

**PLANNING BOARD - FEBRUARY 17, 2026
COUNCIL CHAMBERS - 6:00 PM**

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

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

AGENDA

I. Call to Order

II. Minutes Approval

A. Planning Board - Regular Meeting - DATE

III. Agenda Items

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

IV. Adjournment

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

Lumberton Planning Board

Item: II.A.

Lumberton, North Carolina



Request for Action

Meeting Date: February 17, 2026

Originated By:

Submission Date: 02/04/2026

Subject: Planning Board - Regular Meeting - DATE

Summary/Background of Subject Matter:

Staff Recommendation:

City Manager's Comments:

Signature:

Department:

ATTACHMENTS:

1. January 20, 2026 Planning Board Minutes



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. With a 6 to 1 vote, the motion carried.

- 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 Planning Board

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: February 17, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 02/10/2026

Subject: Stuart McNeill - Request to Develop a Food Truck Park Ordinance

Summary/Background of Subject Matter:

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

Staff Recommendation:

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment, and send a final draft to the City Council to review and approve.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

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

Food Truck Park (principal)

Definitions

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

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

Location

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

B-4, Business General Commercial

B-7, Business General Commercial/Manufactured Home Sales

M-1, Light Manufacturing

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

B-1, Downtown

M-2, Manufacturing

Restrictions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Waste disposal. Food truck parks shall be kept clean and free of debris and waste. City trash receptacles shall not be used to dispose of waste or trash.

Noise. Audio amplification is prohibited.

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

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

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

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

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

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

Garbage receptacles.

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

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

Grease disposal. The food truck park shall provide adequate facilities for grease disposal, which may be a grease interceptor/trap or a grease bin. Facilities and means for disposal of wastewater (including "greywater") must also be provided. Grease and wastewater disposal facilities shall be reviewed and subject to approval at the time of site plan review. Grease and wastewater shall not be disposed of in stormwater drains, the sewer system, on the ground, or in the streets. Park owners can request, from Public Works (or utility provider), a main water connection for on-site use (at owners’ expense). This connection must be secured to minimize unpermitted or illegal use.

Parking.

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

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

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

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

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

Permit Requirements

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

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

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

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

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

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

Violations

Compliance with all provisions of this ordinance and the applicable provisions of the Code of Ordinances shall be enforced pursuant to Article VII. Enforcement and Review. Regular inspections of the site will be made by all applicable City departments. If the City determines that activities are being carried out in violation thereof, a notification of non-compliance shall be issued to the owner and a penalty may be applied.

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

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

Exemptions:

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