

**PLANNING BOARD - MAY 19, 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 - April 28th, 2026

III. Agenda Items

- A. Mohamed Metwally Abou Emara special use permit for the operation of an electronic gaming center located at 4555 Fayetteville Rd. P2 - ArTriel Kirchner, Planning & Neighborhood Services
- B. Amend the Recreational Vehicle Parks and Campgrounds Ordinance - ArTriel Kirchner, Planning & Neighborhood Services
- C. Creating an ordinance regulating automotive establishments - ArTriel Kirchner, Planning & Neighborhood Services
- D. Update sections of the ordinance addressing temporary screening materials. - 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: May 19, 2026

Originated By:

Submission Date: 05/12/2026

Subject: Planning Board - Regular Meeting - April 28th, 2026

Summary/Background of Subject Matter:

Minutes from the April 28th Planning Board meeting are available.

Staff Recommendation:

City Manager's Comments:

Signature:

Department:

ATTACHMENTS:

1. April 28th, 2026



CITY OF LUMBERTON

PLANNING BOARD

MINUTES • APRIL 28, 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

II. Minutes Approval

A. Planning Board - Regular Meeting — February 17, 2026

Mr. Smith made a motion to approve the minutes from the Feb. 17th 2026 planning board meeting. Mr. Hammonds seconded the motion with a small typo correction. Motion carried unanimously.

III. Agenda Items

A. Davis Ray rezoning request- 2109 Griffin St. – P2 - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. ArTriel Kirchner, gave a brief overview of the rezoning request.

The board then heard from Mr. Davis Ray, representing the applicant.

The board also heard from Mr. Edward Tyson, resident at 2190 Griffin St. who lives across from the property. Mr. Tyson spoke with concerns about the road width and if it would be able to handle the amount of traffic. Mr. Tyson stated that people damage his yard having to turn around now as it is.

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

Mr. Hammonds made a motion to recommend denying the rezoning request due to the proposed density, lot size, and road access issues. That motion was seconded by Ms. Lisa Douglas. The motion carried unanimously.

IV. Adjournment

[MIN_SIGNATURES]

Lumberton Planning Board

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: May 19, 2026

Originated By: Planning & Neighborhood
Services

Submission Date: 05/12/2026

Subject: Mohamed Metwally Abou Emara special use permit for the operation of an electronic gaming center located at 4555 Fayetteville Rd. P2

Summary/Background of Subject Matter:

Mohamed Metwally Abou Emara is requesting a special use permit for the operation of an electronic gaming center located at 4555 Fayetteville Rd, parcel #10060101003. P2

Staff Recommendation:

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

Furthermore, the Planning Staff recommends denial of the request based on several factors, one being the operation will not meet the distance requirements outlined in Section 35-166.5(10) of the Code of the City of Lumberton.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. 4 Mohamed Emara is requesting a Special Use Permit for an electronic gaming center located at 4555 Fayetteville Rd

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

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:

Legal Name: Mohamed Metwally Abou Emara

Physical Address: [REDACTED]

Mailing Address: [REDACTED]

Telephone: [REDACTED]

Name of Business: Rex's Room

EMAIL: _____

Owner:

Legal Name: Roger's Screen Printing

Physical Address: [REDACTED]

Mailing Address: [REDACTED]

Telephone: _____

Business Address: [REDACTED]

Lumberton, NC 28358

Description of Property:

4555 Commercial Building
(Address)

01810
(Deed Book)

0805
(Page)

(Map Book)

(Page)

170'
(Frontage)

1.14 Acre
(Area)

3. Tax Map Identification (parcel number): 10060101003

4. Proposed Use of Property: Electronic Gaming Hours 10 AM til 12 AM - Midnight

5. Zoning District Designation of Property: B-4

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 # 7.204 1 of 2
5/28/21

ADDRESS:

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

Electronic Gaming w/hours of 10am until 12am - Midnight

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: Mohamed Metwally Abou Emara

Name

Applicant:

Signature

STATE OF North Carolina COUNTY OF Robeson

I, Sherry L. 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.

WITNESS my hand and Notarial Seal this 24th day of March, 2026

Sherry L. Britt
Notary Public Signature

My Commission Expires: 3/22/2029



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: _____

2 of 2

File #

5/28/21

REQUIRED APPLICATION / APPEAL AND SPECIAL USE PERMIT APPENDIX

FOR ELECTRONIC GAMING OPERATIONS

Under the Lumberton City code, Electronic Gaming Operations are allowed only Zones B-4, B-5 and B-7, and even then, only by a Special Use Permit. Further requirements and limitations are set forth in Code Section 35-166.5, and elsewhere in the City Code.

The following Certification is also required to be signed and notarized before any Electronic Gaming Operation Special Use Permit application or appeal will be accepted and processed:

CERTIFICATION

I, Mohamed M. Abouemara, the undersigned applicant for an Electronic Gaming Operation Special Use Permit, or Appellant of an Electronic Gaming Operation-related issue, having been duly sworn, do hereby acknowledge that any false statement herein could be construed as perjury, and further certify that:

1. In addition to the above, the Electronic Gaming Operation for which I am applying, or to which the appeal pertains, is not in any way in contravention or violation of any aspect of Article 37 of Chapter 14 of the North Carolina General Statutes. M (initial)

2. I understand that, while the City seeks the assurance set out in Paragraph 1, no action or inaction by the City with regard to an Electronic Gaming Operation Special Use Permit or appeal, shall be construed in any way as a conclusion by the City that the facility is in compliance with Article 37 of Chapter 14 of the North Carolina General Statutes. I understand that it is not part of the City Special Use process to evaluate the facility for compliance with Chapter 14 (entitled "Criminal Law"), Article 37, of the NC General Statutes, which is, again, clearly a criminal matter. The

enforcement of Article 37 of Chapter 14 of the NC General Statutes falls under the purview of Law Enforcement. M (initial)

3. I further understand that despite any type of City acceptance of the application or appeal, processing of the same, or approval as for the special use process or appeal, city, county, and/or state law enforcement may investigate the subject facility and determine whether it is in violation of Article 37 of Chapter 14 of the North Carolina Statutes and may take any and all appropriate legal actions, including but not limited to confiscation of property and criminal prosecution, and I understand that in this regard I am proceeding completely at my own risk. M (initial)

4. I acknowledge that I have been given the opportunity to consult with legal counsel prior to executing this Certification. M (initial)

Notarized signatures:

APPLICANT: Mohamed M. Abouemara (print)

[Redacted Signature]

Physical address:

Applicant signature: [Signature]

State of North Carolina

County of Robeson

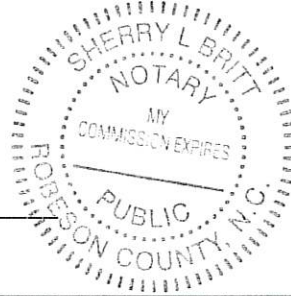
I, Sherry L. Britt, a Notary Public in and for said County and State, do hereby certify that the following personally appeared before me this day, and was duly sworn, and duly acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 20th day of April, 2026.

Sherry L Britt

Notary Public Signature

My Commission Expires: 3/22/2027



PROPERTY OWNER: Keith Rogers (print)



Physical address

Property owner signature: [Signature]

State of North Carolina

County of Robeson

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

WITNESS my hand and Notarial Seal this 20th day of April, 2025.

Sherry L Britt

Notary Public Signature

My Commission Expires: 3/22/2027



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: _____ Parcel #: _____

I, Mohamed Metwally Abou Emara (property owner), give Dr./Mr./Ms.
Danny E Britt Jr. the authority to appear before City Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Danny E Britt Jr.

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 (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.

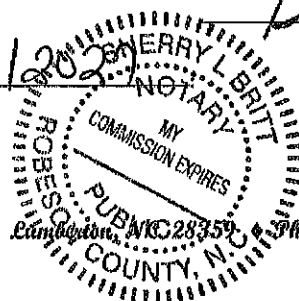
STATE OF North Carolina COUNTY OF Robeson

I, Sherry L. Britt, a Notary Public in and for said County and

State, do hereby certify that Danny E Britt Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 12th day of February, 2008

My Commission Expires: 3/22/2020



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

City of *Lumberton*

Planning & Neighborhood Services

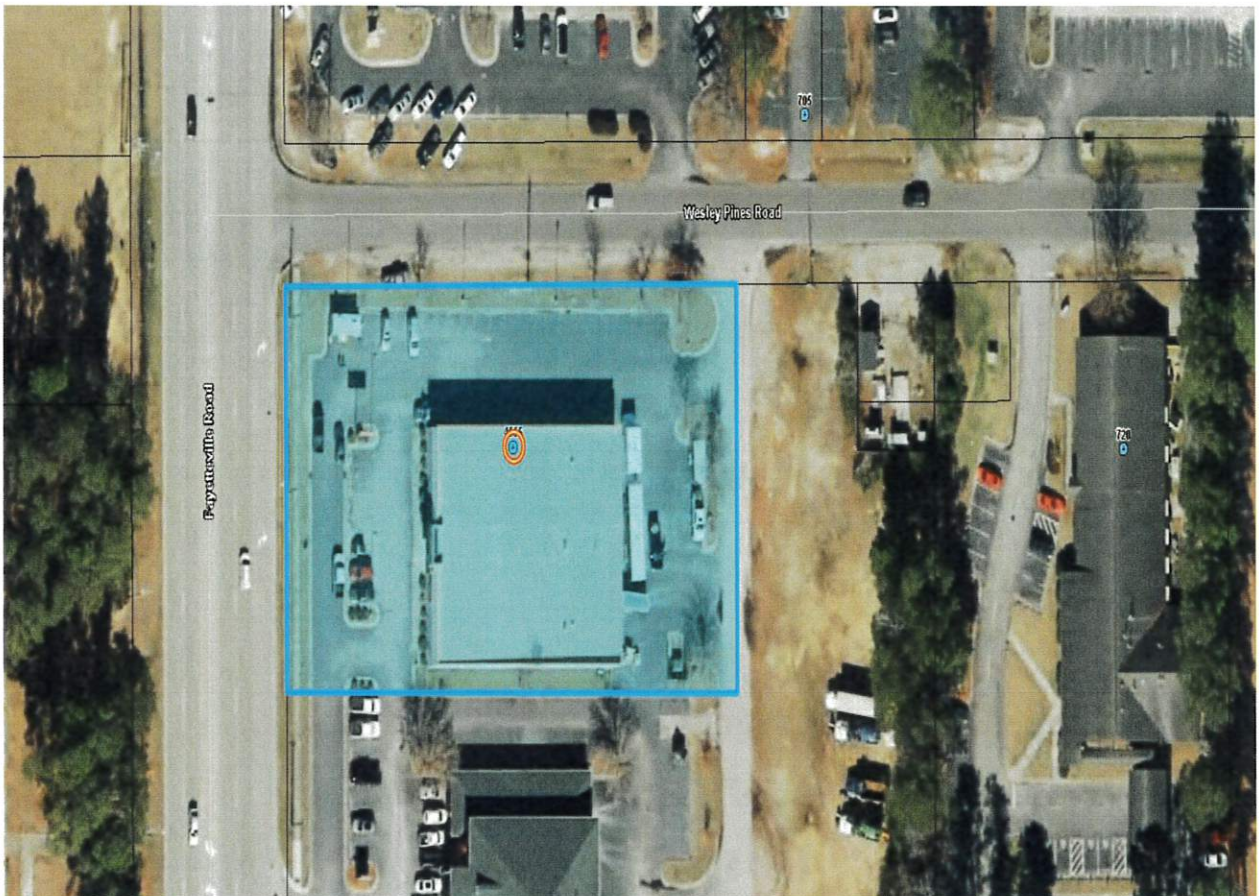
Request for Special Use Permit

7.204 Mohamed Metwally Abou Emara Special Use Permit 4555 Fayetteville Rd.

PETITIONER(S):	OWNER(S):
Mohamed Metwally Abou Emara [REDACTED] [REDACTED]	Rogers Screen Printing [REDACTED] [REDACTED]

Special Use Permit Request: Mohamed Metwally Abou Emara is requesting a special use permit for the operation of an electronic gaming center located at 4555 Fayetteville Rd. P2

LOCATION: 4555 Fayetteville Rd. **PARCEL #**10060101003



City of



Lumberton

Planning & Neighborhood Services
PROJECT OVERVIEW

PLANNING & ZONING

<i>Parcel #(s)</i>	<i>Zoning</i>	<i>Width</i>	<i>Area</i>		<i>Limits of Construction</i>
10060101003	B-4	170'	1.14 Acres	Floor area = 11,890 (subdivided) (Rob. Co. Tax)	~1.14 Acres Floor area = 11,890 sq.ft. (subdivided) (Rob. Co. Tax)

MINIMUM (MAX) SETBACK AND LOT SIZE REQUIREMENTS

<i>Zoning District</i>	<i>Min. Square Footage</i>	<i>Min. Road Frontage</i>	<i>Min. Front Setback (right of way)</i>	<i>Min. Side Setback (no right of way)</i>	<i>Min. Rear Setback (no right of way)</i>	<i>Max. Height</i>
B-4, Business General Commercial	No minimum	100'	40'	20'	20'	35'

ADJACENT PROPERTY SITE DATA

	<i>Zoning</i>	<i>Zoning Description</i>	<i>Land Use</i>
Subject Property	B-4	Business General Commercial	Proposed Electronic Gaming Center
North	B-4	Business General Commercial	Auto Sales Lot
South	B-4	Business General Commercial	Retail/Restaurant
East	B-3	Office/Residential	Dr. Office/Residential
West	B-3	Office/Residential	National Guard Armory

City of Lumberton

Planning & Neighborhood Services

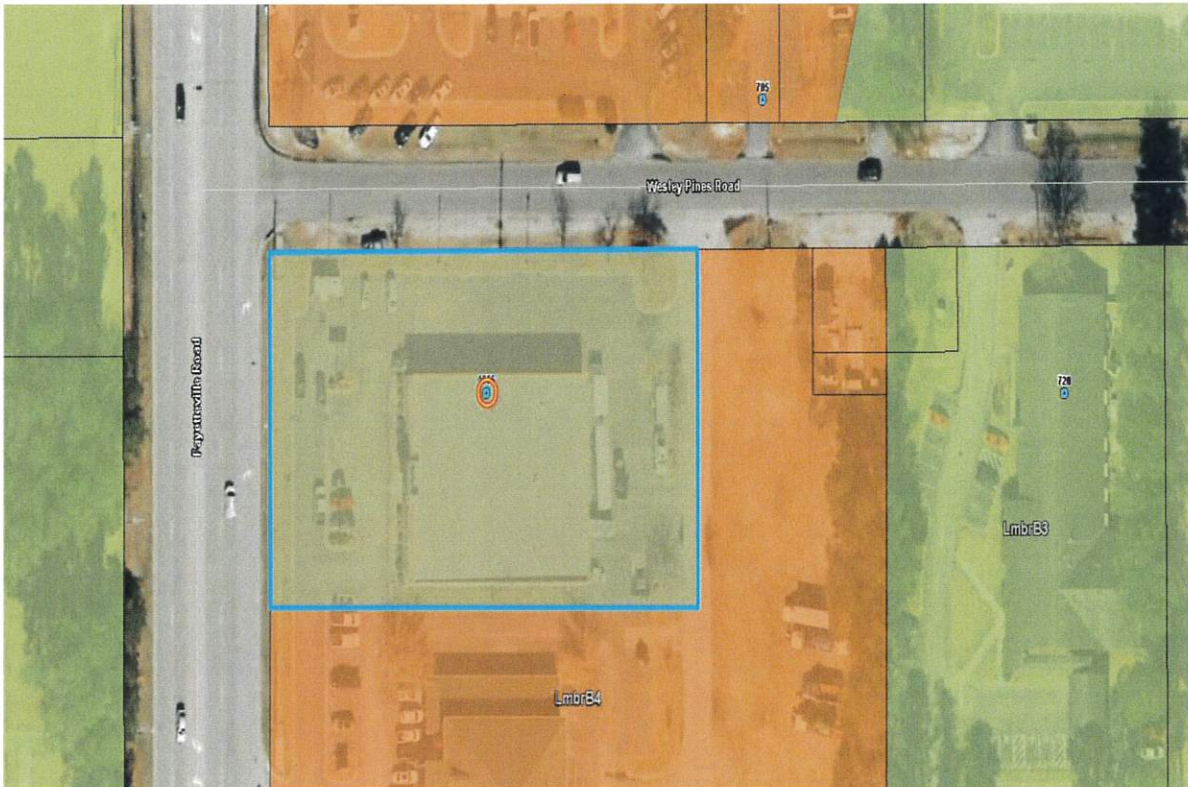
ADJACENT PROPERTY MAP



City of *Lumberton*
Planning & Neighborhood Services

EXISTING LOT INFORMATION: Current use of property – Non-permitted Gaming Center. / Rogers Screen Printing

ZONING – B-4



NON-COMPLIANCE

Section 35-166.5(10) - This location is within ~355 feet of residential use, ~370 feet from a residential zoning district (B/3 Office/Residential), ~350 feet from a government building (National Guard Armory) and ~ 640 feet from Trinity Holiness Church.

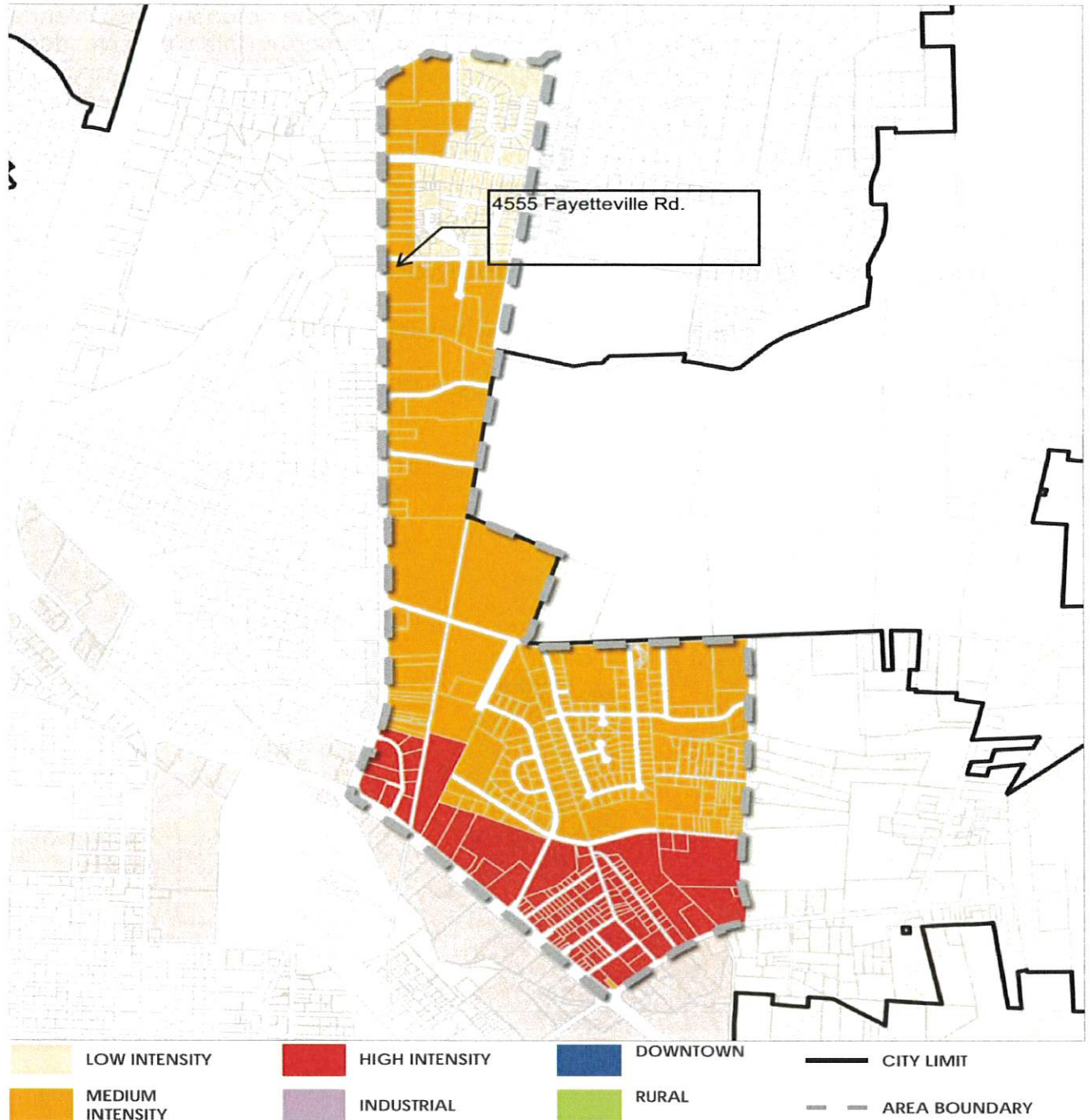
Parking can not be met. Have 37 spaces - need 62

*****PLEASE SEE ATTACHED MAPS AND ORDINANCE*****

City of Lumberton

Planning & Neighborhood Services

Land Use Plan: Future use of the parcel is medium intensity and is located in precinct 2.



Planning & Neighborhood Services

MEDIUM INTENSITY

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.

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Zone X:) Area of minimal risk and determined to be outside the 100 and 500-year floodplains.

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



DEVELOPMENT UPON APPROVAL

If the Special Use Permit is granted the applicant must submit site development plans to the City of Lumberton, and other applicable Federal and State Departments, for review and approval prior to development. All conditions of the Special Use Permit must be met prior to issuance of a Certificate of Occupancy.

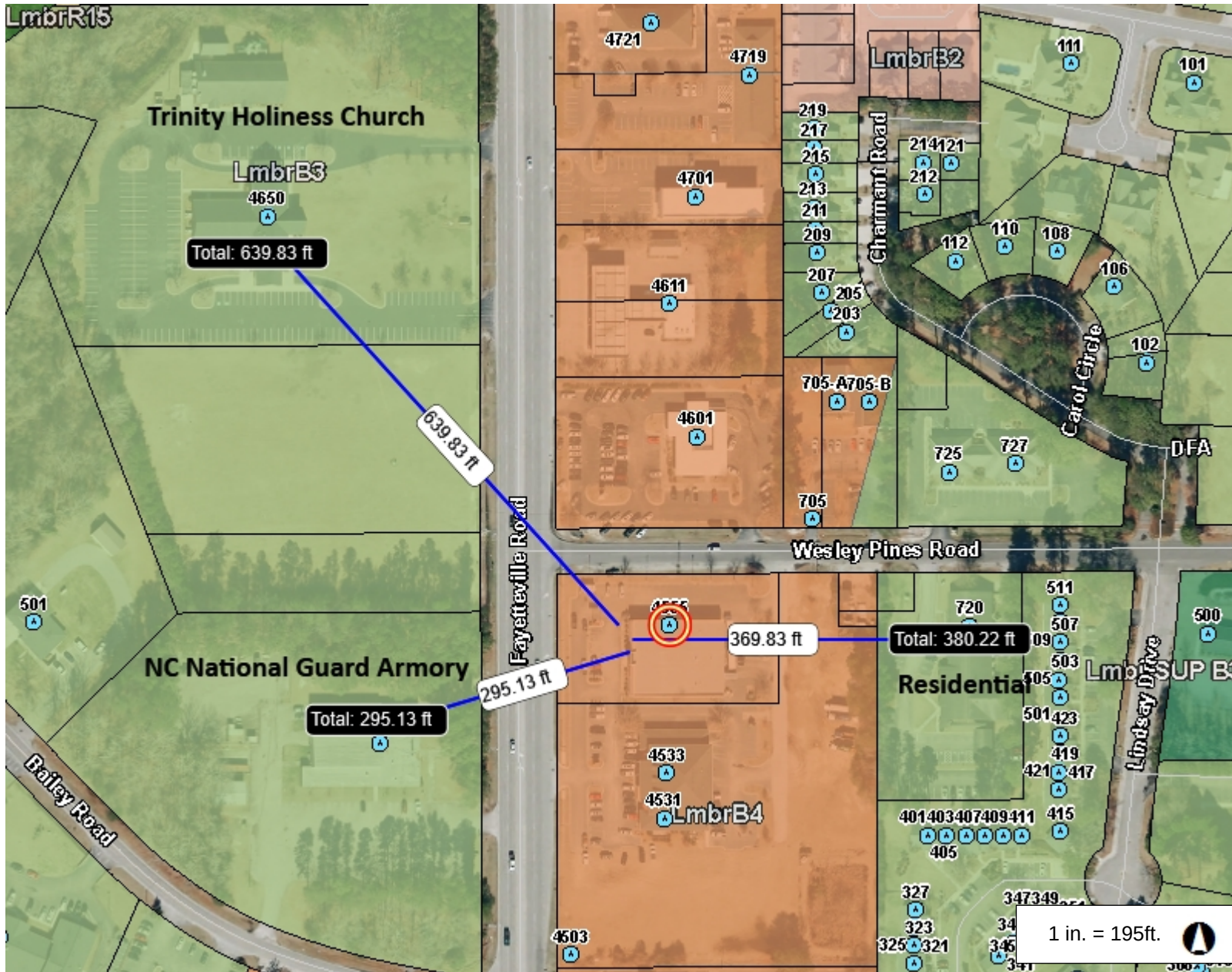
PLANNING DEPARTMENT RECOMMENDATION TO CITY COUNCIL (5-12-2026)

City Council review the request, refer the petition to the May 19, 2026 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing. Furthermore, the Planning Staff recommends denial of the request based on the fact that the operation will not meet the distance requirement outlined in Section 35-166.5(10) of the Code of the City of Lumberton.

PLANNING DEPARTMENT RECOMMENDATION TO PLANNING BOARD (5-19-2026)

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter. Furthermore, the Planning Staff recommends denial of the request based on several factors, one being the operation will not meet the distance requirements outlined in Section 35-166.5(10) of the Code of the City of Lumberton.

Lumberton, NC



Legend

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

Notes

4555 Fayetteville Rd. is < 1,000 linear ft. from church, government building, and residential zoning district.

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

Sec. 35-166.5 Electronic Gaming Operations

- (1) Any business desiring to operate as an Electronic Gaming Operation must obtain a special use permit. Special use permit for Electronic Gaming Operations can only be applied for in zoning districts B-4, B-5, and B-7.
- (2) The following will require a special use permit under this section:
 - a. The opening or commencement of an electronic gaming operation as a new business;
 - b. The conversion of an existing business, whether or not an electronic gaming operations, to any of the electronic gaming operations defined herein;
 - c. The addition of any of the features of one or more of the electronic gaming operation defined herein to an existing business;
 - d. The addition of any of the electronic gaming operations defined herein to any other existing electronic gaming operation; or
 - e. The relocation of any electronic gaming operation.
- (3) Days/Hours of operation: An Electronic Gaming Operation may operate from 8:00am until 10:00pm Monday thru Saturday, closed on Sundays. If the electronic gaming operation is an accessory use, the primary use may continue to operate during its normal business hours.
- (4) Number of machines/terminals/computer for any Electronic Gaming Operation: 1 unit per 50 sq.ft. of gross floor area designated for the Electronic Gaming Operation. The maximum number of machines/terminals/computer for any Electronic Gaming Operation is 40.
- (5) The machines/terminals/computers used by an Electronic Gaming Operation must not be prohibited by state or federal law and must have all applicable permits and licenses.
- (6) If food or beverages are served by an Electronic Gaming Operation, the establishment must meet the requirements of the Robeson County Department of Health, and all state law requirements.
- (7) The consumption of alcoholic beverages on premises is prohibited unless the owner or operator has secured appropriate state alcoholic beverage permit(s).
- (8) Lighting shall be kept on the parking surfaces associated with an Electronic Gaming Operation during the hours of operation which are within sunset to sunrise.

- (9) An Electronic Gaming Operation must meet a parking requirement of one (1) space for every two hundred (200) square feet of gross floor area plus three (3) additional parking spaces.

- (10) An Electronic Gaming Operation shall not be located within one thousand (1,000) linear feet of any:

(a) other Electronic Gaming Operation,

(b) residential zoning district,

(c) single-family residence,

(d) church or place of worship,

(e) public or private daycare center,

(f) public or private school,

(g) government building,

(h) public park, playground, or library,

(i) adult establishment,

(j) group care, facilities for the care of the aged or infirm, or congregate care facilities, or

(k) cemetery.

- The required separation from the above listed places applies whether a use indicated in (a) to (j) is the principal use or an accessory use of the property.
- Distances shall be measured from the closest point of a lot line of each of the two properties in question.

- (9) All Electronic Gaming Machines shall be open for direct, unobstructed access by police officers, fire department personnel, and emergency response personnel, and shall be visible from the main entrance of the involved Electronic Gaming Operation.

- (10) No Electronic Gaming Operation shall permit, allow, or condone the use of an Electronic Gaming Machine by any person under the age of 18.

- (11) A \$200.00 Civil Penalty per day per violation and/or a criminal misdemeanor, punishable as provided in G.S. 14-4, with a maximum fine of up to five hundred dollars (\$500.00) per day per violation may be issued for a violation of any part of this Ordinance. The penalty or fine may be imposed upon the owner, the operator, or both.

- (12) This section shall not apply to any lottery endorsed, approved, or sponsored by the State of North Carolina nor to arcade games of skill which don't involve the use of electronic machines.

(Ord. No. 2017.12.03, 12-6-2017)

Lumberton Planning Board

Item: III.B.

Lumberton, North Carolina



Request for Action

Meeting Date: May 19, 2026

Originated By: Planning & Neighborhood
Services

Submission Date: 05/12/2026

Subject: Amend the Recreational Vehicle Parks and Campgrounds Ordinance

Summary/Background of Subject Matter:

Planning is requesting a revision to Section 35-164.5, Recreational Vehicle (RV) Park and/or Campground Ordinance. We are asking Council to consider amending the following sections:

Sec. 35-164.5.2 General Regulations.

Subsection (c) - Dimensional Requirements.

Subsection (s) – Occupancy.

And adding subsection (v) - Violations.

Staff Recommendation:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. REVISED RV and Campground ordinance 5-6-2026

Planning is requesting a revision to Section 35-164.5, Recreational Vehicle (RV) Park and/or Campground Ordinance. We are asking Council to consider amending the following sections:

Sec. 35-164.5.2 General Regulations.

Subsection (c) - Dimensional Requirements.

Subsection (s) – Occupancy.

And adding subsection (v) - Violations.

35-164.5.2 General Regulations.

(c) - Dimensional Requirements.

Remove the distance requirement from churches. We have researched several municipalities ordinance regarding RV parks and only two requires the 2,000 feet from a church. We are asking Council to consider removing this requirement. The distance requirement from schools will remain.

(s) – Occupancy.

Each recreation vehicle park/campground shall be required to maintain a registry or logbook, approved by the City of Lumberton, identifying, at a minimum, the recreation vehicle license plate number and Vehicle Identification Number, proof of temporary employment (if applicable) and names of occupants in campground sites which will be subject to inspection by the City during regular inspections.

(v) - Violations.

Violations of the provisions of this chapter or failure to comply with any of its requirements shall subject the offender to a civil penalty of two hundred dollars (\$200.00) per day per violation until the unlawful condition(s) is/are abated and shall also be subject to enforcement and penalties outlined in Article VII. Enforcement and Review of the Code of the City of Lumberton. A penalty unpaid 30 days after the offender has been cited for violation of this chapter may be recovered in a civil action in the General Court of Justice.

35-164.5. Recreational Vehicle (RV) Park and/or Campground.

35-164.5.1 Definitions.

- (a) *Recreational Vehicle*. “Recreational Vehicle (RV)” means a vehicle, which is:
- Built on a single chassis;
 - 400 square feet or less when measured at the largest horizontal projection;
 - Designed to be self-propelled or permanently towable by a light duty truck;
 - Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use, and
 - Is regulated by the National Highway Traffic Safety Administration as a vehicle.
 - Does not require a special highway use permit for operation on the highways;
 - and Can be easily transported and set up daily by an individual.

For the purpose of this ordinance, Truck bed campers and converted buses are generally included in the category of recreational vehicles. “Tiny Homes/Houses” that do not meet the items listed above are not considered Recreational Vehicles.

- (b) *Campground*. Any parcel or tract of land owned and/or under the control of any person, organization, or governmental entity made available to persons for camping, whether by tent, trailer, camper, cabin, recreational vehicle, or similar device and includes the outdoor recreational facilities located on the real property. “Campground” does not include a manufactured home community or mobile home park.
- (c) *Recreational Vehicle Park (RV Park)*. Any parcel or tract of land owned and/or under the control of any person, organization, or governmental entity upon which three (3) or more recreational vehicles, recreational travel trailers, and recreational park trailers, and any other camping unit sites are offered for use by the public for overnight stays. To include, park-owned recreational vehicles held out for rent.
- (d) *Recreational Park Trailer (Park Model R.V.’s)*. Recreational Park Trailer (Park Model R.V.’s) means a vehicle, which is:
- Independent trailers built on a single chassis;
 - 400 square feet or less when measured at the largest horizontal projection;
 - May have kitchen and bath facilities
 - Usually will not have holding tanks for self-containing water and sewer
 - Usually will rely on connection to on-site water and sewer utilities
 - Is certified by the manufacturer to comply with the American National Standards Institute (ANSI) for Park Model Recreational Vehicle Standard.
 - Does not include a manufactured home community or mobile home park.
- (e) *Recreational Travel trailer*. A structure that is
- Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and
 - Is designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a manufactured home.
 - Is certified by the manufacturer as a travel trailer complying with applicable

requirements of the American National Standards Institute (ANSI) for recreational travel trailers.

35-164.5.2 General Regulations.

(a) - *Minimum Size of Parks.*

The area of the recreational vehicle park/campground shall be at least three (3) acres in size. Each recreational vehicle/cabin/open air cabins, camp site, shall be a minimum of 1,200 square feet in area with a maximum of 20 sites per acre. Cabin sites and/or park-owned recreational vehicles held out for rent shall not exceed more than twenty-percent of the total proposed sites within the recreation vehicle/campground site.

(b) - *Size Limits of Spaces and Cabins.*

Every space shall consist of a minimum of one thousand and two hundred (1,200) square feet square feet and shall contain a stabilized vehicular parking pad of packed gravel, paving or other suitable material.

The maximum size of proposed cabins shall not exceed 400 square feet and shall be identified as being either a cabin or open-air cabin.

(c) - *Dimensional Requirements.*

All recreational vehicles parks must adhere to the following dimensional requirements:

- (i) Minimum structure separation for recreational vehicles: Ten (10) feet.
- (ii) Minimum separation from other structures: Twenty (20) feet.
- (iii) Minimum exterior property boundary setback: Twenty (20) feet.
- (iv) Minimum right-of-way (ROW) setback: one hundred (100) feet.
- (v) Parks shall not be located within 2000 feet of a school ~~or church.~~

Remove the distance requirement between RV parks and churches

(d) - *Accessory uses to the park.*

Administration offices, managers residence, recreational facilities, bathhouses, toilets, dumping stations, showers, coin-operated laundry facilities, stores and the uses and structures customarily incidental to operations of a recreation vehicle park/campground are permitted as accessory uses to the park, subject to the following restrictions:

- i) Such establishments (excluding recreational facilities, and the parking areas primarily related to their operations) shall not occupy more than 10% of the gross area of the park/campground.
- ii) Such structures containing toilets, bathhouses and other plumbing fixtures shall comply with the requirements of the North Carolina Building Code.
- iii) Each park shall be limited to a maximum of one (1) manager's/caretaker's residence.
- iv) Each park shall be limited to a maximum of one (1) commercial modular office unit may be used as an administrative office.

(e) - *Toilet Facilities.*

Each park shall provide a central structure or structures that will supply separate toilet facilities and showers for both sexes, to be maintained and kept in good repair at all times.

Cabins may have bathrooms within the cabin or provide a bathhouse. Bathhouses shall supply separate toilet facilities and showers for both sexes, located within 500 feet from the entrance of the cabin to the entrance of the bathhouse. The bathhouse must be maintained and kept in good repair at all times.

(f) - Commercial Establishments.

Establishments of a commercial nature including food stores and coin operated laundry may be permitted in recreational vehicle parks subject to the following conditions:

- i) Such establishments shall be located, intended, and designed to serve only the trade or service needs of persons residing in the park.
- ii) Establishments shall be accessory to the use and character of the park.
- iii) Access to the commercial establishment must be from interior streets.
- iv) Off-street parking for commercial establishments shall be provided at a ratio of one (1) space for every four hundred (400) square feet of gross floor area.
- v) Adequate off-street parking and maneuvering space shall be provided on site. No public street, sidewalk or right-of-way or any other private grounds not a part of the recreational vehicle parking area shall be used to park or maneuver vehicles.

(g) - Special Flood Hazard Area.

No individual sites may be permitted within the jurisdiction of a special flood hazard area but may be set aside for passive open space.

(h) - Designated Tent-Only Camping.

Designated tent-only camping is prohibited.

(i) - Permanent Parking/Storage.

Permanent parking and storing of a recreational vehicle shall not be permitted in the park. Exclusions: Park-owned recreational vehicles held out for rent are excluded.

(j) - Vehicular Accommodations.

Recreational vehicle park/campgrounds shall be used only by travel trailers, pickup trucks with attached travel trailer, coaches, motor homes, camping trailers, other vehicular accommodations, cabins, and tents suitable for temporary habitation and used for travel, vacation and recreation purposes. No manufactured home shall be stored or parked in an RV Park and/or Campground unless the manufactured home is used for an office and/or residence of the RV Park and/or Campground operator.

(k) - List of all Homes and Owners.

The operator of a recreational vehicle park shall keep an accurate register containing a list and description of all homes located in the park and owner thereof.

(l) - *Landscape Requirements.*

Recreational vehicle parks and campgrounds shall be enclosed by a fence, wall, landscape screening, earth berm or by other measures from all contiguous residential areas in a manner that complements the landscape and assures compatibility with the adjacent environment and complies with the screening requirements for non-residential uses adjacent to residential districts.

(m) - *Connection.*

A safe, adequate, and convenient central water supply and sewage system connection must be provided for each park space. All recreational vehicle parks must be connected to central public water and sewer systems or state approved private central water and sewer systems.

(n) - *Refuse Collection.*

Park owners shall make arrangements for a private vendor or other sources to collect refuse, either from individual spaces or from centrally located dumpster sites. All dumpster locations are to be fenced and screened from view. Individual refuse receptacles shall be waterproof and rodent proof.

(o) - *ROWS, etc.*

The location and dimensions of all proposed and existing rights-of-way, utility or other easements, riding trails, pedestrian or bicycle paths, natural buffers, and areas if any to be dedicated to public use with the purpose of each stated shall be referenced on the site plan.

(p) - *Access to Public-Maintained Road.*

No individual recreational vehicle space shall have direct access to a public-maintained road.

(q) - *Driveways.*

All driveways must be constructed to a minimum of 18 feet in width if providing two way streets and 12 feet in width for one way streets and contain a minimum depth of six inches of stone gravel base with proper ditching, drainage, and seeding of slopes. Permanent dead-end streets shall have a cul-de-sac constructed 40 feet in diameter. Recreational vehicle parks shall have direct access to a public maintained road and shall have a secondary exit.

(r) - *Attendant Required.*

All RV parks shall have a twenty-four-hour attendant on duty for security and emergency purposes and/or provide electronic passes after initial registration. Each park shall have at least one telephone available for public use.

(s) - *Occupancy.*

The recreation vehicle park/campground shall not allow for permanent occupancy on the same site by the same occupant for any continuous period of time exceeding 90 days with a maximum allowance of 180 days per calendar year within the same park. There must be a minimum waiting period of 30 days between stays within the same park for each recreational vehicle/occupant (exception: proof of temporary employment within the Jurisdiction shall not exceed a period of 180 days per calendar year within the same park). Each recreation vehicle park/campground shall be required to maintain a registry or logbook, **approved by the City of Lumberton**, identifying, at a minimum, the recreation vehicle license plate number and Vehicle Identification Number, proof of temporary employment (if applicable) and names of occupants in campground sites which will be subject to inspection by the City during regular inspections. Upon the adoption date of this ordinance, existing recreation vehicle parks will also be required to comply with the logbook requirement.

ADD

Subletting of lot(s) is prohibited.

(t) - *Required Site Plan.*

In addition to the requirements, a site plan must be submitted as required by Appendix A of the Land Use Ordinance. The site plan shall include, but not limited to, the name and address of the applicant, the location and dimensions of each recreation vehicle/camping site, the location and use of all service and recreational facilities, stormwater, utilities, all interior access ways, drives and parking. All site plans subject to this Section shall also require approval by the Robeson County Health Department.

(u) - *Other.*

No person, organization, or governmental entity, shall construct, alter or extend an RV Park and/or Campground within the City of Lumberton's jurisdiction unless a valid permit has been issued by Lumberton City Council, and applicable Federal, State and Local entities. The RV park and/or campground shall comply with all applicable Federal, State and local regulations.

(v) - *Violations.*

Violations of the provisions of this chapter or failure to comply with any of its requirements shall subject the offender to a civil penalty of two hundred dollars (\$200.00) per day per violation until the unlawful condition(s) is/are abated and shall also be subject to enforcement and penalties outlined in Article VII. Enforcement and Review, of the Code of the City of Lumberton. A penalty unpaid 30 days after the offender has been cited for violation of this chapter may be recovered in a civil action in the General Court of Justice.

ADD

Use Description	A	R-20	R-15	R-11	PR-11	R-7	R-6	R-3	B-1	B-2	B-3	B-4	B-5	B-6	B-7	M-1	M-2	M-3
6.240 Horseback riding; stables (not constructed pursuant to permit authorizing residential development)	Z																	
6.250 Automobile and motorcycle racing tracks																S	S	
6.260 Drive-in movie theatres	S											S			S	S	S	
6.270 Recreational vehicle parks and/or campgrounds	S										S	S	S		S			
7.000 <i>Institutional Residence or Care or Confinement Facilities</i>																		
7.100 Hospitals or other medical (including mental health) treatment facilities											S	Z		Z	Z			

Lumberton Planning Board

Item: III.C.

Lumberton, North Carolina



Request for Action

Meeting Date: May 19, 2026

Originated By: Planning & Neighborhood
Services

Submission Date: 05/13/2026

Subject: Creating an ordinance regulating automotive establishments

Summary/Background of Subject Matter:

The Planning Department has conducted research on various municipalities that regulate automotive establishments. Based on the research, we have developed a draft ordinance suitable for the City of Lumberton. Please review and return any comments or concerns to your next scheduled meeting in June. The June meeting will be open to the public, inviting the community to comment on the draft.

Staff Recommendation:

Review and make comments at the next scheduled meeting.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. Vehicle Sales and Services revised after the 3-23-26 meeting with mgmt

Sec. 35-161.6. Automotive Establishments

- (a) Automotive establishments are limited in function to dispensing gasoline, oil, grease, antifreeze, tires, batteries, and automobile accessories directly related to motor vehicles; to washing, polishing and servicing motor vehicles, only to the extent of installation of the above-mentioned items; and to selling at retail the items customarily sold by service stations. These establishments may overhaul motors, provide upholstery work, auto glass work, painting, welding, bodywork, tire recapping, or auto dismantling.
- (b) Where permitted, the following shall apply to all new and existing automotive establishments:

1. Automotive Painting/Body Shop

Automobile painting/body shop uses shall comply with the following standards:

- (a) In districts where the use is permitted, the use shall be located at least 250 feet from any residential building, educational facility (except vocational schools), or child care center.
- (b) Vehicles shall not be parked or stored as a source of parts or for the purpose of sale or lease/rent.
- (c) Repair and storage of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 45 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened with a wooden screening fence or masonry wall in accordance with Section 35-312. Recyclable materials storage areas may be used alone or in conjunction with another principal use.
- (d) Vehicle accommodation area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

2. Automotive Parts Sales and Installation

Automobile parts sales and installation uses shall comply with the following standards:

- (a) Repair of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 45 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened with a wooden fence or masonry wall in accordance with Section 35-312. Recyclable materials storage areas may be used alone or in conjunction with another principal use.

- (b) The use shall provide adequate, enclosed trash storage facilities on the site.
- (d) vehicle accommodation area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

3. *Automotive Repair and Service (Without Painting/Bodywork)*

Automotive repair and service uses not involving painting or bodywork service shall comply with the following standards:

- (a) The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
- (b) Repair of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 45 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened with a wooden fence or masonry wall in accordance with Section 35-312. Recyclable materials storage areas may be used alone or in conjunction with another principal use.
- (c) The use shall provide adequate, enclosed trash storage facilities on the site.
- (d) If gasoline is sold on-site, the use shall also comply with the standards for a gasoline sales use in Section 30-4.C.4.h.6.
- (e) Vehicles shall not be parked or stored as a source of parts or the purpose of sale or lease/rent.
- (f) Vehicle accommodation area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

4. *Automotive Wrecker Service*

Automotive wrecker service uses shall comply with the following standards:

- (a) The use shall be located at least 250 feet from any residential district, school, or child care center. In any of the districts in which this use may be located, the City Council may through a special use permit request approve a reduction in the separation requirement upon a showing of good cause with supporting evidence and mitigation of impacts.

- (b) Vehicles shall be stored to the rear of the principal structure, behind a wooden fence or masonry wall in accordance with Section 35-312. Recyclable materials storage areas may be used alone or in conjunction with another principal use.
- (c) Vehicle accommodation area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

5. *Car Wash or Auto Detailing*

Car wash and auto detailing uses shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements. If an automatic car wash is an accessory use to a gasoline sales use, it shall be governed by the use and dimensional standards applicable to the gasoline sales use.

6. *Tire Sales and Mounting, Transmission or Muffler Shop*

Tire sales and mounting uses and transmission or muffler shop uses shall comply with the following standards:

- (a) Repair of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 45 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened with a wooden fence or masonry wall in accordance Section 35-312. Recyclable materials storage areas may be used alone or in conjunction with another principal use.
- (b) The use shall provide adequate, enclosed trash storage facilities on the site.
- (c) All automobile parts, dismantled vehicles, and similar materials shall be stored within an enclosed building or behind a wooden fence or masonry wall in accordance with Section 35-312. Recyclable materials storage areas may be used alone or in conjunction with another principal use.
- (d) The use shall not include outdoor storage lots or impound yards for towed vehicles.
- (c) No parking of vehicles shall be permitted on any public sidewalk or right-of-way. At street intersections, no parking of vehicles shall be permitted within the site triangle measured at the right-of-way for a distance of 11½ feet extending to a line six feet from edge of pavement or travel way in accordance with Section 20-10 of the Code of the City of Lumberton.
- (d) Notwithstanding any other provisions of this article, a nonconforming automotive establishment shall, within one (1) year following the effective date of this chapter, comply with the provisions of this chapter. Failure to comply with the provisions of this chapter shall subject the offender to a civil penalty of two hundred dollars (\$200.00) per day per violation until the unlawful condition(s) is/are abated and shall also be subject to enforcement and penalties outlined in Article VII. Enforcement and Review, of the Code of the City of Lumberton.
- (e) New salvage yards shall not be permitted within any Special Flood Hazard Area, except by variance as specified in the City of Lumberton's Flood Damage Prevention Ordinance.

- (f) Notwithstanding any provisions within this section, all automotive establishments must comply with applicable requirements of the code of the City of Lumberton.

Lumberton Planning Board

Item: III.D.

Lumberton, North Carolina



Request for Action

Meeting Date: May 19, 2026

Originated By: Planning & Neighborhood
Services

Submission Date: 05/13/2026

Subject: Update sections of the ordinance addressing temporary screening materials.

Summary/Background of Subject Matter:

This request amends the following sections, prohibiting temporary type screening materials for recyclable materials storage areas and required permanent screening.

Sec. 35-312. Recyclable materials storage areas alone or in conjunction with another principal use.

Sec. 35-307. Descriptions of screens.

Staff Recommendation:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. Updating type of screens - Draft 1 5-13-2026

- Red text – additions/amendments
- Yellow highlight – undecided/pending research
- Green highlight – to request input for respective departments

Sec. 35-312. Recyclable materials storage areas alone or in conjunction with another principal use.

- (a) It is the intent of this section of the land use ordinance that all new and existing development be in compliance with these requirements to the maximum practicable extent. The council recognizes that because of the wide variety of types of real property and development and the relationships between them, it is neither possible nor prudent to establish inflexible fencing and/or screening requirements. Therefore, the permit issuing authority may permit deviations from the presumptive requirements of subsection (b) of this section and may require less intensive fencing and/or screening whenever:
 - (1) The permit issuing authority finds such deviations are more likely to satisfy the standards set forth below; and/or
 - (2) Given the configuration of the property and historic patterns of development and use of the property, strict compliance with the standards set forth below is not possible.
- (b) To permit in those districts listed under section 35-149, Table of permissible uses, an outdoor storage yard for recyclable materials which are to be reprocessed on-site or transported to other locations for recycling and reclamation, provided that the following standards are met:
 - (1) There is a plan for shipping or reprocessing each class of recyclable material regularly, such that the size of the storage yard is minimized in relationship to the amount of recyclable material estimated to be received.
 - (2) No pile of stored material shall exceed the height of the screening fence or landscaping. Height is to be calculated in the following manner:
 - a. The natural ground elevation to the highest point of the stack or pile of recyclable material.
 - (3) The storage area is enclosed by an enclosed fence or solid wall except along that portion of a lot boundary adjacent to railway tracks where a loading area exists. The closed fence or solid wall shall be two (2) inches taller than the tallest pile of material as calculated in subsection (2) above. No closed fence or wall shall be shorter than six (6) feet nor taller than twelve (12) feet in height. The closed fence or solid wall shall comply with the following requirements:
 - a. Closed fences shall be constructed using one (1) inch or greater in nominal size thickness wood or pre-fabricated panels approved by the land use administrator and must contain a preservative treatment with a minimum retention of 0.4 pounds per cubic foot above ground and in ground 0.6 pounds per cubic foot; or contain equivalent natural preservative characteristics.

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- b. Temporary screening materials such as fabric, chain link fence slats, or similar items are prohibited for use as screening. Additionally, materials not typically associated with fencing are prohibited for use as screening.
- (4) As an alternative to subsection (3) immediately above, and with the approval of the land use administrator, storage areas may be surrounded by an opaque screen of plants which will reach at least six (6) feet in height within three (3) planting seasons. Such a screen shall meet the requirements of subsection 35-307(1), Opaque screen type "A". The plantings shall be as close to the property line as reasonably possible. Whenever possible, the screen shall be planted between the property and/or right of way line and the objects to be screened and/or any chain link or other non-opaque fences on the property.
- (5) The facility contains adequate measures to control windblown stored material.
- (6) No part of the storage yard is located within four hundred (400) feet of a residential zoning district, or the lot line of a dwelling, congregate care or congregate living structure.
- (7) A plan is approved by the city for permanent soil erosion control devices.
- (8) Off-street parking shall be provided in accordance with section 35-291.
- (9) The outdoor storage yard shall comply with all applicable state and federal regulations.
- (10) The impact of the storage yard, including its size, equipment and machinery used, hours of operation, and appearance, will not be injurious to property or improvements in the affected area.
- (c) Whenever the permit issuing authority allows or requires a deviation from the presumptive requirements set forth in subsection (b) above, it shall enter on the face of the permit the fencing and/or screening requirement that it imposes to meet the standard set forth in subsection (b) above and the reasons for allowing or requiring the deviation.

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- Green highlight – to request input for respective departments

Sec. 35-307. Descriptions of screens.

The following three (3) basic types of screens are hereby established and are used as the basis for the table of screening requirements set forth in section 35-308:

- (1) *Opaque screen, type "A"*. A screen that is opaque from the ground to a height of at least eight (8) feet. An opaque screen is intended to exclude completely all visual contact between uses and to create a strong impression of spacial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation. The screen must be opaque in all seasons of the year. Suggested planting patterns that will achieve this standard are included in Appendix D [which is on file in the office of the city clerk].
 - (a) Temporary screening materials such as fabric, chain link fence slats, or similar items are prohibited for use as screening. Additionally, materials not typically associated with fencing are prohibited for use as screening.
- (2) *Broken screen, type "B"*. A screen composed of intermittent visual obstructions from the ground to a height of at least eight (8) feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. No opening between opaque portions of the screen shall exceed eight (8) feet. The opaque portion of the screen must be opaque in all seasons of the year, while the unobstructed openings may contain deciduous plants. Suggested planting patterns that will achieve this standard are included in Appendix D [which is on file in the office of the city clerk].
- (3) *Opaque screen, type "C."* A screen that is opaque to a height of at least eight (8) feet. An opaque screen is intended to exclude completely all visual contact between uses and to create a strong impression of spacial separation. The opaque screen may be composed of a wall, fence or earth berm.
 - (a) Temporary screening materials such as fabric, chain link fence slats, or similar items are prohibited for use as screening. Additionally, materials not typically associated with fencing are prohibited for use as screening.