

**CITY OF LUMBERTON  
PUBLIC HEARING 6:30 P.M.  
MARCH 27, 2017**

**AGENDA**

- A) MEETING CALLED TO ORDER
- B) INVOCATION AND PLEDGE OF ALLEGIANCE
- C) PUBLIC FORUM

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) Discuss a Variance Request Submitted by Bill Cole, Cole Realty Partners, LLC, on behalf of Lumberton MHP, LLC for the orderly development of this property:
  - 1. To allow Lots 12-20 and 68-72 to have less than the required 6000 square feet lot size as required by Sec. 50-433 and Sec. 50-434, but still allow for the minimum setback lines and adequate buildable area.
  - 2. To allow a blanket perpetual variance to not conform with the requirements of Sec. 50-432 requiring a concrete slab foundation, due to the hardship caused by following these requirements, but rather to comply with applicable manufacturer's requirements.
  - 3. To allow Lots 12-29, 63, 64 and 66-73 to be 40 feet 1 inch in width instead of 50 feet, which allows for a 12' side setback as required by Sec 50-432 as well as a 16' wide buildable area.
  - 4. To allow Lots 12-20, 63-65, 74 and 76 to be less than 120' in depth as the minimum required in Sec. 50-434.
  - 5. To allow a density of 7.19 lots/acre instead of a density of 5 lots/acre as the maximum required in Sec. 50-438.
  - 6. To allow Lots 20 and 66 to encroach upon the 15' buffer required in Sec. 50-443 for a 15' buffer along the community's exterior boundary line.
  - 7. To allow asphalt private access drives to match existing drives instead of concrete streets required in Sec. 50-449.

- 2) ADJOURNMENT

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STEVE CLARK  
CITY MANAGER

On the 24<sup>th</sup> day of March, 2017 at 5:00 P.M., the original of this instrument was posted on a window of the City Hall readily accessible to the general public at all times.

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SUSAN COLLINS  
CITY SECRETARY