

**PLANNING BOARD - JUNE 16, 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 - 5/19/26

III. Agenda Items

- A. Helmi A Al-khateeb rezoning for 2906 OLIVE Dr. - ArTriel Kirchner, Planning & Neighborhood Services
- B. Creating an ordinance regulating automotive establishments - 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: June 16, 2026

Originated By:

Submission Date: 06/09/2026

Subject: Planning Board - Regular Meeting - 5/19/26

Summary/Background of Subject Matter:

Minutes from the May 19, 2026 Planning Board meeting are available for review.

Staff Recommendation:

Review and approve the minutes.

City Manager's Comments:

Signature:

Department:

ATTACHMENTS:

1. May 19th, 2026 Minutes



CITY OF LUMBERTON

PLANNING BOARD

MINUTES • MAY 19, 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 - 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

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

The applicant was not present.

After some questions from the board, Mr. Hammonds made a motion to deny the special use permit request based on testimony from the Planning Director and the findings presented in the agenda packet/application. The motion was seconded by Mr. Smith and carried unanimously.

- B. Amend the Recreational Vehicle Parks and Campgrounds Ordinance - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. ArTriel Kirchner gave a brief overview of the request to amend the ordinance for RV parks and campgrounds.

After some questions and discussion on the distance requirement, Mr. Hammonds made a motion to accept the changes regarding occupancy and violations and recommend amending the ordinance to reduce the distance requirement from 2,000 ft. to 500 ft from property line to property line. The motion was seconded by Mr. Smith. The motion carried unanimously.

- C. Creating an ordinance regulating automotive establishments - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. ArTriel Kirchner, gave a brief overview of the proposed ordinance regulating automotive establishments. The ordinance is being given to the board for review and then discuss at the next meeting. No action required.

- D. Update sections of the ordinance addressing temporary screening materials. - ArTriel Kirchner, Planning & Neighborhood Services

Planning Director, Dr. Kirchner gave a brief overview of the request to amend the current ordinance regulating screening materials. After some questions and discussion. Mr. Hammonds made a motion to accept and recommend the revisions to include the time to comply to 90 days. The motion was seconded by Ms. Douglas and carried unanimously.

IV. Adjournment

Chairman Terranova called for a motion to adjourn. Mr. Smith made a motion to adjourn and was seconded by Mr. Hammonds.

[MIN_SIGNATURES]

Lumberton Planning Board

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: June 16, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 06/09/2026

Subject: Helmi A Al-khateeb rezoning for 2906 OLIVE Dr.

Summary/Background of Subject Matter:

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

On February 9, 2026, Mr. Helmi A Al-khateeb asked Council to table this request and allow him to submit more information regarding the proposed development. Council voted to send this request back to the planning board on June 8th, 2026 for further review. Attached is the additional information.

Staff Recommendation:

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

City Manager's Comments:

Signature:

Department: Planning & Neighborhood Services

ATTACHMENTS:

1. H F Property Supplemental Information 6-3-2026
2. H&F Property Pro Rezoning Application - CPC (2) (4)



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

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

1. Applicant:

Owner:

Full Legal Name:

H & F Property LLC

Full Legal Name:

Helmi Alkhatib & Family LLC

Mailing Address:

Mailing Address:

Legal Name of Business:

H & F Property LLC

EMAIL:

2. Description of Property:

2906 OLIVE DRIVE

(Address)

25-43

211

13-S

75

(Deed Book)

(Page)

#P 9

(Map Book)

13

(Page)

477

(Frontage)

1.28 ACRES

(Area)

3. Tax Map Identification Number (parcel number):

3218-01-008 / 3218-01-0081

4. Existing Zoning District Designation of Property:

ROR R7

5. Requested Zoning District Designation of Property:

B-4 (BUSINESS, GENERAL COMMERCIAL)

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

Owner

Owner's Agent

Lease-to-Own

Tenant

Family member

Other (explain)

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

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

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

1 of 3

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

File # 6.241

2/6/2014

Updated 4/5/2012



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

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

Intend to zone to have development
in the future plan.

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

* Possibly Retail units for
restaurants and other business.

801



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

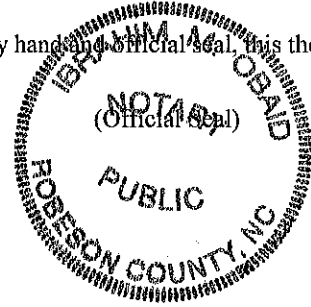
Applicant: Helmi Alkhatieb. [Redacted]
Full Legal Name (type or print) Home Address

STATE OF North Carolina COUNTY OF Robeson.

I, Helmi Alkhatieb, 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

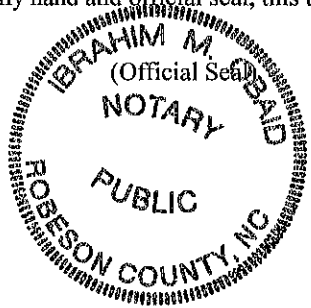
Owner: Foad Alkhabishi [Redacted]
Full Legal Name (type or print)

STATE OF North Carolina COUNTY OF Robeson.

I, Foad Alkhabishi, 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:



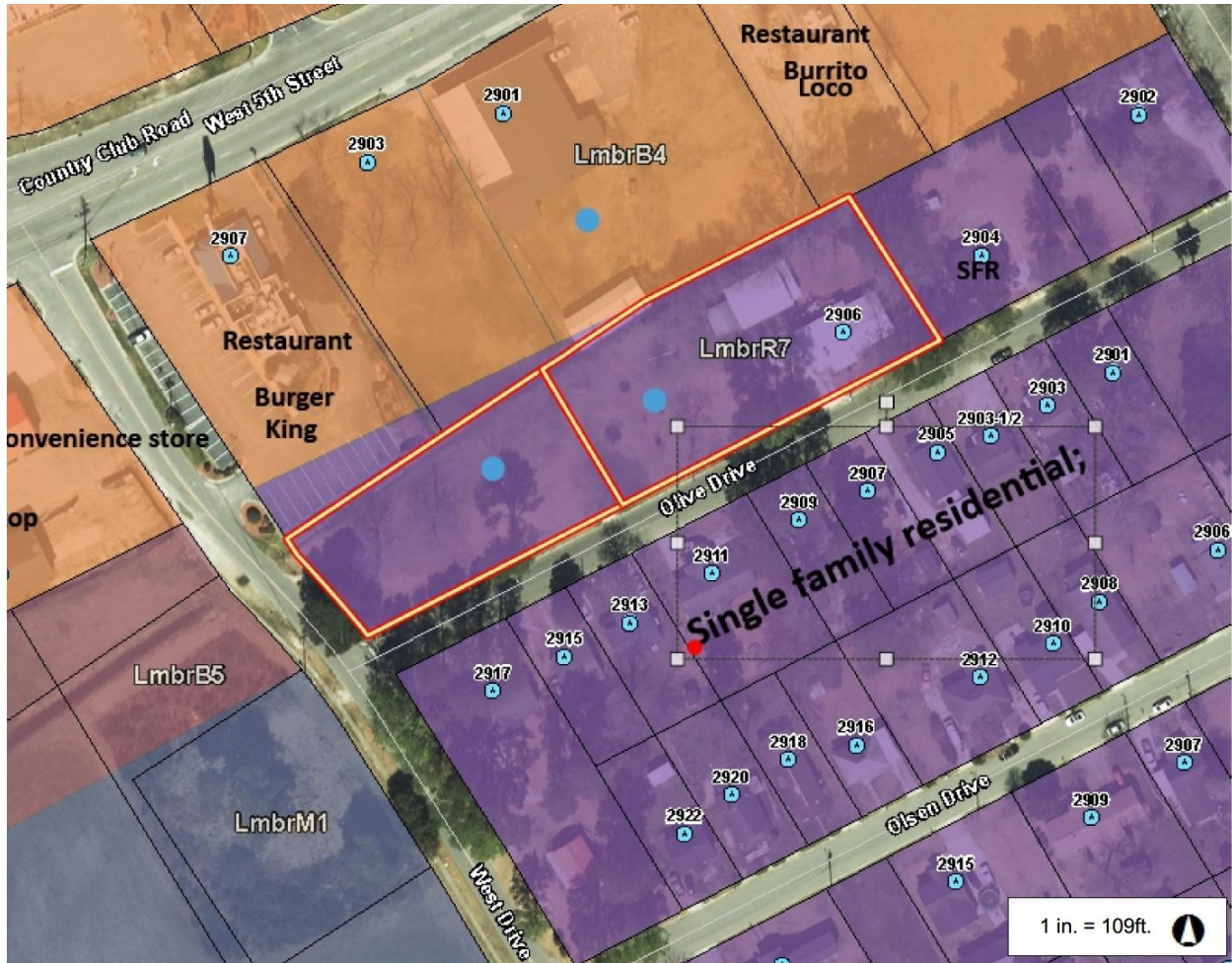
Restaurant

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 Fadhil 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'

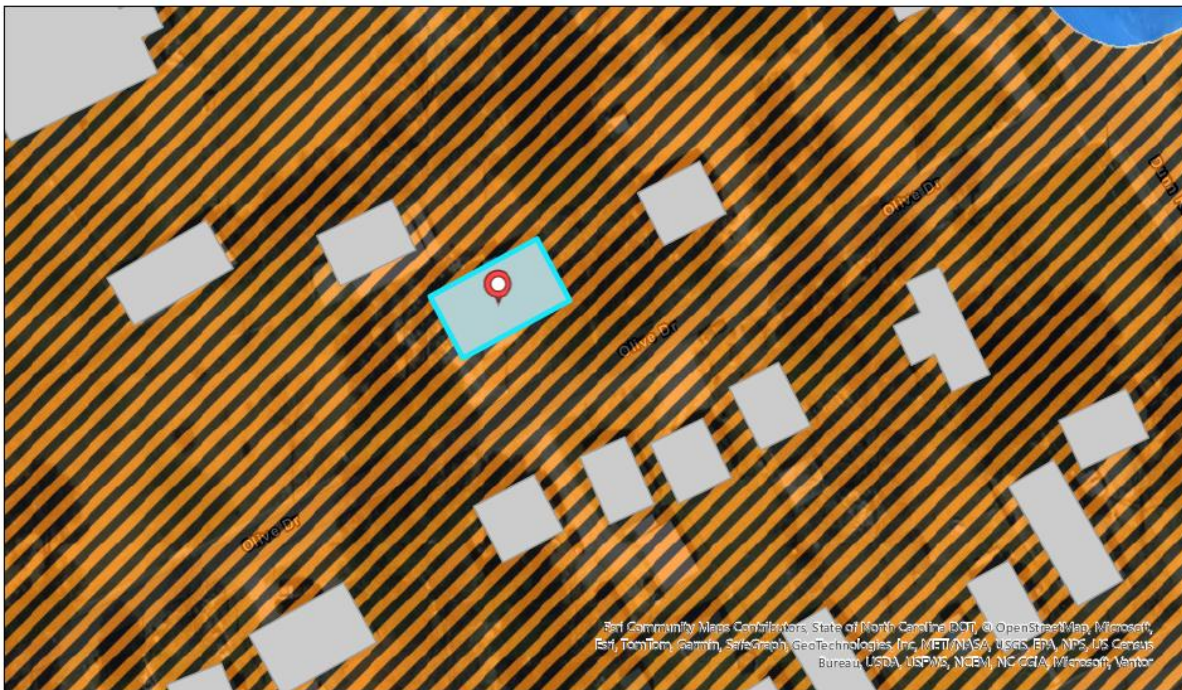
FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

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





Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

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

PLANNING STAFF RECOMMENDATION TO PLANNING BOARD

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

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

I. B-4 Zoning District Permitted Uses

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

1.600 Temporary emergency, construction, and repair residences

2.111 Miscellaneous Sales and Rental of Goods, Merchandise and Equipment

2.113 Convenience stores

2.120 Low- volume traffic generation sales

2.130 Wholesale sales

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

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

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

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

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

3.130 Office or clinics of physicians or dentists

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

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

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

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

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

5.120 Trade or vocational schools

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

- 5.310 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet
- 5.320 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within any permissible structure
- 5.400 Social, fraternal clubs and lodges, union halls, and similar
- 6.110 Bowling alley, skating rinks, indoor tennis and squash courts, indoor athletic and exercise facilities and similar uses
- 6.121 Movie theatres Seating capacity of not more than 300
- 6.122 Movie theatres Seating capacity 301—999
- 6.140 Adult establishments
- 6.230 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, and similar uses
- 7.100 Hospitals or other medical (including mental health) treatment facilities
- 7.200 Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Child Care Institutions
- 8.100 Restaurants No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure
- 8.200 Restaurants No substantial carry-out or delivery service, no drive-in service, service or consumption outside fully enclosed structure
- 8.300 Carry-out and delivery service, consumption outside fully enclosed structure allowed
- 8.400 Carry-out and delivery service, drive-in service, service or consumption outside fully enclosed structure allowed
- 9.100 Motor vehicle sales or rentals, excluding manufactured home sales
- 9.200 Sales with installation of motor vehicle parts or accessories (e.g. tires, mufflers, etc.)
- 9.300 Motor vehicle repair and maintenance, not including substantial body work
- 9.500 Gas sales
- 9.600 Car wash
- 9.700 Motor vehicles, sales, service repair Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above finished grade.
- 9.810 Manufactured home sales office without, display units.

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

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

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

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

12.100 Veterinarian

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

13.620 Mobile Units (including Recreational Vehicles)

14.110 Agricultural operations, farming excluding livestock

14.200 Silvicultural operations

16.000 Dry Cleaner, Laundromat

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

19.000 Open-Air Markets and Horticultural Sales

20.000 Funeral Homes

22.000 Nursery Schools; Day Care Centers

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

24.100 Bus stations

24.200 Train stations

24.300 Taxi stands

25.000 Commercial Greenhouse Operations

27.000 Off- Premises Signs

28.200 Minor Subdivisions

II. B-4 Zoning District Requires a Special Use Permit

2.112 ABC stores

3.140 Government Office Buildings

3.230 Banks with drive-in windows

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

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

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

6.150 Billiard parlors/Pool Halls & Game Centers

6.160 Electronic Gaming Operations

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

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

6.260 Drive-in movie theatres

6.270 Recreational vehicle parks and/or campgrounds

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

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

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

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

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

8.500 Bars, nightclubs

10.220 Storage inside or outside completely enclosed structures

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

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

14.400 Reclamation landfill

15.100 Post office

17.100 Neighborhood Utility Facilities

21.100 Cemetery

21.200 Crematorium

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

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

I. R-7 Zoning District Permitted Uses

1.110 Single-family residences Other than mobile homes

1.210 Duplex

1.220 Two-family conversion

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

1.600 Temporary emergency, construction, and repair residences

1.700 Home occupations

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

14.110 Agricultural operations, farming Excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

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

28.200 Minor Subdivisions

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

1.130 Single- family residences with accessory apartment

1.330 Multifamily conversion

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

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

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

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

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

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

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

17.100 Neighborhood Utility Facilities

21.100 Cemetery

22.000 Nursery Schools; Day Care Centers

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

Lumberton Planning Board

Item: III.B.

Lumberton, North Carolina



Request for Action

Meeting Date: June 16, 2026

Originated By: Planning & Neighborhood Services

Submission Date: 06/10/2026

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.

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. 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.