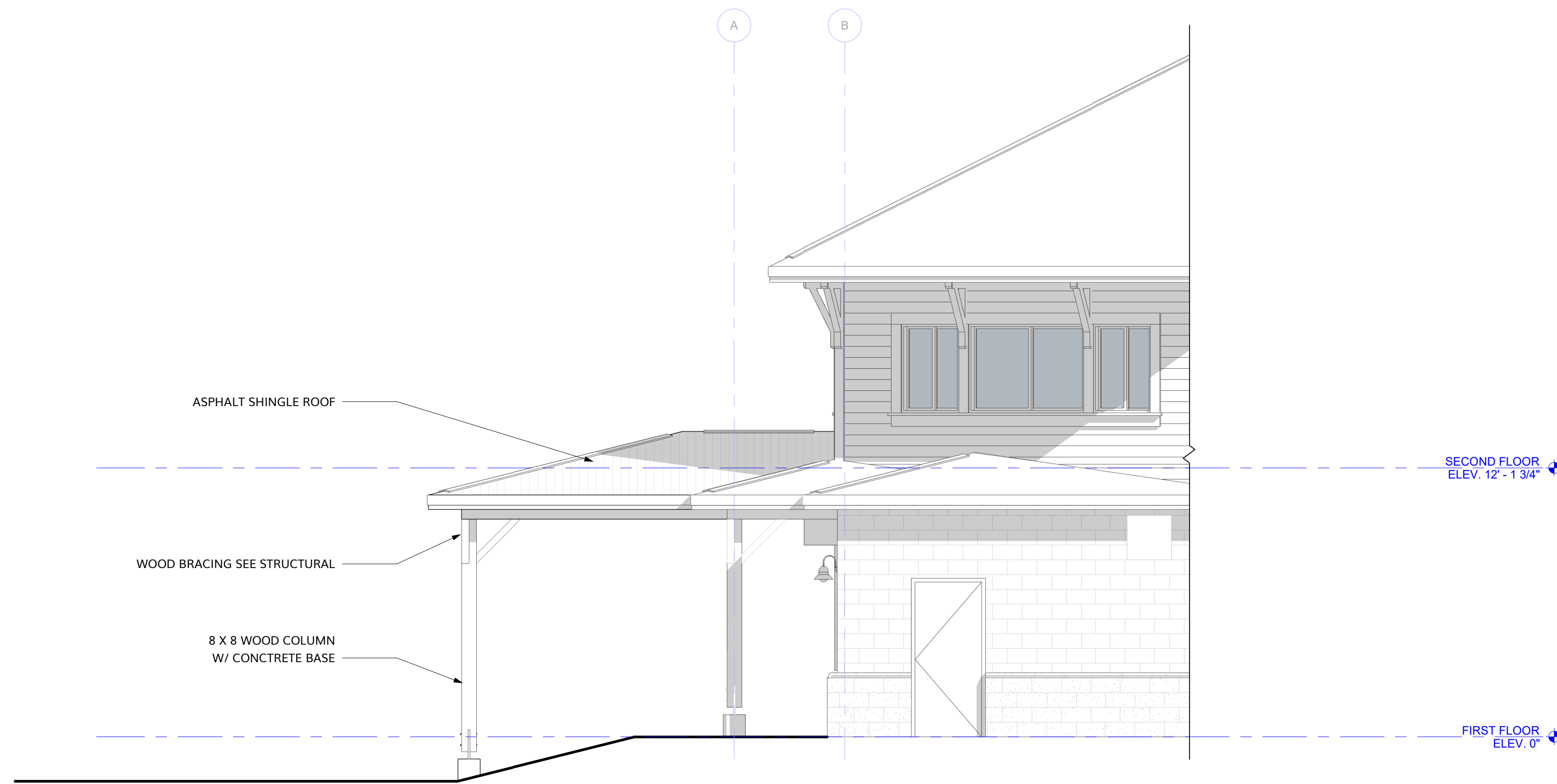
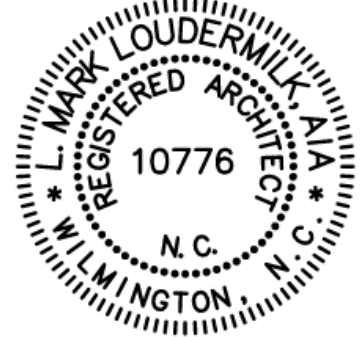


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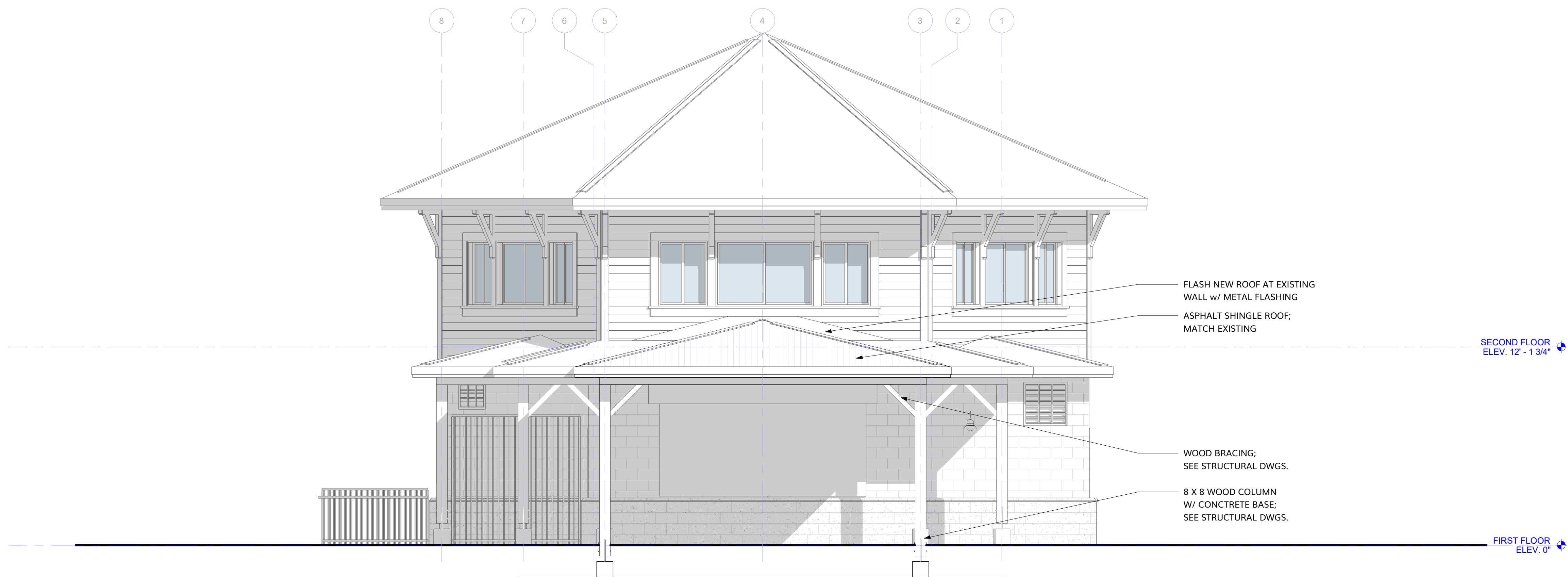
Mark	Date	Description
PROJECT NO:	25114	
DATE:	11/12/2025	
SCALE:	As indicated	
DRAWN BY:	QSR	
PROJ MGR:	LML	

FLOOR & ROOF PLAN

A101



SOUTH ELEVATION
1/4" = 1'-0" **2**



WEST ELEVATION
1/4" = 1'-0" **1**



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Mark	Date	Description
PROJECT NO:	25114	
DATE:	11/12/2025	
SCALE:	1/4" = 1'-0"	
DRAWN BY:	QSR	
PROJ MGR:	LML	

EXTERIOR
ELEVATIONS

A201



Licensed General Contractor
Cornerstone Construction Company

9833 Old Whiteville Road † Lumberton, North Carolina 28358

To : City of Lumberton Scoring Tower

Proposal #72

From : Jason Fairfax
G.C. license# 63837
P-1 Plumbing License# 26801
910-827-5732
jasonfairfax@hughes.net

RE: Lumberton Scoring Tower

~Proposal~

- 1) Build shelter to existing scoring tower, as per plans**
- 2) P.T. 11 7/8" LVL**
- 3) Architectural shingles**
- 4) T&G ceiling soffit**
- 5) Paint**
- 6) Electrical**

Total cost: \$45,020.00

~NOTE~

- Price Includes all material and labor and disposal**
- Plans not clear on how to attach double 2x12's to existing LVL above existing 8"x8" post**
Contractor looks to use a approved double girder hanger by engineer.
Contractor has visited the site

I CAN DO ALL THINGS THRU CHRIST WHICH STRENGTHENETH ME;

PHILLIPIANS 4:13



FAITH HOME IMPROVEMENT AND CONSTRUCTION INC

GENERAL CONTRACTORS - COMMERCIAL AND RESIDENTIAL

SUBJECT: PROJECT FOR SCORING TOWER CONCESSION SHADE
STRUCTURE

PROJECT OWNER: BRANDON LOVE

DATE: 01/31/2026

PROJECT BID PRICE:

\$33,500.00

PRICE INCLUDES ALL EXPENSES, MATERIALS AND LABOR.

THANK YOU IN ADVANCE FOR ALLOWING US TO ASSIST YOU IN THIS
MATTER:

Frankie Demery

GMC Construction of NC, Inc.
NC License #70549
9820 US Hwy 301 North
Lumberton, North Carolina 28360
(910) 802-4959 Phone



PROPOSAL

Date: January 29, 2026

To: Brandon Love
City of Lumberton
PO Box 1388
Lumberton, NC 28359

Project: Shelter Addition to North East Park Scoring Tower

Scope of Work

- Construct 12x18 roof addition to concession area of existing scoring tower
- Built per drawing dated 11/12/2025 – Project #25114

Total Proposal – Labor & Materials.....\$ 22,500.00

~~~~~

Respectfully Submitted,

Accepted by:

Greg M. Caulder  
GMC Construction of NC, Inc.

Signature \_\_\_\_\_  
Date \_\_\_\_\_

We appreciate the opportunity to present this proposal!

# United Builders of Lumberton, Inc.

615 East 5th Street  
Lumberton, NC 28358

[www.unitedbuildersoflumberton.com](http://www.unitedbuildersoflumberton.com)

Office (910) 738-6243

Fax (910) 738-5327

NC License #45443

SC License #112209

Mobile (910) 740-6674 Tim

Mobile (910) 740-6673 Sandra

[unitedbuilders@bellsouth.net](mailto:unitedbuilders@bellsouth.net)

February 4, 2026

Mr. Brandon Love  
City of Lumberton  
500 North Cedar Street  
Lumberton, NC 28358

RE: Lumberton Scoring Tower  
500 Hornets Road  
Lumberton, NC 28358

Brandon:

Thank you for your interest in United Builders of Lumberton, Inc. We appreciate the opportunity to bid on the above project. Here is our scope of work and cost:

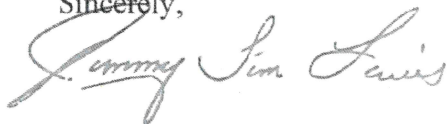
Provide all labor and materials to complete this project:

- Light demolition and ground preparation
- Install foundations
- Frame structure
- Install electrical as shown on plans
- Install shingles and soffit as shown on plans
- Painting
- Sanitation and debris removal for the project duration
- Workers Compensation and General Liability insurances

Project Cost \$28,065

If you have questions, you may contact me or Sandra on our cell phones anytime or you can reach Sandra at the office Monday through Friday 9:00 to 4:30 pm. Thank you for the opportunity. May God continue to bless you.

Sincerely,



Jimmy Tim Lewis  
President

*Helping you to build a better community.*

**BID TABULATION SHEET**  
**PENNINGTON ATHLETIC COMPLEX – SCORING TOWER SHELTER ADDITION**  
**CITY OF LUMBERTON**

**LOCATION:** 500 N. Cedar St., Lumberton, NC 28358

**DATE:** February 6, 2026

| GENERAL CONTRACTOR                           | LICENSE NUMBER | BID AMOUNT      |
|----------------------------------------------|----------------|-----------------|
| Cornerstone Construction Company             | #63837         | \$45,020        |
| Faith Home Improvement and Construction Inc. | #76237         | \$33,500        |
| <b>GMC Construction of NC, Inc.</b>          | <b>#70549</b>  | <b>\$22,500</b> |
| United Builders of Lumberton, Inc.           | #45443         | \$28,065        |
|                                              |                |                 |
|                                              |                |                 |

*M. Brandon Lee*  
 \_\_\_\_\_  
 2/6/2026  
 \_\_\_\_\_

**Lumberton City Council**

Item: V.G.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** February 9, 2026

**Originated By:** City Manager

**Submission Date:** 02/06/2026

**Subject:** CDBG-NR Floodgate RFQ Responses

**Summary/Background of Subject Matter:**

A Request for Qualifications for grant administration services has been advertised in the Robesonian, as well as posted to the City's website and to the NC state HUB site. This grant administration is for the additional \$3.5 million the City of Lumberton has received for the floodgate project from CDBG-NR funds. Qualifications statements have been received from the following consultants: The Adams Company Inc., LuzFutura, LLC, and McGill Associates.

Staff has reviewed the responses and evaluated them based on the published criteria listed in the RFQ (see attached evaluation sheets).

**Staff Recommendation:**

Staff recommends that City Council award the CDBG-NR grant administration for the floodgate project to McGill Associates and authorize staff to negotiate a fee proposal to bring back to Council at their next regularly scheduled meeting.

**City Manager's Comments:**

**Signature:**

**Department:** City Manager

**ATTACHMENTS:**

1. City of Lumberton - RFQ - CDBG-NR - 12102025
2. McGill\_City of Lumberton\_Grant Administration Services\_CDBG-NR
3. RFQ Evaluations - CDBG-NR Floodgate

**City of Lumberton**  
**Request for Qualifications (RFQ) for**  
**Grant Administration Services**

The City of Lumberton has received a Community Development Block Grant - Neighborhood Revitalization funding award in the amount of \$3,500,000 by the North Carolina Department of Commerce for the West Lumberton Floodgate. The project includes the construction of a floodgate at VFW Road and the CSX Railroad Underpass (“Proposed Activity”) located near Interstate 95 (I-95) in the vicinity of VFW Road, Cox Road, Hackett Street, and the CSX railroad crossing, within the City of Lumberton (City), Robeson County, North Carolina. The proposed limits of disturbance consist of public rights-of-way, Hackett Street, Cox Road, VFW Road, the CSX railroad line, and portions of five parcels, including a 7.16-acre lot at VFW and Hackett Rd., Parcel Pin #938280300700; an 0.83-acre lot at 550 VFW Rd., Parcel Pin #938189443052; a 6.3-acre lot at 2400 Cox Rd., Parcel Pin #938179684407; a 6.34-acre lot at 2460 Cox Rd., Parcel Pin #938179143700; and a 2.8-acre lot at 2306 W. 5th St., Parcel Pin #938189201500. The proposed activity is anticipated to have a total cost of \$10,878,186.00 and entails construction of a permanent floodgate system and related drainage improvements to prevent future flood occurrences from the Lumber River through a CSX railroad underpass beneath I-95 in an area of Lumberton that has suffered devastation, primarily associated with hurricanes.

The City of Lumberton is soliciting Requests for Qualifications for grant administration services to assist the city in the administration and management of this project in compliance with all applicable requirements under the North Carolina CDBG-NR Program. The fee for grant administration services will be paid with CDBG-NR funds. Submissions are due to the city no later than **3:00pm Tuesday, January 27, 2026**.

**Scope of Services:**

Grant administration services shall include, but are not limited to, standard tasks necessary for the implementation of the project in conformance with the following CDBG compliance areas:

1. Citizen Participation Compliance.
2. Fair Housing Compliance.
3. Equal Employment and Procurement Compliance.
4. Section 3 Compliance.
5. Section 504 Compliance.
6. Maintain all Language Access Plan requirements.
7. Maintain Anti-Displacement and Relocation Assistance Plan.
8. Maintain Complaints and Grievance Procedures for Compliance Plans.
9. Labor Standards Compliance.
10. Completion of all required reports and documentation.

11. Assistance with Financial Reimbursements Forms; and
12. Setting up and managing official records.

The services will not include the disbursement or account of funds distributed by the City 's financial officer, legal advice, fiscal audits, or assistance with activities not related to the CDBG-NR project.

**RFQ Submission:**

Requests for Qualifications shall be received by the City no later than **3:00pm Tuesday, January 27, 2026**. Submissions shall be provided in electronic format and may either be mailed to **City of Lumberton, Attn: Brandon Love, 500 N. Cedar Street, Lumberton, NC 28358** or respondents may provide a link to a file share site by email to [bllove@ci.lumberton.nc.us](mailto:bllove@ci.lumberton.nc.us) Submissions provided to the City shall include at a minimum:

1. Individual or Firm Information: the consultant or firm's legal name, address, email, and telephone number, the principal(s) of the firm and their experience and qualifications.
2. CDBG Grant Administration Experience: description of specialized experience and technical competence of the staff to be assigned to the project with respect to CDBG grant administration, description of prior experience, including any similar projects (in particular those funded by CDBG), size of community, location, total construction cost, and name of local official knowledgeable regarding the firm's performance. Include at least three references.
3. Consultant / Firm Capability: description of firm's current work activities, capability of carryingout all aspects of CDBG related activities, and firm's anticipated availability during the term of the project.
4. Documentation of compliance with state and federal debarment/ eligibility requirements.

**Qualifications Evaluation Criteria:**

Proposals for grant administrative services will be evaluated by a Selection Committee. Proposals will be considered on an equal competitive basis. The following criteria will be used in the evaluation process:

- |                                                                                             |           |
|---------------------------------------------------------------------------------------------|-----------|
| 1. General Qualifications, Competence and Reputation of Firm or Individual Consultant       | 25 points |
| 2. Prior CDBG Infrastructure Grant Experience of Firm or Individual Consultant              | 25 points |
| 3. Qualifications of Actively Involved Staff (assigned staff members of Firm or Consultant) | 25 points |
| 4. Ability to Address Local Needs                                                           | 15 points |
| 5. Availability                                                                             | 10 points |

Upon completion of the review, the Committee will make its recommendation to the City Council for approval.

Respondents may review the CDBG-NR application which includes a description of the project including activities, budget, schedule, and other pertinent information by visiting the City offices during regular office hours.

The City of Lumberton is an Equal Opportunity Employer and invites the submission of proposals from small and minority and women-owned firms, historically underutilized businesses, and certified/registered Section 3 businesses concerns.

This information is available in Spanish or any other language upon request. Please contact Brandon Love at 910-671-3805 or at 500 North Cedar Street, Lumberton NC 28358 for accommodations for this request.

Esta informacion esta disponible en Español o en cualquier otro idioma bajo peticion. Por favor, pongaseen contacto con Brandon Love al 910-671-3805 o en 500 North Cedar Street, Lumberton, NC 28358 de alojamiento para esta solicitud.



Date December 10, 2025

Authorized Representative: Brandon Love, Deputy City Manager



**City of Lumberton**  
Grant Administration Services



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Cover Letter

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## PREPARED FOR

Brandon Love  
Deputy City Manager  
City of Lumberton  
500 North Cedar Street  
Lumberton, NC 28358

## PREPARED BY

McGill Associates, PA  
5 Regional Circle, Suite A  
Pinehurst, NC 28374  
910.295.3159  
mcgillassociates.com

January 27, 2026

Brandon Love, Deputy City Manager  
City of Lumberton  
500 North Cedar Street  
Lumberton, NC 28358

RE: Statement of Qualifications – Grant Administration Services

Dear Brad:

The City of Lumberton has suffered destruction from several past severe flood events and needs a floodgate to complete its levee system and prevent future flooding from the Lumber River. McGill Associates, PA (McGill) knows the devastation the City has dealt with and how imperative it is for Lumberton to complete construction of this floodgate. Please consider the following relevant points demonstrated within our submittal:



**Unparalleled Familiarity:** McGill assisted the City in securing all funding for this project — including the Community Development Block Grant – Neighborhood Revitalization (CDBG-NR) grant — so we have an unparalleled familiarity and understanding of it. With our extensive knowledge of US Economic Development Administration (EDA) and CDBG – Disaster Recovery (CDBG-DR) grants, we can easily administer this grant, utilizing our positive relationship with the North Carolina Department of Commerce (NCDOC). We proactively maintain relationships with key decision makers at each of the grant agencies, enabling us to engage these contacts and seek strategic guidance to secure necessary additional funding. These relationships are key, particularly when dealing with unforeseen scope of work changes or timeline extensions. Quality communications and strong working relationships with project funding agencies is critical to a successful outcome, particularly in projects with diverse stakeholders and funding agencies.



**Proven Experience:** Our funding team has a lengthy record of effective project management, accurate compliance implementation, timely reporting, and quality service. We are well versed in coordinating with multiple funding sources and communicating with various groups, including stakeholders. Our staff is well-versed in the steps needed to efficiently administer the grant.



**CDBG Requirements:** McGill has completed 40 CDBG grant awards totaling \$43.1 million. We understand state and federal regulations associated with this project. Our in-depth understanding of the program's technical requirements and administrative processes enables us to deliver successful outcomes.

This project for the City of Lumberton will positively affect the community for many years to come. McGill would love to continue to work on this endeavor with the City. Please do not hesitate to contact me by phone at 919.378.9111 or by email at [michael.hanson@mcgillassociates.com](mailto:michael.hanson@mcgillassociates.com) with any questions. Thank you for your consideration.

Sincerely,  
MCGILL ASSOCIATES, PA

A handwritten signature in black ink, appearing to read "Michael Hanson".

MICHAEL HANSON, PE, LEED AP  
Principal / Vice President / Regional Manager



## Contact

**Michael Hanson, PE, LEED AP**

Principal / Vice President /  
Regional Manager

[michael.hanson@mcgillassociates.com](mailto:michael.hanson@mcgillassociates.com)

## Office Locations



### Local Office:

5 Regional Circle, Suite A, Pinehurst, NC 28374  
910.295.3159

## How We're Different

McGill serves public and private clients throughout the Southeast. The range and depth of McGill's expertise includes a wide spectrum of engineering services, land planning and recreation, as well as consulting services.

Our foundation is built on creating comprehensive solutions in a personal way. Collaboration is the key to our success and clients are an integral part of every project at McGill. By building lasting relationships with communities, we understand our clients' visions and project goals. Our dedicated project team focuses on delivering a customized solution for each unique community.

We help our clients identify challenges, formulate responsive solutions, and manage successful project completion. Through partnership, we shape the best results for each client and community.

## What We Do



Water and Wastewater



Civil Engineering



Water Resources



Land Planning and Recreation



Electrical Engineering



Mechanical, Electrical, and Plumbing



Surveying



Construction Administration



Solid Waste



Environmental



Consulting Services

## At a Glance

**Legal Name: McGill Associates, PA**

**Incorporated / Year: 1984**

**Business Type: Corporation**

**Number of Offices: 8**

**Number of Employees: 180**



# Company Principals



**Andy Lovingood, PE**  
Principal / President  
Andy provides leadership to the core services and all offices.

He has over 30 years of consulting engineering experience and has been the guiding force behind some of McGill's most noteworthy projects.  
**Licensure** PE: NC #023024; GC: NC #47102



**Joel Storrow, PE**  
Principal / Past President  
Joel's experience extends across many disciplines, including

engineering design, and project and corporate management. Joel focuses on client relationships and business development. **Licensure** PE: NC #014774, TN #118763, VA #61637, KY #14566, GA #020871



**Danny Bridges, PE**  
Principal / Vice President (VP)  
Danny serves as the Virginia Regional

Manager as well as the Williamsburg Office Manager. He is driven by building relationships and has earned a reputation of professional integrity and accountability. **Licensure** PE: NC #016732, VA #58652



**Keith Webb, PE**  
Principal / VP  
With over 40 years of experience, Keith is recognized

for delivering solutions with his innovative, cost-effective design strategies. His commitment to client involvement in the planning and decision-making process results in successful projects. **Licensure** PE: NC #012809, TN #107507, SC #10359



**Mark Cathey, PE**  
Principal / VP of Administration  
Mark joined McGill as an Engineering

Associate and is now Vice President and Regional Office Manager, where he oversees the operations of McGill's largest office. He strives for perfection and excellent service. **Licensure** PE: NC #024993, TN #114634, VA #54639, SC #28749



**Doug Chapman, PE**  
Principal / VP  
Doug's contributions to the McGill team include his dedication to client

relations, as well as his technical expertise and innovative thinking. As Vice President and Regional Manager, he is responsible for the central region of North Carolina. **Licensure** PE: NC #020622



**Michael Hanson, PE, LEED AP**  
Principal / VP  
Michael has more than 35 years of experience

with civil and water resources engineering projects. He recently became the regional manager for McGill's eastern offices. **Licensure** PE: NC #030624 (plus 7 additional states); LEED AP: National #10445033



**Nancy Whitman, CPA**  
Principal / VP of Finance  
Nancy is responsible for the overall financial management of

the firm, including accounting, financial planning, and analysis. She has managed the firm's financial responsibilities for over 28 years. **Licensure** NC: CPA; CDA



**Jamie Carden, PE**  
Principal  
Jamie's background allows him to understand clients'

perspectives and successfully manage projects from inception to completion. He focuses on analyzing problems with existing systems and creating sustainable solutions. **Licensure** PE: TN #106014



**Michael Norton, PE**  
Principal  
Michael oversees

engineering and regulatory aspects to achieve successful project outcomes. He strives to enrich the communities he serves, while always upholding the standards of the profession. **Licensure** PE: NC #025856, SC #23041



**David Honeycutt, PE**  
Principal  
Over his 21-year

career at McGill, David has worked his way up from Project Engineer to Pinehurst Office Manager. David has an excellent attention to detail, while retaining a big-picture view to create solutions for client needs. **Licensure** PE: NC #034999



**Bob Miller, PE**  
Principal  
Bob has excelled

as a project manager, overseeing programs and in geo-environmental services. He has a proven record of success in business operations and strategic development. **Licensure** PE: NC #017147, SC #18581



**Forrest Westall, PE**  
Principal  
Forrest has extensive

experience in water quality management and has helped develop and administer many North Carolina Water Quality programs. He understands the laws, regulations, and processes that guide water management. **Licensure** PE: NC #009033, TN #109877

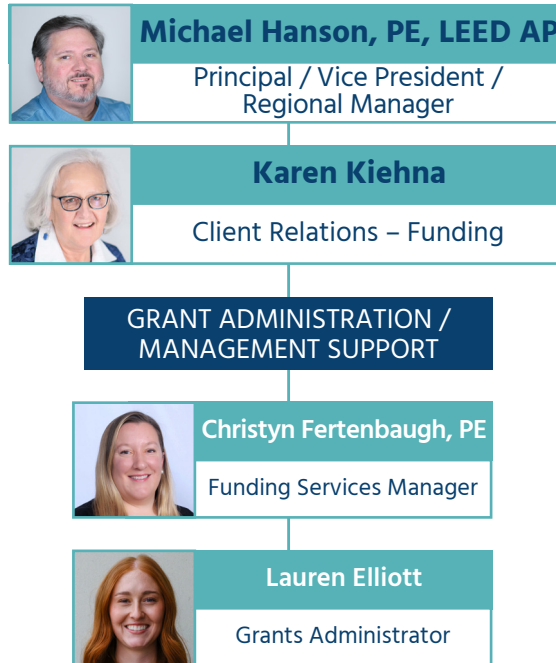


# 02 | CDBG Grant Administration Experience

## Key Staff

### Team Overview

Our goal in assembling the proposed team outlined below is matching the individual and team qualifications with the expertise and experience appropriate for this project. Our comprehensive project team approach is particularly appropriate for projects where coordination, scheduling, and efficiency are important considerations.





*Michael has successfully lead multiple Federal Emergency Management Agency (FEMA) disaster recovery and technical assistance projects.*

## Michael Hanson, PE, LEED AP

### Principal / Vice President / Regional Manager

Michael Hanson has 35 years of civil and water resources engineering experience, managing and designing a variety of projects. His planning experience includes watershed assessments, stormwater master planning, and flood mapping with extensive use of hydrologic and hydraulic models. Michel's water quality modeling experience includes assessing pollutant load reduction and ecosystem impacts on estuary and riverine systems to address total maximum daily load (TMDL) and locally impaired waters. Many of his projects have also involved grant acquisition, administration, and compliance assistance. Over his career, Michael has directly assisted communities to manage projects funded via federal grants totaling over \$85 million and state grants totaling \$10 million. Through this experience, he has managed projects with multiple sources and understands how to balance project challenges during construction with agency compliance deadlines. Michael has spent most of his career supporting clients on FEMA-related projects. He has prepared hydraulic modeling and developed floodplain mapping throughout the Southeast. In 2014, he provided public assistance support to Escambia County, Florida, to recover from a severe storm event. Since then, he has provided Public Assistance (PA) support under direct contract to FEMA for Hurricanes Harvey, Irma, and Maria (2017) as well for supporting municipalities for recovery from damages caused by Hurricane Matthew (2018), Hurricane Florence (2020), Tropical Storm Fred (2021), and Tropical Storm Helene (2024). Michael has assisted communities with securing over \$30 million in FEMA grants related to disaster recovery.

#### Education

BS, Civil Engineering,  
University of Florida

AAS, Pre-Engineering,  
Polk Community College

#### Professional Licensure

PE NC #030624  
PE SC #24268  
PE VA #0402051418  
PE FL #48148  
PE AL #33679  
PE MS #18277  
PE TX #130134  
LEED AP National #10445033

#### Professional Associations

- American Public Works Association (APWA)
- American Society of Civil Engineers (ASCE)
- Southeast Stormwater Association (SESWA)
- Stormwater Association of North Carolina (SWANC)

#### Years of Experience

35

#### Related Experience

- West Lumberton Flood Gate Design, Atkins North America, Inc., Lumberton
- FEMA PA Assistance and Reconstruction of Four Dams, City of Boiling Spring Lakes
- Rhoda Street Flood Damage Repair, Town of Canton
- Municipal Facilities Flood Proofing, Town of Canton
- Tropical Storm Fred FEMA PA Recovery Support, Town of Canton
- Tropical Storm Helene FEMA PA Recovery Support, Town of Canton
- Jessups Mill Pond (Smith Lake) Dam Rehabilitation, NC Wildlife Resources Commission, Fayetteville
- Floodplain Development Permitting, Town of Canton
- Upper Pigeon River Flood Risk Reduction Plan, Haywood Waterways Association, Inc., Haywood County
- Selma Equalization and Wastewater Pump Station Flood Resiliency, CDBG-I 17-I-2995, Johnston County
- Swannanoa River Flood Study and Lake Craig Flood Management, City of Asheville





Karen's grant funding expertise and experience with multiple states make her an excellent resource.

# Karen Kiehna

## Client Relations – Funding

Karen Kiehna has 44 years of community, economic, and grant development experience with grant and project development and management, municipal government management, historic preservation, downtown revitalization, federal and state compliance, and environmental assessment. Throughout her career, she has managed a variety of large-scale projects that required blending multiple federal, state, and local funds from conception to final closeout. Karen has worked with the following funding agencies: CDBG, United States Department of Agriculture – Rural Development (USDA-RD), EDA, Environmental Protection Agency, Department of the Interior, Housing and Urban Development (HUD), North Carolina Department of Environmental Quality (NCDEQ), NCDOC, North Carolina State Parks, North Carolina Department of Natural and Cultural Resources (NCNCR), Golden Leaf Foundation, Pigeon River Fund, and others. Her strong project development and management skills have supported numerous communities in creating positive change in the areas of economic developments, public infrastructure, community development, recreation, cultural heritage, and downtown revitalization.

### Education

Coursework, Currently Pursuing Master's Degree in Historic Preservation and Community Planning, University of Georgia

BS, Interior Design and Architecture, University of Tennessee

### Certification

CDBG-I Compliance Review for CDBG Sub-Recipients Certified

### Professional Associations

- Advisory Council on Historic Preservation
- North Carolina Rural Infrastructure Authority (NCRIA)

### Years of Experience

44

### Related Experience

- CDBG-DR for Flood Mitigation, City of Lumberton
- EDA Grant Administration Services – Floodgate System, City of Lumberton
- South Waynesville Sanitary Sewer Improvements, Phase 1, Town of Waynesville
- Chambers Mountain Road Water Line Improvements, Town of Clyde
- Hiawassee River / US 64 East Sewer System Improvements, Town of Murphy
- Valley River Housing Development Water, Sewer, Streets, Drainage, and Pedestrian Extension and Improvements, Town of Murphy
- Sanitary Sewer Service Hookup, Town of Vass



CDBG Certification



NCDEQ CDBG-I Compliance



Development Financial Toolbox





# Christyn Fertenbaugh, PE

## Funding Services Manager

Christyn Fertenbaugh has 21 years of experience with water and wastewater permitting and compliance; funding programs for water, wastewater, and stormwater administered through the Division of Water Infrastructure (DWI); and communicating dynamically with people at all levels of the technical spectrum. She has managed many study grants (from the funding perspective) including asset inventory and assessments (AIAs), merger / regionalization feasibility (MRF) studies, and rate studies. Having reviewed many grant submittals, Christyn has an inside view on what makes a grant submittal stand out. The construction projects Christyn has worked with related to permitting and funding vary widely — from several-hundred-foot-long water and sewer extensions all the way up to 30 million gallons a day (MGD) water and wastewater treatment plants (WTPs and WWTPs) and pump stations (both new and expansions). With her strong background in both engineering and funding management, she uses that knowledge and enthusiasm to contribute to the grant administration process.

### Education

MS, Environmental Engineering, University of Notre Dame

BS, Civil Engineering, University of North Carolina (UNC) Charlotte

### Professional Licensure

PE NC #042020

### Years of Experience

21

### Related Experience

- 2020 CDBG Carringer Street Sewer Improvements, Town of Bryson City
- CDBG WWTP Relocation Grant Administration, Town of St. Pauls
- Yadkin River Raw Water Intake, Towns of North Wilkesboro and Wilkesboro
- WWTP Improvements, Town of Bryson City



# Lauren Elliott

## Grants Administrator

Lauren Elliott is responsible for assisting clients with funding applications and disbursements of funds from NCDEQ DWI. She is developing into the team’s CDBG grant specialist to assist clients with additional federal requirements. Lauren utilizes her attention to detail in the behind-the-scenes work of applications, funding, and legislation to help move our clients’ critical projects forward. She finds it fulfilling to: be a part of the process that helps our clients improve their infrastructure and services, which then improves the quality of life in their communities; help clients that would not have the chance to fund these projects without our assistance; and provide guidance with grant services to make these positive changes a reality. Lauren has attended numerous NCDEQ DWI training courses, including: CDBG Compliance Training, CDBG Environmental Documentation Training, and CDBG Procurement of Professional Services Training. She also completed HUD Exchange’s comprehensive “Basically CDBG” course.

### Education

BS, Public Health, Appalachian State University

### Years of Experience

1

### Related Experience

- 2020 CDBG Carringer Street Sewer Improvements, Town of Bryson City
- CDBG WWTP Relocation Grant Administration, Town of St. Pauls
- CDBG Sewer Line Improvements – Laura Street and North Main Street, Town of Robbinsville
- Tropical Storm Helene Funding Assistance, Town of Waynesville



# Project Experience



## Elizabeth / Johnson Street Storm Drainage

### Town of St. Pauls

This project addressed recurring flooding in a closed basin area and improved drainage along South Johnson Street due to limited downstream conveyance.

McGill previously prepared the Town's stormwater master plan, evaluating system deficiencies and prioritizing mitigation. McGill advanced the project by designing a new stormwater conveyance system primarily within public rights-of-way, with limited easement impacts to adjacent properties.

For this project, McGill:

- Evaluated stormwater deficiencies and identified a positive-outfall solution through the stormwater master plan
- Completed survey, design, and permitting for a 48-inch stormwater conveyance system serving the closed basin area
- Coordinated easements and minimized property impacts by working largely within public rights-of-way
- Prepared construction documents and supported bidding and construction through implementation
- Maintained complaints and grievance procedures for compliance plans (assisted the Town with resolving a formal complaint during construction from a homeowner)
- Set up and managed official records (coordinated with the Town and the North Carolina Office of Recovery and Resiliency [NCORR] to establish the budget for the original project grant, supplemental budget after bidding, and change orders during construction)

Our team coordinated with the Town and NCORR to extend the grant award to cover bids that exceeded the original grant value. The project is in the final stages of construction and grant closeout.

This project demonstrates McGill's ability to translate stormwater planning into construction-ready design and deliver the project through construction.

### Client Reference

Stephanie Dollinger,  
Town Administrator  
Post Office Box 362  
St. Pauls, NC 28384  
stephanie.dollinger@stpaulsnc.gov  
910.865.5164

### Size of Community

2,045 people

### Total Construction Cost

\$2,495,000

### Funding

CDBG-DR

### Project Highlights

- Addressed recurring flooding in a closed basin
- Improved drainage along South Johnson Street
- Evaluated stormwater deficiencies
- Identified a positive-outfall solution
- Coordinated easements and minimized property impacts
- Maintained complaints and grievance procedures for compliance plans
- Set up and managed official records
- Coordinated with NCORR to extend the grant award to cover bids exceeding the original grant value



# South Waynesville Sanitary Sewer Improvements and Extension (Phases 1 and 2) and Public Water Improvements

## Town of Waynesville

McGill is supporting the Town with all grant administration services for the projects below, ensuring that the project and its funding are being utilized and implemented in accordance with the community's needs while complying with funding agency regulations. The project was funded in three separate funding allotments over two years. One of the first challenges was working with NCDEQ to align all funding and project activities milestones with project design and construction. Our grant administration team completed door-to-door income surveys, visiting every residence within the proposed project area to verify household income and low- to moderate-income (LMI) being 51% percent of the limits determined by HUD. The project bid and designs have recently been approved by NCDEQ and it is transitioning to the construction phase. These projects will improve the quality of life and health of each household within the project area by extending or increasing the public water lines and sanitary sewer lines to state meet state minimum size capacity and household needs.

### Phase 1 Sanitary Sewer Improvements and Extension

This project involves the upgrade and replacement of a portion of the existing sanitary sewer system in South Waynesville, starting at the intersection of Hendrix and Sawyer streets and following Sawyer Street south to its dead end. The project will install 1,840 linear feet (LF) of new extension along Sawyer and Explorer streets with installation of 6 new gravity sewer manholes, a connection to 1 existing manhole, installation of 24 new LMI-eligible sewer service lines, reconnection of 4 existing sewer service lines, and replacement of 405 LF of 8-inch gravity sewer line. All sewer line replacements and new sewer extension activities will be along Sawyer Street. There will be an addition to a new sewer line extension along Explorer Street. The project will serve 3 existing sanitary sewer served residences and 34 new residences, all located along Sawyer and Explorer streets. All 34 of the new sewer service lines connecting to new 8-inch sewer line are within the Sawyer Street mobile home park, and 24 of those new service connections will serve existing LMI households.

### Phase 2 Sanitary Sewer Improvements

This project involves the upgrade and replacement of a portion of the existing sanitary sewer system in West Waynesville along Hendrix, Franklin, Muse and Sawyer streets. The project proposes to install 2,485 LF new 8-inch sanitary sewer line along Hendrix, Franklin, and Muse streets, along with the replacement of 9 manholes and 4-inch sewer services. The project will serve 42 reconnections, of which 48 persons are existing LMI residences.

### Public Water System Improvements and Extension

This project involves the upgrade and replacement of a portion of the existing public water system in South Waynesville, starting at the intersection of Hendrix and Sawyer streets and following Sawyer Street south to its dead end. The project will install 1,700 LF of 6-inch ductile iron pipe (DIP) water main of new extension along Sawyer and Explorer streets and 275 LF 2-inch polyvinyl chloride (PVC) water main. It will include the connection of 24 LMI residential water service lines and 3 new fire hydrants. LMI benefits include 24 new LMI-eligible water service connections and reconnection of 4 existing water service reconnections.

## Client Reference

Rob Hites, Town Manager  
Post Office Box 100  
Waynesville, NC 28786  
rhites@waynesvillenc.gov  
828.452.2491

## Size of Community

10,620 people

## Total Construction Cost

\$2,352,480 (total of all 3 projects)

## Funding

CDBG

## Project Highlights

### Phase 1 Sewer:

- Grant administration and implementation
- Sanitary sewer system upgrade and replacement
- New sewer line installation
- Sanitary sewer line extension
- New gravity sewer manhole installation
- Asphalt road trench repair

### Phase 2 Sewer:

- Sanitary sewer system upgrade and replacement
- New sewer line installation
- Sewer manhole replacement

### Water:

- Public water system upgrade and replacement
- Water main extension
- Water service line connection
- New fire hydrants



# Chambers Mountain Road Water Line Improvements

## Town of Clyde

McGill provided all grant application and grant administration services for this project that replaced 2-inch galvanized water line with a 6-inch water line using DIP along Chambers Mountain Road. We helped the Town of Clyde secure over \$900,000 in CDBG-I grant funding for this project during the fall of 2019. For this application, McGill conducted door-to-door surveys to achieve a higher score on the application. Upon funding award, our team established grant startup procedures to maintain files on site and established processes for invoicing and reimbursement, quarterly and annual reports, monitoring reports, and closeout reports. In addition to providing funding assistance for the life of the project, McGill provided engineering design, bidding and contract documents, easement acquisition, and construction administration.

As grant administrators, our focus was meeting the funding agency's requirements on behalf of the Town and utilizing our knowledge and experience working with the full range of funding agencies and their program requirements, ranging from environmental, fair housing, labor standards, Section 3, procurement, reporting, financial management, and equal employment. We coordinated with each of the project funders, stakeholders, contractors, and service providers in support of the grantee, the Town of Clyde. We completed the project ahead of schedule and under budget.

### Client Reference

Joy Garland, Town Administrator  
Post Office Box 386  
Clyde, NC 28721  
joy.garland@townofclyde.com  
828.627.2566, ext. 11

### Size of Community

1,376 people

### Total Construction Cost

\$444,338

### Funding

CDBG-I

### Project Highlights

- Grant administration
- Water line replacement
- State standards compliance
- System pressure improvements



## Hiawassee River / US 64 East Sewer System Improvements

### Town of Murphy

This was an emergency public health benefit project that included sewer system improvements and an Appalachian Regional Commission (ARC) grant application for water and sewer line installation. McGill staff assisted with all grant administrative activities, including grant development, project financial reporting, and requisition processing.

The project resolved sewerage overflow from sanitary sewer lines into the Hiawassee River during heavy rainfall and flooding events. The completion of the project had both environmental and public health benefits.

### Client Reference

Chad Simons, Town Manager /  
Finance Officer / Town Clerk  
Post Office Box 130  
Murphy, NC 28906  
manager@townofmurphync.com  
828.837.2510, ext. 4

### Size of Community

1,654 people

### Total Construction Cost

\$1,010,450

### Funding

ARC and NCDEQ CWSRF

### Project Highlights

- ARC grant application for water and wastewater
- Sewer system improvements
- Sewer line installation



# Valley River Housing Development Water, Sewer, Streets, Drainage, and Pedestrian Extension and Improvements

## Town of Murphy

McGill provided all grant application and administration services for this project that consisted of the construction of 56 new affordable housing units. CDBG-NR grant funding supported the extension of water, sewer, streets, pedestrian walkways, and drainage improvements. The Town of Murphy secured over \$2,489,000 in CDBG-NR funds during the fall of 2021 and 2023. For this application, McGill assisted the Town by partnering with the Western North Carolina Housing Partnership in project development and the infrastructure extension grant application. Upon award, our team established its standard grant startup procedures to maintain files on site and created processes for invoicing and reimbursement, quarterly and annual reports, monitoring reports, and closeout reports.

The project site has beautiful mountain views and includes a playground, picnic area, and open space for resident use. All 56 units were occupied with 3 months of project completion. The project extended all necessary public infrastructure from the closest connection sites to this new, 56-unit affordable income housing development.

## Client Reference

Chad Simons, Town Manager /  
Finance Officer / Town Clerk  
Post Office Box 130  
Murphy, NC 28906  
manager@townofmurphync.com  
828.837.2510, ext. 4

## Size of Community

1,639 people

## Total Construction Cost

N/A

## Funding

CDBG-NR

## Project Highlights

- Grant application
- Grant administration
- 56 new affordable housing units
- Water, sewer, street, and pedestrian walkway extensions
- Drainage improvements



## Sanitary Sewer Service Hookup

### Town of Vass

For this project, McGill assisted with all grant administration services, including the completion of environmental review and assessment services, as required by 24 CFR Part 58 of HUD to obtain a CDBG-I grant for the Town of Vass – CDBG-18-I-3039 sanitary sewer hookup. This project includes sewer service connection of approximately 13 residences along US Highway 1, Deer Track Lane, Foster Lane, Longpoint Road, Union Church Road, Highland Avenue, James Street, Main Street, McKeithan Avenue, Cameron Avenue, Whitaker Court, Rollins Road, Poplar Lane, Seaboard Street, Sellars Street, Maple Lawn, Union Church Road, and North Alma Street — all within the Town of Vass and connected to Moore County’s wastewater collection system — including several with failing septic tanks. We completed door-to-door income surveys, visiting every residence within the proposed project area to verify household income and LMI being 51% percent of the limits determined by HUD.

Before this project, many households and neighborhoods depended on private septic service, many of which were failing, causing a public health hazard. After project completion, though, these residents are now enjoying new, dependable, and safe sanitary sewer service to their homes.

### Client Reference

Mabel Walden, Former Town Administrator / Clerk  
(Current Finance Officer at the Village of Whispering Pines)  
10 Pine Ridge Drive  
Whispering Pines, NC 28327  
finance@vwpsc.org  
910.949.3141, ext. 130

### Size of Community

783 people

### Total Construction Cost

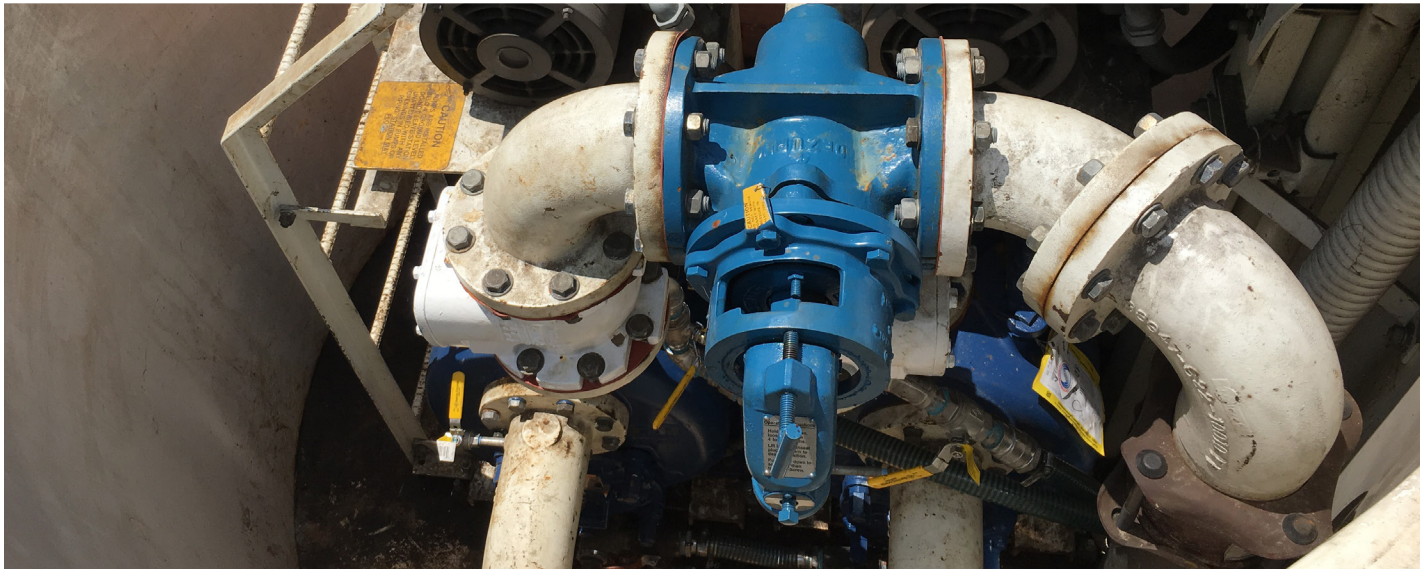
\$430,766

### Funding

CDBG-I

### Project Highlights

- Grant administration
- Environmental review and assessment
- Sewer service connection of 13 residences



# Produce Market Street Sewer Line Improvements

## City of Laurinburg

McGill assisted the City of Laurinburg to obtain CDBG-I and NCDEQ funds for a sewer rehabilitation project along Produce Market Street to address severe sewer inflow and infiltration (I/I) in an extremely impoverished census tract that suffered severe hurricane-related flooding. McGill's team provided grant administration, environmental review, design, bidding, and construction phase services for this project.

Our staff utilized video inspections to assess the condition of the existing sewer and survey to confirm grades. A combination of dig-and-replace and cured-in-place pipe (CIPP) was used to rehabilitate approximately 14,500 LF of sewer in the community, and services were replaced to the right-of-way (ROW) line. The existing system was served by a small lift station located within the road ROW. McGill designed a new lift station on a nearby parcel that was already owned by the City and replaced the force main to improve system hydraulics. McGill provided construction phase services to assist the City with managing the contract and processing pay applications and change orders.

McGill supported the City with all grant administration activities and services. As grant administrators, our focus was meeting the funding agency's requirements on behalf of the City and utilizing our knowledge and experience working with the full range of funding agencies and their program requirements, ranging from environmental, fair housing, labor standards, Section 3, procurement, reporting, financial management, and equal employment. We coordinated with each of the project funders, stakeholders, contractors, and service providers in support of the grantee, the City of Laurinburg. Our staff completed door-to-door income surveys, visiting every residence within the proposed project area to verify household income and LMI being 51% percent of the limits determined by HUD.

The original project came in under budget, allowing the City to extend new sewer lines into within the neighborhood.

### Client Reference

Charles Nichols, City Manager  
Post Office Box 249  
Laurinburg, NC 28353  
cnichols@laurinburg.org  
910.276.8324

### Size of Community

15,177 people

### Total Construction Cost

\$1,293,668

### Funding

CDBG-I and NCDEQ

### Project Highlights

- Grant funding
- Environmental assessment
- CIPP trenchless installation method
- Wastewater infrastructure design
- Water and sewer rehabilitation

# Client References

## Town of Hoffman

**Minnie Myers, Finance Officer**

Post Office Box 145  
Hoffman, NC 28347  
mmyers@townofhoffman.com  
910.281.3606



## Town of Vass

**Mabel Walden, Former Town Administrator / Clerk  
(Current Finance Officer at the Village of Whispering Pines)**

10 Pine Ridge Drive  
Whispering Pines, NC 28327  
finance@vwpsc.org  
910.949.3141, ext. 130



## Town of Murphy

**Chad Simons, Town Manager / Finance Officer / Town Clerk**

Post Office Box 130  
Murphy, NC 28906  
manager@townofmurphync.com  
828.837.2510, ext. 4



# Communication

## Client Communication

We tailor our communication plan to the project and client's preference. At project initiation, McGill will establish the point of contact, preferred form of communication, and frequency of updates for the client. We adapt to meet our clients' needs and have the capability to communicate in multiple methods.



## Our Capability

### Carrying Out CDBG Activities

Our team’s record of success in managing projects that are on time and within budget is exemplary. We have a firm understanding of the various program guidelines and regulations, which allow us to better coordinate with clients, funding agencies, and permitting agencies to forecast and manage project timelines, milestones, and deadlines. McGill’s team of grant administrators, business development professionals, engineers, surveyors, construction staff, and support personnel has the experience and expertise necessary to successfully complete this project.

Our grant administration team will work together with the City and its selected design and construction team to meet the project goals. Our team has many years of technical expertise and the capacity to manage and implement all aspects of grant administration, including all federal, state, and City regulatory requirements.

Our CDBG grant management experience in North Carolina spans from the early 1980s to today, ranging from public infrastructure to housing rehabilitation and development to community facilities and economic development. Our team’s objective is to manage each project in compliance with all funding regulatory guidelines, meet all project milestones, comply with all reporting requirements, and keep open communication with the client, engineers, contractors, and funding agencies throughout the life of the project.

CDBG-I has numerous unique, predetermined deadlines and milestones. From the start of the project, our team designs the project work schedule to meet these deadlines, avoiding any risk of triggering non-compliance, federal findings, and potential funding payback.

Because the budget is strictly defined by the funding awarded, available dollars must be maximized through coordinated and effective project management. Our team is guided by practiced efficiency gained in decades of experience, closely managing schedules to minimize change orders, labor impacts, and cost escalation.

### CDBG Experience

McGill’s CDBG project experience is extensive, having worked with many of our clients from the application phase through to construction and closeout. We are intimately familiar with the specific requirements of the CDBG program and understand how to complete the required tasks effectively and efficiently.

McGill staff is familiar with the tasks that must be accomplished for the client to achieve a release of funds and begin the preparation of engineering design plans. Many of our staff have participated in various training sessions administered by the CDBG program staff, regarding preparation of the CDBG engineering report and environmental document, which must be completed and approved prior to release of funds.

McGill has secured more than **\$600 million** in public funding in the past 10 years.



## Funding Capabilities

McGill’s team of financial consultants can assist local governments in securing funding and identifying cost-saving mechanisms for successful projects. McGill has strong relationships with grant programs and funding agencies.

## Capacity

McGill has a number of grant administrators, each who has a manageable portfolio of grants that they work on with the client from start to finish. Our team functions within strict schedules to meet project deadlines and objectives. We want to work on this important project and are prepared to adjust our program to meet your project's scheduling needs. We understand how important it is to stay on schedule and on budget.

This submittal is intended to demonstrate that:

- We have the qualifications and expertise to provide grant administration services for this project.
- We have the capability and availability to achieve the tasks outlined in the RFQ to meet the schedules outlined by the grant contract.
- Our personnel and resources are accessible and our proximity to the project can facilitate timely and efficient working conditions and communication.

## Anticipated Availability

| Team Member                                                                  | Office Location | Percentage Available |
|------------------------------------------------------------------------------|-----------------|----------------------|
| Michael Hanson, PE, LEED AP<br>Principal / Vice President / Regional Manager | Raleigh         | 5%                   |
| Karen Kiehna<br>Client Relations – Funding                                   | Asheville       | 45%                  |
| Christyn Fertenbaugh, PE<br>Funding Services Manager                         | Raleigh         | 15%                  |
| Lauren Elliott<br>Grants Administrator                                       | Raleigh         | 35%                  |

## Current Work Activities

| Project Name                                                                                                      | Client               | Project Phase                                        | Expected Completion Date            |
|-------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------|-------------------------------------|
| Valley River Housing Development<br>Water, Sewer, Streets, Drainage, and<br>Pedestrian Extension and Improvements | Town of Murphy       | Project Closeout                                     | April 2026                          |
| Carringer Street Sanitary Sewer<br>Collection Line Improvements                                                   | Town of Bryson City  | Transitioning to<br>Project Closeout                 | April 2026                          |
| Leatherwood Water Tank Rehabilitation                                                                             | Town of Andrews      | Environmental<br>Record Review /<br>Release of Funds | July 2027                           |
| WWTP Relocation                                                                                                   | Town of St. Pauls    | Construction                                         | August 2026                         |
| Phase 2 Sewer System Improvements                                                                                 | Town of Hoffman      | Construction                                         | September 2026                      |
| Well and Water System Improvements                                                                                | Town of Robbinsville | Construction                                         | September 2026                      |
| Lumberton Flood Gate                                                                                              | City of Lumberton    | Construction                                         | December 2026                       |
| Armory Rehabilitation                                                                                             | Haywood County       | Construction                                         | March 2027                          |
| Sewer Line Improvements –<br>Laura Street and North Main Street                                                   | Town of Robbinsville | Pre-Construction                                     | TBD (due to annual<br>audit delays) |
| South Waynesville Public Water<br>System Improvements                                                             | Town of Waynesville  | Transitioning to Bid<br>and Construction             | November 2027                       |
| South Waynesville Sanitary Sewer<br>Improvements and Extension                                                    | Town of Waynesville  | Transitioning to Bid<br>and Construction             | November 2027                       |
| South Waynesville Sewer Improvements,<br>Phase 2                                                                  | Town of Waynesville  | Transitioning to Bid<br>and Construction             | November 2027                       |



# Addressing Local Needs

McGill will meet local needs by coordinating the project’s initiation, scope, and schedule directly with City staff to align delivery with funding limits and LMI requirements. We will manage required documentation, citizen participation, and reporting milestones in accordance with NCDOT, Rural Infrastructure Development Division, and other funding agencies standards. Field activities — including site visits needed for compliance documentation and progress verification — will be supported by staff from our Pinehurst, Raleigh, and Asheville offices to ensure proactive coordination regarding project grant administration.

## Work Plan

McGill’s grant administration team possesses over 43 years of CDBG experience, having worked in four states on a broad range of CDBG programming. As with all Federal funding, CDBG funds follow very specific regulatory guidelines that must be properly implemented and reported. McGill’s team has a long history of successfully managing and implementing CDBG projects and is intimately familiar with the unique requirements of this program. We also have a sound understanding of the critical role proper implementation plays in successful project completion. In procuring CDBG-funded project engineering, design, and construction services, it is important to ensure that the monies allocated are used appropriately and in accordance with the original application. As such, our team is well-trained on CDBG procedures for procurement, bidding, contract awarding, wage rates, citizen participation, public accessibility, employment, public benefit documentation, financial tracking, and accurate reporting.



Project site

We not only understand the distinct characteristics of the CDBG program but, we also retain CDBG-proficient staff at all project levels, from grant administration to design, permitting, bidding, and inspection, through to final closeout. We recognize that the program seeks to: promote the advancement of disadvantaged and minority businesses, ensure solicitation of disadvantaged contractor involvement as direct contractors or as subcontractors during the bidding process, verify that contractors are complying with all aspects of the Labor Standards and Davis-Bacon act, verify that all contractors and subcontractors are paying the designated fair wage, and ensure that employee wage interviews are completed as required for all contractors and subcontractors. Our team has the technical expertise to assist City staff in the developing, implementing, recording, and reporting of all requirements.

## Project Familiarity

The West Lumberton Flood Gate at VFW Road and Railroad Underpass is located near Interstate 95 (I-95) in the vicinity of VFW Road, Cox Road, Hackett Street, and the CSX railroad crossing within the City of Lumberton. The proposed limits of disturbance consist of public rights-of-way, Hackett Street, Cox Road, VFW Road, the CSX railroad line, and portions of five parcels, including:

- A 7.16-acre lot at VFW and Hackett roads (parcel pin #938280300700)
- An 0.83-acre lot at 550 VFW Road (parcel pin #938189443052)
- A 6.3-acre lot at 2400 Cox Road (parcel pin #938179684407)
- A 6.34-acre lot at 2460 Cox Road (parcel pin #938179143700)
- A 2.8-acre lot at 2306 West 5th Street (parcel pin #938189201500)

The proposed activity is anticipated to have a total cost of \$10,878,186.00 and entails construction of a permanent flood gate system and related drainage improvements to prevent future flood occurrences from the Lumber River through a CSX railroad underpass beneath I-95 in an area of Lumberton that has suffered devastation, primarily associated with hurricanes.



Project site

The project is needed to mitigate future storm flooding as experienced and exacerbated by the effects of the landfall of Hurricane Matthew (October 8, 2016) and Hurricane Florence (September 14, 2018). The purpose of this project is to enhance the City's existing earthen levee and flood control system to mitigate against 100-year flood events flowing from the west side of the I-95 underpass via the CSX railroad crossing in the vicinity of VFW Road, Cox Road, and Hackett Street.

The City has identified the project site to mitigate flooding experienced on the protected side of the existing levee system, which is critical to protect lives and property in southern and western Lumberton. In addition, the levee system helps maintain access to and operation of several critical facilities behind the levee, such as the City's WTP, two power grid point of delivery transformer sub-stations, the City's electric utility department, and a City fire station. Failure to make the proposed improvements will result in the area continuing to experience flooding during future storm events, which in turn has impacts across the entire City. Lumberton has selected this project to assist its residents and community to be protected from future storm damage and flooding.

### Project Schedule

Currently, the project is in the early stages of the construction phase. The original construction deadline was June 2026. Project delays have proposed construction timeline extension of approximately six to nine months due to CSX and North Carolina Department of Transportation (NCDOT) coordination challenges.

### Scope of Services

With the project being in the construction phase, a portion of the below services / activities are currently underway. Our staff will:

1. Attend all program workshops and training
2. Assist in the completion of the environmental review compliance, including scoping, agency comments, publications, and request for release of funds
3. Assist the City in developing and revising all compliance documents and plans, including but not limited to:
  - Citizen participation plan
  - Equal opportunity plan
  - Section 3 plan
  - Anti-displacement and relocation assistance plan
  - Section 504 grievance procedure
  - Section 504 self-evaluation survey
  - Fair housing plan and activities implementation
  - Language access plan
  - Procurement standards
  - Flood plain documentation
  - Labor standards
  - Conflict of interest and code of conduct
  - Complaint and grievance procedure for compliance plans
4. Complete request for release of funds
5. Assist in resolving and responding to citizens' complaints, concerns, and questions

6. Assist City staff in meeting CDBG requirements related to citizen inquires, such as:
  - Project updates, timelines, procedures, etc.
  - Interpretation of regulations and bulletins
7. Prepare for monitoring visits, as well as:
  - Responding to CDBG staff requests
  - Preparing required reports and financial reports in conjunction with the City's financial staff, including all reimbursement requisitions and other financial forms
8. Prepare all periodic and annual performance reports for the City's review and submission
9. Prepare grant closeout documents and closeout procedure for the Town's review and submission
10. Obtain debarment clearance for all contractors
11. Assist community in conducting all necessary public hearings and meetings.
12. Assist with complying with regulations, property acquisitions, or easements, if necessary
13. Assist project engineer in preparation of bid documents and supervisor bidding procedures consistently with state and federal regulations
14. Prepare and assist in preparing construction contracts to comply with state and federal requirements
15. Conduct required labor standard requirements — weekly payroll checks, on-site interviews, etc.
16. Attend all necessary program training
17. Verify income information for new connections, if necessary
18. Ensure community is following financial requirements and assist where needed

## City of Lumberton's Responsibilities

- Funds disbursement
- Legal issues
- Arranging for annual audit and final audit
- Managing financial requisition and audit requirements
- Submitting request for release of funds reports from CDBG
- Assisting project administrator, as needed
- Resolving and responding to citizens' complaints, concerns, and questions



We provide consistent and effective coordination throughout all steps of project development.

# 04 | Compliance Documentation

## SAM Registration

McGill has an active SAM registration with no exclusion records.



### MCGILL ASSOCIATES, P.A.

|                                                                                                   |                                                                                             |                                              |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------|
| Unique Entity ID<br><b>FBNEFGKFWUU5</b>                                                           | CAGE / NCAGE<br><b>4BN60</b>                                                                | Purpose of Registration<br><b>All Awards</b> |
| Registration Status<br><b>Active Registration</b>                                                 | Expiration Date<br><b>Oct 10, 2026</b>                                                      |                                              |
| Physical Address<br><b>55 Broad ST<br/>Asheville, North Carolina 28801-1946<br/>United States</b> | Mailing Address<br><b>PO Box 2259<br/>Asheville, North Carolina 28802<br/>United States</b> |                                              |

#### Business Information

|                                                    |                                                                           |                                        |
|----------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------|
| Doing Business as<br><b>MCGILL ASSOCIATES PA</b>   | Division Name<br><b>(blank)</b>                                           | Division Number<br><b>(blank)</b>      |
| Congressional District<br><b>North Carolina 11</b> | State / Country of Incorporation<br><b>North Carolina / United States</b> | URL<br><b>www.mcjillassociates.com</b> |

#### Registration Dates

|                                        |                                        |                                                 |
|----------------------------------------|----------------------------------------|-------------------------------------------------|
| Activation Date<br><b>Oct 14, 2025</b> | Submission Date<br><b>Oct 10, 2025</b> | Initial Registration Date<br><b>Mar 1, 2006</b> |
|----------------------------------------|----------------------------------------|-------------------------------------------------|

#### Entity Dates

|                                          |                                             |
|------------------------------------------|---------------------------------------------|
| Entity Start Date<br><b>Jan 11, 1984</b> | Fiscal Year End Close Date<br><b>Sep 30</b> |
|------------------------------------------|---------------------------------------------|

#### Immediate Owner

|                        |                                       |
|------------------------|---------------------------------------|
| CAGE<br><b>(blank)</b> | Legal Business Name<br><b>(blank)</b> |
|------------------------|---------------------------------------|

#### Highest Level Owner

|                        |                                       |
|------------------------|---------------------------------------|
| CAGE<br><b>(blank)</b> | Legal Business Name<br><b>(blank)</b> |
|------------------------|---------------------------------------|

#### Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

#### Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

#### Exclusion Summary

Active Exclusions Records?

No



# North Carolina Debarred List

McGill is not on the North Carolina Debarred List, included below.

| Vendor Name                       | City, State   | Effective Date | Debarment Reason             |
|-----------------------------------|---------------|----------------|------------------------------|
| Mammatech Corporation             | ----          | 10/3/2008      | Other                        |
| Medina LLC                        | Leicester, NC | 9/14/2016      | NC E-Procurement Fee Default |
| Memex Software                    | Vancouver, BC | 10/31/1996     | Other                        |
| Micro World                       | Torrance, CA  | 9/4/1997       | Contract Default             |
| Midas Investments, Inc.           | Tyler, TX     | 3/28/2006      | NC E-Procurement Fee Default |
| Midway Carpet Dist. Inc           | Newton, NC    | 7/17/2018      | NC E-Procurement Fee Default |
| Midwest Hardware and Supply, Inc. | Cleveland, OH | 10/21/1999     | Contract Default             |
| Mizell and Associates, Inc.       | ----          | 7/26/2001      | Contract Default             |
| Mountain West Trading Post        | Lander, WY    | 10/28/2004     | Contract Default             |
| MPX, Inc.                         | Aldie, VA     | 4/6/1995       | Contract Default             |
| Multigraphs LLC                   | ----          | 3/1/2005       | Other                        |

6/1/2021

State of North Carolina | Purchase & Contract

1305 Mail Service Center | 116 West Jones Street | Raleigh, NC 27699-1305

919 807 4500 T



Project site



## Proposed Cost

McGill proposes to assist the City of Lumberton with grant administration services for the West Lumberton Flood Gate at VFW Road and the railroad underpass. Our grant administration team will assist the City in complying with the terms and conditions of the CDBG-NR program, as required by HUD and NCDOC. All funds associated with the proposed fee would be paid by the CDBG-NR grant, with no contribution needed by the City. If selected, McGill proposes the following allocation of administration funds:

| City of Lumberton CDBG-NR                  | Flood Gate Project |
|--------------------------------------------|--------------------|
| Funds Awarded by NCDEQ                     | \$3,500,000        |
| <b>Available Funding for Project Costs</b> | <b>\$3,500,000</b> |

| Tasks                                | Fees            |
|--------------------------------------|-----------------|
| Grant Administration                 | \$50,000        |
| <b>Cost per Funding Disbursement</b> | <b>\$50,000</b> |



### Technical Expertise

Our talented design professionals possess the technical skills to tackle your project challenges.



### Project Management Skills

Our highly trained managers use Deltak Vantagepoint software and a spreadsheet-driven procedure to track progress relative to scope and schedule.



### Open Communication

Regular and consistent communication between the consultant, client, and stakeholders is critical for project success. We are committed to listening to you.



**McGill Associates, PA**  
5 Regional Circle, Suite A, Pinehurst, NC 28374  
910.295.3159 | [mcgillassociates.com](http://mcgillassociates.com)



**RFQ - CDBG-NR Floodgate Grant Administration**

| Evaluation Criteria                                                   | Max Points | Firm           |           |                   |
|-----------------------------------------------------------------------|------------|----------------|-----------|-------------------|
|                                                                       |            | LuzFutura, LLC | McGill    | The Adams Company |
| General Qualifications, Competence, and Reputation of Firm/Consultant | 25         | 20             | 25        | 25                |
| Prior CDBG Infrastructure Grant Experience of Firm/Consultant         | 25         | 10             | 25        | 25                |
| Qualifications of Actively Involved Staff Members                     | 25         | 15             | 25        | 22                |
| Ability to Address Local Needs                                        | 15         | 8              | 12        | 12                |
| Availability                                                          | 10         | 5              | 10        | 8                 |
| <b>Total</b>                                                          | <b>100</b> | <b>58</b>      | <b>97</b> | <b>92</b>         |

\* The RFQ was posted on the City's website and appropriately advertised

\* No other proposals were received

*M. Brannon for*  
2/10/2026

**RFQ - CDBG-NR Floodgate Grant Administration**

| Evaluation Criteria                                                   | Max Points | Firm           |        |                   |
|-----------------------------------------------------------------------|------------|----------------|--------|-------------------|
|                                                                       |            | LuzFutura, LLC | McGill | The Adams Company |
| General Qualifications, Competence, and Reputation of Firm/Consultant | 25         | 20             | 24     | 23                |
| Prior CDBG Infrastructure Grant Experience of Firm/Consultant         | 25         | 19             | 24     | 22                |
| Qualifications of Actively Involved Staff Members                     | 15         | 11             | 14     | 13                |
| Ability to Address Local Needs                                        | 10         | 9              | 10     | 10                |
| Availability                                                          |            |                |        |                   |
| Total                                                                 | 100        | 79             | 95     | 90                |

\* The RFQ was posted on the City's website and appropriately advertised  
 \* No other proposals were received

**Lumberton City Council**

Item: V.H.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** February 9, 2026

**Originated By:** City Manager

**Submission Date:** 02/06/2026

**Subject:** Meadow Branch - Lumberton Loop Engineering RFQ

**Summary/Background of Subject Matter:**

The Review Committee for RFQ: RFQ2025-033 (“Lumberton Loop: Meadow Branch Floodplain Restoration Project”) – consisting of staff from the City of Lumberton and the NC State University Coastal Dynamics Design Lab (CDDL) – received and reviewed **four (4)** Statement of Qualifications (SOQ) packages from interested vendors. The prime firms representing the submitted SOQ packages were:

- **Wildlands**
- **Kimley-Horn**
- **McAdams**
- **RES**

After reviewing the four (4) SOQ packages, the Review Committee scored the teams led by Wildlands and Kimley-Horn as being high and close together (i.e., scores exceeding 93 out of 100 points for both teams). As such, the Review Committee requested interviews with Wildlands and Kimley-Horn, both of which took place on January 21, 2026.

**Staff Recommendation:**

In both the review of the SOQ packages and during the subsequent interviews, both teams presented: (i) comparably qualified members of their project team to complete the requested services, and (ii) a sufficient number of comparable project examples (both built and designed) showing a well-rounded portfolio of completed projects of similar scope; however (iii) the team led by Kimley-Horn provided the greatest level of clarity concerning their project understanding and project approach.

Therefore, the Review Committee recommends that the City of Lumberton proceed with final contract negotiations with the team led by Kimley-Horn. A final contract and fee proposal will be presented to City Council at their next regularly scheduled meeting for approval.

**City Manager's Comments:**

**Signature:**

**Department:** City Manager

**ATTACHMENTS:**

1. RFQ2025-033\_Lumberton Loop Meadow Branch Floodplain Restoration Design\_Kimley-Horn

December 18, 2025



**RFQ2025-033**

Statement of Qualifications (SOQ) for the City of Lumberton  
**Lumberton Loop Meadow Branch  
Floodplain Restoration Design,  
Engineering, and Permitting Services**

Submitted to:  
**City of Lumberton**

Submitted by:  
**Kimley»Horn**



# Tab 1

## Cover Letter

## Cover Letter

December 18, 2025

Brandon Love, Deputy City Manager  
City of Lumberton  
500 North Cedar Street  
Lumberton, NC 28358

Kimley-Horn  
421 Fayetteville Street, Suite 600  
Raleigh, NC 27601  
www.kimley-horn.com | 919 677 2000

### RE: Request for Qualifications (RFQ) for Lumberton Loop Meadow Branch Floodplain Restoration Design, Engineering, and Permitting Services

Dear Mr. Love and Members of the Selection Committee:

The City of Lumberton seeks to use City-acquired repetitive loss properties to increase flood storage and conveyance to mitigate flooding for surrounding residents while improving water quality, enhancing the aesthetics of the community, and providing a meaningful community gathering space. The City and NC State University Coastal Dynamics Design Lab (CDDL) have done an excellent job identifying and developing the conceptual Lumberton Loop System community resilience project, and Kimley-Horn is eager to help bring the Meadow Branch floodplain restoration portion of the project to fruition.

Kimley-Horn is eager to work with the City, CDDL, stakeholders, and residents to bring this project to life and has assembled the ideal team for the next steps in the project. Kimley-Horn will build on efforts completed by CDDL and construct a detailed model to be used to iteratively work towards a project design that meets the primary objective of reducing flood elevations and frequency of flooding for the surrounding residents and roadways while also capitalizing on secondary goals such as enhancing water quality, providing access to park space, and restoring floodplain areas with native vegetation. In addition to our understanding, the Kimley-Horn team offers the City the following benefits that makes us **uniquely qualified**.

#### Qualification Statement

- 💧 **Familiarity with grant-funded projects.** The Kimley-Horn team has led or is currently leading more than 120 federally and grant-funded infrastructure projects for more than 55 municipalities in North Carolina. We have a proven track record of success with projects similar to yours. *With Kimley-Horn, you'll be working with a team that knows what works and what doesn't; resulting in successful project outcomes.*
- 💧 **Extensive similar experience.** Our team has unmatched relevant experience with flood modeling and infrastructure design for hundreds of flood mitigation projects throughout the state and country. We also have a superior track record of creating designs that are easily implementable. *With Kimley-Horn, your project will be implementable and constructable—no surprises.*
- 💧 **Comprehensive suite of services.** Kimley-Horn offers a balanced, multidisciplinary team that is custom built to address explicit RFQ services and related implicit services as well as collaborating seamlessly to the maximum effect. *With Kimley-Horn, you get a convenient one-stop source for engineering and planning services—streamlining consultant coordination and communication.*

Our team is excited about the prospect of serving the City on this project. **Solving problems and identifying creative solutions is what we do best!** If you have any questions, please reach out to me at the contact information below.

Sincerely,  
**KIMLEY-HORN**



Ross Perry, PE, CFM | Project Manager and Primary Point-of-Contact  
ross.perry@kimley-horn.com | 984-279-0843



## Tab 2

Project Team

## Project Team

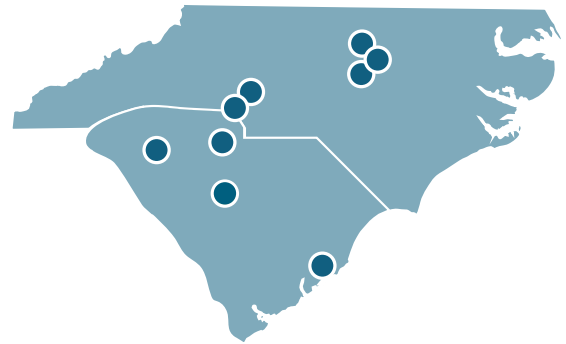
Kimley-Horn has assembled a diverse team to successfully complete the Lumberton Loop Meadow Branch Floodplain Restoration project:

### Kimley-Horn

Since 1967, clients nationwide have found Kimley-Horn their top source for comprehensive consulting services. Our experienced staff delivers work you can depend on—projects that can be successfully developed, permitted, and built on-time and within budget, taking advantage of the industry's best proven techniques and technologies.

Our team understands that modern stormwater management incorporates engineered and natural systems to provide flood control and clean water, conserve and restore ecosystem values and functions, and protect public infrastructure. Our team routinely plans, models, permits, and designs hard infrastructure, green infrastructure, and natural systems—many times on the same project.

Through projects with cities and other local municipalities, we have experience working on more than 100 stream restoration and bank stabilization projects. Most of these projects were located on FEMA-regulated streams and required coordination with multiple municipalities with no-rise submittals or floodplain development permits.



**8**  
OFFICES  
IN THE  
CAROLINAS



**890+**  
EMPLOYEES  
IN THE  
CAROLINAS



**25+**  
SURFACE  
WATER  
EMPLOYEES

### Proposed Subconsultants



**GeoTechnologies, Inc.** is a full-service geotechnical engineering, special inspections, and materials testing firm founded in Raleigh in 1992. Their engineering services include subsurface investigations, pavement investigations, geotechnical engineering analysis for shallow and deep foundations, earthwork, slope stability, retaining wall design and inspection, and geotechnical forensic investigations



**Wetherill (WEI)** will perform a detailed location and topographic survey of the project corridor. Attention will be given to properly locating utilities, existing drainage features, delineating jurisdictional features, and existing infrastructure. WEI will compile and incorporate relevant property data and plat information into the base mapping for design. **Additionally, WEI is acknowledged as a top Minority/Women Business Enterprise (MWBE) firm in the Triangle region by the Triangle Business News.**



**Hollins Construction Services (HCS) is a minority-owned construction and inspection firm** that offers a broad range of construction inspection services for transportation, utilities, environmental, and water/wastewater projects. HCS will provide constructibility and cost opinion review for this project.

### **Project Leadership and Quality Control/Quality Assurance (QC/QA)**

Kimley-Horn operates a client-centered style of management oriented toward maintaining the highest level of quality and communication you have come to expect. **Ross Perry, PE, CFM**, will serve as the project manager and main point of contact. His goal is to serve as a trusted advisor and extension of your staff. Ross is committed and available to the City throughout the life of the contract. He will be responsible for developing a comprehensive work plan at the project-scoping phase that includes a list of project tasks and scheduling, resource, equipment, and material requirements necessary to help ensure the project is completed on schedule and within budget.

To maintain team member communication and meet project milestones, we propose one regularly scheduled full design team/client meeting per month. In addition to the once monthly “all hands” meeting, there will be meetings to discuss grant compliance, specific design decisions, and other key items requiring City/team collaboration.



While at a previous firm, **Ross Perry** managed and oversaw design and construction of the Duffyfield Community Stormwater Enhancement Project for the City of New Bern. This project, located in the heart of an underserved community, used repetitive loss FEMA “buy-out” properties and the removal of a road crossing to construct an approximately 5-acre linear wetland for the purpose of flood storage and mitigation. The wetland served to collect and store flood waters following a rain event while they were pumped to a downstream tributary of the Neuse River via a stormwater pump station which was also designed and constructed as part of the project. While the main purpose of the project was to mitigate flooding and provide some resilience to the community, the project also helped to enrich the community.

**Ross worked closely with the City to help manage various grants that were used to fully fund the project.**

The project included paved trails and boardwalks throughout the wetland areas, allowing for public enjoyment of the green space as well as easy maintenance access for City staff. Additional features such as community gardens and pollinator gardens were incorporated into the design, further promoting community engagement with the project. The final phase of the project is scheduled to be completed in the Spring of 2026, but the project has already proved to be a success, with reduced flooding intervals observed by City staff, and the formation of wildlife habitats in the early phases of the project.

**Kimley-Horn** is committed to providing quality services and timely outcomes. A critical part of quality control is quality people. We will provide you with a team of experienced and technically proficient professionals who know how to implement innovative design solutions. **Travis Crissman, PE**, will serve as the QC/QA manager for this project. His more than 25 years of experience includes numerous infrastructure and stream restoration projects for both NCDOT and municipal governments around the state. He will actively work alongside **Ross Perry, PE**, to support the team in reviewing design elements associated with the proposed flood mitigation improvements. Travis is also currently serving as project manager on two similar projects for the City of Kinston (*see Adkin Branch project highlight*) and the City of Greenville.

Ross’ experience with project management, feasibility studies, planning, data collection, leading design, hydraulic modeling, construction document preparation, permitting, and construction phase services make him ideal to provide QC/QA. To make sure your project runs smoothly and efficiently, we offer the City a core leadership team. Alongside Ross and Travis, this leadership team includes:

➤ **Samantha Illes**  
Hydrology/Hydraulics  
Modeling/Analysis

➤ **David Hursey**  
Stream/Natural Channel,  
Wetland and Floodplain

➤ **Brandon White**  
Park, Playground, and  
Landscape Design

➤ **Willie Sullivan**  
Environmental Investigation  
and Permitting Lead

## RESUMES OF PROPOSED PERSONNEL



### PROFESSIONAL CREDENTIALS

BS, Biological Engineering,  
NC State University

Professional Engineer in NC

Certified Floodplain Manager

### OFFICE LOCATION

Raleigh, NC

## W. ROSS PERRY, PE, CFM

### Project Manager / Project Engineer

Ross joins Kimley-Horn with 15 years of project management and design experience working on a variety of public and private sector projects. He specializes in dam rehabilitation design and emergency action planning, flood studies and FEMA permitting, stormwater management, hydraulic and hydrology (H&H) modeling, watershed planning, natural system protection and restoration, stormwater infrastructure design, and urban stormwater retrofits.

### Relevant Experience

- Adkin Branch Flood Mitigation Study and Infrastructure Improvements, Kinston, NC
- Glenwood-Creston Drainage Improvements, Raleigh, NC
- Riverside Drainage Assessment, Harnett County, NC\*
- Stormwater Asset Inventory and Assessment (AIA), New Bern, NC\*
- Duffyfield Stormwater Enhancement Project, New Bern, NC\*
- Spring Branch Drainage Improvements, Smithfield, NC\*

*\*Project experience prior to joining Kimley-Horn*



### PROFESSIONAL CREDENTIALS

BS, Civil Engineering,  
NC State University

Professional Engineer in NC,  
PA, SC, and VA

### OFFICE LOCATION

Raleigh, NC

## TRAVIS CRISSMAN, PE

### QC/QA and Technical Advisor; Bid Phase Services; Construction Cost Estimation

Travis's career spans 25 years and has focused primarily on stormwater infrastructure planning and implementation. He has provided a variety of types of analysis and design of stormwater conveyance systems, including analysis and design of tens of thousands of feet of public and private stormwater conveyance. Travis has worked with many municipal governments in the region to install new and improve existing drainage infrastructure, replace and upgrade roadway culvert systems, and provide emergency repairs following weather disasters.

### Relevant Experience

- Adkin Branch Flood Mitigation Study and Infrastructure Improvements, Kinston, NC
- Swannanoa River Flood Study, Asheville, NC
- Horsepen Creek Watershed Master Plan and Program Management, Greensboro, NC
- Wisteria/Clearbook Stream Restoration and Drainage Improvements, Wilmington, NC
- Carvers Creek Watershed Study, Fayetteville, NC



### PROFESSIONAL CREDENTIALS

Master of Engineering Management,  
Duke University

BS, Environmental Engineering,  
University of Central Florida

Professional Engineer in NC and VA

### OFFICE LOCATION

Raleigh, NC

## SAMANTHA ILLES, PE, SWPR

### Hydrology/Hydraulics Modeling/Analysis Lead

Samantha specializes in projects involving hydrologic and hydraulic modeling as well as design and construction of stormwater management systems and facilities. In her 10-year career, she has managed and led the design of several stormwater infrastructure projects that have mitigated flooding for local communities. She is proficient in various hydrologic and hydraulic modeling software, such as PCSWMM, InfoWorks ICM, Stormwise, HEC-HMS, HEC-RAS, FlowMaster, and ArcPro.

### Relevant Experience

- Adkin Branch Flood Mitigation Study and Infrastructure Improvements, Kinston, NC
- Seatack Neighborhood Improvements, Virginia Beach, VA
- West Horton Street Drainage Improvements, Zebulon, NC
- Carvers Creek Watershed Study, Fayetteville, NC
- Horsepen Creek Watershed Master Plan and Program Management, Greensboro, NC
- Flora Street Flood Study, Elizabeth City, NC



### PROFESSIONAL CREDENTIALS

BS, Environmental Engineering,  
NC State University

Professional Engineer in NC

Erosion and Sediment Control  
Designer Level IIIA

### OFFICE LOCATION

Raleigh, NC

## DAVID HURSEY, PE

### Stream/Natural Channel, Wetland, and Floodplain Design Lead

David has 8 years of experience in hydrologic and hydraulic modeling, planning, and design for stream restoration and watershed studies, and construction administration services on stream restoration and drainage design projects. He has extensive experience in permit preparation for erosion and sediment control design and permitting coordination with municipal, state, and federal agencies. David has been involved in all aspects of urban and rural watershed projects, including feasibility and planning, permitting, design, and construction management.

### Relevant Experience

- Adkin Branch Flood Mitigation Study and Infrastructure Improvements, Kinston, NC
- Greensboro Arboretum Stream Enhancement, NC
- Wisteria/Clearbrook Stream Restoration and Drainage Improvements, Wilmington, NC
- U-2579BA, Smith Creek Stream Relocation Plans, Kernersville, NC
- Ailey Young Park Dam Removal and Stream Restoration, Wake Forest, NC
- Emergency Watershed Protection (EWP) Streambank Repairs, Durham, NC



### PROFESSIONAL CREDENTIALS

BLA, University of Georgia

Professional Landscape Architect in NC, FL, GA, SC, and VA

American Society of Landscape Architects

### OFFICE LOCATION









 Raleigh, NC

## BRANDON WHITE, PLA, ASLA

### Park, Playground, and Landscape Design Lead

Brandon has 28 years of landscape architecture experience serving public and private clients throughout the Southeast. A registered landscape architect, Brandon collaborates with project teams on planning and design for commercial and municipal developments, streetscapes, greenways, and transportation projects. He recognizes the opportunities and limitations of a project during the design phase and understands the careful balance among all the moving parts of a project.

#### Relevant Experience

-  Adkin Branch Flood Mitigation Study and Infrastructure Improvements, Kinston, NC
-  North Carolina Zoological Park Stormwater Design, Asheboro, NC
-  Ailey Young Park Renovation and Expansion, Wake Forest, NC
-  Wildwood Park Bridges and Boardwalks, Greenville, NC
-  Greenville Sports Complex, Greenville, NC
-  Walnut Creek Athletic Complex, Raleigh, NC
-  Beaverdam Creek Greenway, Zebulon, NC
-  Nettles Park Master Plan, Clemson, SC



### PROFESSIONAL CREDENTIALS

BS, Natural Resources, NC State University

Professional Wetland Scientist

### OFFICE LOCATION







 Raleigh, NC

## WILLIE SULLIVAN, PWS

### Environmental Investigation and Permitting Lead

Willie has more than 9 years of experience specializing in wetland, stream, and riparian buffer delineations and permitting; ArcGIS software; threatened and endangered species habitat assessment and surveys; and vegetative and natural communities assessments. He has worked on numerous projects for both public and private sector clients and various local municipalities throughout the Carolinas and Virginia.

#### Relevant Experience

-  Adkin Branch Flood Mitigation Study and Infrastructure Improvements, Kinston, NC
-  Wisteria/Clearbrook Stream Restoration and Drainage Improvements, Wilmington, NC
-  U-2579BA, Smith Creek Stream Relocation Plans, Kernersville, NC
-  Ailey Young Park Dam Removal and Stream Restoration, Wake Forest, NC
-  Strayhorn Branch Stream Floodplain Enhancement, Durham, NC
-  Emergency Watershed Protection (EWP) Streambank Repairs, Durham, NC



### PROFESSIONAL CREDENTIALS

BS, Civil Engineering,  
State University of New York  
(SUNY) at Buffalo

Professional Engineer in NC,  
SC, and MD

NRMCA Concrete Plant  
Inspecting Engineer

### OFFICE LOCATION

Raleigh, NC

## MARK POTRATZ, PE



### Geotechnical Investigations; Construction Observation/Inspection

Mark has more than 31 years of experience as a project manager on geotechnical, special inspections, and materials testing projects. He performs subsurface investigations, foundation recommendations, slope stability, retaining wall analysis, ReMi testing for seismic recommendations, seismic refraction testing, field resistivity of soils, and slope inclinometer analysis.

#### Relevant Experience

- West Cabarrus Street Culvert Replacement, Raleigh, NC
- EM Johnson Chemical Plant and PAC Improvements, Raleigh, NC
- Montage West Stormwater Underground Vault, Raleigh, NC
- North Hills Sewer Outfall, Raleigh, NC
- Brier Creek Pump Station, Raleigh, NC
- Waccamaw Waste Water Treatment Plant Additions, Lake Waccamaw, NC
- JNX Public Safety Center, Smithfield, NC



### PROFESSIONAL CREDENTIALS

BS, Architecture,  
SUNY

BS, Business Administration,  
NC State University

Professional Engineer in  
NC and TN

### OFFICE LOCATION

Raleigh, NC

## ANDY DeGROAT, CPUL, PLS



### Design and ALTA Surveying and SUE

Andy is a licensed professional land surveyor with over 39 years of experience. He is fully proficient in all aspects of surveying, including location, topographic, GPS, high definition laser scanning, and utility surveys. He has managed multiple annual service contracts and projects for department of transportation in NC, SC, GA, and FL. These contracts have included survey, subsurface utility engineering (SUE), and utility coordination services. He was a contract manager for the NCDOT open-ended services contract with other firms for more than 28 years.

#### Relevant Experience

- NCDOT, Location and Surveys On-Call, NC
- Riverbend Drive Sidewalk, Bermuda Run, NC
- EB-5678, South Marietta Sidewalk, Gastonia, NC
- Church Street Pedestrian Safety, Charlotte, NC
- Suttle Avenue Sidewalk Connector, Charlotte, NC
- Lowery Street Surveys, Winston-Salem, NC



### PROFESSIONAL CREDENTIALS

AAS, Pre-Engineering,  
Louisberg College

Professional Land Surveyor in NC

### OFFICE LOCATION

 Raleigh, NC







## TONY ALFORD, PLS



### Survey Group Manager

Tony has more than 25 years of experience in the surveying profession. He has overseen route surveys, GPS, and high-definition laser scanning projects throughout North Carolina for NCDOT's Location and Surveys Unit, and has managed WEI's survey group for the past 10 years. Tony's experience includes surveying and civil design work for route surveys, residential and commercial subdivisions, boundary and topographic surveys, right of way and easement acquisition projects, underground utility surveys, and high definition laser scanning surveys.

### Relevant Experience

-  NCDOT, Location and Surveys On-Call, NC
-  Utley Creek Greenway, Phase 1, Holly-Springs, NC
-  Jones Creek Greenway, Carrboro, NC
-  Bass Lake Greenway, Holly Springs, NC
-  Penny Road Greenway, Raleigh, NC
-  House Creek Greenway, Raleigh, NC



### PROFESSIONAL CREDENTIALS

BS, Civil Engineering,  
NC A&T State University

General Contractor in NC

### OFFICE LOCATION

 Raleigh, NC






## TONY HOLLINS



### Construction Services Manager

Tony is the president and owner of HCS and will oversee construction management, construction administration, and construction inspection services for the project. Tony is a licensed NC general contractor who holds NCDOT Approved Small Professional Services Firm Certification. He provides construction, cost estimation, and constructibility reviews for concrete sidewalks, driveways, curb and gutter, American Disability Act (ADA) ramps, water and wastewater treatment facilities, pump stations, and municipal infrastructure projects.

### Relevant Experience

-  Downtown Loop Waterline Installation, Durham, NC
-  2016 and 2017 Water Main Replacements, Cary, NC
-  2-Inch Waterline Replacement, Durham, NC
-  Waterline Improvements, Cary, NC
-  Buchanan Boulevard Waterline Extension, Durham, NC

**PROJECT APPROACH/ORGANIZATIONAL CHART**

**City of Lumberton**



**PROJECT MANAGER**

**Ross Perry, PE, CFM**



**QC/QA AND TECHNICAL ADVISOR**

**Travis Crissman, PE**

**DESIGN, PERMITTING, AND BID PREPARATION**

**Hydrology/Hydraulics Modeling/Analysis**

Ross Perry, PE, CFM  
Samantha Illes, PE  
Nolen Anderson, PE  
Alison Rooks, EI

**Stream/Natural Channel, Wetland, and Floodplain Design**

Ross Perry, PE, CFM  
David Hursey, PE, ESCD IIIA  
Gwyneth Cartwright, EI  
Allison Gustafson, EI

**Park, Playground and Landscape Design**

Brandon White, PLA, ASLA  
Nick Kuhn, PLA, ASLA

**Public Engagement**

Ross Perry, PE, CFM  
David Hursey, PE, ESCD IIIA  
Gwyneth Cartwright, EI

**Roadway Design**

Tyler Spring, PE  
Caleb Lowman, PE

**Bridge Structural Design**

Patrick Cooksey, PE  
Andrew Phillips, PE

**FEMA/Floodplain Permitting**

Ross Perry, PE, CFM

**Bid Phase Services**

Travis Crissman, PE  
Ross Perry, PE, CFM  
David Hursey, PE, ESCD IIIA

**Construction Cost Estimation**

Travis Crissman, PE  
Tony Hollins<sup>3</sup>

**DATA COLLECTION**

**Environmental Investigations/Permitting**

Willie Sullivan, PWS  
Mackenzie Richards

**Design and ALTA Surveying and SUE**

Andy DeGroat, PLS, CPUL<sup>1</sup>  
Tony Alford  
Andrew Moore

**SUPPORT SERVICES**

**Geotechnical Investigations**

Mark Potratz, PE<sup>2</sup>

**NEPA Documentation**

Teresa Gresham, PE

**Water/Sewer Utility Design**

Nate Harvey, PE  
Nolan Raney, PE

**Utility Coordination**

Caleb Lowman, PE  
Zak Purvis, PE

**Construction Administration**

Ross Perry, PE, CFM  
David Hursey, PE, ESCDA IIIA  
Caleb Lowman, PE

**Construction Observation/Inspection**

Mark Potratz, PE<sup>2</sup>  
Tony Hollins<sup>3</sup>  
Andy DeGroat<sup>1</sup>

**Subconsultants**

1. Wetherill
2. Geotechnologies
3. Hollins Construction

## PROJECT UNDERSTANDING

Kimley-Horn is excited to bring together a team of highly qualified professionals to assist the City of Lumberton with the Lumberton Loop Meadow Branch Floodplain Restoration project. Our team brings unmatched experience completing similar projects that merge the promotion of flood mitigation and resiliency with the enhancement of natural ecosystems and the expansion of community green space and amenities. **Kimley-Horn understands that the project stems from the Lumberton Community Floodprint completed by the City and the CDDL** which seeks to use Federal Emergency Management Agency (FEMA) acquisition properties and existing recreational assets to “create a connected system of educational, recreational, and environmental amenities in areas that are otherwise vulnerable to environmental hazards, vacancy, and neglect.” **This goal speaks to the heart of what Kimley-Horn’s surface water team hopes to accomplish with every flood mitigation project we work on: reduce flood risk and increase public safety while providing recreational areas that help enhance and educate the surrounding community.**

### Project Observations and Opportunities

Kimley-Horn was fortunate to attend the pre-submittal meeting for this project on December 3rd, 2025 which included a walk of the project area. We understand that the project area begins on the south-side of North Roberts Avenue and follows Meadow Branch downstream to the end of the project area near the terminus of Fuller Avenue and the confluence of the outlet channel from the pond adjacent to Kalke Drive. The project area consists of 33 buy-out properties acquired by the City in addition to other City-owned properties (i.e. Jerry Giles Park) and portions of the right-of-way of North Walnut Street, Highland Avenue, and Fuller Avenue. The majority of the project area is located along the south-side of Meadow Branch, with the City owning all adjacent properties with the exception of 205 Highland Avenue. The City has acquired four properties along the north-side and, fortunately, three of these properties are located across from 205 Highland Avenue which allows for continuous floodplain addition and avoids a “choke” point in the project area.

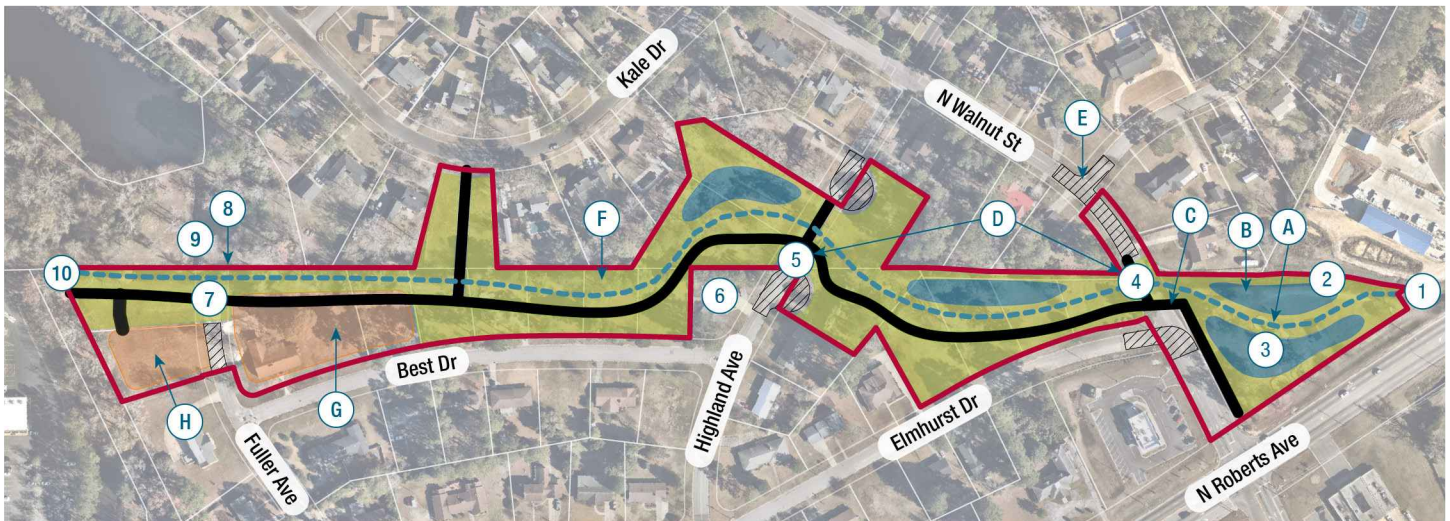
Meadow Branch runs relatively straight through the project area, with an 8 to 12 foot-wide bottom width and embankment slopes that are generally 1:1 or steeper. Portions of the embankments appear to have been armored/stabilized with riprap in the past. The channel appears to be relatively clear of significant debris indicating that it is well maintained and/or high velocity flood waters consistently clear out the channel. Meadow Branch is crossed by a metal pedestrian bridge that provides connectivity to Jerry Giles Park from the adjacent commercial area as well as by N Walnut Creek and Highland Ave, both of which utilize concrete span bridges with vertical approaches.

Kimley-Horn understands that both of these roadways have the propensity to overtop during large storm events and that the City is open to the idea of modifying, or even removing, one or both of these crossings if it can be demonstrated that it would result in significant flood reduction benefits, could be implemented within the project’s anticipated construction budget, and is deemed acceptable by the impacted neighborhood.



# Lumberton Loop Meadow Branch Floodplain Restoration

Our team is eager to work on this project and has already created an opportunities/observations map illustrating our understanding of the project-specific issues and design concepts. We are excited to collaborate with the City and CDDL to further build upon and develop these ideas to ensure a successful outcome.



## Site Observations and Constraints

- 1 Dual 9'x8' reinforced concrete box culvert (RCBC) under North Roberts Avenue (upstream end of project area)
- 2 Existing pedestrian bridge crossing
- 3 Jerry Giles Park
- 4 Concrete span bridge with vertical abutments at North Walnut Street crossing
- 5 Concrete span bridge with vertical abutments at Highland Avenue Crossing
- 6 205 Highland Avenue to remain, causing project improvements to occur on the north side of stream channel
- 7 Termination of Fuller Avenue
- 8 Pipe discharge (typical)
- 9 Perpendicular discharge channel from upstream pond
- 10 Downstream end of project area. Tie to existing channel conditions

## Project Opportunities

- A Potential stream realignment. Increase channel capacity, add sinuosity, and eliminate steep embankments along property lines
- B Potential areas to construct wetland areas and/or significant floodplain benching to increase flood storage capacity
- C Potential greenway trail. Multiple access points available that allow for continued pedestrian connectivity between northern and southern portions of neighborhood and access to park areas
- D Potential to enlarge or remove existing crossings. Removal would allow for maximum flow conveyance increase while helping minimize non-residential cut-through traffic within the neighborhood
- E Potential roadway modifications
- F Potential areas for minor floodplain benching, reforestation, and/or native landscaping
- G Potential relocation area for Jerry Giles Park. Moves park to interior of neighborhood away from busy roadways and commercial properties. Incorporate park area with stream channel and greenway trail
- H Potential parking area for recreational and open space area

Kimley-Horn has the experience developing incredibly detailed, high-resolution, hydraulic models via cost effective means. These models allow us to assess and compare existing site and flood conditions with multiple improvement scenarios to assist the City with selecting a design that meets or exceeds the projects goals and budget. Additionally, the visualization of the spatial and temporal flood results of the model are incredibly valuable when communicating the flood mitigation benefits, and project constraints to the community, stakeholders, and potential funding agencies.

Kimley-Horn understands that CDDL will work closely with the City and consultants to manage the grant funding for this project; however, it is worth mentioning that **all of the projects highlighted in our statement of qualifications involve grant funding**, and Kimley-Horn has experience working on projects funded by multiple funding agencies including Building Resilient Infrastructure and Communities (BRIC) (now Hazard Mitigation Grant Program [HMGP]), Local Assistance for Stormwater Infrastructure Investments (LASII), Golden Leaf, NC Emergency Management, NC Land and Water Fund, Environmental Enhancement Grants, and others.

**Kimley-Horn has the experience and know-how to take an innovative, conceptual design, and advance it to produce high quality Construction Documents that support permit applications, solicitation of contractor bids, and provide for a smooth construction phase with few to no change-orders.**

**We are excited to extend our experience and expertise to the City on the Lumberton Loop Meadow Branch Floodplain Restoration project, which is a critical element of the second phase of the Lumberton Community Floodprint.**



*Emergency Watershed Protection Streambank Stabilization, Durham, NC*

## PROJECT APPROACH

### Data Collection Phase

#### Review Historical Data

Kimley-Horn will kick-off the data collection phase of the project by reviewing pertinent information and data already collected/developed by the City and CDDL. We have already reviewed both the Phase I and Phase II Lumberton Community Floodprint reports, publicly available GIS data (parcels, building footprints, etc), FEMA Flood Insurance Studies, and FIRMs for the project area. We hope to continue to deepen our understanding of the work completed thus far by reviewing:

- Additional technical or planning reports
- Conceptual and schematic models (AutoCAD Civil 3D, HEC-RAS, etc.) and plans
- Public meeting notes and insights
- Grant applications and approval conditions
- Any environmental assessments/findings completed as part of the BRIC inaugural cycle

#### Design Survey

**Kimley-Horn has partnered with WEI** to provide design level ALTA survey of the project area to include, but not limited to; all planimetric features, 1-foot topography, detailed channel geometry, roadways, utilities, vegetation masses, location, species, and caliber of all trees measuring more than 6-inches in diameter, deed/plat research to identify existing easements and encumbrances, surveyed property corners sufficient for creation of plats and recordation, establishing horizontal/vertical controls, and benchmarks. Survey will also include building footprints and first floor elevations (FFE) for all buildings adjacent to the project area. Stormwater conveyance systems discharging into the project area will be located, including material, dimensions and rim, sump, and invert elevations, to the first upstream structure located outside of the project area.



*Smith Creek Relocation, Kernersville, NC*

#### Subsurface Utility Engineering (SUE)

Based on site visit observations and preliminary review of GIS data, there are significant utilities running along North Walnut Street and Highland Avenue. Concurrently with the collection of design survey information, **WEI** will also establish precise location and depth of existing utilities within the project area. This information is critical when attempting to design improvements (including the removal of roadways and infrastructure) in a developed area as it ensures that proposed improvements, and associated construction cost opinions, are feasible and account for all potential utility conflicts or relocations.

#### Environmental Survey

Kimley-Horn's professional wetland scientists and natural resource specialists will perform a project area environmental screening to field delineate the jurisdictional wetland and stream features and identify historic places, endangered species and/or habitats, or sensitive natural resources within the project boundary as needed. Preliminary jurisdictional boundaries will be flagged for survey crews to collect. Our team will collect all necessary data and site photos in preparation of 401 and 404 permitting requirements and prepare a map of identified jurisdictional features. A formal request package will be submitted to the US Army Corps of Engineers (USACE) for a Preliminary Jurisdictional Determination (PJD) and our staff will meet with USACE to discuss and confirm permitting requirements.

#### **Kimley-Horn's environmental team has successfully navigated complex delineation and permitting challenges on stream stabilization and restoration projects throughout North Carolina.**

Our environmental team understands the necessity for extensive coordination among teams to help ensure efficiency and overall project success. At the local, regional, and federal levels, our environmental team is knowledgeable and experienced in the most recent regulations and requirements for natural resources permit compliance. We will leverage our skills to collaboratively determine the most effective permitting strategy for the project.

## Geotechnical Assessment

Kimley-Horn has partnered with **Geotechnologies** to provide geotechnical exploration services to assess subsurface conditions, bearing capacity of subsurface soils, presence of bed rock, suitability of on-site soils for reuse, anticipated undercutting, recommended slopes for grading, etc. They will prepare a report summarizing field and laboratory results, subsurface conditions, and engineering recommendations site design.

This information is yet another critical piece of the puzzle when attempting to design improvements as it ensures that proposed improvements and associated construction cost opinions are feasible, account for the presence of bed rock (to avoid blasting), and confirm the suitability of on-site soils (to design stabilization measures and minimize import of offsite soils).

## Design/Engineering and Permitting Phase

### H&H Modeling and Alternatives Evaluation

The Lumberton Community Floodprint – Phase II Meadow Branch and Scottish Packing report and associated modeling completed by CDDL has set an excellent foundation for understanding the flooding risk and identifying potential conceptual improvements for this project. Kimley-Horn's experienced hydrologics/hydraulics modeling experts will conduct an in-depth review of the models completed to date once the files are made available. In the meantime, the Kimley-Horn team has reviewed the existing FEMA hydraulic models for this area as well as the Lumberton Community Floodprint reports to understand the modeling methods used to develop the three improvement scenarios presented in the Phase II report.

Review of the above-mentioned reports indicates that peak runoff discharges were developed for the 5-, 10-, 25-, 50-, 100, and 500-year design storm events. These peak flows were incorporated into a USACE HEC-RAS steady state, one-dimensional (1D) model. Cross-sections used to define overbank and channel geometry were extracted from 2020 QL1 LiDAR elevation data obtained from the North Carolina Emergency Management Spatial Database. These cross-sections were updated using surfaces generated in Civil 3D that represent three concept-level scenarios: road crossing modifications only, floodplain restoration only, and

restoration and modified road crossings. We understand that the third scenario, focused on both floodplain restoration and crossing modifications, showed potential for the greatest flood mitigation benefits with flood elevation reductions observed within the project area for 5-year through 100-year events. In addition, when the three scenarios were presented to the community, this scenario was overwhelmingly preferred due to its potential to alleviate flooding and the opportunity to reduce cut-thru traffic via the removal of crossings.

Considering the above, Kimley-Horn will start our assessment of potential improvements using the restoration and crossing focused approach developed by CDDL. We will use the models and data provided by CDDL, in addition to the design survey, to build a refined model for use in assessing multiple improvement scenarios that expand on the work previously completed and allow for the assessment of design parameters such as velocities, shear stress, etc. using the following approach:

### Refined Hydrology Modeling Approach

While steady-state, 1D HEC-RAS models are common for master planning and conceptual evaluations, they do not allow for the natural adjustment flows resulting from changes in attenuation and capacity due to crossing modifications or changes to channel or floodplain geometry. When moving towards assessing full design considerations and implementation of a project of this nature, Kimley-Horn believes it is critical to use unsteady-flow models that incorporate high-resolution temporal and spatial data to:

- Model peak flow accumulation across sub-basins, as varying timing can impact total peaks
- Quantify attenuation and capacity changes along the reach to ensure the hydraulic impacts of channel alignments, increased floodplain storage, and crossing modifications are captured.

Understanding these effects is crucial to not only design improvements within the project area, but also to fully understanding the flood mitigation benefits and potential upstream and downstream impacts.

Kimley-Horn proposes to develop a detailed 2D HEC-RAS model of the study area. We recommend the use of a 2D unsteady model instead of a 1D unsteady model due to its ease of setup, minimal assumptions, stability with hydraulic adjustments, and ability to fully utilize high-resolution topographic data. The model will incorporate the refined

hydrographs for each design event to input flows onto the generated detailed 2D mesh of the study area. The 2D mesh will be built using field survey data within the project area supplemented with QL1 LiDAR, GIS data, and FEMA effective model information for areas outside of the project area. We anticipate that the study area, centered on Meadow Branch, will extend upstream from the project area to incorporate the North Roberts Avenue and Fayetteville Road crossings to understand their potential impacts on peak flow attenuation and velocities and will continue downstream of the project area to Meadow Branch's confluence with Fivemile Branch immediately downstream of the I-95 crossing.

*Kimley-Horn will leverage our connections with NCDOT to inquire about the upcoming improvements to Interstate-95 that include elevation of the roadway and enlarged culverts so that these improvements may be incorporated into the model to understand their impact on backwater elevations.*

In addition, backwater conditions associated with Fivemile Branch, and ultimately the Lumber River, will be used to establish downstream boundary conditions for the model. These downstream boundary conditions will be derived from effective FEMA flood modeling for both Fivemile Branch and the Lumber River in combination with United States Geological Survey (USGS) stream gauge data available for the Lumber River via a gauge at the NC-72 East Highway downstream of the study area.

The refined Existing Conditions model will be used to generate GIS-based exhibits depicting flooding depths and extents. The results of the model will be reviewed with City and CDDL staff to assess accuracy. Kimley-Horn will utilize historical photographic or anecdotal flood information, City staff knowledge, and site observations to validate the model results. If necessary, Kimley-Horn can calibrate the existing conditions model based on high-water marks or other evidence of how past storm events have impacted roadways, residences, or properties within the study area.

## Evaluation of Improvement Alternatives

Once the validated existing conditions model is finalized, Kimley-Horn will use it as a baseline for modeling potential improvement scenarios. Kimley-Horn will start by incorporating the conceptual restoration and crossing modifications proposed in the Lumberton Community Floodprint Phase II report.

Kimley-Horn will work with the City and CDDL to assess multiple improvement scenarios as necessary in an attempt to maximize the flood mitigation benefits while meeting budgetary and community expectations. Improvements can include various stream alignments, channel geometries, floodplain benching locations, crossing modifications or removals, and park/amenity components.

The straightened condition of the existing channel and largely open overbank areas made available through property acquisition leaves ample room for improvement from a natural channel design standpoint. We are excited about the potential opportunity to provide multi-objective benefits for the project related to flood mitigation and functional uplift to the stream system.

Each proposed improvement scenario will be assessed based on performance, flood mitigation benefits, budgetary construction estimates, permitting requirements, and potential constructability issues. This is anticipated to be an iterative approach where communication with the City and CDDL is key. We will work with the City and stakeholders to weigh the pros and cons of each alternative and scenario and ultimately select the proposed improvement project that best fits with the City's goals and project limitations.

## Modeling Deliverable

Kimley-Horn will continually update the City on model progress, results, and outcomes. The goal is for the entire project team to be fully aware of decisions being made, design progress, and expected outcomes. The Kimley-Horn team will develop a technical report including project narrative, background, analysis methods, existing conditions results, alternative scenarios considered and associated model results, and recommendations on which scenario to select for full design. We will provide an online PDF review interface to facilitate simultaneous review of the draft report by various team members at the City and CDDL.

## Design Considerations

### Natural Channel Design

The straightened and hardened condition of the existing stream leaves ample room for improvement from a natural channel design standpoint. We are excited about the opportunity to provide multi-objective benefits for the project related to flood mitigation and functional uplift to the stream system as well as enhanced community use along the surrounding riparian areas.

The first step to providing functional uplift along the stream corridor is understanding overall goals for the project. **Our team understands that the stream-related goals of the Meadow Branch Floodplain Restoration project are to increase flood storage, restore stream channels, construct wetland areas, reforest previously developed floodplains, and provide access to recreational park spaces.**

#### Benefits of Natural Channel Design

- 💧 Reduced sediment loss
- 💧 Mitigation of habitat loss
- 💧 Improved water quality
- 💧 Reduced nitrogen loads
- 💧 Improved flood resiliency
- 💧 Improved public perception

These benefits can be achieved by channel reshaping, grade control structures, bank stabilization, and establishing a robust native vegetation plan. We are excited to bring this vision to life along what is currently a traditionally “engineered” drainage corridor.

The HEC-RAS model being developed as part of the hydraulic modeling task will be used to quantify flows, velocities, shear

stress, and stream strength within the subject reach for incorporation into the design parameters. The HEC-RAS model will be used to refine and optimize the floodplain design with ecological enhancements incorporated based on widely used natural channel design techniques. Selected measures will create a design that strikes a balance among long-term channel stability, aesthetic appeal, and flood storage expansion.

Along portions of Meadow Branch where floodplain benching is not feasible due to project area constraints, banks can be stabilized using natural materials such as boulders, logs, and vegetation. Near-vertical bank areas can incorporate measures such as vegetated soil lifts or soil sock gabions that will facilitate natural vegetative growth rather than a hardened look. Vanes of all types are the likely means of grade control, with their configuration set to direct flow as desired within the cross section. Native vegetation that is appropriate for this region will be planted to beautify and protect the banks from future erosion. Vegetation will be strategically selected to help ensure longevity of the bank and improve the habitat within the channel.

**Ultimately, the bank stabilization will provide long-term stability, infrastructure protection, improved riparian habitat, and limit sediment load within the Meadow Branch and downstream systems.**



*Ailey Young Dam Removal and Stream Restoration*



*Greensboro Arboretum Stream Enhancement*

## Green Stormwater Infrastructure (GSI)

Implementation of green stormwater infrastructure (GSI) is not specifically discussed in the RFQ; however, our team is always on the lookout for ways to provide additional resiliency and water quality benefit in the context of an already programmed project such as this one. Kimley-Horn believes there is great potential to incorporate GSI into the overall effort to further improve/restore the stream and enhance the quality of life in the adjacent community. GSI practices, such as bio-swales, constructed stormwater wetlands, and rainwater gardens can be considered for integration within project area overbanks. These measures can contribute to peak flow attenuation while also providing improved water quality, landscape aesthetics, and additional wildlife habitats



*Stoney Creek Stream and Wetland Restoration, Greensboro, NC*

## Place-Making/Community Gathering

Kimley-Horn's landscape architecture group in Raleigh consists of 11 individuals who regularly engage in the design of park and stormwater amenities. They are seasoned experts in "place-making," or creating spaces that bring communities together. This project offers multiple opportunities to improve and expand on the existing Jerry Giles Park and provide additional access to park and green spaces within the project area.

**We firmly believe the Meadow Branch floodplain restoration can meet multiple objectives, one of which is to provide opportunities for the community to come together around the newly created floodplain and stream habitat.**

As with other elements of the project, our landscape architects will collaborate with and advise the City about the opportunities and will work to develop ideas that are functional and harmonious with other design elements. Planting plans will be intentionally developed to incorporate native species to optimize functional uplift, shade, and aesthetic appeal along the corridor.

## Roadway Pedestrian Bridge Design



*North Carolina Zoological Park Stormwater Design, Asheboro, NC*

Depending on the ultimate improvement scenario that is selected, there is potential for the two existing roadway crossings (North Walnut Street and Highland Avenue) to be modified or removed completely. In addition, if both crossings are removed, it is likely that a new pedestrian crossing will be warranted to help maintain pedestrian access between the northern and southern portions of the neighborhood as well as to Jerry Giles Park. The Kimley-Horn team includes structural engineers with expertise in designing any potential bridge modifications as well as custom pedestrian bridges.

We also have experience incorporating prefabricated pedestrian bridges for these types of applications, which can offer an economical alternative that can also expedite construction. Our structural engineers can design a cast-in-place concrete substructure to support the prefabricated bridge superstructure. Design of bridge modifications and/or a pedestrian bridge will be a collaborative process; our team will work with the City to balance functionality, cost, and aesthetic appeal/harmony with surroundings.

### Community/Stakeholder Engagement

We understand that NC State University's CDDL staff will serve as the primary liaison to the public and stakeholders during this project; however, our team is equipped to provide additional levels of support needed as part of this communication—from simply providing progress prints of plans to taking on leadership of a public or stakeholder meeting, we have the requisite experience. We have had success with open house/drop-in public events for these types of projects. This provides an opportunity for in-depth discussion among residents and project staff, facilitating better understanding of both perspectives—thereby increasing community support and buy-in.

### Constructability and Cost Opinion Review

Tony Hollins with Hollins Construction Services will provide constructability and OPCC review through the entire design phase of the project. Tony is a licensed general contractor and regularly partners with Kimley-Horn for such tasks. His reviews will provide valuable insight into products, techniques, and design modifications that may result in significant construction savings and more accurate cost opinions.

### Construction Drawing Development and Permitting



*Smith and Sanford Creek Greenway Pedestrian Bridge, Wake Forest, NC*



Following the selection of an improvement scenario by the City, Kimley-Horn will begin preparing engineering design plans based on modeling efforts and City and stakeholder input. Kimley-Horn will produce construction drawings in accordance with the City's design standards. Design drawings will be submitted to the City for review at 30%, 60%, and 90% milestones. An engineer's OPCC will be prepared at each milestone so the City understands the economic impacts of revisions and changes made through the design process.

A 30% submittal is primarily a horizontal design and allows the City and Kimley-Horn to coordinate how best to move forward with environmental compliance concerns, utility conflicts and impacts to properties and stakeholders. Existing conditions, environmental jurisdictional features, proposed channel and floodplain improvements, park components, and approximate construction limits will be included on the 30% plans to ensure all stakeholders are on the same page with regards to the overall design. We believe following review of 30% plans by the project team is the perfect time to engage the public and present the design concept to solicit feedback and build community engagement.

After incorporating feedback from the City, stakeholders, and the community, Kimley-Horn will prepare 60% plans showing detailed plan, profile, and cross section views of the proposed design, erosion control measures, and proposed easements (if needed). We believe generating easement exhibits/preliminary plats (if required) should begin between 30% and 60% design meetings, allowing conversations with impacted property owners to begin immediately following 60% design.

Once the 60% design is complete and City comments have been incorporated, Kimley-Horn will conduct utility coordination meetings with utility owners to resolve conflicts and/or plan for relocations. Concurrent with utility coordination and easement acquisition, Kimley-Horn will prepare 90% final plans for City approval and submittal to permitting agencies.

All required permitting, including local City permits, environmental permits (401, 404, NEPDES), FEMA/Floodplain Development permits, North Carolina Division of Energy, Mineral, and Land Resources (NCDEMLR) erosion and sediment control permit, will be applied for at this stage. At the local, regional, and federal levels, our environmental team is knowledgeable and experienced in the most recent regulations and requirements for natural resources permit compliance. The Kimley-Horn team understands that a project of this size and nature may require an Individual Permit in lieu of Nation wide permits. The team also understands that this can have significant review time implications that could delay construction and will work closely with our environmental experts in an attempt to design improvements that meet all of the project goals while avoiding the need for an Individual Permit. We will leverage our skills to collaboratively determine the most effective permitting strategy for the project.

### ***Final Contract Documents and Bidding***

Once required permits are obtained, Kimley-Horn will prepare and provide a complete set of contract documents to the City for final review and approval. Final contract document deliverables include:

- Final Construction Drawings
- Approved Permits
- Final Easement Plats
- Project Manual to include front-end documents and technical specifications
- Final Engineer's OPCC

Once the City has approved the final construction drawings and provided agreed-upon bid dates and advertisement information, Kimley-Horn will finalize the front-end documents necessary to bid the project.

Based on the project scope, Kimley-Horn assumes that this project will be required to solicit contractor bids through a formal process in accordance with North Carolina General Statute § 143-129. Kimley-Horn will prepare a bid advertisement and assist the City as necessary to solicit potential contractors for bids. Kimley-Horn will also collaborate with the City to schedule and host a pre-bid conference where we will review the scope of work, project constraints, and all requirements for contractors to submit an eligible bid.

Kimley-Horn will also address any written questions or provide clarifications to the construction documents via written addendum and assist the City with the public bid opening in accordance with funding agency requirements. Once bids are received, Kimley-Horn will tabulate and review the bids for eligibility while checking contractor references and qualifications. Based on those findings, Kimley-Horn will provide a recommendation of award to the City. Kimley-Horn has assisted numerous municipalities with both informal and formal project bids and understands this process well so the City can be sure they are in compliance with applicable state and federal procurement requirements.

### ***Grant Compliance Assistance During Design***

**We understand that NC State University's CDDL staff will take the lead in assisting the City with managing the awarded grant funding and coordinating with the grant agency. The Kimley-Horn team is here to help as well!**

We understand that one of the most important elements of compliance is maintaining a benefit-cost analysis (BCA). Our team has experience developing flood models and designs to meet the level of detail and rigor to satisfy BCA requirements as well as experience in anticipating changes to the OPCCs induced by the recent inflationary construction cost environment. Our team has employed a successful strategy of retesting the BCA at every stage of design to anticipate emerging cost challenges to project viability and even making fundamental changes to the project design to control costs while meeting basic project goals and objectives. Based on this experience, the Kimley-Horn team is prepared to provide basic support up to full integration of iterative design and optimization to CDDL to ensure the projects remains compliant.

### ***Construction-Related Services***

The Kimley-Horn team has the capacity to provide periodic administrative services and field reviews up to full-time resident project representatives for the construction work. At project close-out, our team can either review as-built data provided by the contractor or collect survey to produce our own as-builts and record drawings. We will review the contractor's redline drawings to help ensure complete records are being maintained for the life of construction.

Kimley-Horn is committed to this project, with **Ross Perry** as the City's primary point of contact coordinating the construction administration process. While Kimley-Horn has a great working relationship with a number of construction firms across the state, we take a "no compromises" approach when it comes to protecting public safety and welfare, being good stewards of tax payer resources, and protecting the City's interests in any construction project. Our primary focus is to design and construct safe and cost-effective projects for the City and its residents.



## Tab 3

### Relevant Project Experience



## City of Wilmington, Wisteria/Clearbrook Stream Restoration and Drainage Improvements | Wilmington, NC

Kimley-Horn is providing design, public involvement, and construction phase services for the City of Wilmington to improve drainage and provide water quality measures to an urbanized watershed that drains to the environmentally sensitive Hewlett's Creek. Phases 1 and 2 of the project involved replacing seven culverts with larger capacity systems. The project also required using natural channel design and innovative integrated design techniques to increase channel capacity and improve water quality and habitat as well as gain agency acceptance. Additionally, this project involved approximately 500 liner feet (LF) of stream restoration, stabilization, and enhancement. The project also included creating and restoring a salt marsh, other wetlands, and streams. The third phase of this project is in design and will include six culvert replacements and 1,000 LF of stream restoration/relocation with adjacent floodplain wetland bench.

This project required the development of an extensive hydrologic and hydraulic model to route stormwater through the approximately 1.7-square-mile watershed. Modeling was performed using HEC-HMS and a dynamic modeling version of HEC-RAS. More than 25 separate scenarios were modeled to provide the least damaging and most cost-effective solution. A number of easements and property acquisitions will be required for this project. As such, Kimley-Horn is providing public outreach services to assist the City in gaining public acceptance of the project.



✔ **Relevance:** Stream restoration/natural channel design, culvert design, stormwater modeling

☎ **Client Contact:** Dave Mayes, Stormwater Services Manager | 910 341 5880 | dave.mayes@wilmingtonnc.gov

👤 **Key Team Members:** Travis Crissman, David Hursey

🕒 **Schedule and Budget:** Ongoing | Phase 1 \$267,768 / Phase 2 \$478,142 / Phase 3 \$358,902 (planning/design)



### 💧 **PROJECT SPOTLIGHT:**

Kimley-Horn used detailed modeling efforts to iteratively develop a cost effective solution that incorporates natural channel design and infrastructure improvements to improve drainage and water quality within the Wisteria/Clearbrook watershed all while **staying on budget and on schedule.**

## City of Greensboro, Arboretum Stream Enhancement | Greensboro, NC

The Piedmont Conservation Council (PCC) selected Kimley-Horn to enhance approximately 2,040 LF of College Branch stream along the Downtown Greenway in Greensboro between McGee Street and Market Street and Market Street and the Greensboro Theater. **This project is funded by a \$349,000 grant from the NC Land and Water Fund.** Our team's services include streambank stabilization design, concept drawings, wetland and stream delineation, utility coordination, vegetative species identification, and preparation of an OPCC. This project requires coordination with a variety of stakeholders, including Action Greensboro, City of Greensboro, Guilford County Schools, Greensboro College, UNC Greensboro, and PCC.

Kimley-Horn provided services to the City of Greensboro to restore a portion of North Buffalo Creek through the Greensboro Arboretum from land survey through construction phase services. The project included restoration, stabilization, and enhancement of approximately 2,000 feet of North Buffalo Creek within the approximate existing location of the stream. The project was constrained as the stream meanders and is confined between Wendover Avenue and the greenway trail through the arboretum. Design considerations were made to reduce impacts to City of Greensboro property by protecting the existing stream banks while also restoring the stream. Additional services included geotechnical services, site assessment, natural resources assessment, meetings and design workshops, concept drawings, a preliminary engineering report, permit drawings, environmental permitting, construction drawings and specifications, and bid phase services.

✔ **Relevance:** Stream restoration/natural channel design, permitting, stormwater design

📞 **Client Contact:** Monica Jarrett, Piedmont Conservative Council  
Member 336 373 7792 | monica.jarrett@greensboro-nc.gov

👤 **Key Team Members:** David Hursey

🕒 **Schedule and Budget:** Completed 2023 | \$262,658 (design)



💧 **PROJECT SPOTLIGHT:**  
Kimley-Horn worked closely with PCC, the City, and funding agencies to restore and enhance approximately 2,000 feet of North Buffalo Creek through the Greensboro Arboretum while **protecting adjacent properties and incorporating nearby amenities.**



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



Item: V.I.

**Request for Action**

**Meeting Date:** February 9, 2026

**Originated By:** City Council

**Submission Date:** 02/04/2026

**Subject:** Request for Four-Way Stop Installation at Norwood and Eisenhower Streets

**Summary/Background of Subject Matter:**

At its meeting of August 4th, 2025, Council adopted an Ordinance erecting a four-way stop at Norwood and Eisenhower Streets presented by Councilman Cantey. Councilman Cantey requests that the previously approved action form be reversed due to ongoing concerns expressed by residents. He has received numerous complaints regarding excessive speeding along Norwood Street, particularly at its intersection with Eisenhower Street. This section of roadway is a long straightaway and is frequently used as a cut-through by motorists, contributing to higher vehicle speeds.

Following the implementation of the prior action, residents are now reporting that vehicles stopping near their homes are creating excessive noise due to loud mufflers, with some vehicles stopping directly in front of their windows. These conditions have resulted in continued quality-of-life and safety concerns.

**Staff Recommendation:**

Based on this feedback, Councilman Cantey respectfully requests reconsideration and reversal of the prior action by removal of the four-way stop at Norwood and Eisenhower Streets.

**City Manager's Comments:**

**Signature:**

**Department:** City Council

**ATTACHMENTS:**

1. 2025.08.01 Amending.Sec.14-118.Stop Signs Norwood & Eisenhower Streets

ORDINANCE AMENDING SECTION 14-118 OF THE CODE OF THE CITY  
OF LUMBERTON, NORTH CAROLINA, AMENDING THE LIST OF  
INTERSECTIONS WHEREUPON A STOP IS REQUIRED

BE IT ORDAINED by the City Council of the City of  
Lumberton that Section 14-118 of the Code of the City of  
Lumberton,  
North Carolina, be and is hereby amended by the addition to the  
list contained in Section 21 of Appendix A to Chapter 14 of the  
Code of the City of Lumberton to read as follows:

Norwood Street and Eisenhower Street (Four-Way Stop)

On motion of Council \_\_\_\_\_, seconded by Council \_\_\_\_\_,  
the foregoing amendment was adopted the 4<sup>th</sup> day of August 2025.

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

ATTEST:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

Ordinance No. 2025.08.01

**Lumberton City Council**

Item: V.J.

**Lumberton, North Carolina**



**Request for Action**

**Meeting Date:** February 9, 2026

**Originated By:** City Council

**Submission Date:** 02/04/2026

**Subject:** Rape Crisis Center - Golf Tournament

**Summary/Background of Subject Matter:**

Councilman Chavis is requesting \$100 of CRF be contributed to the Rape Crisis Center Golf Tournament. This event will be on March 28, 2026, at the Pinecrest Golf Course. Check-in begins at 10:00 a.m.

**Staff Recommendation:**

Approve the designation as stated above.

**City Manager's Comments:**

**Signature:**

**Department:** City Council

**ATTACHMENTS:**

1. Rape Crisis Center - Golf Tournament - Flyer
2. Rape Crisis Center Individual Form
3. Rape Crisis Center Golf Tournament - Business Form

# GOLF Tournament

*Tee Up Against Sexual  
Violence*



## Pinecrest Golf Course

110 Nigel Rd, Lumberton, NC 28360



**Saturday, March 28,  
2026**

Check In 10:00 AM Shotgun Start: 1:00 PM

### Entry Fee:

- \$70 per player
- \$280 per team of 4  
Includes cart/green fee, range balls,  
snacks & lunch

Mulligans's \$5 each - 1 per player

### Prizes & Awards:

- **1st Place** - \$300
- **2nd Place** - \$200
- **3rd Place** - \$100
- **Closet Pin** - \$50
- **Longest Drive** - \$50
- **Chance to win** - \$1000

### Sponsorship Opportunities

**Platinum \$ 1000**

**Gold \$700**

**Silver \$500**

**Bronze \$400**

**March 20 Deadline for  
Guarantee Signage**

**For more information contact:**

**Shelia Beck (910) 374-0433**

**Luci Hunt (910) 674-8052**

**Wendy Moore (910) 416-1474**

**Deanna Locklear (910) 536-8038**



# RAPE CRISIS CENTER OF ROBESON COUNTY 5TH ANNUAL GOLF TOURNAMENT REGISTRATION FORM

MARCH 28, 2026

PINECREST GOLF COURSE

110 NIGEL RD,  
LUMBERTON, NC 28360

## INDIVIDUAL

NAME: .....  
CONTACT NUMBER: ..... AMT OF CHECK: .....

## TEAM

PLAYER 1 NAME: ..... PLAYER 2 NAME: .....  
CONTACT NUMBER: ..... CONTACT NUMBER: .....

PLAYER 3 NAME: ..... PLAYER 4 NAME: .....  
CONTACT NUMBER: ..... CONTACT NUMBER: .....

PLEASE RETURN FORMS TO:  
PINECREST PRO SHOP  
OR  
ROBESON COUNTY RAPE CRISIS  
1603 GODWIN AVENUE  
LUMBERTON NC 28358

## BOARD MEMBER ONLY

REGISTRATION & PAYMENT REGISTRATION FEE: \$ \_\_\_\_\_  
PAYMENT METHOD:  CASH  CHECK  ONLINE  
PAYMENT RECEIVED:  YES  NO  
CHECK / TRANSACTION #: \_\_\_\_\_

### ADD-ONS (OPTIONAL)

- MULLIGANS (\$\_5\_ EACH) QUANTITY: \_\_\_\_\_
- RAFFLE TICKETS (50/50) QUANTITY: \_\_\_\_\_
- HOLE SPONSORSHIP : \_\_\_\_\_

# RAPE CRISIS CENTER OF ROBESON COUNTY 5TH ANNUAL GOLF TOURNAMENT SPONSORSHIP FORM

MARCH 28, 2026

PINECREST GOLF COURSE

110 NIGEL RD,  
LUMBERTON, NC 28360

**BUSINESS NAME:** .....

**ADDRESS:** .....

**CONTACT NUMBER:** ..... **LEVEL** .....

## SPONSORSHIP LEVELS

**\$ 400 BRONZE LEVEL - Social Media Recognition**

**\$ 500 SILVER LEVEL - Hole Sign, Scoreboard & Logo on Sponsorship Banner, Social Media Recognition**

**\$ 700 GOLD LEVEL - Free Registration for (2) players, Hole Sign, Scoreboard & Logo on Sponsorship Banner, Social Media Recognition**

**\$ 1000 PLATINUM LEVEL - Free Registration for (4) players, Hole Sign, Scoreboard & Logo on Sponsorship Banner, Social Media Recognition**

PLEASE RETURN FORMS TO:

ROBESON COUNTY RAPE CRISIS  
1603 GODWIN AVENUE  
LUMBERTON NC 28358

STAFF/BOARD ONLY

**SPONSORSHIP LEVEL AMOUNT: \$ \_\_\_\_\_**

**PAYMENT METHOD:  CASH  CHECK  ONLINE**

**PAYMENT RECEIVED:  YES  NO**

**CHECK / TRANSACTION #: \_\_\_\_\_**

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



Item: V.K.

**Request for Action**

**Meeting Date:** February 9, 2026

**Originated By:** City Council

**Submission Date:** 02/06/2026

**Subject:** Alive After 5 Sponsorship Packet

**Summary/Background of Subject Matter:**

Councilman Thomas would like Council to consider sponsorship for this event.

**Staff Recommendation:**

Consider the request.

**City Manager's Comments:**

**Signature:**

**Department:** City Council

**ATTACHMENTS:**

1. Downtown Lumberton Alive After 2026 Sponsorship Packet (1) (1)

# FRIENDS



# OF MAIN STREET LUMBERTON

PRESENTS

*Alive After 5  
Downtown Lumberton*

May 14



May 21



May 28th



June 4



June 11



## 2026 Sponsorship Packet

Proceeds from Alive After 5 support downtown revitalization

# AA5 TITLE SPONSOR - \$5,000

- Corporate logo included on banner over mainstage for the entire Alive After 5 concert series.
- Corporate logo prominently displayed on volunteer tee shirts.
- Social media posts highlighting business (sponsor to supply verbiage, graphics, pictures, and/or hashtags for posts (April - June 2025).
- Sponsor included in announcements between opening DJ and headliner for the entire concert series.
- Full inclusion in marketing initiatives (digital and print) for the entire concert series.
- 10'x12' exhibitor space in concert footprint for the entire concert series (tent, table, and chairs provided upon request).

*Only one entity may sponsor at this level.*

# IT'S ALIVE AFTER 5 SOMEWHERE SPONSOR - \$3,000

- Corporate logo included on two banners on side of mainstage for the entire Alive After 5 concert series.
- Social media post highlighting business (sponsor to supply verbiage, graphics, pictures, and/or hashtags for post (April - June 2025)
- Sponsor included in announcements between opening DJ and headliner for the entire concert series.
- Full inclusion in marketing initiatives (digital and print) for the entire concert series.
- 10'x12' exhibitor space in concert footprint for the entire concert series.

*Only one entity may sponsor at this level.*

# FRONT ROW SPONSOR - \$2,000

- Corporate logo on banner over the band on the mainstage for sponsored night.

*Only five entities may sponsor at this level.*

---

# DJ SPONSOR - \$2,000

- 10'x12' exhibitor space in concert footprint for the entire concert series.

*Only one entity may sponsor at this level.*

---

# VOLUNTEER SPONSOR - \$2,000

- Corporate logo included on volunteer tee shirts.

*Only one entity may sponsor at this level.*

---

## **\$2,000 SPONSORS ALSO RECEIVE THE FOLLOWING**

- Corporate logo included on banner in front of mainstage for entire concert series.
- Sponsor included in announcement between opening DJ and headliner for entire concert series.
- Inclusion in marketing initiatives (digital and print) entire concert series.
- Corporate name printed on volunteer tee shirts.

# **BUILDING COMMUNITY SPONSOR - \$1,000**

- **10'x12' exhibitor space in concert footprint at three concerts.**

*UNLIMITED sponsorship opportunities available.*

---

## **ADVOCATE SPONSOR - \$500**

- **10'x12' exhibitor space in concert footprint at two concerts.**

*UNLIMITED sponsorship opportunities available.*

---

## **FRIEND SPONSOR - \$250**

- **10'x12' exhibitor space in concert footprint at one concert.**

*UNLIMITED sponsorship opportunities available.*

---

### **\$1,000 & BELOW SPONSORS RECEIVE THE FOLLOWING**

- **Corporate name included on banner in front of mainstage for entire concert series.**
- **Sponsor included in announcement between opening DJ and headliner for entire concert series.**



*Alive After 5*

## SPONSORSHIP COMMITMENT

Company /Organization Name \_\_\_\_\_

Mailing Address, City, State Zip \_\_\_\_\_

Contact Name & Title \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**YES! I would like to sponsor Alive After 5 at the following level.**

**Please select payment option: Check Enclosed  Invoice Me**

- AA5 Title Sponsor \$5,000
- It's Alive After 5 Somewhere Sponsor \$3,000
- Front Row Sponsor \$2,000

Please list your top 3 preferred AA5 concert dates:

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

- Volunteer Sponsor \$2,000
- DJ Sponsor \$2,000
- Building Community Sponsor \$1,000
- Advocate Sponsor \$500
- Friends Sponsor \$250

**Please return to:  
Friends of Main Street Lumberton  
PO Box 2565  
Lumberton, NC 28359**

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



Item: V.L.

**Request for Action**

**Meeting Date:** February 9, 2026

**Originated By:** City Council

**Submission Date:** 02/06/2026

**Subject:** Humane Society Golf Tournament

**Summary/Background of Subject Matter:**

Councilman Thomas is requesting \$250 of CRF to contribute to the Humane Society Golf Tournament on March 14th, 2026.

**Staff Recommendation:**

Approve the designation as stated.

**City Manager's Comments:**

**Signature:**

**Department:** City Council

**ATTACHMENTS:**

None

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



Item: V.M.

**Request for Action**

**Meeting Date:** February 9, 2026

**Originated By:** City Manager

**Submission Date:** 02/06/2026

**Subject:** Scottish Packing Structural Assessment & Architectural - RFQ

**Summary/Background of Subject Matter:**

The City of Lumberton has solicited Requests for Qualifications for a Structural Assessment and Architectural design for the remnants of the old Scottish Packing facility. The City has received a Z. Smith Reynolds Foundation grant which will fund the design for the reuse of this structure to accompany the newly constructed boat ramp and pier. Responses were received from the following firms: Evoke Studio, in situ studio, provision studio, pllc.

**Staff Recommendation:**

The RFQ responses are currently being evaluated by City staff and the Coastal Dynamics Design Lab team. A recommendation will be offered to City Council at its meeting on Monday.

**City Manager's Comments:**

**Signature:**

**Department:** City Manager

**ATTACHMENTS:**

1. RFQ\_Lumberton\_Scottish Packing\_Design\_Engineering\_Jan 2026
2. EVOKE\_Lumberton Loop Feasibility Study
3. 26C Lumberton Loop Scottish Packing\_in situ studio
4. PS\_Lumberton Scottish Packing RFQ#COL-2026-SP-001

## LUMBERTON LOOP: SCOTTISH PACKING STRUCTURAL ASSESSMENT AND ARCHITECTURAL SERVICES

### REQUEST FOR QUALIFICATIONS (“RFQ”)

The City of Lumberton (the “City”) is seeking statements of qualifications (“SOQ”) from any interested party (the “Consultant”) for design and engineering services (“Services”) for the *Lumberton Loop: Scottish Packing Structural Assessment and Architectural Services Project* (the “Project”). The complete RFQ package will be available to view and download on the City of Lumberton website at the following address: <https://lumbertonnc.gov/Bids.aspx>.

**Submittals will be received at Lumberton City Hall** (500 N Cedar St, Lumberton, NC 28358) **until 1:00pm EST on February 6, 2026**. SOQ packages must be delivered in a physical sealed envelope containing: one (1) bound hard copy print AND one (1) PDF file located on an external thumb drive. Submittals received not containing these required contents and/or received after this date and time will not be considered. Please reference the RFQ# (“COL-2026-SP-001”) on the front of the sealed envelope, with attention to: Brandon Love, Deputy City Manager.

Questions relating to this RFQ can be submitted via email until 1:00pm EST January 30, 2026. Please direct all questions and inquiries pertaining to this RFQ to the following email addresses:

#### **Project Manager**

Brandon Love, Deputy City Manager  
phone: 910-671-3805  
email: [blove@ci.lumberton.nc.us](mailto:blove@ci.lumberton.nc.us)

cc: Travis Klondike (email: [tmklondi@ncsu.edu](mailto:tmklondi@ncsu.edu))

## SECTION 1. GENERAL DESCRIPTION OF WORK

### Section 1.1. Project Title

Lumberton Loop: Scottish Packing Structural Assessment and Architectural Services

### Section 1.2. Project Location / Area

The project is located within the City of Lumberton at the site of the former Scottish Packing property, and is entirely within the regulatory Special Flood Hazard Area (SFHA) of the adjacent Lumber River. The property address is provided below:

512 Kinlaw Street  
Lumberton, NC 28358

### Section 1.3. Project Background and Goals

The former Scottish Packing facility was for decades a source of food and employment for South Lumberton residents and the broader community. However, following the devastating floods imposed by Hurricanes Matthew (2016) and Florence (2018), the property owner was forced to vacate the property.

Wishing to see the site repurposed for public good, team members from the City and team members from the NC State University Coastal Dynamics Design Lab (CDDL) worked with the property owner and allied organizations to secure “phase one” grant funds to begin the conversion of the property into a public park. As part of the broader 8.5-mile “Lumberton Loop” plan (see Appendix), completed “phase one” activities at the Scottish Packing site include the following: acquisition of the property (2023), selective demolition of the existing structures (2024), utility relocation (2024), boat ramp installation (2025), and the construction of trail features (est. 2026). The design and activation of the primary building remnants on the property (“phase two”) represents the final proposed feature to be constructed on the site.

The portions of the primary building that remain on site constitute an approximately 3,000 square foot total area internal to the masonry walls (“shell”) of the former structure, with only the walls and concrete slab remaining in place. It is the desire of the City to retain elements of the building remnants that remain, while also improving upon the structure to ultimately function as a park pavilion.

Primary project goals specific to the scope of work outlined in this RFQ include the following:

- Determination of cost-effective solutions to structurally stabilize the partially deconstructed building (all or portions thereof); and
- Development of flood-resilient, architectural designs that can be used for future fundraising activities associated with the construction of proposed improvements

## SECTION 2. PROJECT SCOPE, BUDGET, AND SCHEDULE

### Section 2.1. Scope of Work

Desired services to deliver this scope of work include structural engineering and architectural design. Consultants responding to this RFQ are expected to: (i) carry licensure in the State of North Carolina associated with these requested services; and (ii) be capable of delivering the following deliverables within the parameters of the project Schedule (see Section 2.3.):

- **Section 2.1.1. Deliverable #1: Structural Assessment Report**
  - Documentation of existing conditions and all inspections performed to ascertain the structural integrity of building remnants; and
  - Description of recommendations (e.g., additional demolition needs, partial removal of walls, reinforcement methods for areas to remain, etc.) in keeping with the stated Project Goals (per Section 1.3.) and proposed architectural designs (to be developed in accordance with Section 2.1.2., below).
  
- **Section 2.1.2. Deliverable #2: Schematic Architectural Design and Preliminary Cost Estimate**
  - Measured plan, section, and detail graphics (as needed) depicting existing and proposed conditions
  - At least one (1) illustrative graphic (e.g., 3D model, photorealistic rendering, etc.)
  - Preliminary cost estimate (itemized)
  
  - **Programming Notes.** The following features are desired of the proposed architectural design, pending feasibility of each to be determined by the selected Consultant:
    - Overhead Shade Structure
    - Public Restrooms
    - Boardwalk / Viewing Platform
    - Opportunities for Educational Amenities Relating to Site History and Ecological Context (maps, data, photographs, and testimonials to be provided by the City and CDDL to the selected Consultant)

It is expected that at least one (1) interim draft (e.g., 50%) of each deliverable will be provided to the City and CDDL for review and feedback prior to the delivery of final (100%) materials.

### Section 2.2. Budget

**\$30,000.00** (approximate).

### Section 2.3. Schedule

Final deliverables must be received no later than **May 28, 2026**. The selected Consultant will be expected to furnish a list of dates depicting interim project milestones prior to contract execution.

## **SECTION 3. INSTRUCTIONS FOR SUBMISSION**

The following items describe the minimum requirements to be included in a SOQ package for interested Consultants:

### **Section 3.1. Cover Letter (1-page maximum)**

The Cover Letter is to be no greater than one (1) page, and must include the following information:

- Statement confirming an overall understanding of the Project (e.g., location, existing conditions, project goals, etc.).
- Brief description of how the Consultant is uniquely qualified to deliver the requested Services at the highest possible value / quality (e.g., based on precedent experience, previous collaboration with members of the Project Team, success with comparable project scopes / budgets, geographic familiarity, etc.).
- Confirmation of the Consultant's ability and capacity to prioritize this scope of work in accordance with the provided Schedule information (per Section 2.3.).

### **Section 3.2. Project Team (4-page maximum)**

The Project Team section is to be no greater than four (4) pages, and must include the following information:

- Brief résumés of key individual members on the Project Team (licensure must be noted).

### **Section 3.3. Relevant Project Experience (3-page maximum)**

Information and imagery from at least one (1) and no greater than three (3) recently completed projects must be provided. The Relevant Project Experience section is to be no greater than three (3) pages and must include the following information for each project:

- Project Imagery (photos, graphics, etc.)
- Projection Location
- Year Completed
- Brief Project Statement (e.g., sentence describing project context or features that are comparable / relatable to the Scottish Packing site)

Note: the purpose of this RFQ is to solicit interest in and information about firms with qualifications that match the Project's needs. Consultants who supply SOQ packages containing cost or design proposals in their responses will be automatically disqualified.

## SECTION 4. EVALUATION CRITERIA AND SELECTION SCHEDULE

Each Consultant responding to this RFQ will be evaluated using the criteria provided below:

### Section 4.1. Evaluation Criteria Table

| Criteria Description                                 | Weight         |
|------------------------------------------------------|----------------|
| <b>Cover Letter</b> (see Section 3.1)                | <b>20 pts</b>  |
| <b>Project Team</b> (see Section 3.2)                | <b>40 pts</b>  |
| <b>Relevant Project Experience</b> (see Section 3.3) | <b>40 pts</b>  |
| <b>Total Points Possible</b>                         | <b>100 pts</b> |

The City will enter into contract negotiations with the first-ranked Consultant respondent that it deems most capable of fulfilling the intent of the Project, in accordance with the Evaluation Criteria provided. If the two parties (i.e., the City and first-ranked Consultant respondent) negotiating in good faith are unable to reach a contract agreement, the City reserves the right to terminate discussions with the first-ranked Consultant respondent, in writing, and invite the second-ranked Consultant respondent to enter into contract discussions. Once the City and a Consultant have reached an agreement on scope, budget, and schedule, they will enter into a contract agreement.

### Section 4.2. Selection Schedule

The selection schedule for the Project is tentatively as follows:

| DATE                    | ITEM                                                                 |
|-------------------------|----------------------------------------------------------------------|
| January 23, 2026        | RFQ release                                                          |
| January 30, 2026        | Questions due by 1:00pm EST                                          |
| February 2, 2026        | Addenda to be posted on the City's website (if needed)               |
| <b>February 6, 2026</b> | <b>Statement of Qualification ("SOQ") packages due by 1:00pm EST</b> |
| February 9-10, 2025     | Council approval and notification to selected Consultant             |
| March 9-10, 2026        | Council approval of contract and issuance of Notice to Proceed (NTP) |
| May 28, 2026            | Consultant to provide final (100%) deliverables                      |

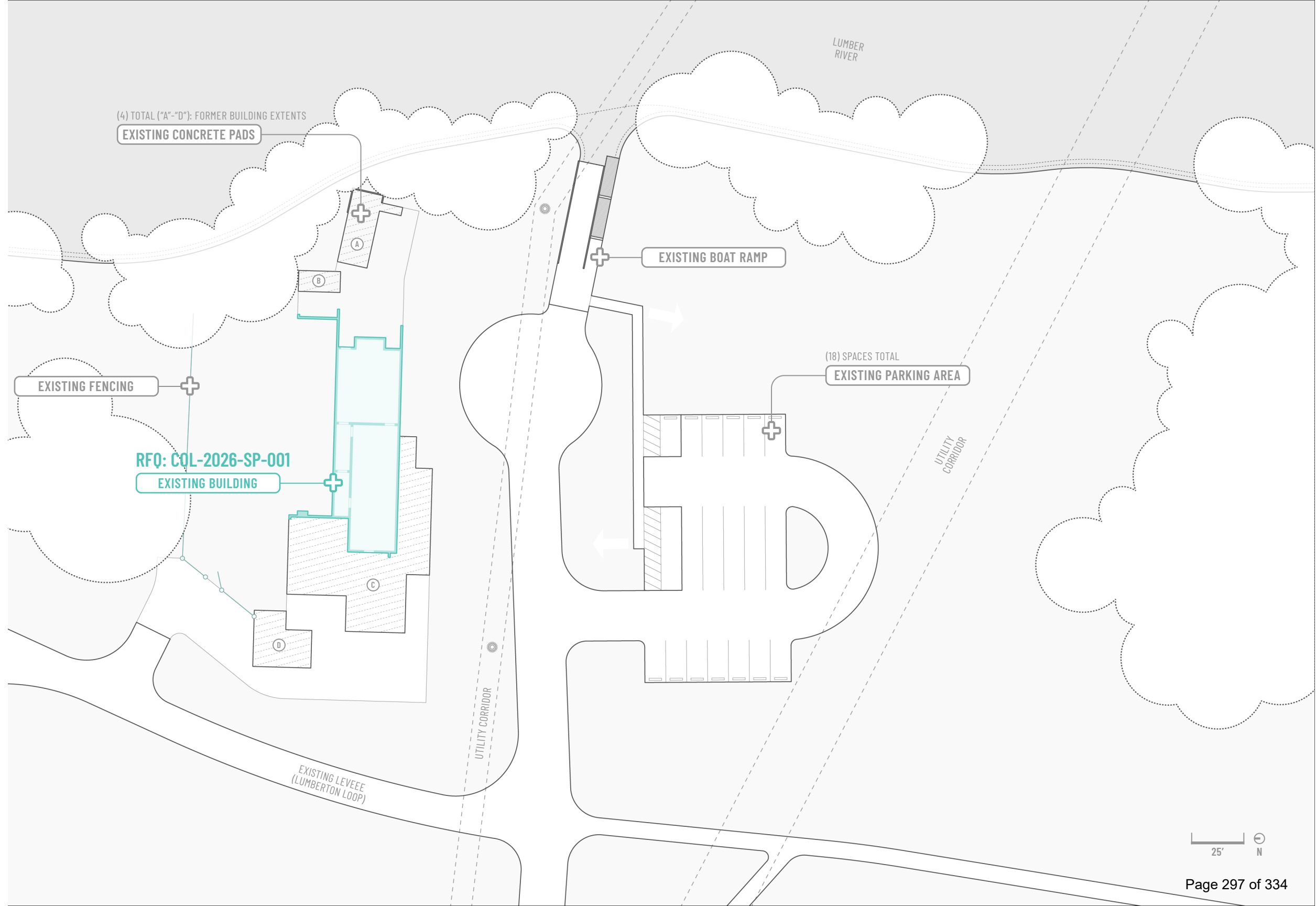
### Section 4.3. Questions + Submission Formatting and Delivery

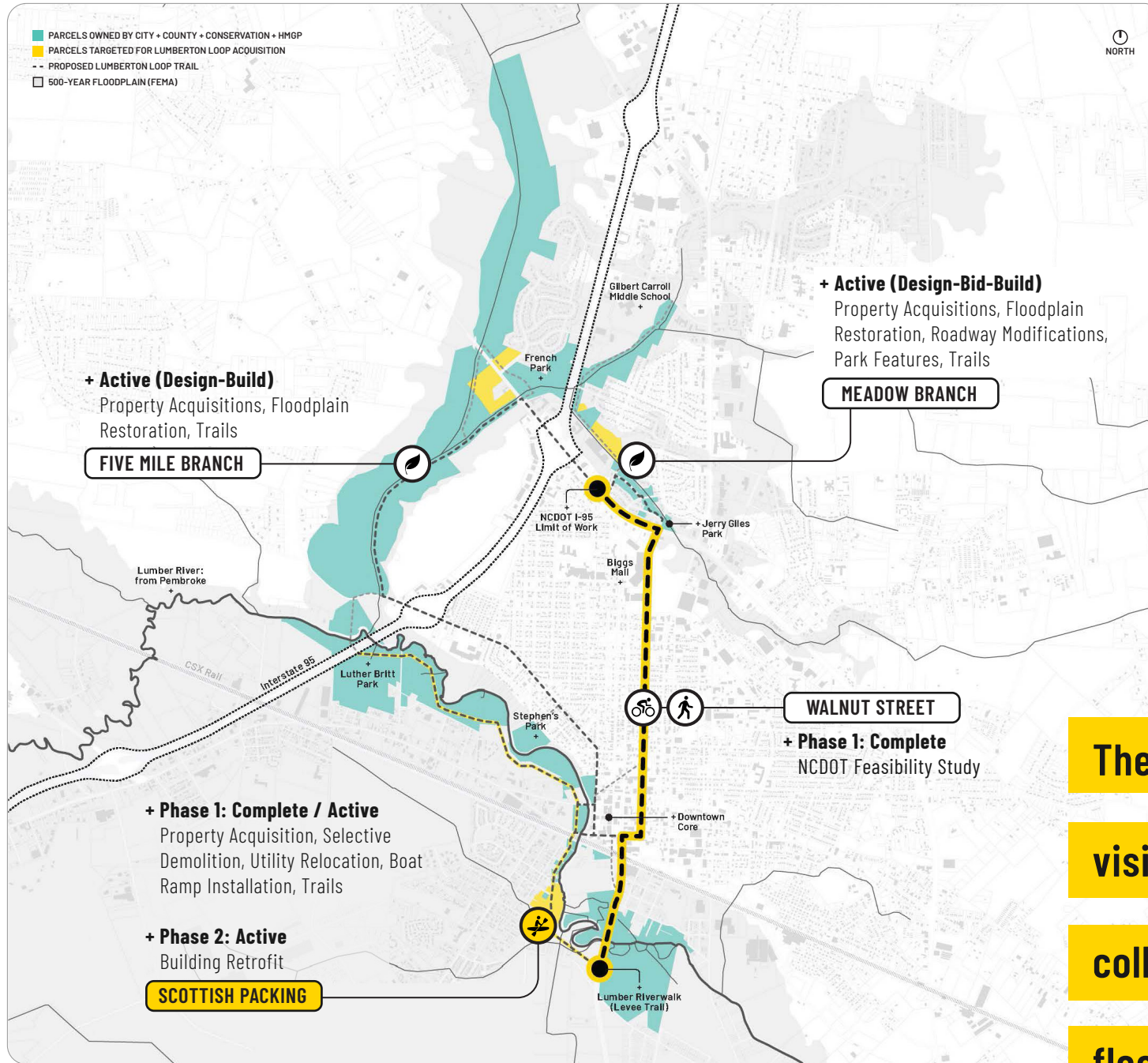
Please reference the information provided below for responding to this RFQ:

- **Section 4.3.1. Questions**
  - All questions are to be submitted via email to Brandon Love (blove@ci.lumberton.nc.us) and Travis Klondike (tmklondi@ncsu.edu).
  
- **Section 4.3.2. SOQ Formatting**
  - SOQ packages are **not to exceed eight (8) pages** (8 sides) with single-spaced, 12-point font minimum. Front / back covers and dividers between sections do not count against the page limit.
  
- **5.3.3. SOQ Submission**
  - **Submissions will be received at the City of Lumberton City Hall** (500 N Cedar St, Lumberton, NC 28358) until **1:00pm EST on February 6, 2026**. SOQ packages must be delivered in a physical sealed envelope containing one (1) bound hard copy print copy AND one (1) digital PDF file saved on an external thumb drive. Submittals received not containing these required contents and/or received after this date and time will not be considered.
  
  - Please reference the RFQ# (COL-2026-SP-001) on the front of the sealed envelope, with attention to: Brandon Love, Deputy City Manager.

Note: The City reserves the right to cancel this solicitation and/or reject any or all candidates and assumes no responsibility for costs incurred by entities preparing responses to this solicitation.







## LUMBERTON LOOP

This project is the result of a long-term partnership between the City of Lumberton ("City") and NC State University Coastal Dynamics Design Lab ("CDDL"), which have collaborated since Hurricanes Matthew (2016) and Florence (2018) to create and implement a series of resilience-building projects across the community under the "Lumberton Loop" vision.

The "Lumberton Loop" consolidates over one-hundred and eight (108) fragmented parcels into a connected framework plan. Designed to provide the City with a landmark recreational and flood infrastructure asset, the

plan features an 8.5+ mile greenway trail and stitches together 806+ acres of vacant and/or underutilized land (of which, over 99% is within the 100-year floodplain). **To-date, over \$6.1M has been awarded via external grants and philanthropy to realize the four (4) primary projects within the "Lumberton Loop" framework.** As one of the Loop's core projects, the adaptive reuse of the Scottish Packing site offers a new narrative for a site and neighborhood grappling with the cause-and-effect of flooding and subsequent vacancy, while also playing a critical role in activating the broader "Lumberton Loop" system.

The Scottish Packing site is part of the "Lumberton Loop"

vision - which is a network of resilience-building projects that

collectively aim to reduce future flood damages and revitalize

floodplains for recreational use across the City.

# CITY OF LUMBERTON LUMBERTON LOOP : SCOTTISH PACKING A/E DESIGN SERVICES PROPOSAL

RFQ# (COL-2026-SP-001)

February 6, 2026



# EVOKE

Durham Public Schools, Murray  
Massenburg Elementary School  
Durham, NC  
2024



Jockey's Ridge Visitor Center  
Nags Head, NC  
2023



MAKING  
MAGIC  
HAPPEN

Emancipation Park  
Houston, TX  
2017



February 6th, 2026

Dear Mr. Love and Members of the Selection Committee,

The former Scottish Packing facility occupies a powerful and symbolic place within the City of Lumberton. For decades, it provided food, jobs, and a sense of shared purpose for South Lumberton residents. Following the devastating impacts of Hurricanes Matthew and Florence, the site's partial loss became a reminder of both the community's vulnerability and its resilience. The ongoing transformation of this property into a public park represents an extraordinary opportunity to honor that history while creating a new civic asset rooted in remembrance, adaptation, and public benefit.

We believe that how communities choose to repurpose places shaped by hardship speaks to their core values. The Lumberton Loop and the redevelopment of the Scottish Packing site reflect a commitment to recovery, equity, and long-term stewardship along the Lumber River. The adaptive reuse of the remaining building shell as a park pavilion offers the chance to preserve the site's industrial memory while reimagining it as a space for gathering, reflection, and connection to the river landscape.

When selecting a design team for this project, The City of Lumberton must strongly consider the following: the ability to clearly translate a shared project vision into built form, demonstrated expertise in assessing and designing within existing structural and site constraints, and a proven capacity to honor and elevate a site's history through thoughtful, grounded, and enduring design.

**EVOKE is uniquely positioned to bring your vision for this project to life!** Our practice reflects a deep commitment to creating architecture that harmonizes with its environment and connects meaningfully with the public it serves. Every project we undertake begins with listening—to the land, its history, and the people who care for it. This philosophy has allowed us to shape places that feel rooted, resilient, and timeless. We approach projects like the Lumberton Loop with deep respect for what remains, seeking to reveal layers of history and celebrate material authenticity while creating welcoming, durable spaces that serve a wide range of users.

Our team brings decades of experience working on publicly funded projects in partnership with municipalities, universities, and community organizations. We have an award-winning portfolio of adaptive-reuse & landscape-oriented projects that align closely with the goals outlined by the City of Lumberton. For this project, we have assembled a trusted consultant team that balances proven experience with innovative thinking, positioned to fully assess existing conditions and support the project's success through future phases. Together, we are prepared to deliver a timely, cohesive assessment and architectural vision that respects the existing building remnants while enabling their safe and meaningful reuse as part of the new Lumberton Loop. Additionally, as adjunct professors at NC State's College of Design, we would welcome the opportunity to further the work of the Coastal Dynamics Design Lab.

We are honored to submit our interest for the Scottish Packing site and welcome the opportunity to further our discussion on how our team can help you realize this exciting project. We believe this pavilion can become a powerful symbol of renewal—one that acknowledges the past while supporting Lumberton's continued recovery and connection to the Lumber River.

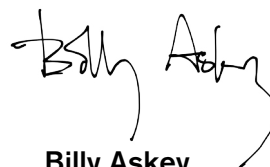
Sincerely,



**Teri Canada**  
FAIA, NOMA, LEED AP  
Principal, Co-Founder  
teri@evokestudio.com  
919.495.6059



**Edwin Harris**  
AIA, NOMA, LEED AP  
Principal, Co-Founder  
edwin@evokestudio.com  
919.495.6071



**Billy Askey**  
AIA, LEED AP  
Principal, Co-Founder  
billy@evokestudio.com  
919.495.6057



## TERI CANADA FAIA, NOMA, LEED AP

**CO-FOUNDER, MANAGING PRINCIPAL | EVOKE**

Teri is a fervent advocate for exceptional architectural design within each community she has served. For over 28 years, she has thoughtfully and efficiently guided award-winning projects from pre-design through construction administration. As a Project Manager, she carefully guides key stakeholders through the development of esteemed projects for their communities by crafting a unique design process for each of her clients. For Teri, coupling her ability to communicate design ideas with meaningful community engagement is essential to her role in the design process.

### PROJECT EXPERIENCE

**Durham Public Schools,  
Murray Massenburg Elementary**  
Durham, North Carolina

**Windsor Chavis Community  
Center at Nocho Park**  
Greensboro, North Carolina

**Emancipation Park\***  
Houston, Texas

**John Chavis Memorial Park  
Aquatics Center + Heritage Plaza**  
Raleigh, North Carolina

**Martin Luther King Jr. Recreation &  
Aquatics Center\***  
Atlanta, Georgia

**Jockey's Ridge State Park Visitor Center**  
Nags Head, North Carolina

#### EDUCATION

BACHELOR OF ARCHITECTURE - NC STATE UNIVERSITY, 1996  
B. OF ENVIRONMENTAL DESIGN IN ARCHITECTURE - NC STATE UNIVERSITY, 1995

#### REGISTRATIONS

REGISTERED ARCHITECT: NC #9970, SC, TX, GA



## EDWIN HARRIS AIA, NOMA, LEED AP

**CO-FOUNDER, LEAD DESIGNER | EVOKE**

Edwin's distinctive design abilities have been recognized throughout his career. His design aptitude and competitive spirit have resulted in several competition wins including the National Center for Civil and Human Rights. These striking achievements complement the over 50 design awards that Edwin's projects have achieved. Renowned architect and Edwin's mentor, Phil Freelon, declared Edwin a supremely talented architect on the rise in Architectural Digest Magazine. He is a 2022 recipient of the National AIA Young Architects award. In 2020, he was named to the Triangle Business Journal 40 under 40 for his professional achievements. Edwin is also a Professor in Practice at NC State's School of Architecture

### PROJECT EXPERIENCE

**Durham Public Schools,  
Murray Massenburg Elementary**  
Durham, North Carolina

**Windsor Chavis Community Center  
at Nocho Park**  
Greensboro, North Carolina

**Emancipation Park\***  
Houston, Texas

**John Chavis Memorial Park  
Aquatics Center + Heritage Plaza**  
Raleigh, North Carolina

**National Center for Civil  
and Human Rights\***  
Atlanta, Georgia

**Jockey's Ridge State Park Visitor  
Center**  
Nags Head, North Carolina

#### EDUCATION

BACHELOR OF ARCHITECTURE - NC STATE UNIVERSITY, 2005  
B. OF ENVIRONMENTAL DESIGN IN ARCHITECTURE - NC STATE UNIVERSITY, 2004

#### REGISTRATIONS

REGISTERED ARCHITECT: NC #13542, VA, TN, MA



## BILLY ASKEY AIA, LEED AP

**CO-FOUNDER, LEAD PROJECT ARCHITECT | EVOKE**

Billy generates creative design solutions in dynamic cultural, social, and economic frameworks with his compassion for the human condition and optimism for the ways in which architecture can contribute to it. With 20 years of experience, his approach to architecture has inspired project teams to execute projects of superior quality regardless of scale, complexity and geographic location. Billy balances composition, poetry and pragmatism, amplifying design excellence with technical innovation. Billy is also a Professor in Practice at NC State's School of Architecture

### PROJECT EXPERIENCE

**Durham Public Schools,  
Murray Massenburg Elementary**  
Durham, North Carolina

**Windsor Chavis Community  
Center at Nocho Park**  
Greensboro, North Carolina

**John Chavis Memorial Park  
Aquatics Center**  
Raleigh, North Carolina

**Martin Luther King Jr. Recreation &  
Aquatics Center\***  
Atlanta, Georgia

**Freedom Park\***  
Raleigh, North Carolina

**Jockey's Ridge State Park Visitor  
Center**  
Nags Head, North Carolina

#### EDUCATION

MASTER OF ARCHITECTURE - NC STATE UNIVERSITY, 2017  
BACHELOR OF ARCHITECTURE - NC STATE UNIVERSITY, 2006

#### REGISTRATIONS

REGISTERED ARCHITECT: NC #15493, OH, NY

**Included Relevant Projects**

\*Projects completed during previous association with Perkins+Will

## DR. JUHANN WALLER PE

CIVIL ENGINEER | J.C. WALLER & ASSOCIATES

Juhann Waller, CEO, Principal at JC Waller & Associates, PC has more than 20 years of experience overseeing civil engineering projects in the areas of site development, water and sewer utilities, stormwater design management and roadway improvements for projects ranging from \$30 thousand to \$100 million dollars total construction value. Juhann is a leader in the industry, receiving a doctorate in 2023 for his dissertation entitled: *Resilient Infrastructure: An Integrated Design Approach for the Equitable Distribution of Stormwater Capital Improvements Projects for Pluvial Flood Mitigation*. Juhann is very passionate about the firm's success as well as that of his clients.

### PROJECT EXPERIENCE

**Durham Public Schools,  
Murray Massenburg Elementary**  
Durham, North Carolina

**Windsor Chavis Community Center  
at Nocho Park**  
Greensboro, North Carolina

**John Chavis Memorial Park  
Aquatics Center + Heritage Plaza**  
Raleigh, North Carolina

**Mayer Park Site Plan-Construction  
Documents**  
Greensboro, North Carolina

**Oak Ridge Town Park Phase II  
Site Plan**  
Oak Ridge, North Carolina

**NC A&T State University War  
Memorial Stadium**  
Greensboro, North Carolina



### EDUCATION

DOCTORATE OF DESIGN, NC STATE UNIVERSITY, 2023  
M.S., URBAN PLANNING NC A&T UNIVERSITY, 2006  
B.S., CIVIL ENGINEERING NC A&T UNIVERSITY, 2005

### REGISTRATIONS

PROFESSIONAL ENGINEER (PE): NC #035657, SC, VA

## ANNA REAVES PLA, LEED AP

LANDSCAPE ARCHITECT | REVINGTON REAVES

Anna is a registered landscape architect and founder of Revington Reaves Landscape Architecture and Planning. Her professional work focuses on infusing art, design, and ecology to create landscapes that are connected and purposeful. Anna has extensive experience in institutional and park master planning and site design projects in locations that span the globe. Anna has served on the NCASLA Executive board, Natural Learning Initiative Advisory Board and the Greensboro Beautiful Advisory Board. In addition to her current practice, Anna serves as an adjunct professor of landscape architecture at North Carolina A&T University.

### PROJECT EXPERIENCE

**Durham Public Schools,  
Murray Massenburg Elementary**  
Durham, North Carolina

**Windsor Chavis Community Center  
at Nocho Park**  
Greensboro, North Carolina

**John Chavis Memorial Park  
Aquatics Center + Heritage Plaza**  
Raleigh, North Carolina

**Freedom Cornerstone Park**  
Greensboro, North Carolina

**Greensboro Aquatics Master Plan**  
Greensboro, North Carolina

**Play2Play, Comprehensive Parks +  
Rec Master Plan**  
Greensboro, North Carolina



### EDUCATION

M. OF LANDSCAPE ARCHITECTURE, CORNELL UNIVERSITY  
M. OF CITY AND REGIONAL PLANNING, CORNELL UNIVERSITY

### REGISTRATIONS

REGISTERED LANDSCAPE ARCHITECT: NC #1692

## TYLER STORM PE

STRUCTURAL ENGINEER | THORNTON TOMASETTI

Since joining Thornton Tomasetti in 2011 after earning his master's degree from North Carolina State University, Tyler has participated in the analysis, design and construction administration of various structures, including sports venues, educational facilities, hospitals, commercial facilities and residential buildings. He is responsible for project management, structural analysis and calculations, creation of structural building information models, and coordination with CAD modeling staff.

### PROJECT EXPERIENCE

**Lenovo Center Renovations**  
Raleigh, North Carolina

**Raleigh Union Station**  
Raleigh, North Carolina

**Florida International University,  
Engineering Laboratory Building**  
Orlando, Florida

**Guidewell Innovation Center**  
Orlando, Florida

**Holocaust Museum for Hope and  
Humanity**  
Orlando, Florida

**Florida International University,  
Engineering Laboratory Building**  
Orlando, Florida



### EDUCATION

M.S., CIVIL ENGINEERING - NC STATE UNIVERSITY, 2011  
B.S., CIVIL ENGINEERING - NC STATE UNIVERSITY, 2009

### REGISTRATIONS

LICENSED PROFESSIONAL ENGINEER (NC, FL) - # 80418

# GREAT DESIGN TO POSITIVELY IMPACT COMMUNITIES.

## DESIGN APPROACH & PHILOSOPHY

**Our firm was established on the edict that people matter.**

We rely on the communicative power of architecture to unearth and translate your project's vision into a remarkable, bespoke design. Our collaborative approach relies on an interconnected design process where both the owner and end users are integral members of the design team, building momentum for an exciting and successful project.

**The EVOKE team will work in line with our strong, shared design philosophy which encourages collaboration, exploration, and innovation.**

EVOKE Studio Architecture, Revington Reaves Landscape Architecture and J.C. Waller have a long-standing history of collaboration on projects that seamlessly integrate architecture and site. Through community-led design, this partnership has delivered resilient architectural and landscape outcomes that enhance usability, durability, and long-term value while supporting equitable benefits for the communities they serve. Additionally, Thornton Tomasetti works closely with the design team in an interdisciplinary process to develop forward-thinking, adaptive solutions that anticipate and resolve the complex challenges of floodplain conditions and structural restoration. Together, our team integrates analysis, mitigation, and resilience strategies early in design to inform physical improvements and long-term performance, ensuring the project is both resilient and responsive to its site.

We will begin by conducting a kick-off and visioning session that will include key stakeholders identified by the City of Lumberton, which may include city staff and park representatives. The visioning session is critical in setting the tone of the design and construction process, while allowing us to discover and document the main goals of key stakeholders and get a clear understanding of the design drivers of the project. In this dialogue we will also share our knowledge and recommendations based on our extensive experience designing community-focused, recreational, outdoor, and cultural facilities. In addition, we will also seek a complete understanding of project scope, and time constraints, and propose ways to streamline the process to save time and money so we can achieve the desired outcome more efficiently.

**At the end of the visioning session, the team will have built consensus within the stakeholder group about how to move forward with the project, using the resulting goals and design drivers as a benchmark to which we can hold all other decisions moving forward.**





# DURHAM PUBLIC SCHOOLS MURRAY-MASSENBURG ELEMENTARY

DURHAM, NORTH CAROLINA

## PROJECT DESCRIPTION

This new community beacon is a direct fusion of the 21st-century learning goals outlined by Durham Public Schools and the uniquely wooded and hilly site. The interwoven relationship between the natural and built environment permeates the project. The school is organized around a central courtyard to maintain a compact footprint, take advantage of the site's natural topography, and foster a sense of community among students, teachers, and parents. Each turn of the building becomes a visually open learning commons that allows learning to spill beyond the walls of the classroom.

## AWARDS

2023 AIA Triangle Merit Award  
2025 AIA Triangle Merit Award

## AREA

135,000 SF  
33 Acre Site

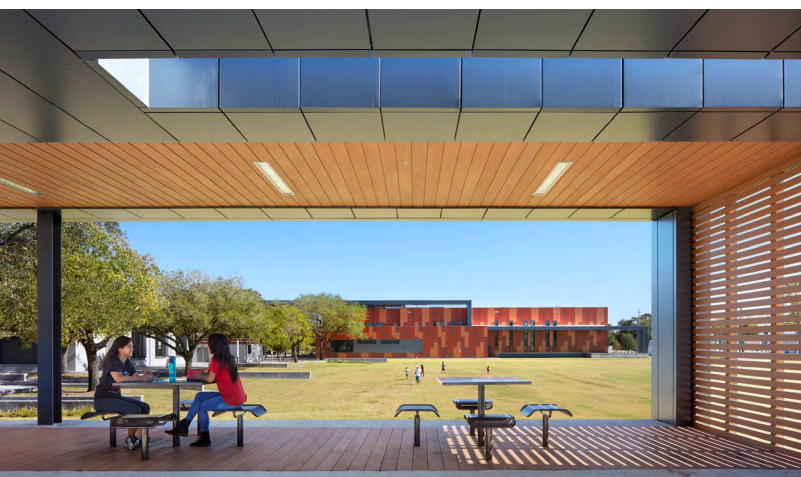
## PROJECT STATUS

Completed | 2024

## PERSONNEL OVERLAP

Teri Canada - Managing Principal  
Edwin Harris - Lead Designer  
Billy Askey - Lead Project Architect  
Revington Reaves - Landscape Architect  
J.C. Waller & Assoc. - Civil Engineering





# EMANCIPATION PARK\*

HOUSTON, TEXAS

## PROJECT DESCRIPTION

Emancipation Park is a 10-acre park purchased by four former slaves in 1872 in Houston's historic Third Ward neighborhood. It originally served as a location to celebrate Juneteenth, the June 19, 1865, emancipation of African Americans in Texas. Until the 1950s it was the only public park and swimming pool in Houston open to African Americans. The new Emancipation Park is an inter-woven tapestry of buildings and landscape that celebrate the park's rich history while embracing the present and future of its community. It includes a new pool, new shelters, children's play areas, large multi-purpose spaces, and various places for visitors to celebrate freedom.

## AWARDS

2020 AIA South Atlantic Region Honor Award  
 2018 AIA North Carolina - Merit Award  
 2018 AIA Houston - Merit Award

## AREA

30,450 Total SF  
 10 Acre Site

## PROJECT STATUS

Completed | 2017

## PERSONNEL OVERLAP

Teri Canada - Managing Principal  
 Edwin Harris - Lead Designer

*\* Completed during previous association with Perkins + Will*



# WINDSOR CHAVIS NOCHO PARK COMMUNITY COMPLEX\*

GREENSBORO, NORTH CAROLINA

## PROJECT DESCRIPTION

The new Windsor Chavis Nocho Community Complex will be an innovative model for housing multiple city departments—Libraries and Parks and Recreation—under one roof to offer essential resources and innovative programs to neighborhood residents and citizens of Greensboro. The community hub is designed as a multi-generational resource that addresses present and future needs by engaging with and listening to community input to directly inform the outcome. The community center sits in the middle of historic Nocho Park to help connect city residents with the natural environment and learning and recreation experiences centered around outdoor experiences.

**AREA** 65,000 SF  
13 Acre Site

**PROJECT STATUS** In-Construction | 2027

**PERSONNEL  
OVERLAP** Teri Canada - Managing Principal  
Edwin Harris - Lead Designer  
Billy Askey - Lead Project Architect  
Revington Reaves - Community Engagement  
J.C. Waller & Assoc. - Civil Engineering

\* EVOKE serving as Associate Design Architect;  
VINES Architecture serving as Design Architect





# EVOKE

401 FOSTER STREET, SUITE B1  
DURHAM, NORTH CAROLINA 27701  
T. 919.495.6079

[EVOKESTUDIO.COM](http://EVOKESTUDIO.COM)

*We long to belong, and belonging and caring anchors our sense of place in the universe.*

Prepared For:

**The City of Lumberton**

ATTN: Brandon Love, Deputy City Manager  
email: blove@ci.lumberton.nc.us



PROPOSAL

February 02 2026

Statement of Qualifications

# LUMBERTON LOOP- SCOTTISH PACKING

PREPARED BY:  
**in situ studio**  
a NCSBE HUB business





“ *Tell your story early and often and it will allow others to truly find their place.* ”

June 09, 2025

The City of Asheville  
ATTN: Brandon Love, Deputy City Manager;  
cc: Travis Klondike

**RE: RFQ: COL-2026-SP-001**

To Mr. Love; Mr. Klondike;

As Design Principals of **in situ studio**, we respectfully submit this Letter of Interest for the Lumberton Loop: Scottish Packing Structural Assessment and Architectural Services Project. We are hopeful to have the opportunity to contribute to this round of generationally impactful community-driven work in Lumberton. Our firm is currently working throughout the region, and has extensive park experience. Additionally, we are professors of practice at NCSU College of Design, so the connection to the Coastal Dynamics Lab is near and dear to our heart. We hope to discuss our design approach with you in-person, during the next phase of your selection process.

Over the past fifteen years we have had the pleasure of designing and managing some of the most unique buildings built in the State of North Carolina. These include projects whose missions center around education, service, recreation, nature, cultural arts, and outreach. We have directed every stage of the design and construction process, from master planning and schematic design through construction administration. This includes sophisticated levels of coordination with expert consultants, and iterative engagement with community stakeholders. This is the only way we know to work. Since 2010, our firm has continued to pursue design excellence and offer steady service to clients in many different sectors - parks + municipalities, housing, liturgical, hospitality, cultural, educational, and historic renovation. We recently wrapped up the first pickleball center in Raleigh, have just completed a new 300ac ground-up park with Wake County, renovated a historic woodland masonry cabin, and are working on a 4,500 SF Visitor Center for Town Creek Indian Mound. Our ability to work at multiple scales, across typologies, across the NC landscape with a complex consultant team uniquely suits us for these projects.

In our office, and similarly at **Surface** (our landscape design partners), we work to uncover design solutions unique to clients' needs, appropriate to the places in which we are building, attune to budget constraints, and innovative in the ways they solve problems through common sense. We value collaboration with clients, consultants, and other stakeholders during the design and construction process, and our persistent search for the best approach to a project is sure to have a positive impact on the future development of our city. Our design team is ready to direct a coordinated effort that fulfills your goals, complete with an understanding of the necessary operational continuity any existing facilities may require.

With a combined 40 years of architectural design and project management experience, my business partner and I will serve as the Principal-in-Charge and Project Design Architect. In the past fifteen years at **in situ studio**, we have led the programming, planning, owner and user engagement process, construction documentation, bid administration, and construction observation for a number of public projects in North Carolina including the first LEED Platinum building in the state. Every project we work on is centered around a unique mission and client structure, and we are excited to serve your mission by leading a smooth visioning and engagement, design, and construction process.

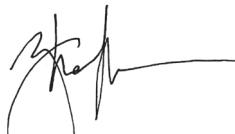
The subsequent pages are designed to present our team and project approach to you. We have decided to partner with an experienced engineering team at **Sigma ES**, the **TRC** civil/site group for on the ground expertise, **Lysaght** will be brought in as structural engineer with extensive historic renovation and analysis experience, and **Palacio Collaborative** will be brought in per phase to assist with 3rd Party Cost Estimation. This asset is invaluable to a team approach focused on budget and schedule. Our full local offices will be engaged with the project from the outset and are all qualified to deliver a fully-coordinated project.

We are eager to hear from you. If you need anything else at this time, please do not hesitate to ask.

Sincerely,



Matt Griffith, FAIA, Founding Principal



Zach Hoffman, AIA, Principal

**\*Zach Hoffman will serve as prime leader, and project point-of-contact for this project.**

---

\*The design team acknowledges and accepts the terms and requirements of this RFQ, dated 01 23 26.

PHOTO REFERENCE: CHURCH ON MORGAN HISTORIC RESTORATION



“...every detail and moment was considered.”

# + FIRM PROFILE + EXPERTISE



## in situ studio

704 N Person Street, Raleigh, NC 27604

[www.insitustudio.us](http://www.insitustudio.us)



2024 Triangle Firm of the Year



2024 Best Small Practice Southeast - Honorable Mention



2023 NC Firm of the Year

## WHO WE ARE

**in situ studio** is a HUB-NCSBE certified, design-based architectural practice that specializes in modern, sustainable and community-driven architecture. We have been recognized for the quality of our work across building types.

We pursue **work that matters in our community**, seek unique outcomes for each client and site that **elevate the imagination for design** in our region, and have a leading voice in the still vital modernist narrative in the American South. We do not sell a "product," instead relying on a time-intensive, collaborative design process to produce beautiful, well-functioning architecture.

*in situ studio has completed over 130 projects in 15 years across North Carolina in both the private and public sectors with no legal issues.*

*Our team prioritizes effective communication, open problem solving, and clear efficient solutions.*

## WHAT WE DO

We also have experience working with **complex client groups to distill a singular vision for each project**, from our work with universities, museum staff, and public park stakeholders. We imagine a diverse stakeholder group with this project that involves institutional leadership, faculty, staff, and possibly public input. Working with this complex organization will require well-coordinated stakeholder meetings and consistent communication with all parties throughout the design, bidding, and construction phases. We have the experience necessary to organize and lead a design process that leverages the expertise of our consultant team to the benefit of all stakeholders. Our work experience, demonstrated by the featured projects that follow, has equipped us to successfully engage your project and offer a **unique level of attention** afforded to our clients.






# PRIME DESIGN TEAM -

# in situ studio

\*a HUB NC Small Business Enterprise  
\*educators at NCSU College of Design

PROJECT ARCHITECT



Current Availability


Projected Availability

## Matt Griffith, FAIA, #11446

MArch, Urban Design Concentration, NCSU, 2002  
BS Mathematics, Davidson College, 1996  
Professional License, NC #11446

Before founding **in situ studio**, Matt worked in the offices of Marlon Blackwell Architect (2002-2006) and Frank Harmon Architect (2006-2010). He has been practicing architecture for 19 years and also serves as Professor in Practice at the NCSU School of Architecture, where he teaches design studios. Matt's professional experience and expertise covers the full range of design services, from feasibility study and site analysis, to project management, construction detailing, and construction administration.

DESIGN ARCHITECT



PRIMARY CONTACT

Current Availability

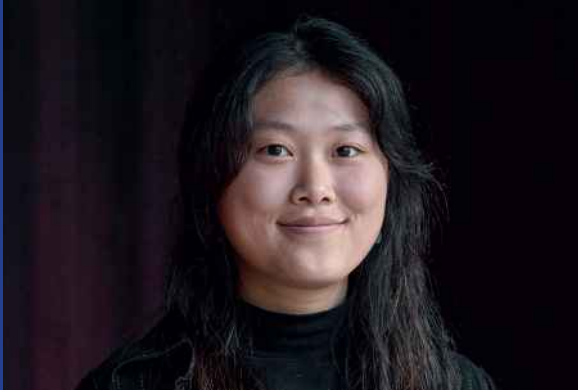
Projected Availability

## Zach Hoffman, AIA, #14288

MArch, NCSU, 2014  
BS Building Science, Appalachian State Univ, 2011  
Professional License, NC #14288

Before joining **in situ studio** in 2015, Zach worked at Cannon Architects (2011-2015). Zach has been an Adjunct Professor of architecture at NCSU since 2015. Since joining the studio, Zach has taken on a strong leadership role in project design and project management for high profile projects such as the North Carolina Museum of Art's Park Visitor Center and Baileywick Park (recently completed). Zach places utmost importance on design excellence. He is passionate about the architect's responsibility to leave a project site better than how it was found.

PROJECT MANAGER



Current Availability

Projected Availability

## Kelly Wu, AIA, #18067

BArch, NCSU 2024  
BEDA, NCSU 2023

Before joining **in situ studio**, Kelly grew up in Cary, NC and has recently graduated with honors from her BArch at NCSU College of Design. She also minored in both Sociology and Landscape Architecture due to her interest in the interdisciplinary nature of architecture to shape society and the future. In school, Kelly has been an active member at the School of Architecture, serving as Vice President of AIAS, as well as being nominated and awarded for the AIA Triangle Scholarship and the Shawcroft Hand-Drawing Competition.

**\*\*ADDITIONAL CONSULTANTS WILL BE CONSIDERED BASED ON THE SPECIFIC SCOPE OF THE PROJECT THESE INCLUDE BUT ARE NOT LIMITED TO: BUILDING COMMISSIONING (EPSTEN), COST ESTIMATION, SURVEYING + GEOTECHNICAL, ETC.**



# CONSULTANT DESIGN TEAM

LANDSCAPE ARCHITECT



Current Availability

Projected Availability

## Eric Davis, FASLA, LEED AP

Masters of Landscape Architecture, UC Berkeley  
PLA NC #1330

Eric Davis is vice president at Surface 678. He brings 28 years of experience in landscape design, master planning, recreational design, and community planning. Eric's expertise is in master planning, creative design, and well-managed construction processes involving complex, multi-disciplinary teams. Eric is strongly suited to projects involving public engagement, collaboration with artists, environmental and habitat consultants, and government agency coordination.

PME ENGINEERS




Current Availability

Projected Availability

## Paul Romiti, PE | Reggie Adams, PE

MS Mechanical Engineering, NCSU  
PE NC #26581

BS Electrical Engineering, NCSU  
PE NC #19658

Mr. Romiti's 27 years of experience includes complete mechanical, plumbing, and fire-protection design in both renovated and new structures. Specializing in tight budgets, and aggressive schedules, he remains client driven and delivers systems that meet project needs and LEED standards.

Mr. Adams has 37 years of experience in the electrical engineering field, marketing, and project management. These projects were often "fast-track" type efforts with project teams ranging from architects to civil engineers to building system engineers.

STRUCTURAL ENGINEER



Current Availability

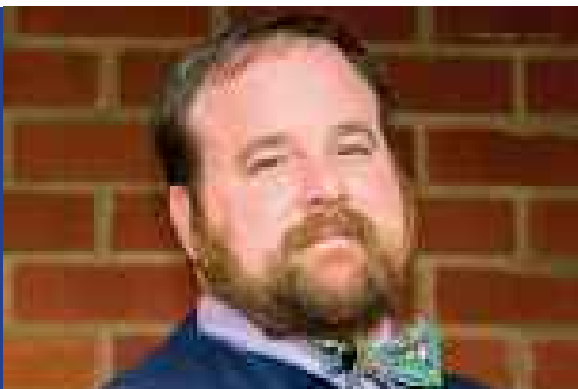
Projected Availability

## Chuck Lysaght, PE

MS Civil Engineering, NCSU  
PE NC #7929

Chuck has 50+ years of experience as the structural engineer for governmental, educational, commercial, industrial, and residential projects using steel, reinforced concrete, masonry, laminated wood, light gauge steel and heavy timber. His ability to develop creative and often unexpected solutions to structural and budget challenges is just one reason why architects, contractors, and clients in more than 35 states want

CIVIL + SITE ENGINEER



## TYRUS CLAYTON, PE, LEED AP

BS Civil Engineering, NCSU 2000  
PE NC #28909

Mr. Clayton has utilized his engineering expertise on a broad range of projects including municipal infrastructure, geotechnical investigations, stormwater management, site design, and construction administration. He is responsible for directing numerous environmental, geotechnical, and civil engineering projects for counties, municipalities, private enterprises, general contractors, and state agencies.

# + CONSULTANT PROFILES + EXPERTISE

## Surface

215 Morris Street Ste 150, Durham NC 27701  
<https://surface678.com/>

**Surface 678** is a landscape architecture firm dedicated to design excellence and the **integration of natural systems** and craft into our work. Surface is where users perceive the design benefits expressed by our ideas. Surface becomes the visual and cultural expression of the landscapes' beauty and function, serving the needs of the user, providing for social interaction, and reflecting and enhancing the sites natural and built composition. Surface 678 is committed to creating iconic landscapes throughout the southeastern United States—focused upon horticultural zones 6, 7, and 8. A major hallmark of our firm is our **emphasis on collaboration and communication**. We achieve successful design through open, honest, and positive design collaboration among all parties. The collective intelligence derived from this communication presents itself as a satisfying and meaningful combination of architecture, landscape, and community.



114 Edinburgh South Dr. Suite 200. Cary, NC 27511  
<https://www.trccompanies.com/>

TRC is a full-service engineering firm delivering environmentally focused, technology-driven solutions throughout our communities. Since 1969, we have provided expert engineering, planning, funding and municipal-operations support, and program management services, combining science and technology to deliver a lasting, positive impact in our communities.

As a testament to our service, TRC is recognized by Engineering News-Record year after year for excellence in design services and performance in the markets we serve. TRC is ranked #9 of the Top 100 Pure Designers and #17 in the Top 500 Design Firms across the country.



120 St. Mary's Street, Raleigh NC 27605  
<https://www.lysaghtassociates.com/>

Our clients will be the first to tell you that without our outside-the-box solutions, they might have never been able to build, renovate or repair what they had in mind. Our experience includes the latest in steel, heavy timber, light frame timber, light-gauge, reinforced concrete, masonry, and everything in between.



5909 Falls of Neuse Rd, Suite 101, Raleigh NC 27609  
<https://www.sigmaes.com/>

Our objective is to provide superior consulting services for the design of mechanical (HVAC), plumbing, electrical, fire suppression, fire alarm, and telecommunications systems. Additionally, we provide feasibility studies, cost estimating, due diligence reports, master planning, and systems analysis. We perform life cycle cost analysis and energy modeling on most large projects and offer temperature control system verification on all projects to ensure that all equipment is operating at design performance.

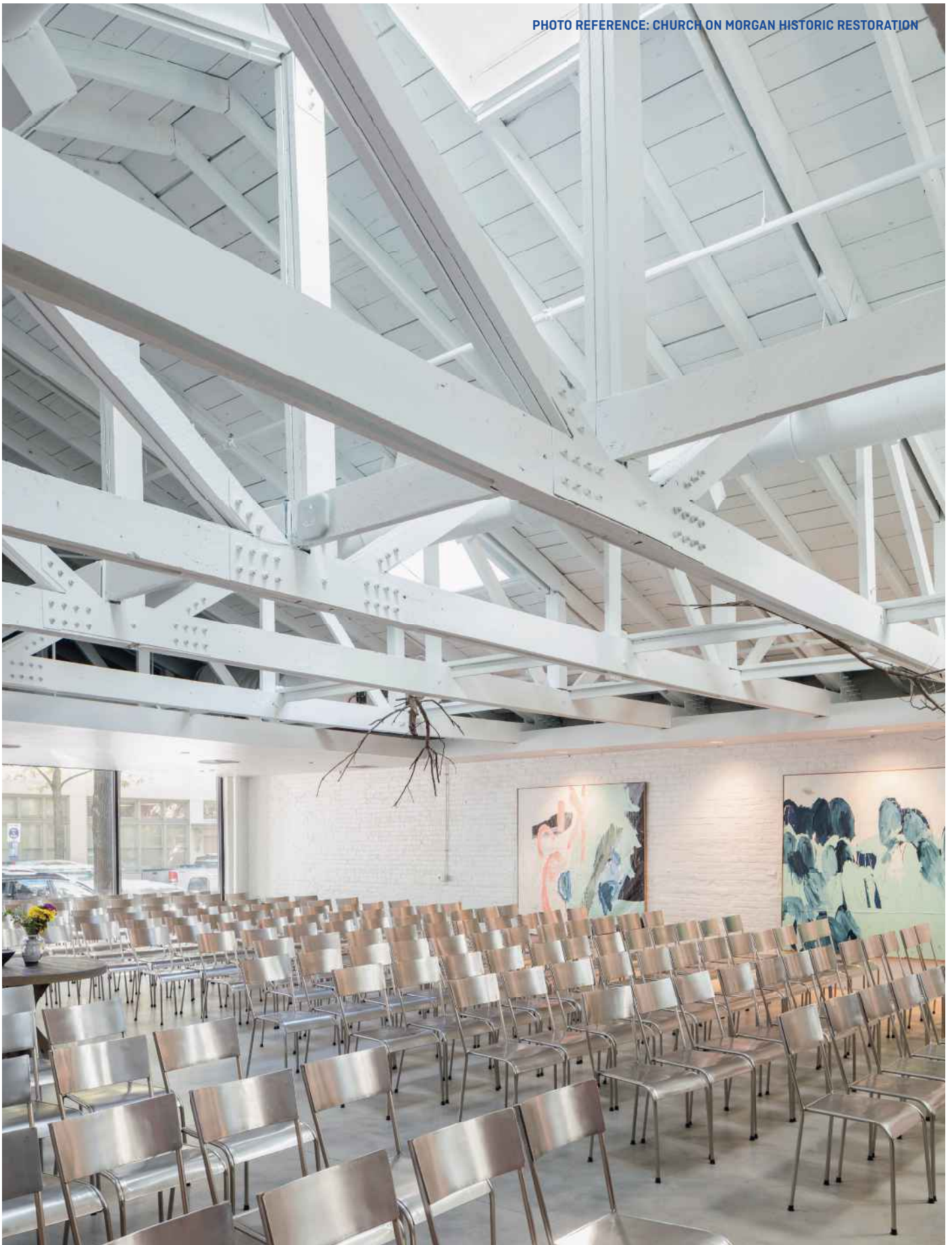


4819 Emperor Boulevard, Suite 400  
Durham, NC 27703  
<https://www.palaciocollaborative.com/>

We are a minority-owned full-service construction cost estimating firm headquartered in Atlanta, Georgia with offices in NC + across the southeast. Strategically located, we provide quality estimating nationwide in a variety of markets. Our primary services include conceptual cost modeling, budget verification, cost management, and value management.



PHOTO REFERENCE: CHURCH ON MORGAN HISTORIC RESTORATION



“

*...we seek a future...together.”*



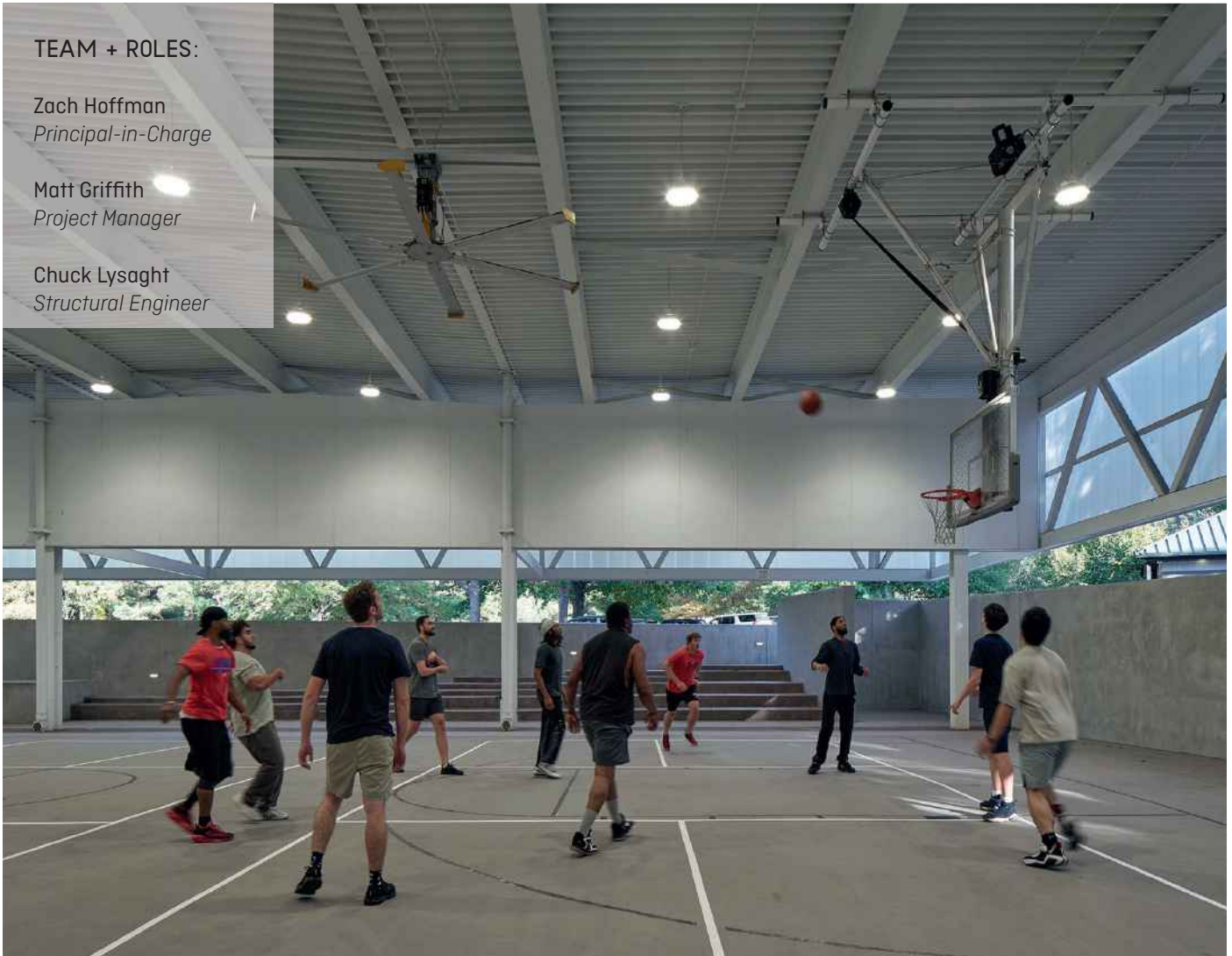
# BAILEYWICK PARK RECREATION CENTER

## TEAM + ROLES:

Zach Hoffman  
*Principal-in-Charge*

Matt Griffith  
*Project Manager*

Chuck Lysaght  
*Structural Engineer*



## REF: SHAWSHEEN BAKER, PLA, AICP

**CONTACT:** [shawsheen.baker@raleighnc.gov](mailto:shawsheen.baker@raleighnc.gov)

*Raleigh, NC  
20,217 SF Recreation Center + Park Improvements  
Complete  
Budget: \$4,800,000*

Baileywick Park is located in a far north suburb of Raleigh. The park is programmed with baseball fields, a playground, and a multi-purpose field.

The county-side greenway passes through the park. Burgeoning growth in the area has placed new demand on the park, specifically for all-weather play areas for basketball and pickleball. The new shelter is suspended in the air on twelve columns and shrouded in a translucent skin. A series of concrete site walls folds underneath, negotiating a significant change in topography. A tile-clad storage and utility "box" serves as a stage backdrop for cultural and other events.



# TEAM PARKS + RECREATION EXPERIENCE



## HISTORIC STRUCTURE REVIVAL

*Undisclosed, NC*  
*750SF Historic Restoration of Masonry Shell*  
*Budget: \$250,000*

Treating the existing shell as a 'found object' our team, paired with Lysaght & Associates did a full structural analysis on an existing hunting shed in NC. This shed has a significant historic value, and the client wanted to keep every bit of the existing structure in place, stabilize it for another 75 years, but also rewild it. Architecture and Structure worked hand in hand to design expressive and functional detailing. The finished project, celebrates history, nature, time, and the changing of the seasons.

## UNDERSTANDING THE PROJECT



### Proximity to Lumberton NC

All of our offices focus on hyper-local design solutions unique to North Carolina. We all have worked across NC, but understand the specific sensitivity, place, and value system of the tidewater region!

Surface is currently working on the Lumberton Fivemile Greenway !

The design team has worked on countless projects in the tidewater, partnering with critical site agencies.

## Add'l Design Team Projects

**Town Creek Indian Mound Museum + Visitor Center Renovation**  
in situ studio + Sigma

**City of Asheville Pickleball Complex**  
Surface + in situ studio

**Historic Oak View County Park Restoration**  
in situ studio + Sigma

**Blue Jay Point County Park**  
in situ studio + Surface + Lysaght + Sigma

**NCSU Brooks Hall - Historic Renovation**  
in situ studio + Sigma

**Historic Yates Mill Park Renovation**



# BEECH BLUFF COUNTY PARK CENTER + CAMPUS

## TEAM + ROLES:

Matt Griffith  
*Principal-in-Charge*

Eric Davis  
*Landscape Architect*

Zach Hoffman  
*Project Designer*

Chuck Lysaght  
*Structural Engineer*

SIGMA ES  
*PME Engineers*



## REF: ERIC STAEHLE, PLA, ASLA

**CONTACT:** [eric.staehle@wakegov.com](mailto:eric.staehle@wakegov.com)

*Willow Springs, NC  
7,500 sf Park Center, 7 structures  
Completed Spring 2025  
Budget: \$13,000,000*

Beech Bluff County Park is located on formerly agrarian land in a rapidly developing area of southeastern Wake County. The site plan maintains working fields along the highway, creates recreational areas in the middle ground, and establishes trailheads that access a mature forest and stream valley on the north half of the 300-acre site.

The design team was responsible for 7 new structures and a complete park landscape. All structures demonstrate passive and active sustainability strategies.




*"projects are a celebration of [the] community, and a  
inspiration to the next generation"*





☰

# Thank You

 zach@insitustudio.us  
staff@insitustudio.us

 @in\_situ\_studio

 919 704 2617

 www.insitustudio.us



Request for Qualifications:



## **LUMBERTON LOOP: SCOTTISH PACKING STRUCTURAL ASSESSMENT and ARCHITECTURAL SERVICES**

RFQ# COL-2026-SP-001  
06 February 2026

**CITY OF LUMBERTON, NC**

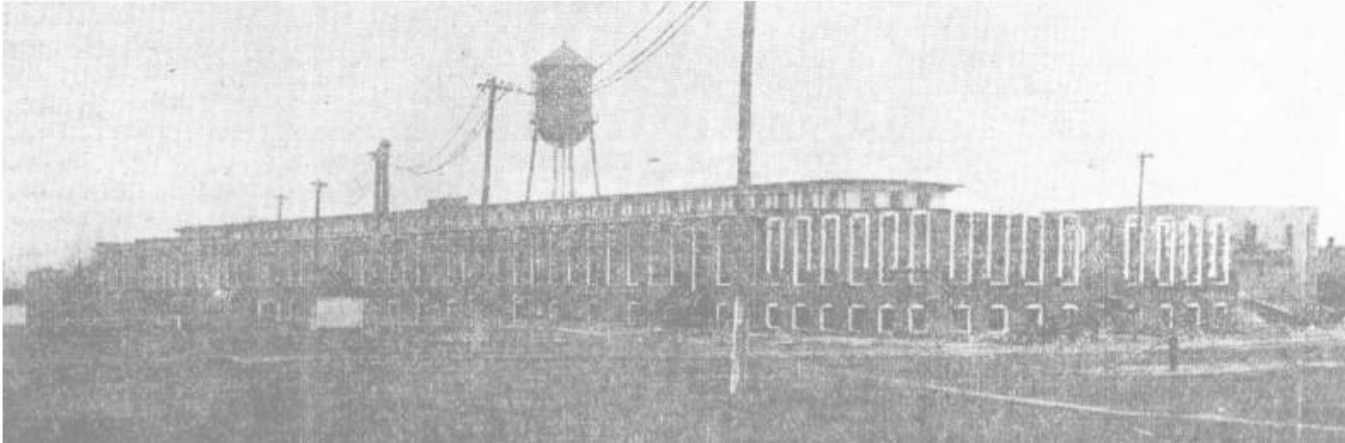
Attn: Brandon Love, Deputy City Manager  
blove@ci.lumberton.nc.us



Submitted by:  
**provision studio, pllc**  
919.272.3349  
www.provisionstudio.design

### 3.1 COVER LETTER

- Project Understanding
- Qualifications Statement
- Confirmation of Capacity



6 February 2026

Brandon Love, Assistant City Manager  
City of Lumberton  
500 North Cedar Street  
Lumberton, North Carolina 28358  
RE:RFQ# COL-2026-SP-001



Mr. Love and Selection Committee Members\_

We are pleased to present our qualifications for your Lumberton Loop: Scottish Packing Structural Assessment and Architectural Services project. We are energized to lend our expertise to the City. We have shaped our careers to work with existing structures to celebrate the communities in which they reside. We want to ensure that the Scottish Packing Site becomes a vital part of the resilience-building project known as the Lumberton Loop, a significant effort comprising over one-hundred parcels to that will provide the City with a hallmark public asset.

The City of Lumberton, the county seat of Robeson County, was founded in 1787, and prospered as a shipping port for timber and naval stores, utilizing the Lumber River. The river cuts a swath through the southwestern portion of the city, and was a component of the extensive flooding due to Hurricanes Matthew (2016) and Florence (2018). The NCSU Coastal Dynamics Design Lab (CDDL) has worked with the City on resilience strategies since 2018, including two Community Floodprint studies, culminating into the Lumberton Loop project. The southern anchor for that project is the Scottish Packing Building property. The City has boldly embarked on a multi-year process in repurposing the flooded remnants of this important heritage site for public enjoyment of the river and open space along its banks.

Provision Studio has chosen to partner with our primary team member, Drye McGlammetry Structural Engineers, because of our previous shared experience with CDDL projects. Drye-McGlammetry will bring the expertise to evaluate the existing structure and develop a design to stabilize and elegantly enhance your asset. We want to highlight some other partnerships we have with Catalyst Design and Site Collaborative, should you determine there is a need for their services; they both are capable of adding support on demand for funding, stakeholder engagement and broader site-related design issues.

At this juncture, we understand that we are tasked with developing a concept for the building's new life that is a robust, cost-effective and engaging vision that excites the community. We will start by documenting the existing conditions by scanning/measuring and photographing the building. This will provide a solid basis for both the structural assessment and subsequent design solutions. First, we will verify the integrity of existing masonry walls and concrete slab and provide recommendations for any repair and stabilization. Second, we will develop concepts based on your input and any prior community feedback along with the identified structural solution. In turn, we will generate schematic architectural plans, elevations, sections and associated details for a shade structure, public restrooms, boardwalk and viewing platform and educational amenities. We will digitally model all work to prepare presentation-ready deliverables including a 3D rendering, representative of the park vision, coordinated with the City and CDDL so that it is ready to receive feedback from any stakeholders you choose by the March 28th deadline.

Please contact me with any questions regarding this letter or our RFQ response. We look forward to a successful collaboration.

Sincerely,



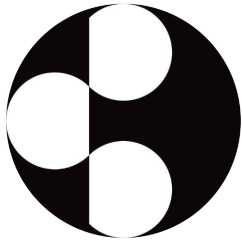
Daniel R. Culbertson, AIA  
provision studio, Principal

### 3.2 PROJECT TEAM

- Firm Biographies
- Individual Résumés



# LUMBERTON LOOP: SCOTTISH PACKING STRUCTURAL ASSESSMENT & ARCHITECTURAL SERVICES



**provision studio**



**A**



**B**



**C**

**provision studio, PLLC**

NC Board of Architecture  
Registration #53749

603 Holden Street  
Raleigh, NC 27604

919.740.5436

[www.provisionstudio.design](http://www.provisionstudio.design)

**Principal Contact:**

Daniel R Culbertson, AIA NCARB  
919.272.3349

[dc@provisionstudio.design](mailto:dc@provisionstudio.design)

## FIRM HISTORY AND IDENTITY

Founded in 2021, Provision Studio champions architecture as the embodiment of a place, believing that buildings and spaces have the potential to tell a community's story. With over 50 years of combined experience, our firm serves both private and public clients, leveraging strong relationships with industry peers to assemble teams with the appropriate expertise. This approach ensures successful and creative solutions for a diverse range of projects, from large infrastructure developments and multi-stakeholder masterplans to sensitive historical renovations.

Our role as a liaison between local, state, and federal agencies facilitates projects that are not only transformative for their communities but also fiscally responsible. Our commitment to excellence is consistently recognized by professional and municipal awards programs throughout the state.

Provision Studio's portfolio comprises civic, commercial and residential projects including municipal park structures, hospitality repositioning, retail upfits, industrial food processing facilities, private residences, accessory dwelling units, facilities assessments, and historic rehabilitations. Each project is treated as unique, requiring robust engagement with the owners, occupants, and users to develop a meaningful narrative rooted in their lives. Our dedicated approach ensures that every project not only meets the needs of our clients but also enriches the community it serves.

Other public projects of note include the following. More information is available upon request:

### Wake County

Marbles Kids Museum Imax Theater\* - 2000  
Marbles Kids Museum Expansion Master Plan\* - 2019  
Five County Stadium PDL Assessment - 2022  
Five County Stadium Improvements - 2020 & 2025

### Whiteville, NC

Madison Street Park - 2024

### Candor, NC

Fitzgerald Park - 2026

### Raleigh, NC

**A.** Contemporary Art Museum - Raleigh\* - 2011  
Raleigh Police Memorial w/ Thomas Sayre, artist\* - 2015  
**B.** Raleigh Union Station\* - 2019  
Transfer Co. Food Hall\* - 2020  
All-Faiths Chapel Rehabilitation, Dix Park\* - 2020

### Boone, NC

Rhodes Motor Lodge - 2023

### Saxapahaw, NC

**C.** Saxapahaw Rivermill\* - 2013

### Cary, NC

Downtown Library and Public Parking Deck\* - 2020

### Burlington, NC

Burlington Carousel House\* - 2020

### Clyde, NC

Building Elevations to Restore  
Clyde's Commercial Core - 2025

\* Project completed while Project Manager and Project Architect at Clearscapes, PA

## LUMBERTON LOOP: SCOTTISH PACKING STRUCTURAL ASSESSMENT & ARCHITECTURAL SERVICES

### PROJECT TEAM



#### **Daniel Culbertson, AIA, NCARB**

Principal-in-Charge and Senior Project Architect, Provision Studio

Before co-founding Provision Studio, Daniel spent over 25+ years designing and planning a multitude of projects including transportation facilities, libraries, foodhall / restaurants, event spaces, fire stations, residences and historic renovations. He has practiced in South Carolina and Arizona before finally settling in Raleigh, North Carolina.

#### **EDUCATION AND QUALIFICATIONS**

- BA, Design, Clemson University
- MArch, Clemson University
- State of North Carolina Architect Registration, License #13109
- National Council of Architectural Registration Board (NCARB) #93902
- 25 Years Experience (comprised of 5+ yrs at Provision Studio & 13 yrs at Clearscapes, with the balance of experience with previous firms in Arizona and South Carolina)
- Member and Volunteer - the American Institute of Architects
- Board Member - Visual Art Exchange, Raleigh, NC



#### **Jon Zellweger, AIA NCARB**

Principal and Senior Project Architect, Provision Studio

Jon is a principal and founding partner of Provision Studio. He has over 27+ years experience designing commercial and educational buildings, theaters, transportation facilities, museums, hospitality properties, homes and additions, and historic rehabilitation projects. He has practiced in North Carolina, South Carolina, Virginia and New Jersey.

#### **EDUCATION AND QUALIFICATIONS**

- BS, Design, Clemson University
- MArch, Virginia Tech
- State of North Carolina Architect Registration, License #11105
- National Council of Architectural Registration Board (NCARB)
- 27 Years Experience (comprised of 5+ yrs at Provision Studio & 21+ yrs at Clearscapes, with the balance of experience with previous firms in New Jersey and South Carolina)
- Member and Volunteer - the American Institute of Architects
- Past Board Member and Chair - Visual Art Exchange, Raleigh, NC
- Board Member - Artspace, Raleigh, NC

## LUMBERTON LOOP: SCOTTISH PACKING STRUCTURAL ASSESSMENT & ARCHITECTURAL SERVICES



NC Firm No. P-1305

2020 Progress CT,  
Suite 120J  
Raleigh, NC 27604  
910.226.2050



### FIRM HISTORY & PROJECT TEAM

Founded in 2014, Drye-McGlamery Engineering, PLLC offers engineering design and consulting services in a large part of the east coast and southeast. Drye-McGlamery Engineering has offices in Raleigh and Concord, NC. Our firm brings field experience to the design process through licensed professional engineers with a broad range of experience in the construction industry. Our firm is licensed and insured to practice engineering in North Carolina along with licenses in twenty-two states.

Our management team and staff have participated in the design, drafting, project management and/or construction administration in a wide variety of project sectors. We have been involved in every phase of a project from providing expertise and recommendations during due diligence and conceptual planning to technical review and direction during construction implementation.

### Daniel McGlamery, PE

Managing Principal and Senior Structural Engineer, Drye-McGlamery Engineering

Daniel is a co-founder and managing principal of Drye-McGlamery Engineering and licensed professional engineer bringing 20+ years of experience in design engineering, field engineering, construction management and project management to the firm. He has worked on a wide range of design and construction projects in the residential, commercial, healthcare, higher education, federal government, pharmaceuticals, municipal, industrial sectors including several recent projects for the Town of Waynesville and Haywood County.

### EDUCATION AND QUALIFICATIONS

- BS Civil Engineering, North Carolina State University
- Master of Engineering Management, Duke University
- American Institute of Steel Construction (AISC)
- OSHA 10 Hour Certified
- Registered Structural Engineer: NC PE #38661 (also: FL and SC)
- 20+ Years Experience

### RELEVANT PROJECTS

- Highwoods Amenity Center - Raleigh, NC
- Town of Ocean Isle Beach, Boardwalk Access - Ocean Isle Beach, NC
- Sedwick Park Pedestrian Bridge - Raleigh, NC
- Epcon Community Greenway Bridges - Cary, NC
- Wagon Wheel Bridge - Haywood County, NC
- Chelsea Road Bridge - Waynesville, NC
- Graham St. Wall Bracing Design - Charlotte, NC
- Historic McAdenville Mill Renovation - McAdenville, NC
- River North Multi-Family, Structural Reinforcing - Nashville, TN

## LUMBERTON LOOP: SCOTTISH PACKING STRUCTURAL ASSESSMENT & ARCHITECTURAL SERVICES



### FIRM HISTORY & PROJECT TEAM

Established in early 2017, Site Collaborative is a landscape architecture firm cultivated from our desire to create memorable and sustainable places while providing exceptional client services, unique design solutions, creative project approaches, detailed technical focus, blended together with a highly-collaborative spirit. Site Collaborative creates spaces that intermingle aesthetics, constructability, ecological processes, and the unique human experience – specifically parks, greenways, public lands, campuses, urban redevelopments, and suburban site retrofits.

### Graham Smith, PLA, ASLA, LEED AP, CLARB

President & Senior Landscape Architect, Site Collaborative

Mr. Smith has more than 30 years of professional experience working directly with institutions, municipalities, and design experts across the country on a multitude of projects. Graham is responsible for design, project management and professional oversight for projects. His career has been focused on the creation of spaces that intermingle aesthetics, constructability, ecological processes, and the unique human experience – specifically campuses, trails, public parks, open spaces, and suburban site retrofits.

### EDUCATION AND QUALIFICATIONS

- Bachelor of Landscape Architecture, Virginia Tech
- Registered Landscape Architect: NC #1365, Virginia #857, SC#1179
- 30+ Years Experience
- Council of Landscape Registration Board (CLARB): #3930
- LEED Accredited Professional

### RELEVANT PROJECTS

- Danville Riverfront Park - Danville, VA
- Tar River State Forest Vision Planning - Franklin County, NC
- Crosby-Garfield Center Drainage + Site Improvements - Wake County, NC



### FIRM HISTORY & PROJECT TEAM

Catalyst Design is a woman-owned firm with offices in Raleigh, North Carolina. We provide a range of urban design and architecture services. Our firm is committed to helping organizations move through change to create better places for people.

### Roberta MK Fox, AIA, ASLA

Principal, Urban Design and Landscape Architect, Catalyst Design

Bert has 20+ years of experience practicing architecture, landscape architecture, and urban design with a special focus on strategic planning, consensus building, project delivery, and project implementation. She has developed and administered government programs in historic preservation, urban design, and public space policy and design through a series of signature projects including urban plazas, Private Use of Public Space Regulation, and community-focused / community-developed plans.

### EDUCATION AND QUALIFICATIONS

- Bachelor of Architecture, The Catholic University of America
- Master of Landscape Architecture, Louisiana State University
- Registered Landscape Architect: NC #12699
- 20+ Years Experience
- American Institute of Architects (AIA), American Society of Landscape Architects (ASLA) and American Planning Association (APA)

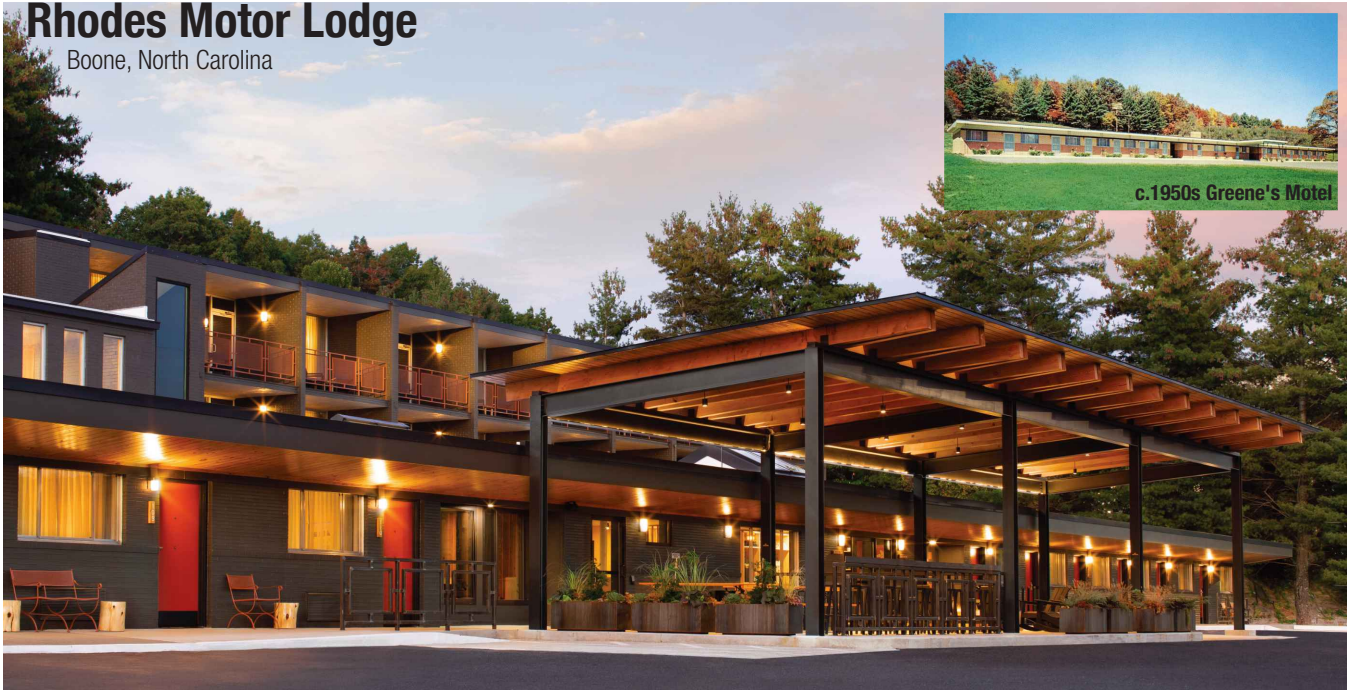
### 3.3 PROJECT EXPERIENCE

- Rhodes Motor Lodge
- Madison Street Park
- Elevating Downtown Clyde



## Rhodes Motor Lodge

Boone, North Carolina



Completed in 2023, the Rhodes Motor Lodge is a market repositioning of the historic Greene's Motel, built in 1950 to serve families traveling along the newly established Blue Ridge Parkway. This scenic route, the longest linear park in the National Park System, offers access to the stunning Appalachian mountains in North Carolina and Virginia.

The design team aimed to create an environment that highlights the outdoor-oriented appeal of Boone and its surroundings, while restoring the property's legacy. The lodge was envisioned as a 'base camp' for outdoor adventures, while also offering a unique experience connected to its historic context.

A grand front porch, the only new structure, serves as a gateway to the hotel. This distinctive steel and heavy-timber structure greets guests with its striking design. Set atop the long drive from the street below, it recalls the original porte cochère, now functioning as an exterior hangout showcasing panoramic mountain views.

While the room layouts were largely preserved, the central common area—originally a modest lobby, manager's apartment, and restaurant—was completely reimaged. Through a series of structural reinforcement and stabilizations, the previously partitioned spaces were opened up to create a flexible common area that serves as a gift shop, lobby, dining/lounge, bar, and game room. The design was conceived as a hiking trail, providing closed and open views throughout the building, with skylights bringing natural light deeper into the space, resembling forest clearings. Furnishings and finishes were all selected to reinforce a refined-rustic mid-century sensibility.

## Madison Street Park

Whiteville, North Carolina



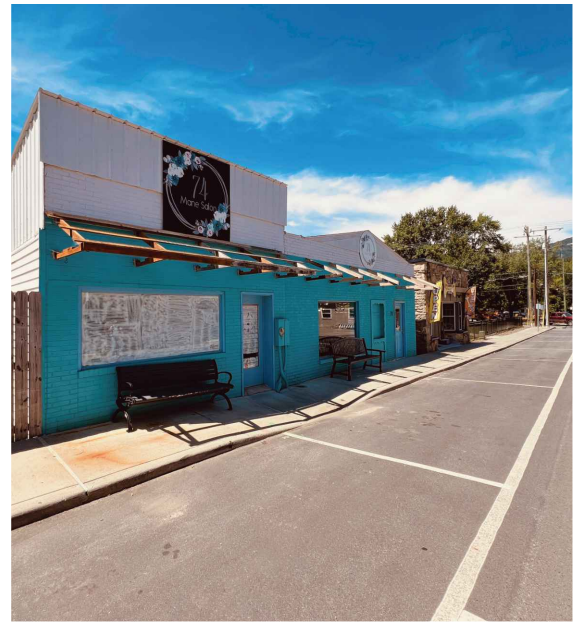
In early 2023, the Coastal Dynamic Design Lab (CDDL) completed a Community Floodprint that studied the impacts of Hurricanes Mathew and Florence on the City of Whiteville that resulted in a masterplan and design for the park.

That process identified stormwater strategies and resilient structure designs that serve the overall park program, including native landscape, a constructed wetland and three permanent structures; a bandshell, comfort station and a picnic shelter. The three structures are arranged across the site based on an analysis that identified relationships between the historic Vineland Depot and railroad, the central business district, the County Courthouse and a shift in the urban grid while overlaying the trajectories of past hurricane events and the latest 100- and 500-year flood plane maps. Each structure is responsive to the potential of flooding, either by elevating the construction or through robust material selections. Inspired by agricultural and rail heritage prevalent in the City as well as the historic building stock of the central business district, they share a common language that creates a unique and memorable solution relating to the community context. Construction recently started in late 2025 with completion anticipated in 2026.

Provision Studio was invited to provide the similar services with our Withers Ravenel for the small community of Candor. Site of the annual North Carolina Peach Festival, the character of the bandshell is inspired by the harvesting and transport of the fruit, specifically the iconic peach basket. Anticipated completion of construction in 2027.

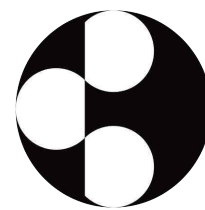
## Elevating Downtown Clyde

Clyde, North Carolina



The Town of Clyde, founded in 1890, prospered as an agricultural hub in Haywood County, along the Western North Carolina Railroad (now Blue Ridge Southern Railroad). This low-lying land where the downtown is located, along the course of the Pigeon River, was always prone to flooding, with significant historical events recorded most recently in 2024 with Helene. Prior to that, the Coastal Dynamics Design Lab was working with the Town on resilience strategies for these 16 structures as part of a detailed effort that built on their County-wide “Floodprint” study with Helene revising some of their recommendations.

The design team, including Drye-McGlammery and Sigma Engineered Solutions, was tasked with extending preliminary concepts from CDDL, so that the Town can implement solutions for each building owner that are robust, cost-effective and, most importantly, harmoniously integrated into the existing context. The scope includes elements such as new elevated floor systems, hoistways for future lifts or elevators, stairways and ramps. New wall and roof systems were designed and openings for doors and windows accommodated. Structural and systems designs balances reinforcing existing building fabric and systems to contain overall impact to the buildings.



provision  
studio