

**PLANNING BOARD - JULY 21, 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. Craig Hartman SUP 5207 Simmons Dr -P-1 - ArTriel Kirchner, Planning & Neighborhood Services
- B. **Megan Fowler rezoning of approximately 0.25 acres of property located at 1908 Elizabethtown Road, - P3** - ArTriel Kirchner, Planning & Neighborhood Services
- C. Christopher Powers Special Use Permit for an Architecturally Integrated Subdivision Dawn Drive/Wellington Rd. P-8 - 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: July 21, 2026

Originated By:

Submission Date: 07/08/2026

Subject: Planning Board - Regular Meeting - DATE

Summary/Background of Subject Matter:

Staff Recommendation:

City Manager's Comments:

Signature:

Department:

ATTACHMENTS:

None

Lumberton Planning Board

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: July 21, 2026

Originated By: Planning & Neighborhood
Services

Submission Date: 07/13/2026

Subject: Craig Hartman SUP 5207 Simmons Dr -P-1

Summary/Background of Subject Matter:

Craig Hartman is requesting a Special Use Permit to construct a 3,600 square foot accessory structure for the property located at 5207 Simmons Dr.

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. STAFF REPORT SUBMITTED (4)

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

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

1. Applicant:

Owner:

Legal Name: CRAIG K HARTMAN

Legal Name: PAUL F. HARTMAN

LUMBERTON, NC 28360

CLIFTON FORGE, VA 24432

LUMBERTON, NC 28359

CLIFTON FORGE, VA 24432

Name of Business: N/A

Business Address: N/A

Description of Property:

2. 5207 SIMMONS DR.

(Address)

2525

(Deed Book)

610

(Page)

14

(Map Book)

48

(Page)

178' SIMMONS DR

(Frontage)

1.81 AC

(Area)

3. Tax Map Identification (parcel number): 100203064

4. Proposed Use of Property: ADDITION OF STORAGE BUILDING

5. Zoning District Designation of Property: R-20

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:

- That it will not materially endanger the public health or safety; and
- That it will not substantially injure the value of adjoining or abutting property; and
- That it will be in harmony with the area in which it is to be located; and
- 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 # 7.206

5/28/21

1 of 2

ADDRESS:

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

BUILD 3600SQ FT ACCESSORY STORAGE BUILDING
THAT DOES NOT COMPLY WITH 35-186C

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: CRAIG K HARTMAN
Name

Physical Address

Applicant:

[Signature]

Signature

LUMBERICK, NC 28360

STATE OF

NC

COUNTY OF

ROBESON

I, COURTNEY BLACKMON, 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

26th

day of

June

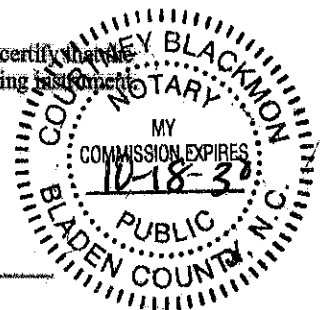
2020

Courtney Blackmon

Notary Public Signature

My Commission Expires:

10-18-2030



Owner: PAUL F HARTMAN
Name

Physical Address

Owner:

[Signature]

Signature

STATE OF

Virginia

COUNTY OF

Alleghany

I, Lena Michelle Warren, 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

26

day of

June

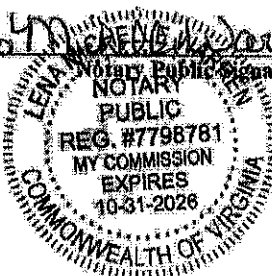
2020

Lena Michelle Warren

Notary Public Signature

My Commission Expires:

10-31-2026



File #

2 of 2

5/28/21

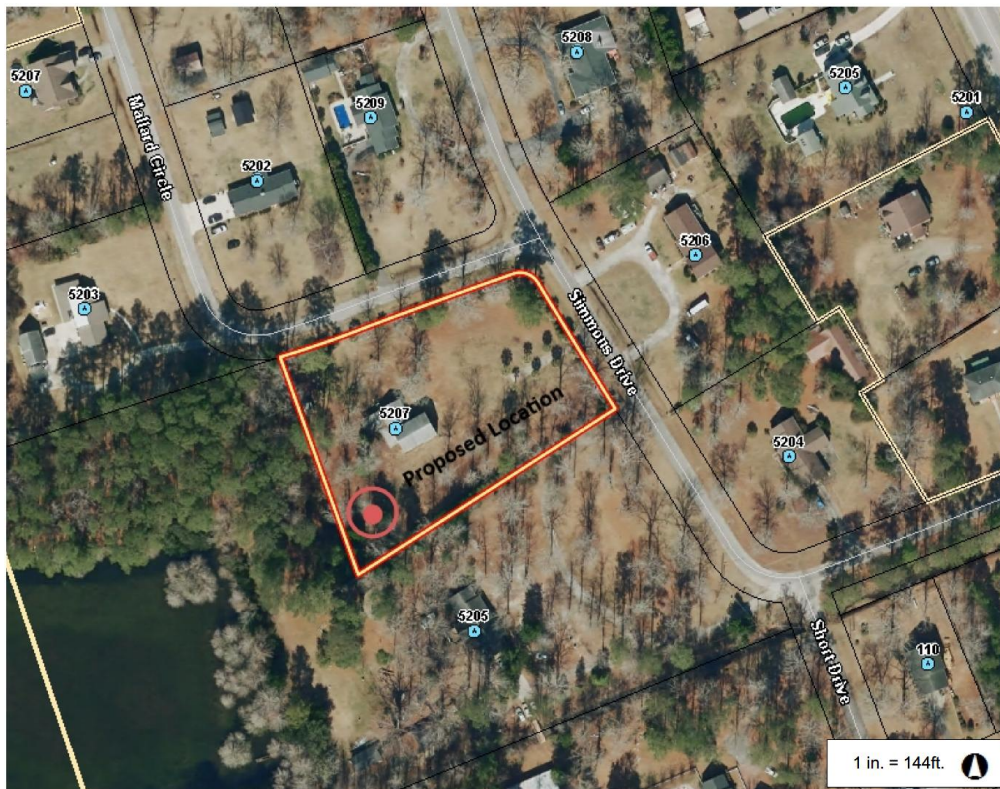
Planning & Neighborhood Services

Special Use Permit
Craig Hartman SUP 5207 Simmons Dr -P-1

Date of Application Submittal:

PETITIONER(S):	OWNER(S):
CRAIG HARTMAN	PAUL FRANKLIN HARTMAN
Special Use Permit Request: Craig Hartman is requesting a Special Use Permit to construct a 3,600 square feet accessory structure that does not meet the requirements of Section 35-185(c), for property located at 5207 Simmons Dr.	

LOCATION:



City of Lumberton

Planning & Neighborhood Services



PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area	Limits of Construction
HARTMAN PAUL FRANKLIN	100203064	R-20, Residential single-family	78,843.6 sq.ft. 1.81 acres	78,843.6 sq.ft. 1.81 acres

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	- R-20, Residential single-family	- Single-family residential
North	- R-20, Residential single-family	- Mallard Circle ROW - Single-family residential
South	- R-20, Residential single-family	- Single-family residential
East	- R-20, Residential single-family	- Simmons Drive ROW - Single-family residential
West	- R-20, Residential single-family	- Single-family residential

ADJACENT PROPERTY ACCESSORY STRUCTURE



STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: Craig Hartman is requesting a Special Use Permit to construct a 3,600 square feet accessory structure that does not meet the requirements of Section 35-185(c), for property located at 5207 Simmons Dr. (parcel # 100203064/Deed Book 02525 Page 610/Map Book 14 Page 48).

The requested accessory structure does not meet the requirements of Sec. 35-185(c), by exceeding the maximum size allowance for accessory structures. Therefore, a Special Use Permit is required.

The maximum size of residential accessory structures is fifty (50) percent of the ground floor area of the principal building.

In this case, the principal building is 4,519 sq.ft. (applicant provided with application) and the maximum size of all residential accessory structures is 2,259.5 square feet. The maximum size allowance for accessory structures shall include a total of all accessory structures on the property. **~1,340.5 square feet over the maximum allowance.**

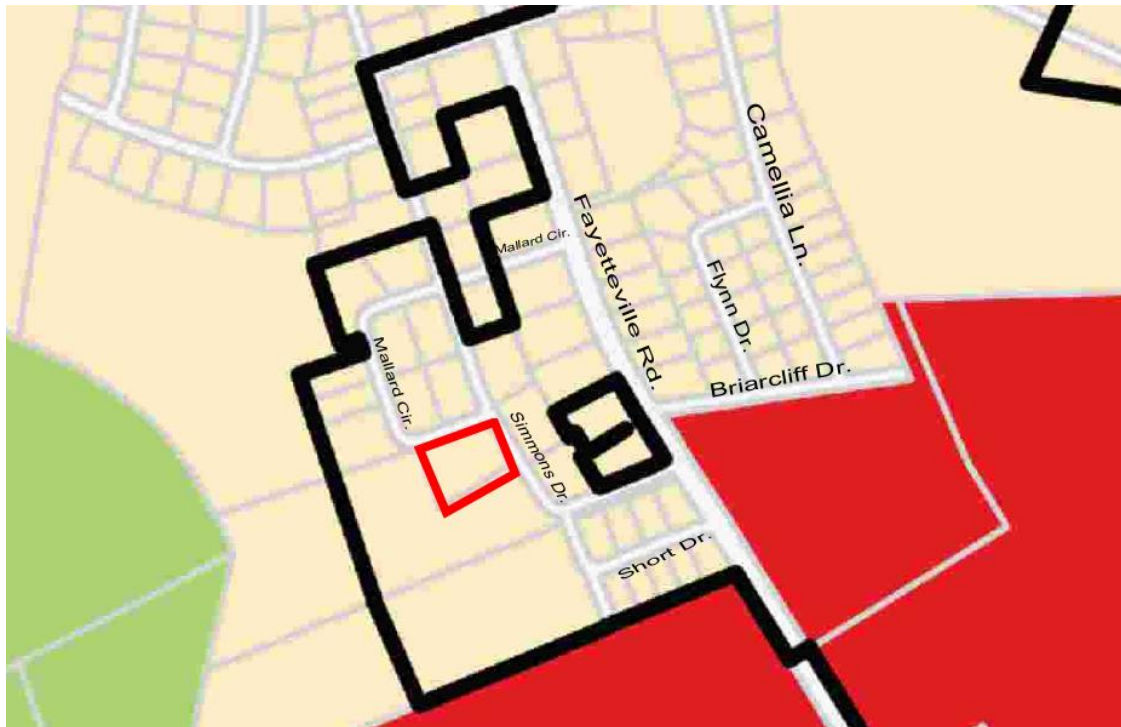
Planning & Neighborhood Services

PLANNING & ZONING

Setback and Lot Size:

Zoning District	Min. Lot Size	Min. Lot Width	Min. Front Setback (right of way)	Min. Side & Rear Setbacks	Maximum Height
R-20	20,000	100'	30'	10'	35'

Land Use Plan: The Land Use Plan designates the future use of this parcel as Low Intensity, furthermore, this property is located within Precinct 1.



LOW INTENSITY

The Low Intensity land use category is intended to accommodate both the preservation and growth of low to medium density neighborhoods (4 to 6 dwelling units / acre) consisting primarily of single family residences, as well as small scale multi-family residential development, such as two and three family dwellings. While primarily residential in character, certain low impact nonresidential uses are appropriate for development within these areas, such as small churches, daycare centers, traditional home occupations and similar uses which will not conflict with the character of these areas when they are situated and developed in a manner that is consistent with an overall low intensity land use pattern.

Planning & Neighborhood Services

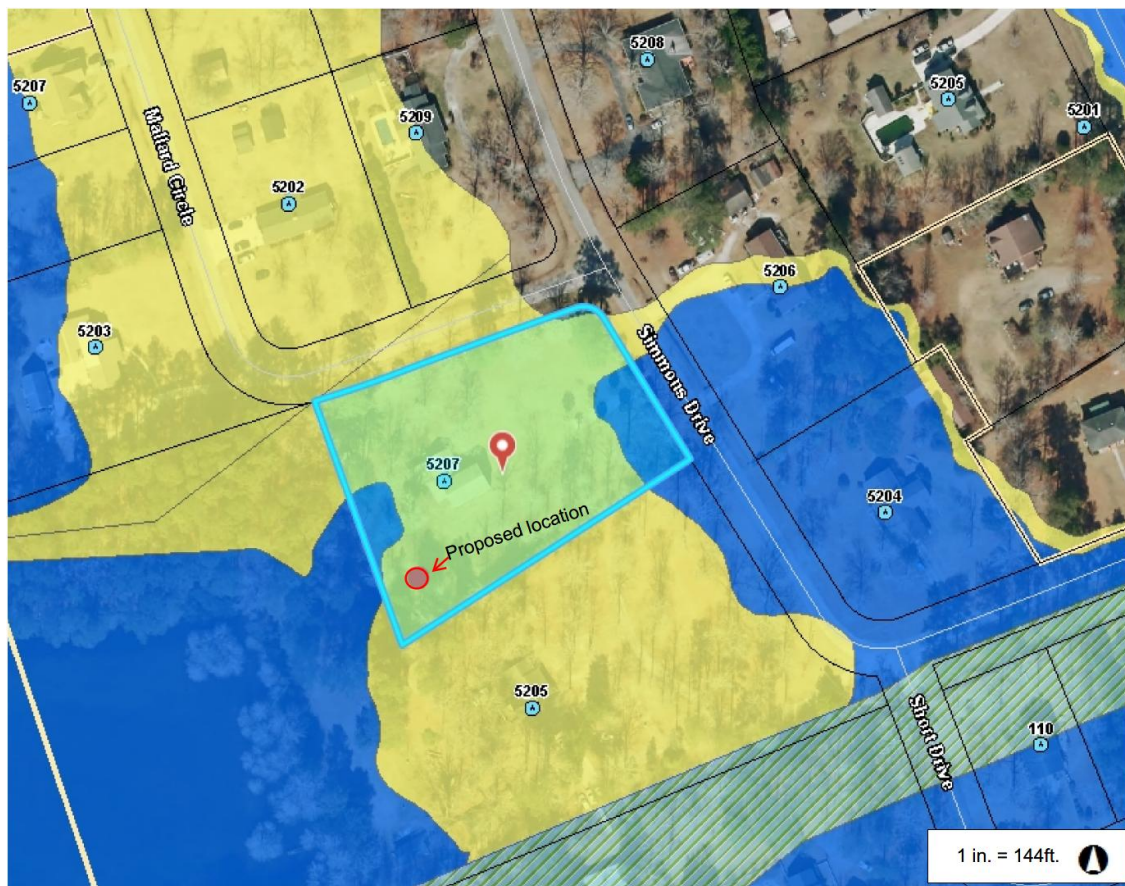
Similar approved request – Approved May 5, 2025 - Dannie Stewart Special Use Permit to construct a 1600 square feet accessory structure for property located at 328 Hood Rd. (parcel # 102006019/Deed Book 01059 Page 117). In this case, the principal building is 2,998 sq.ft. (Rob.Co. Tax) and the maximum size of all residential accessory structures are 1,490 square feet. The total square feet of all accessory structures, including existing and proposed, will be 2,582. **1,092 square feet over the maximum allowance (includes a 726 sq.ft. open carport).**

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone AE – ~10,130 sq.ft./~ 0.23 acres: Special Flood Hazard Area inundated by the 100-year flood; base flood elevations are determined.

Flood Zone ‘X’ (Shaded) - ~68,713.6 sq.ft./~ 1.58 acres: 0.2 Percent Annual Chance Flood: The flood that has a 0.2% chance of being equaled or exceeded in any given year. Also known as the 500-year floodplain.

Map Number: 3710939300K **Panel Effective Date:** 12/6/2019





Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

If this Special Use Permit is granted the applicant must submit site development plans to the City of Lumberton, and other Federal and State Departments, if applicable, for review and approval prior to development. All conditions of the Special Use Permit must be addressed prior to the issuance of a Land Use Permit and/or Certificate of Occupancy (CO).

PLANNING STAFF RECOMMENDATION TO COUNCIL

Council review the request, refer the petition to the July 21, 2026 Planning Board meeting for their review, and authorized the Planning Director to set the date of the public hearing.

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.

BUILDING PERMIT APPLICATION

Job Address:

Street # 5207 Unit # (if any): _____ Street Name: SIMMONS DRIVE Zip Code: 28360

Name of Owner: PAUL F. HARTMAN

Address of Owner: 807 PALACE BLVD.

City, ST, ZIP: CLIFTON FORGE VA. 24422 Phone: 804-638-0916

Contractor Name: _____ License # _____

Brief description of work to be done:

STORAGE GARAGE

Name of Applicant (Agent or Owner): CRAIG HARTMAN Date of Application: 6-26-26

Value of Work: \$ 69,171.66

Lien Agent: N/A

For Building Permits that add square footage to a property, enter the setbacks or furnish site plan.

Front: _____ Left Side: _____ Right Side: 10' Rear: 10'

For Building Permits:

Type of Construction Code (i.e., 5B): _____ Sprinkler System? Y _____ N ☒

For New Residential Construction:

of Stories: 1 # of Rooms: 1 # of Bedrooms 0 # of Baths 0 Fireplaces 0 Chimneys: 0

If Applicable:

of Buildings: 1 # of Units: _____ Sprinkler System Sq Footage: N/A

Square Footage Per Floor (Including Decks):

Basement: _____	5 th _____
1 st Floor: _____	6 th _____
2 nd Floor: _____	7 th _____
3 rd Floor: _____	8 th _____
4 th Floor: _____	Garage: <u>3600</u>
Total: <u>3600</u>	

Submit to:

City of Lumberton Inspections Department

P.O. Box 1388

Lumberton, NC 28359

910-671-3838/ Fax to: 910-671-3975

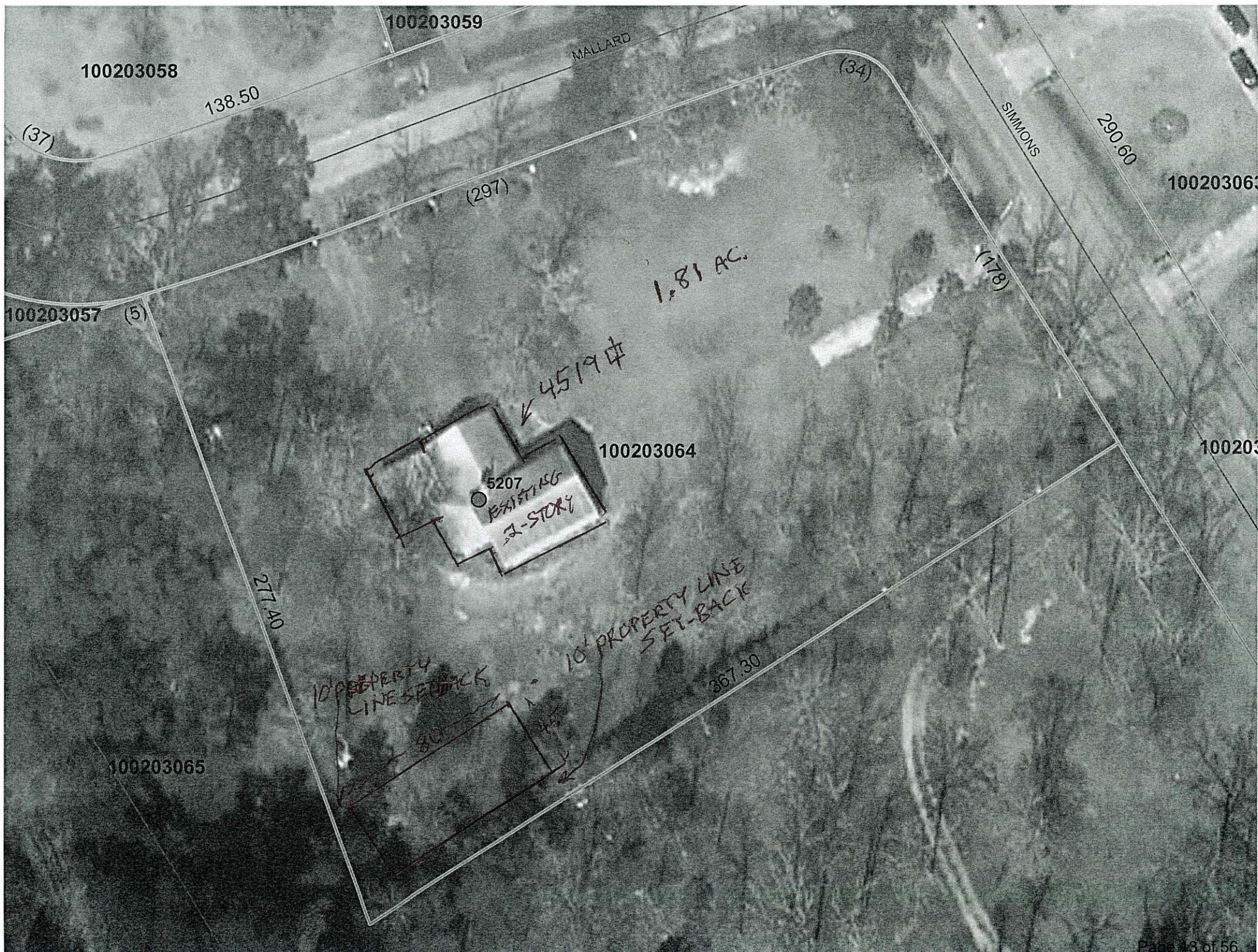
jransom@ci.lumberton.nc.us or bandrews@ci.lumberton.nc.us

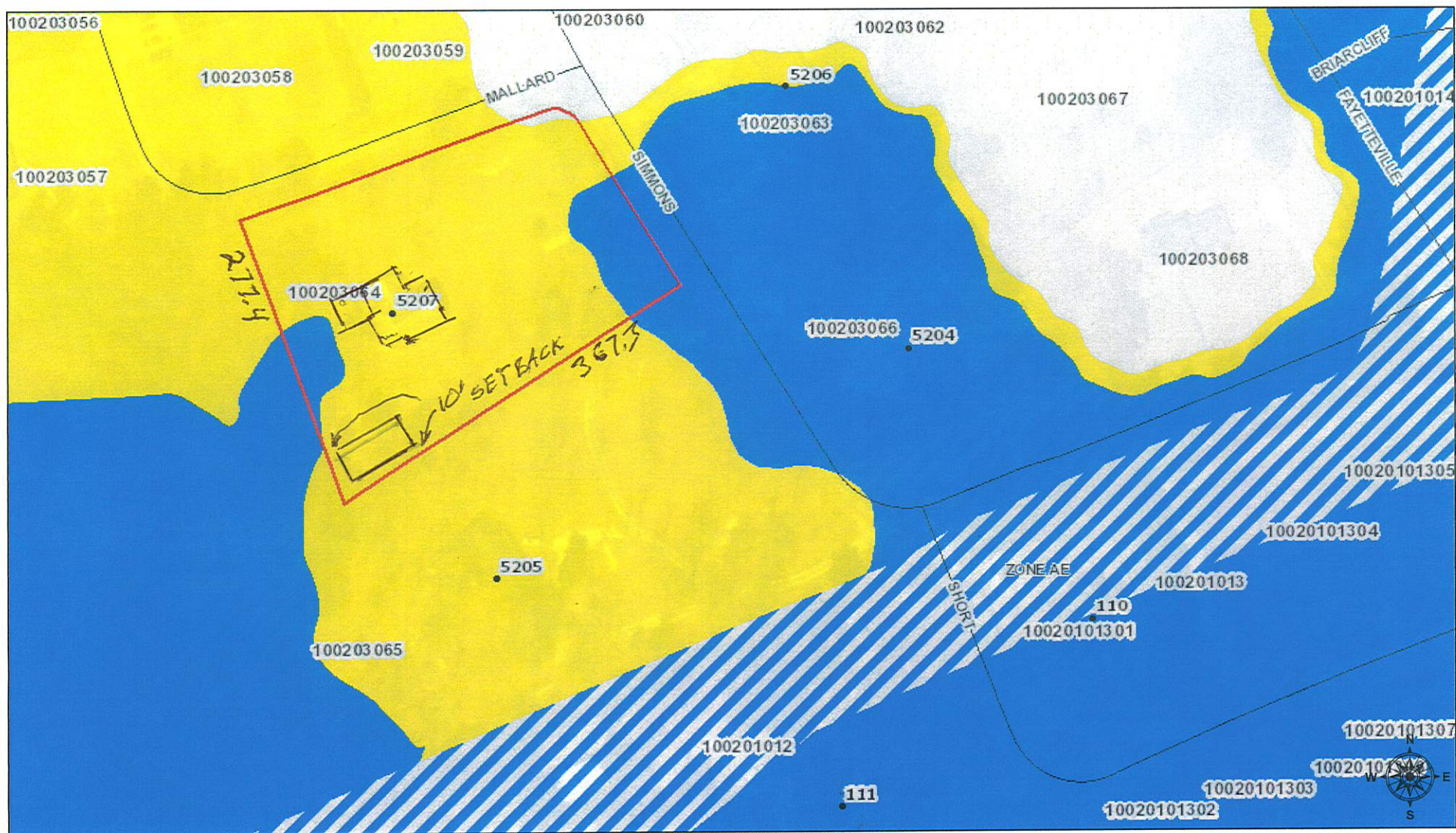
Applicant's Signature: [Signature]

Telephone: 910-258-1452 *

Permit # _____

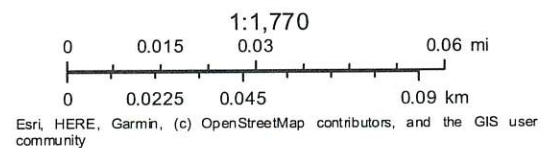
*Albus Cat@
aol.com
#*

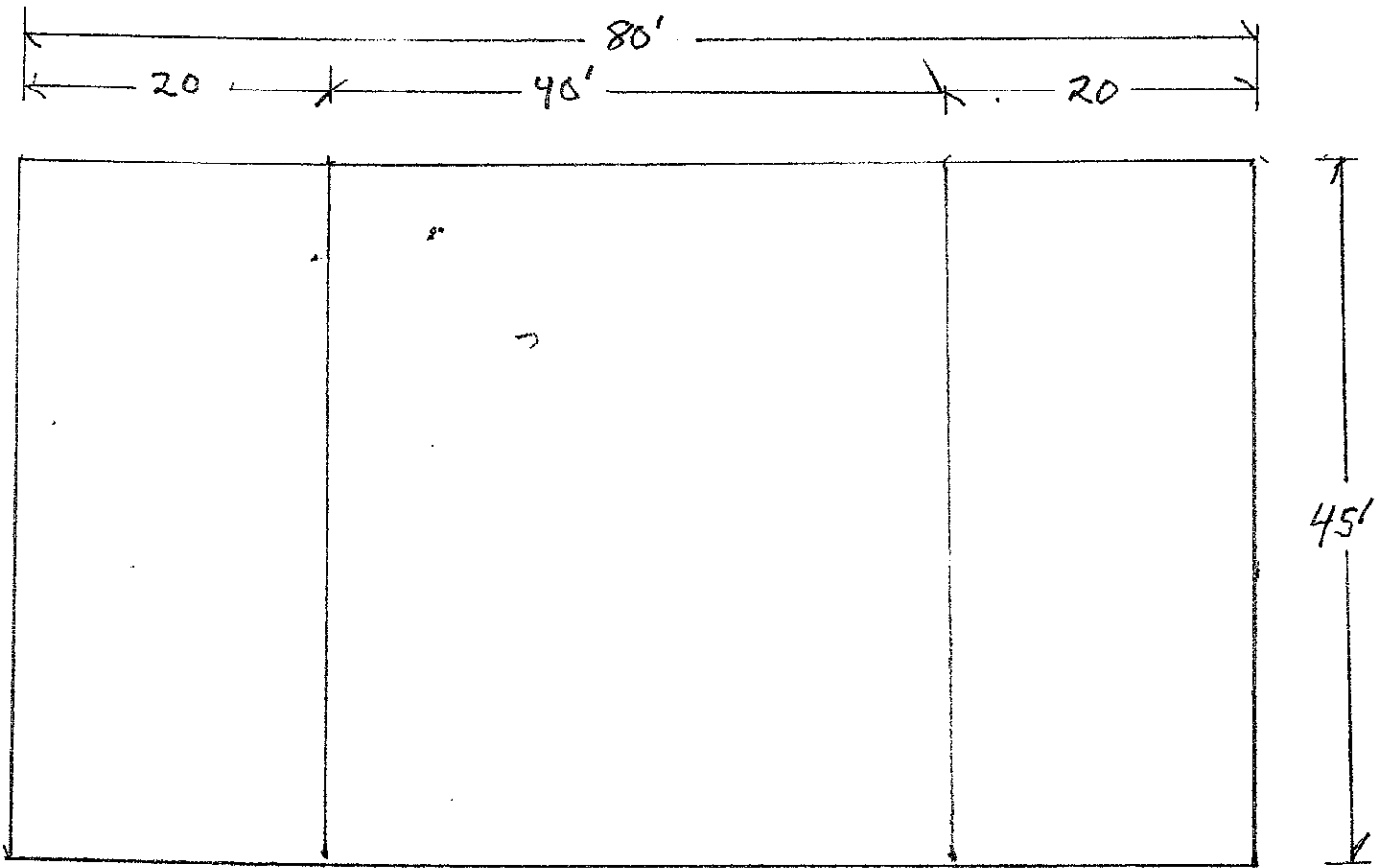


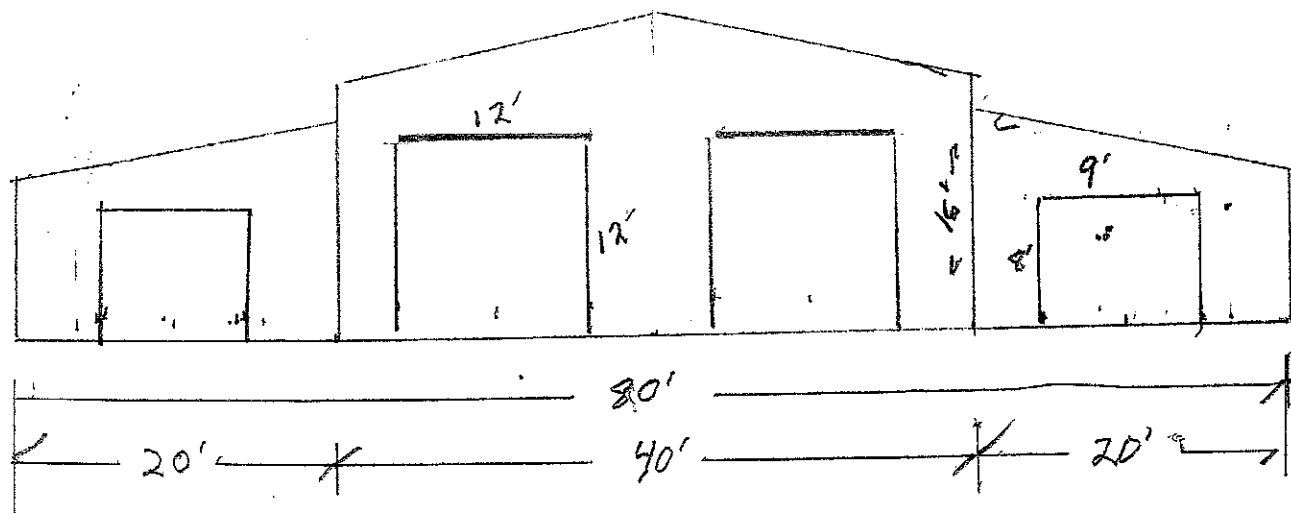


June 11, 2026

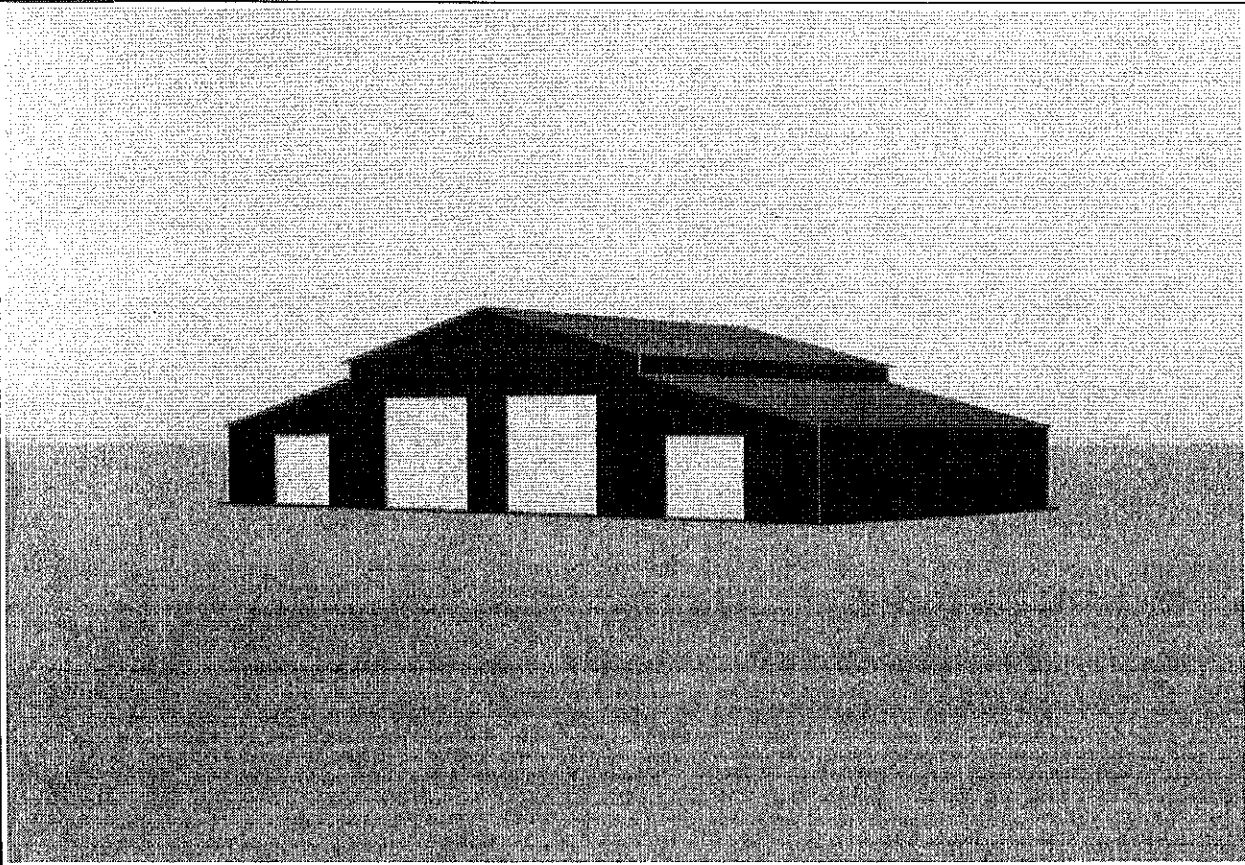
- Address Points
- County Line
- Streets







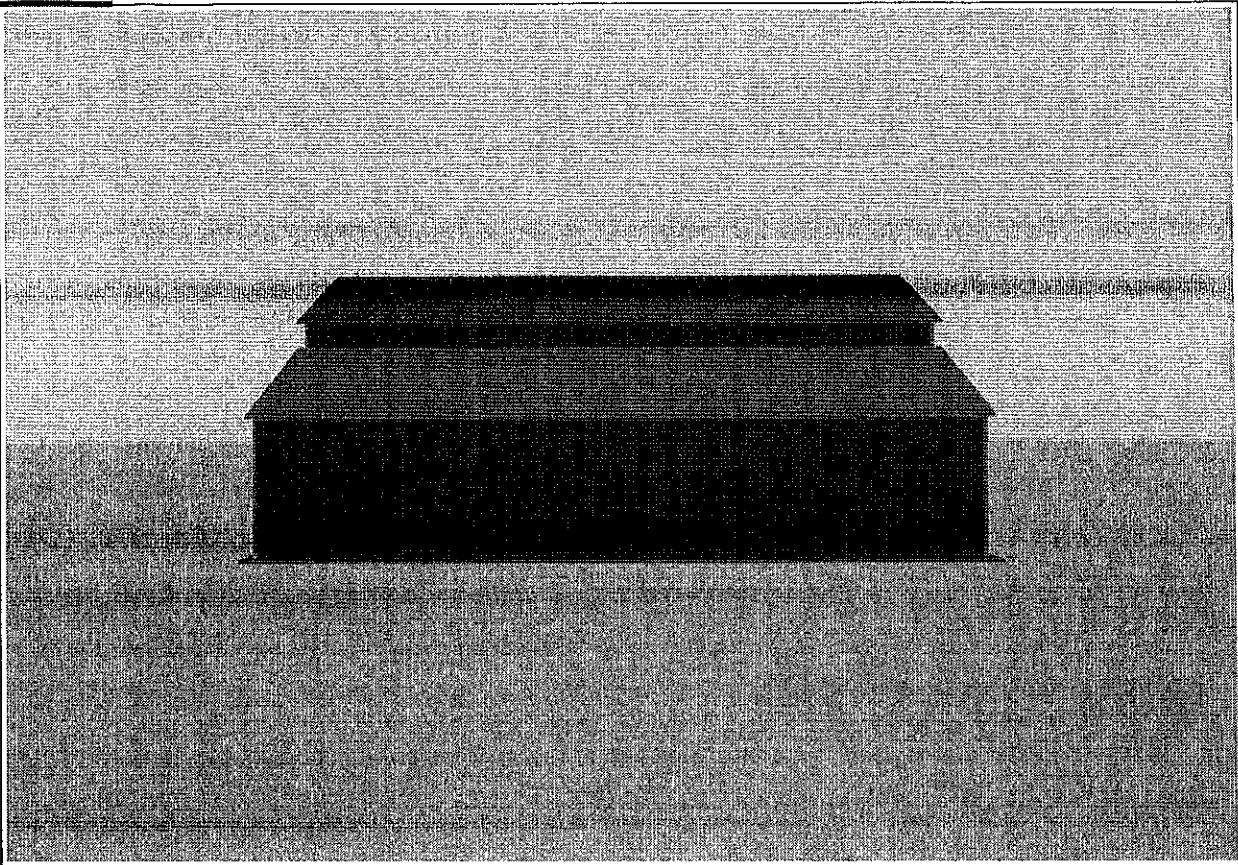
BUILDING VIEW



FRONT

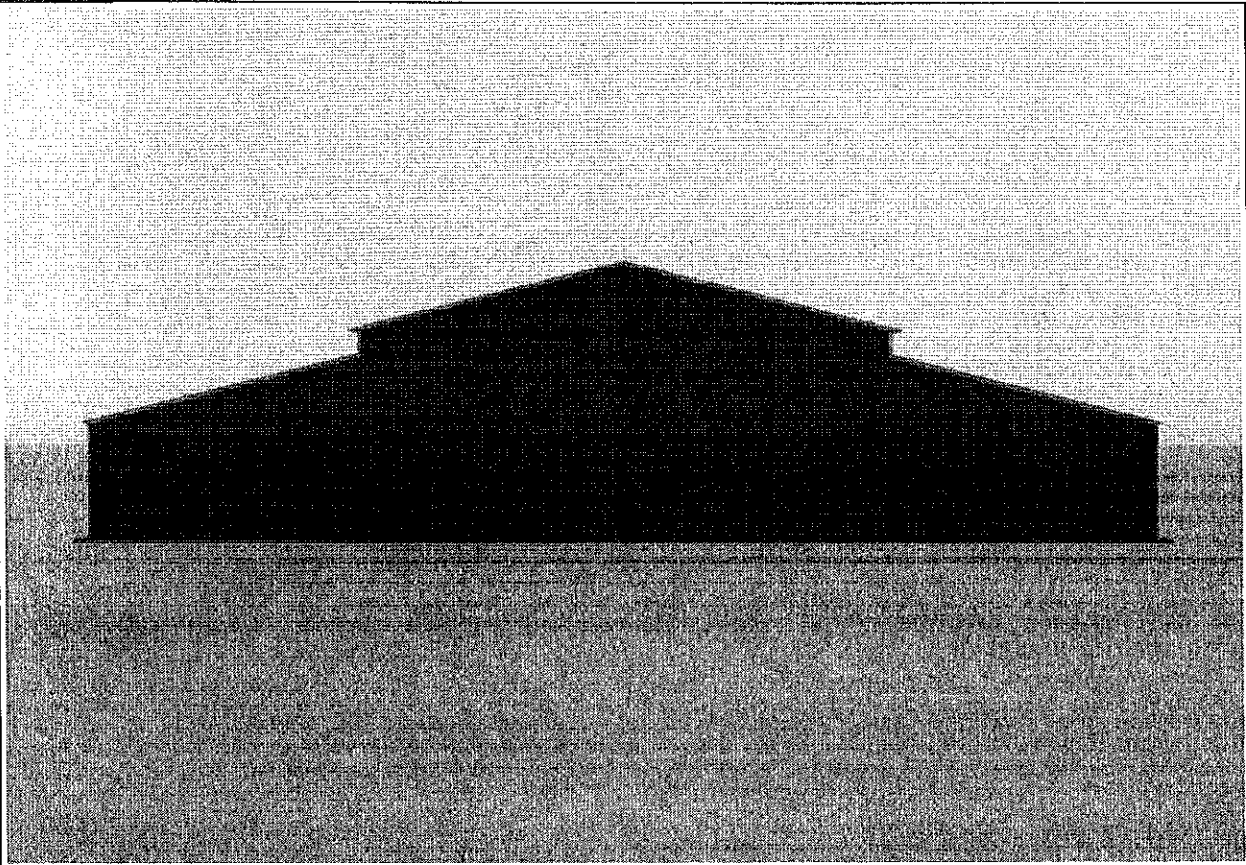
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BUILDING VIEW



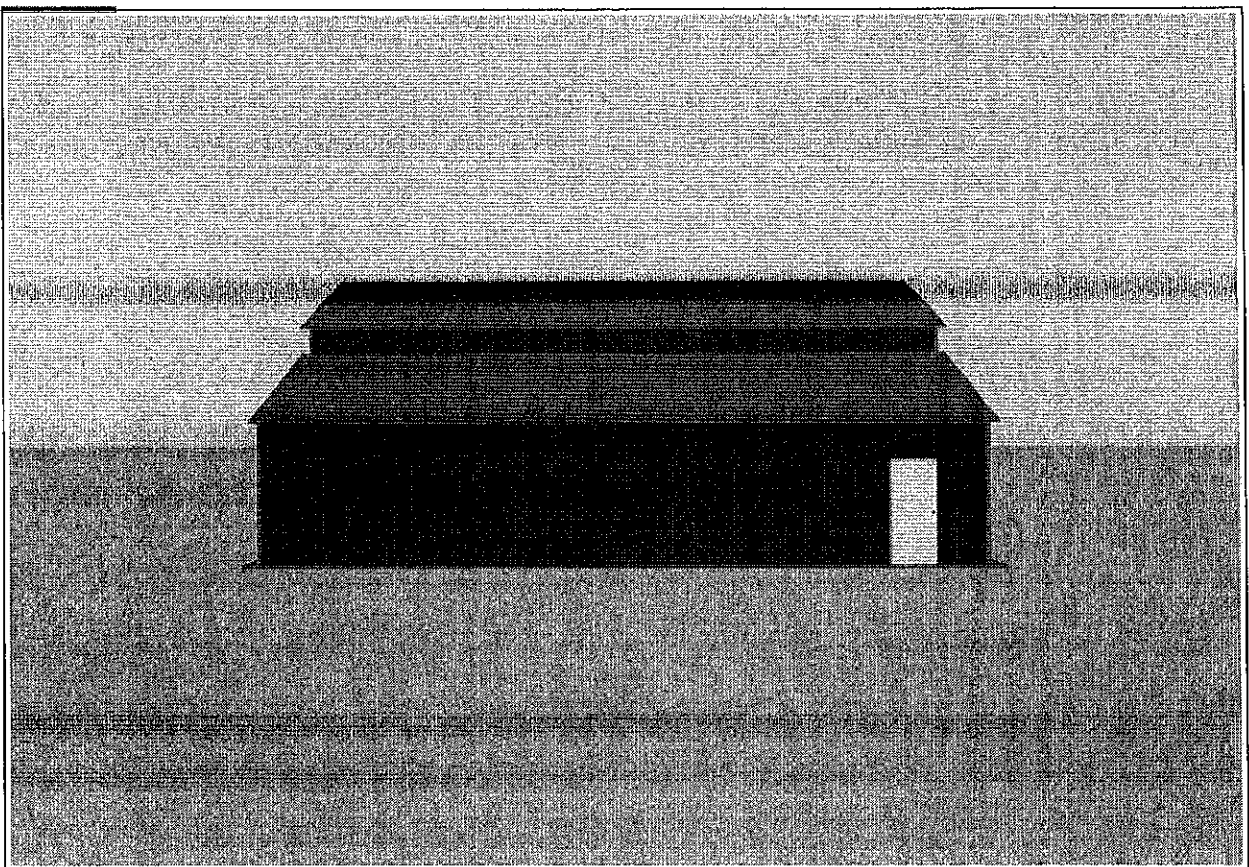
RIGHT

BUILDING VIEW

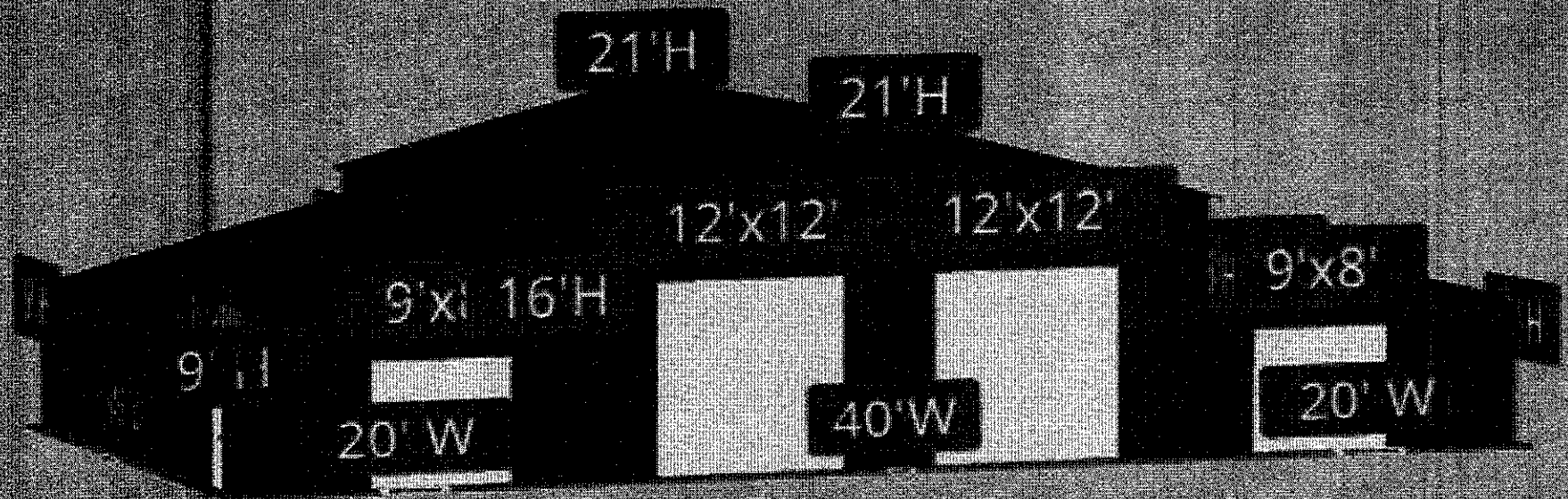


BACK

BUILDING VIEW



LEFT



Lumberton Planning Board

Item: III.B.

Lumberton, North Carolina



Request for Action

Meeting Date: July 21, 2026

Originated By: Planning & Neighborhood
Services

Submission Date: 07/13/2026

Subject: Megan Fowler rezoning of approximately 0.25 acres of property located at 1908 Elizabethtown Road, - P3

Summary/Background of Subject Matter:

Megan Fowler is requesting to rezone approximately 0.25 acres of property located at 1908 Elizabethtown Road, parcel # 321602006. This request is to rezone the property from R-7, Residential single family/duplex to B-4, Business general commercial, to develop a salon and wellness center at this location.

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. FOWLER APPLICATION AND REPORT

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

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

1. Applicant:

Owner:

Full Legal Name: Megan Fowler

Full Legal Name: Megan Fowler

2. Description of Property:

1908 E Elizabethtown Rd, Lumberton NC 28358 2402 917, 240
(Address) (Deed Book) (Page)
810 134th .62
(Map Book) (Page) (Frontage) (Area)

3. Tax Map Identification Number (parcel number): 321602006

4. Existing Zoning District Designation of Property: B-4 & R-7

5. Requested Zoning District Designation of Property: R-7 to B-4

6. Applicant's Interest In Property (check one): ☒ Owner ☐ Owner's Agent ☐ Lease-to-Own
☐ Tenant ☐ Family member ☐ Other (explain) _____

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

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

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

1 of 3

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

File # _____

2/6/2014

Updated 4/5/2012

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



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

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

The Intended use of the property is the development and operation of a commercial salon and wellness suite facility. The project will provide individual suites for licensed beauty and wellness professionals, including hairstylists, estheticians, nail tech., massage therapists, and similar personal services providers. The development may also include tanning services, reception/waiting areas, restroom, laundry facilities, and related support areas/spaces. The project is intended to provide new business opportunities, create jobs, and enhance commercial services available to residents of Lumberton and the surrounding area. The property will be developed and maintained in compliance with all applicable city ordinances, zoning regulations, building codes, and licensing requirements.

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: Megan Fowler
Full Legal Name (type or print)

Home Address

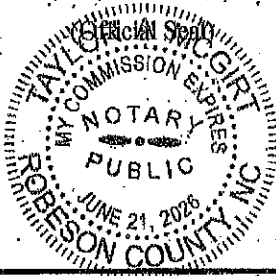
STATE OF NC

COUNTY OF Robeson

I, Taylor A. McGirt, 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 19th day of June, 2026.



Taylor A. McGirt
Official Signature of Notary

Taylor A. McGirt, Notary Public
Notary's printed or typed name

My Commission Expires: 6/21/2026

Owner: Megan Fowler
Full Legal Name (type or print)

Home Address

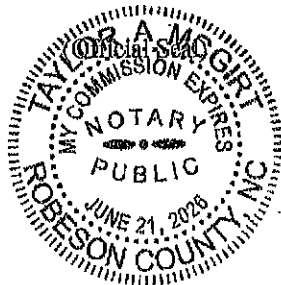
STATE OF NC

COUNTY OF Robeson

I, Taylor A. McGirt, 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 19th day of June, 2026.



Taylor A. McGirt
Official Signature of Notary

Taylor A. McGirt, Notary Public
Notary's printed or typed name

My Commission Expires: 6/21/2026

3 of 3

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

File #

2/6/2014

Updated 4/5/2012

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



REAR / SIDE PERSPECTIVE



KEYLESS ENTRY



SECURITY CAMERA
SYSTEM



LED EXTERIOR
LIGHTING



ADA ACCESSIBLE



LANDSCAPING &
GREENERY



PROFESSIONAL
ENVIRONMENT

BUILDING DATA

TOTAL SQUARE FOOTAGE: ±4,760 SQ. FT.

FIRST FLOOR: ±2,380 SQ. FT.

SECOND FLOOR: ±2,380 SQ. FT.

CEILING HEIGHT: 10'-0"

CONSTRUCTION TYPE: COMMERCIAL

EXTERIOR: STUCCO, STONE, GLASS, METAL

ROOF: TPO MEMBRANE (FLAT ROOF)

BUSINESS HOURS

MONDAY – THURSDAY 8:00 AM – 8:00 PM

FRIDAY 8:00 AM – 7:00 PM

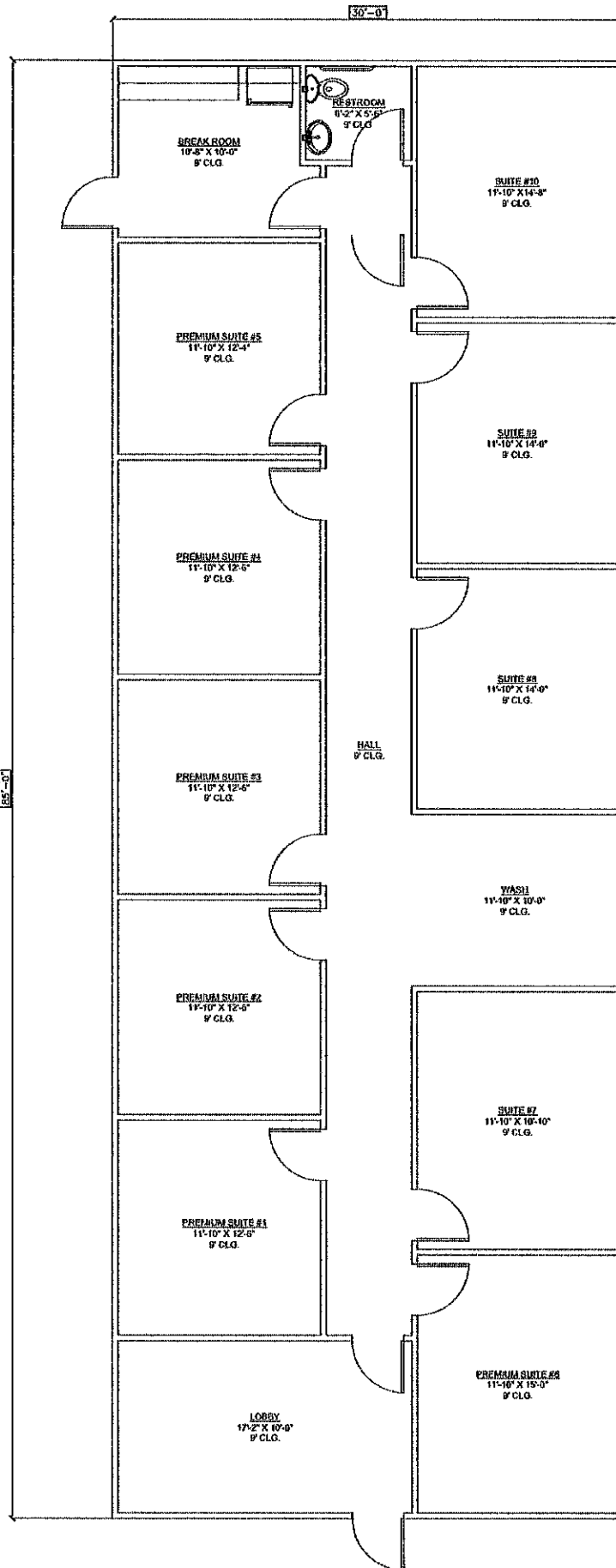
SATURDAY 8:00 AM – 5:00 PM

SUNDAY CLOSED

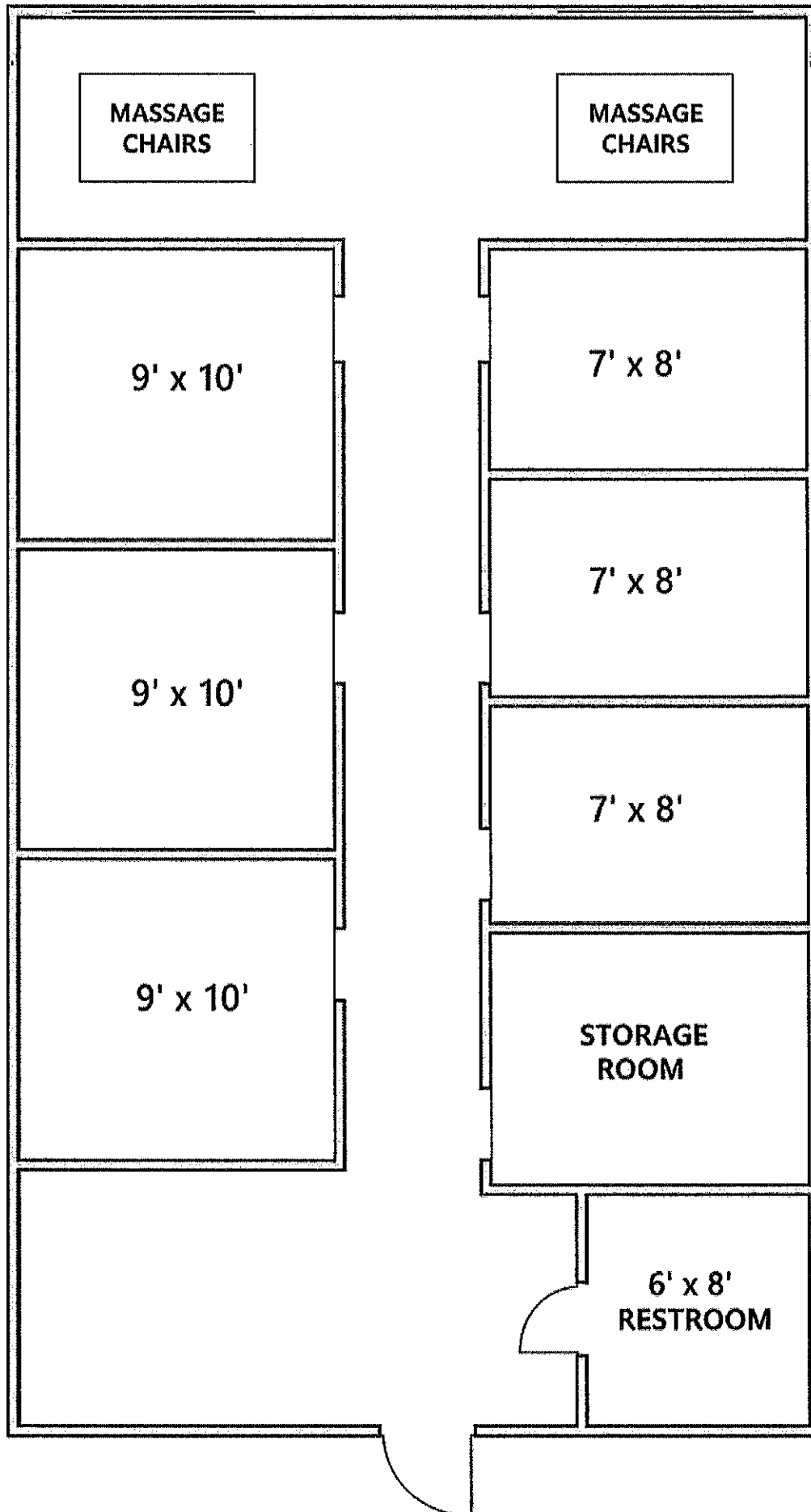
SUITE TENANTS HAVE 24/7 ACCESS TO THEIR

SUITES WITH KEYLESS ENTRY.

TANNING AREA STAFFED DURING BUSINESS HOURS.



BACK



FRONT

City of Lumberton

Planning & Neighborhood Services

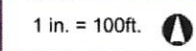
Request for Rezoning
6.247 Megan Fowler

PETITIONER(S):	OWNER(S):
FOWLER, MEGAN	FOWLER, MEGAN

Rezoning Request: Megan Fowler rezoning - 1908 E. Elizabethtown Road (part of). – P-3 across from P-2

LOCATION:





City of*Lumberton**Planning & Neighborhood Services***STAFF ANALYSIS****PROJECT OVERVIEW**

Rezoning Request: Megan Fowler is requesting to rezone approximately 0.25 acres of property located at 1908 E. Elizabethtown Road, parcel # 321602006. This request is to rezone the property from R-7, Residential single family/duplex to B-4, Business general commercial, to develop a salon and wellness center at this location.

PARCEL INFORMATION

Owner	Parcel #(s)	Zoning	Area	Limits of Rezoning	Limits of Construction
Megan Fowler	321602006	B-4, Business general commercial and R-7, Residential single family/duplex	~0.62 acres	~0.25 acres	~0.62 acres

ADJACENT PROPERTY SITE DATA

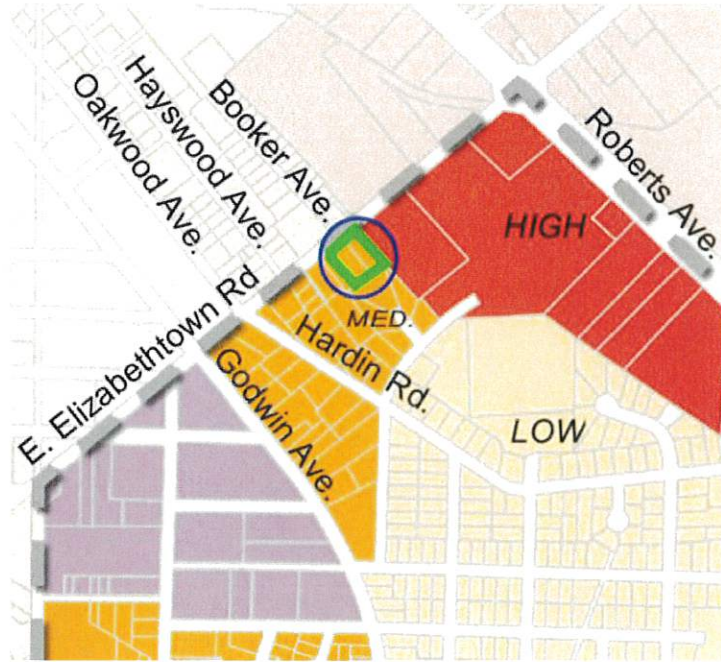
	Zoning	Zoning Description	Land Use
Subject Property	B-4, and R-7,	B-4, Business general commercial and R-7, Residential single family/duplex	Beauty salon and wellness center (3.110)
North	B-4	B-4, Business general commercial	East Elizabethtown Road Child Care Center
South	R-7	R-7, Residential single family/duplex	ASCO I ENTERPRISES LLC (owner)
East	B-4, and R-7,	B-4, Business general commercial and R-7, Residential single family/duplex	John C's Fish Market (retail)
West	B-4, and R-7,	B-4, Business general commercial and R-7, Residential single family/duplex	Colvin Funeral Home

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates the future use of the parcel as medium intensity and is located within P-3 (across from P-2).

City of Lumberton

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.



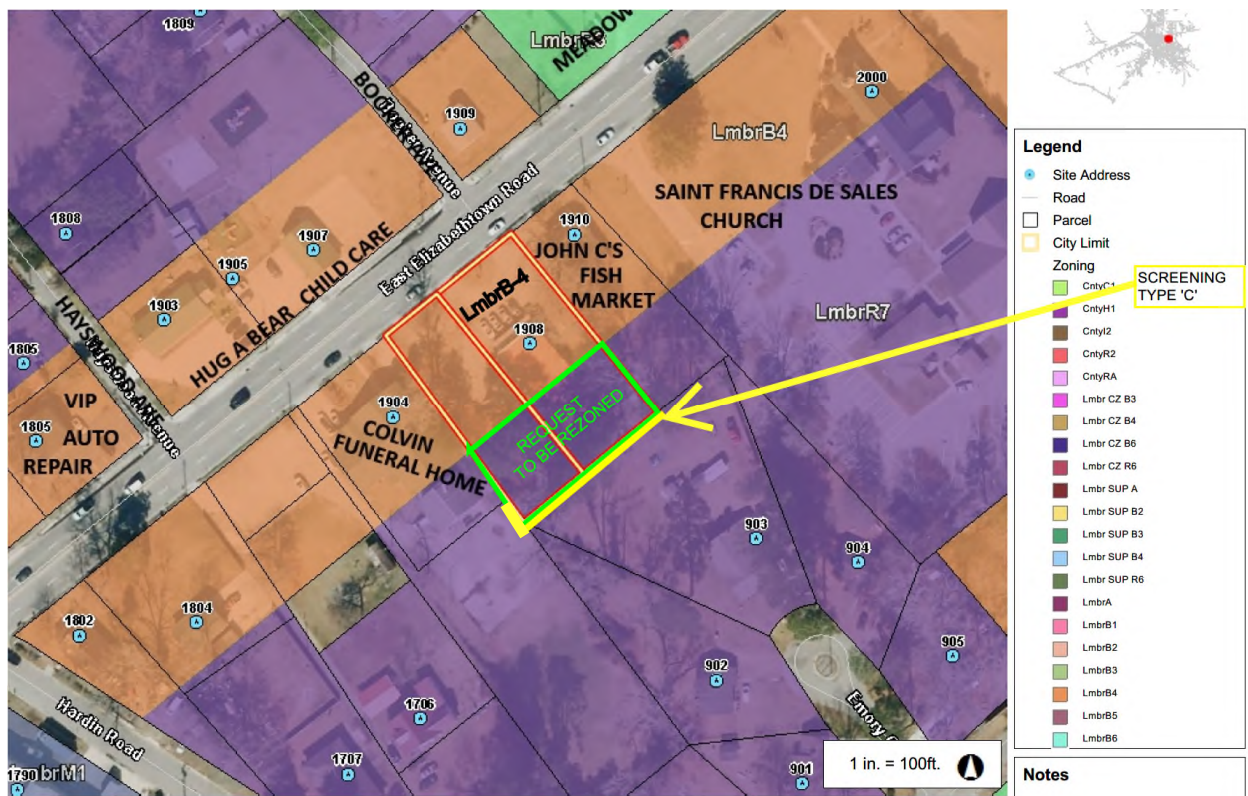
City of Lumberton

Planning & Neighborhood Services

SCREENING REQUIREMENTS

Type 'C' Screen required from single-family residential (1.110).

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.



City of Lumberton

Planning & Neighborhood Services

Setback and Lot Size:

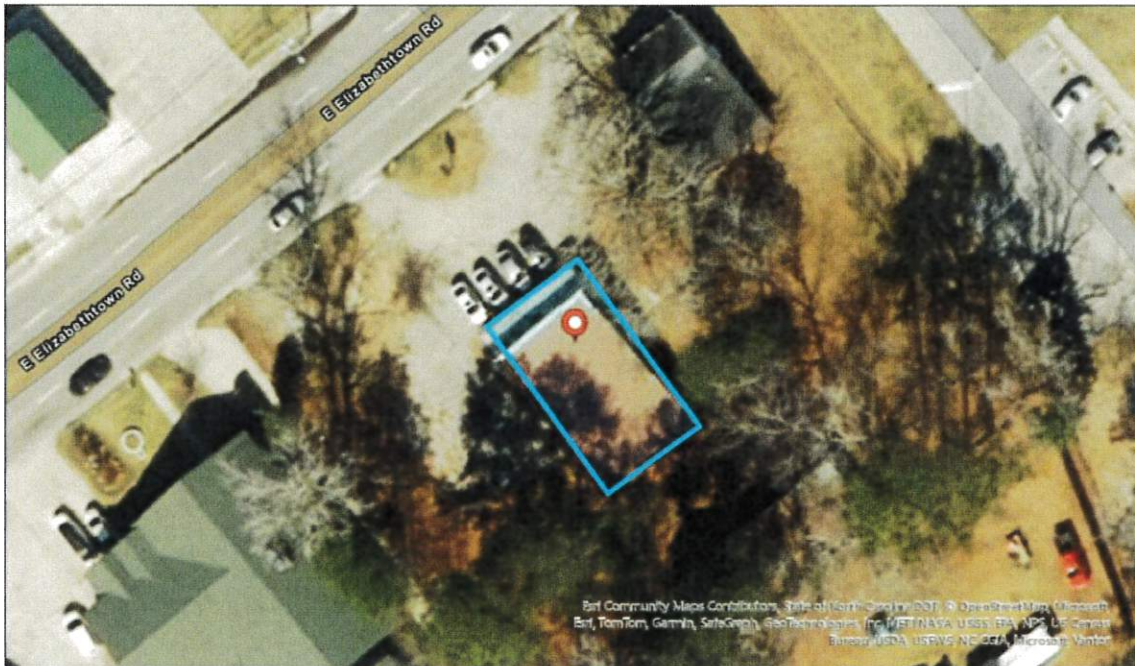
Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback
Existing B-4	NO MIN.	100'	40'	8'	8'
Existing R-7	7,000	70'	20'	10'	10'
Proposed B-4	NO MIN.	100'	40'	8'	8'

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Not in Flood Zone: Zone X is the flood insurance rate zone that corresponds to areas outside the 0.2% annual chance floodplain, areas within the 0.2% annual chance floodplain, and to areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. **Map Number:** 3720030200K **Panel Effective Date:** 12/6/2019

▲ 1908 EAST ELIZABETHTOWN RD

Jul 7, 2026



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

North Carolina Floodplain Mapping Program



City of



Lumberton

Planning & Neighborhood Services

DEVELOPMENT UPON APPROVAL

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

PLANNING STAFF RECOMMENDATION TO COUNCIL

Council review the request, refer the petition to the July 21, 2026 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.

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 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

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

8.600 Food Truck Park as a Principal Use See Sec. 35-167.5. 17.100 Neighborhood Utility Facilities

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

Lumberton Planning Board

Item: III.C.

Lumberton, North Carolina



Request for Action

Meeting Date: July 21, 2026

Originated By: Planning & Neighborhood
Services

Submission Date: 07/13/2026

Subject: Christopher Powers Special Use Permit for an Architecturally Integrated Subdivision
Dawn Drive/Wellington Rd. P-8

Summary/Background of Subject Matter:

Christopher Powers, Special Use Permit for an Architecturally Integrated Subdivision for
property located on Dawn Drive and Wellington Rd.

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. 1610 Land Application and Report

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

TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

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

1. Applicant:

Legal Name: 1610 Land Co, LLC

Physical Address: Wellington Rd. #

Dawn Dr.

Mailing Address: 750 S Roberts

Ave. Lumberton, NC

Owner:

Legal Name: 1610 Land Co, LLC

Physical Address: Wellington Rd. #

Dawn Dr.

Mailing Address: 750 S Roberts Ave.

Lumberton, NC

Description of Property:

² Wellington Rd. & Dawn Dr.
(Address)

2548
(Deed Book)

442
(Page)

67

(Map Book)

158

(Page)

Lot 1 - 6.89 ac, Lot 2 - 6.11 ac

(Frontage)

Lot 1 - 2.45 Acres, Lot 2 - 1.94 Ac.

(Area)

3. Tax Map Identification (parcel number): 10060101221F, 10060101221FA

4. Proposed Use of Property: Townhomes

5. Zoning District Designation of Property: B2, B3

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

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

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

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

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

ADDRESS:

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

Townhomes Subdivision

11. Notarized Signatures:

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

Applicant: Christopher Powers

Name

Physical Address

Applicant:

Signature

STATE OF NC COUNTY OF Robeson

I, Emily D Herring, 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.

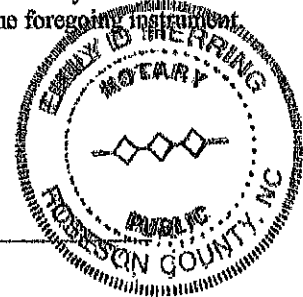
WITNESS my hand and Notarial Seal this 8th day of July, 2026

Emily D Herring

Notary Public Signature

My Commission Expires:

9-4-29



Owner:

Name

Christopher Powers

Physical Address

Owner:

Signature

STATE OF NC COUNTY OF Robeson

I, Emily D Herring, 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.

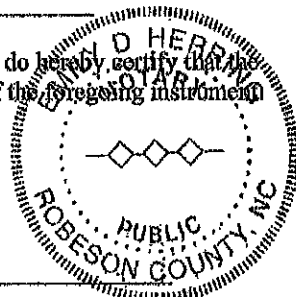
WITNESS my hand and Notarial Seal this 8th day of July, 2026

Emily D Herring

Notary Public Signature

My Commission Expires:

9-4-29

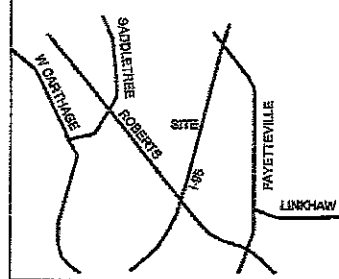


2 of 2

File #

5/28/21

LEGEND	
apk	- existing pk nail found
eis	- existing iron stake found
ecm	- existing concrete marker found
ers	- existing railroad spike found
ela	- existing iron axle found
en	- existing nail found
smn	- set mag nail
ern	- existing mag nail found
slp	- set iron pipe
slp	- existing iron pipe found
sir	- set iron rod
elr	- existing iron rod found
cp	- calculated point (no stake set)
---	right of way line plotted
---	surveyed line
---	line plotted (not surveyed)
---	fence line plotted
---	ditch line plotted
---	easement line plotted
---	centerline line plotted
---	tie line surveyed



VICINITY MAP
NOT TO SCALE

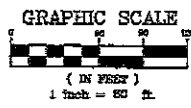
EXISTING BOUNDARY SURVEY MAP 1 OF 2
PREPARED FOR

French Family Properties

Lumberton Township
Robeson County North Carolina
September 24, 2025 Scale 1" = 60'
Title Reference: Deed Book 1430, Page 572
Map Book 54, Page 173

NORTH CAROLINA
ROBESON COUNTY
JOHN D. POWERS, JR., PLS LSTTS, CERTIFY THAT
THIS MAP WAS DRAWN UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION, DEED AND DESCRIPTION RECORDED IN
MAP BOOK 54, PAGE 173, THAT THE RATIO OF
PRECISION AS CALCULATED BY LATITUDE AND
DEPARTURES IS 1/10,000; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS DOTTED LINES
PLOTTED FROM INFORMATION FOUND IN BOOKS
REFERENCED, THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS
MY HAND AND SEAL THIS 6TH DAY OF APRIL, A.D.
2025.

RETURN: CITY OF LUMBERTON

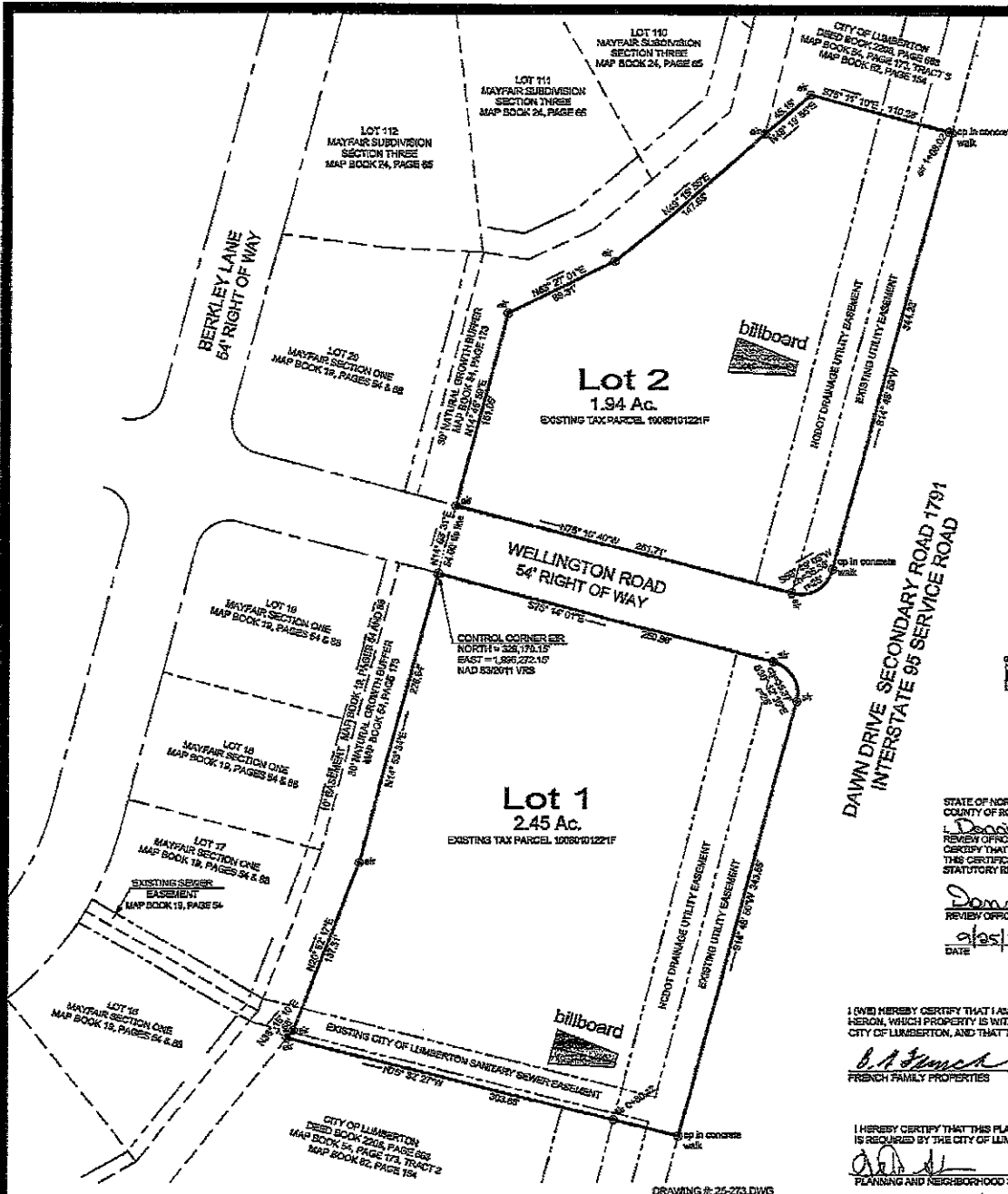
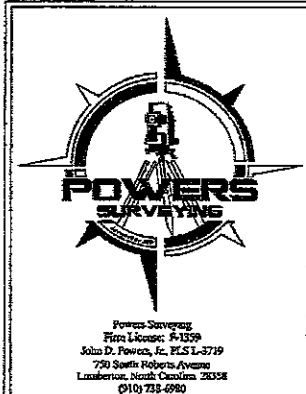


STATE OF NORTH CAROLINA
COUNTY OF ROBESON
I, Donnie Jones
REVIEW OFFICER OF ROBESON COUNTY
CERTIFY THAT THIS MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.
Donnie Jones
REVIEW OFFICER
DATE 9/25/2025

2025068538
ROBESON CO. MAP FEE \$42.00
PREPARED & RECORDED
09-25-2025 11:20:59 AM
VICKI L. LOCKLEAR
CLERK OF SUPERIOR COURT
SK: M 67
PG: 158-159

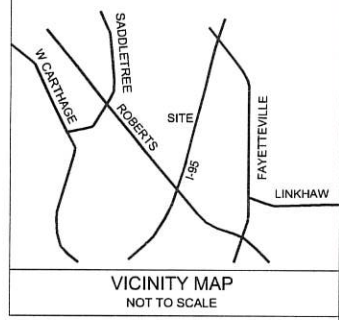
I (WE) HEREBY CERTIFY THAT I AM (WE ARE THE) OWNER(S) OF THE PROPERTY DESCRIBED
HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE
CITY OF LUMBERTON, AND THAT THESE ARE EXISTING PARCELS
B. J. French
FRENCH FAMILY PROPERTIES DATE 9/24/2025

I HEREBY CERTIFY THAT THIS PLAT SHOWN IS OF AN EXISTING PARCEL AND NO APPROVAL
IS REQUIRED BY THE CITY OF LUMBERTON FOR RECORDING. Summy 09/25/2025
Summy
PLANNING AND NEIGHBORHOOD SERVICES DIRECTOR DATE





- LEGEND**
- epk - existing pk nail found
 - eis - existing iron stake found
 - ecm - existing concrete marker found
 - err - existing railroad spike found
 - ela - existing iron axle found
 - en - existing nail found
 - smn - set mag nail
 - emn - existing mag nail found
 - sip - set iron pipe
 - eip - existing iron pipe found
 - sir - set iron rod
 - eir - existing iron rod found
 - cp - calculated point (no stake set)
 - right of way line plotted
 - surveyed line
 - line plotted (not surveyed)
 - fence line plotted
 - ditch line plotted
 - easement line plotted
 - centerline line plotted
 - proposed lot line

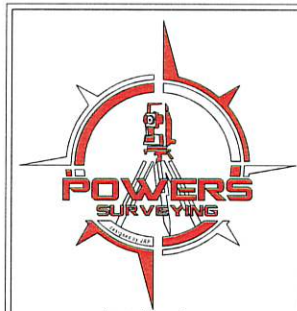
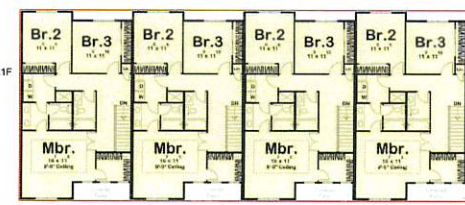
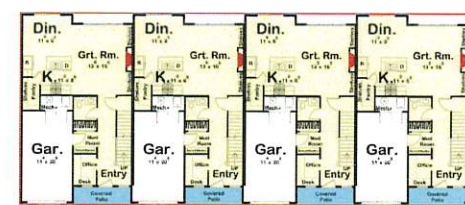
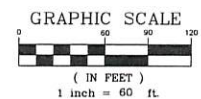


1610 Land Company, LLC
OF
**Ross Ridge Village
At Mayfair**

Lumberton Township
Robeson County North Carolina
June 2, 2026 Scale 1" = 60'
Title Reference: Deed Book 2548, Page 442
Map Book 67, Page 158



PRELIMINARY PLAT
NOT FOR RECORDING
CONVEYANCE OR SALES
NOT FOR CONSTRUCTION



Powers Surveying
Firm License: F-1359
John D. Powers, Jr., PLS L-3719
750 South Roberts Avenue
Lumberton, North Carolina 28358
(910) 738-6980

DRAWING #: 25-273.DWG

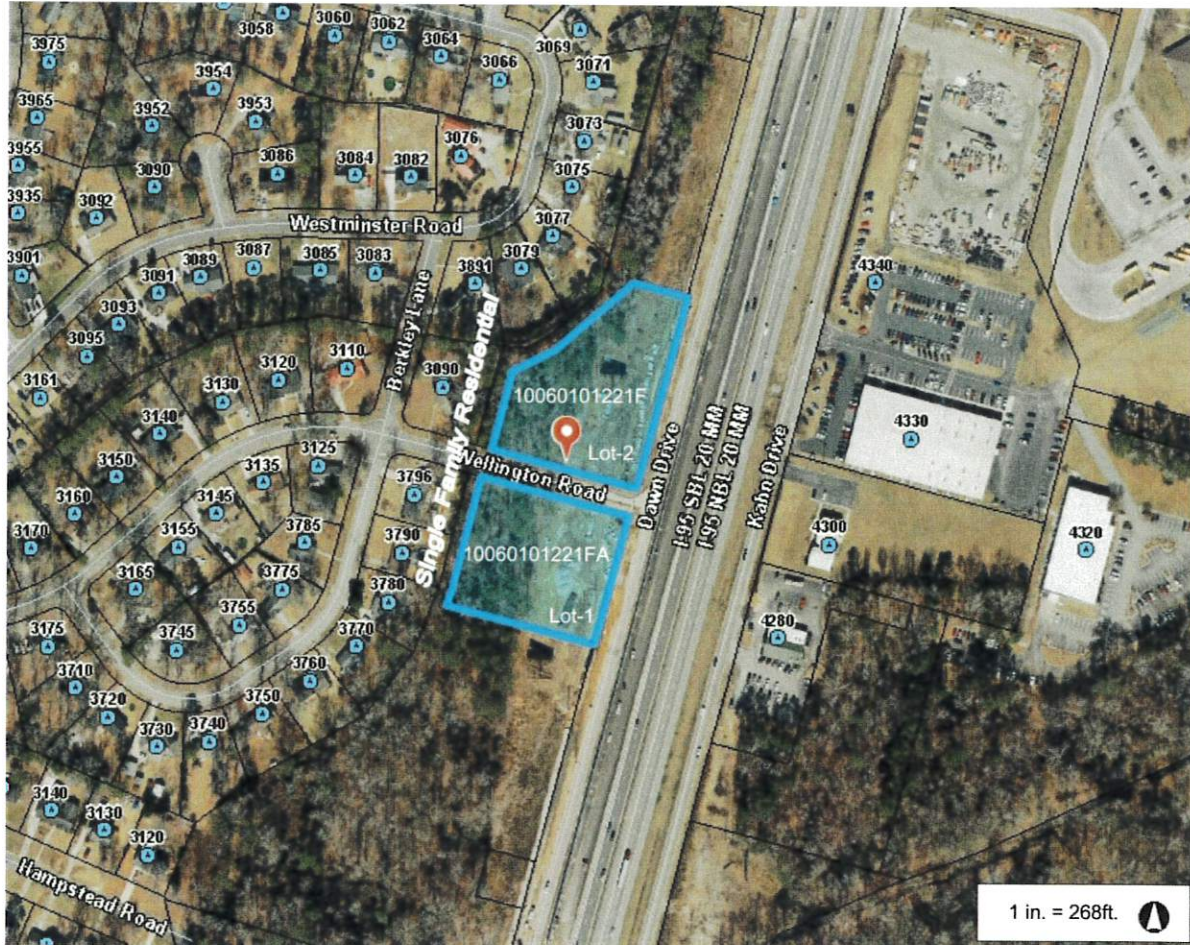
City of *Lumberton*

Planning & Neighborhood Services

7.205 - 1610 Land Co. LLC SUP-Major Subdivision -Architecturally Integrated Subdivision

PETITIONER(S):	OWNER(S):
1610 Land Co. LLC (Christopher Powers) 750 S. Roberts Ave. Lumberton, NC 28358	1610 Land Co. LLC 750 S. Roberts Ave. Lumberton, NC 28358
Special Use Permit Request: Christopher Powers, with 1610 Land Co. LLC. is requesting a Special Use Permit for an Architecturally Integrated Subdivision for property located on Dawn Drive.	

LOCATION:



City of Lumberton

Planning & Neighborhood Services



PARCEL INFORMATION				
Owner	Parcel #(s)	Zoning	Area	Limits of Construction
1610 Land Co. LLC	10060101221FA Lot#1	B-2, Business Community	~2.45 acres	~4.39 acres
1610 Land Co. LLC	10060101221F Lot#2	B-3, Office Residential	~1.94 acres	

City of



Lumberton

Planning & Neighborhood Services

DENSITY AND DIMENSIONAL REGULATIONS-MULTIFAMILY

Zoning District	Minimum Lot Size	Minimum Lot Width	Minimum Setbacks from Right of Way	Minimum Setbacks from Boundary Line	Maximum Building Height
B-2	3,000 per unit if used for Multi-Family Residential purposes including Cluster & Architecturally Integrated Subdivisions, otherwise no minimum.	50 feet	20 feet	10 feet	35 feet
B-3	For Multi-Family Residential purposes including Architecturally Integrated Subdivisions, 7,000 for first two (2) dwelling units in each building and 2,500 for each additional dwelling unit, otherwise 7,000 *** Not to exceed eight (8) dwelling units per building and/or ten (10) dwelling units per acre.	70 feet	20 feet	10 feet	35 feet

ADJACENT PROPERTY SITE DATA

	Zoning	Land Use
Subject Property	- B-2, Business Community - B-3, Office Residential	- Proposed Architecturally Integrated Subdivision- Townhomes
North	- B-3, Office Residential	- Vacant – City of Lumberton Property
South	- B-5, Highway Service	- Vacant – City of Lumberton Property
East	- N/A	- Dawn Drive - I-95
West	- R-15, Residential Single Family	- Single-family residences

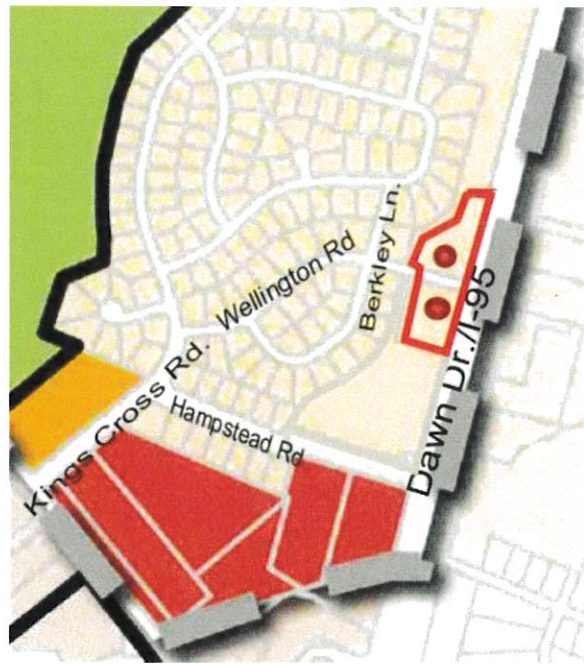
STAFF ANALYSIS

PROJECT OVERVIEW

Analysis: Christopher Powers, with 1610 Land Co. LLC. is requesting a Special Use Permit for an Architecturally Integrated Subdivision for property located on Dawn Drive (parcel #'s 10060101221F and 10060101221FA/Deed Book 2548/Page 0442; Map Book 67/ Page 158).

PLANNING & ZONING

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



LOW INTENSITY

The Low Intensity land use category is intended to accommodate both the preservation and growth of low to medium density neighborhoods (4 to 6 dwelling units / acre) consisting primarily of single-family residences, as well as small scale multi-family residential development, such as two and three family dwellings. While primarily residential in character, certain low impact nonresidential uses are appropriate for development within these areas, such as small churches, daycare centers, traditional home occupations and similar uses which will not conflict with the character of these areas when they are situated and developed in a manner that is consistent with an overall low intensity land use pattern.



Planning & Neighborhood Services

Screening:

Existing 30' natural growth buffer from single-family residences along the western boundary line (MB 54 PG 173).

Type 'B' along the streets – Existing utility easements may prohibit installing screening along Dawn Drive.

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].

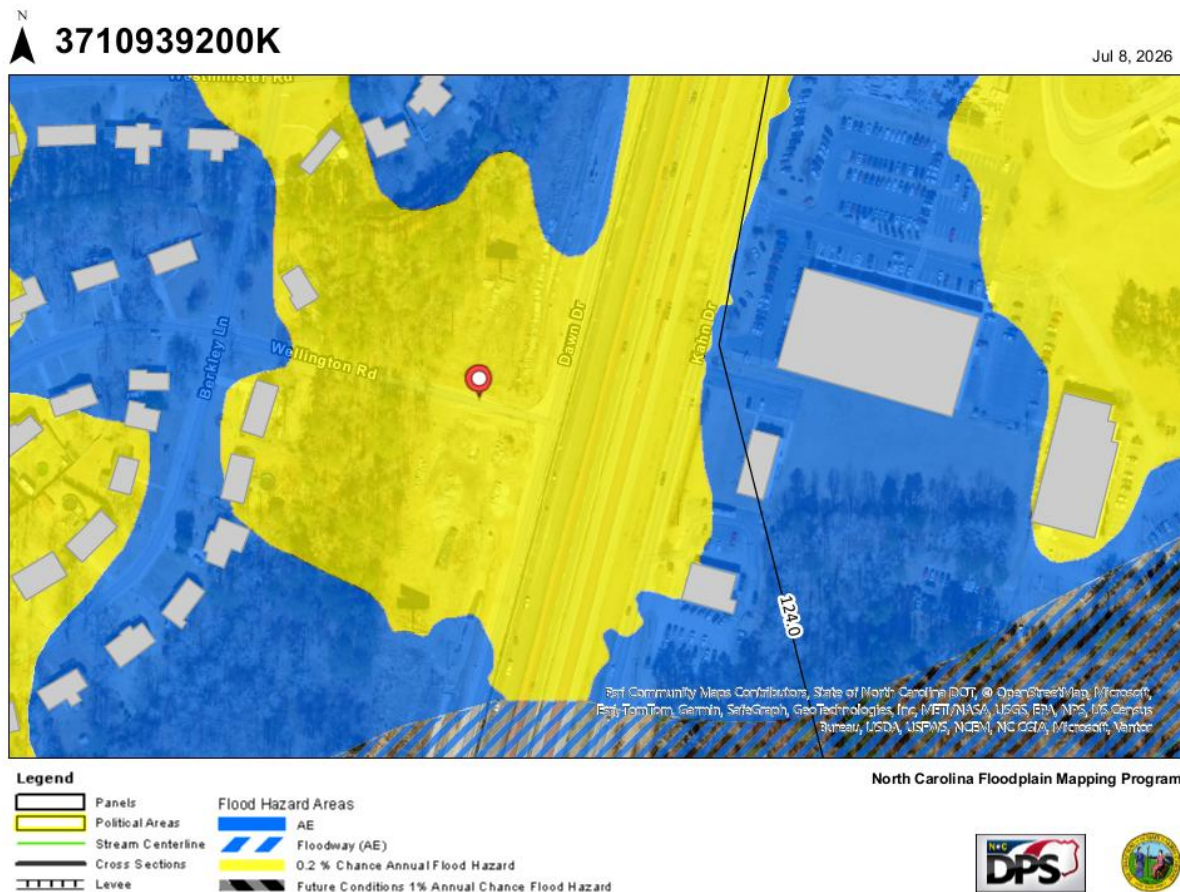
Sec. 35-279. Subdivision and multifamily development entrance signs.

At any entrance to a subdivision or multifamily development there may be not more than two (2) signs identifying such subdivision or development. A single side of any such sign may not exceed sixteen (16) square feet, nor may the total surface area of all such signs located at a single entrance exceed thirty-two (32) square feet. Notwithstanding the foregoing, if the entrance is located upon an arterial street and the sign is designed to complement, in its construction and location, the surrounding environment, then a conditional use permit may be granted to allow a larger area, but, in no event, shall a single side of any such sign exceed thirty-two (32) square feet or the total surface area of all such signs located at a single entrance exceed sixty-four (64) square feet.

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone: 0.2% Annual Chance Flood Hazard/Shaded Zone X/Not in special flood hazard area: 0.2 Percent Annual Chance Flood: The flood that has a 0.2% chance of being equaled or exceeded in any given year. Also known as the 500-year floodplain.

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



DEVELOPMENT UPON APPROVAL

If this Special Use Permit is granted the applicant must submit site development plans to the City of Lumberton, and other Federal and State Departments, if applicable, for review and approval prior to development. All conditions of the Special Use Permit will be enforced.

PLANNING STAFF RECOMMENDATION TO COUNCIL

Council review the request, refer the petition to the July 21, 2026 Planning Board meeting for their review, and authorize the Planning Director to set the date of the public hearing.



Planning & Neighborhood Services

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.