

EXHIBIT A TO 9/14/23
BOARD MINUTES



Town of Robbins Board of Commissioners Regular Meeting

September 14th, 2023



TOWN OF ROBBINS
BOARD OF COMMISSIONERS REGULAR MEETING
THURSDAY, SEPTEMBER 14, 2023 – 6:00 PM
Robbins Fire Department

AGENDA

- I. CALL TO ORDER**
- II. INVOCATION** – Mayor
- III. PLEDGE OF ALLEGIANCE** – Mayor
- IV. PUBLIC COMMENT PERIOD** NC G.S. 160A-81, 160A-81.1
- V. CONFLICT OF INTEREST** – *Does any Commissioner have a conflict of interest concerning agenda items the Board will address in this meeting?*
- VI. APPROVAL OF CONSENT AGENDA**
All items below are considered routine and will be enacted by one motion. No separate discussion will be held except on request of a member of the Board of Commissioners.
 - A. July Board of Commissioners Meeting Minutes
 - B. August Board of Commissioner Meeting Minutes
- VII. PRESENTATIONS**
 - ~~A. Audit Presentation by Strickland & Hardee PLLC by Nick Wicker~~
- VIII. PUBLIC HEARINGS**
 - A. Public Hearing to Modify 3 Text Amendments concerning Unified Development Ordinances
- IX. OLD BUSINESS**
- X. NEW BUSINESS**
 - A. Ordinance Approving Text Amendments to the Town of Robbins Unified Development Ordinances
 - B. North Moore High School Homecoming Parade Resolution for Road Closure
 - C. Christmas Parade Resolution for Road Closure
- XI. MANAGER'S REPORT**
 - A. August 2023 Report





Public Hearing 1
14 September 2023

Unified Development Amendment

An amendment regarding slaughterhouses and rendering operations within the Town's planning and zoning jurisdiction.

ITEM 1. Section 152.103 C (2)



Currently

C. *“the following uses are specifically prohibited in all districts.
(2) Stockyards, slaughterhouses, and rendering plants.”*

Recommend

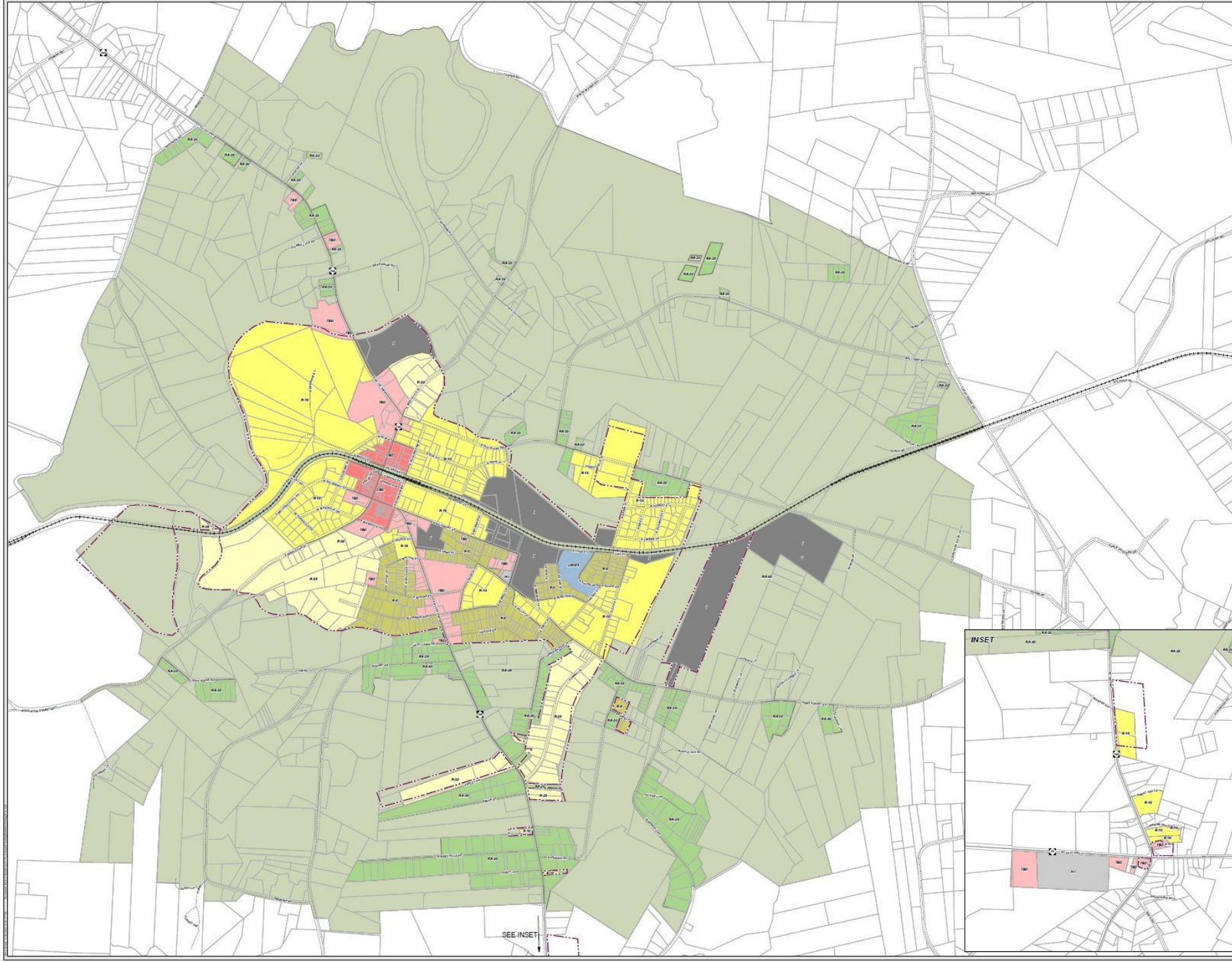
(3) “Slaughterhouse and rendering operations limited to the slaughtering, harvesting or butchering of cattle and processing of animal products fit for human consumption as outlined by the United States Department of Agriculture (USDA). Further processing of animal renderings is prohibited within the town limits.

Zoning applied: RA-40, RA-20, TBD, H-I, L-I



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Moving Forward Together





Public Hearing 1

PUBLIC COMMENT



Public Hearing 2
14 September 2023

Unified Development Amendment

An amendment regarding the definition of “accessory structure.”

ITEM 2. Section 152.100



Current Definition

Accessory structure:

“A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.”

Proposed

Accessory Structure:

“A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure, that comprises not more than 25 percent of the gross floor area of the building or unit that comprises not more than 25 percent of the gross floor area of the building nor more than a total of 750 square feet.”

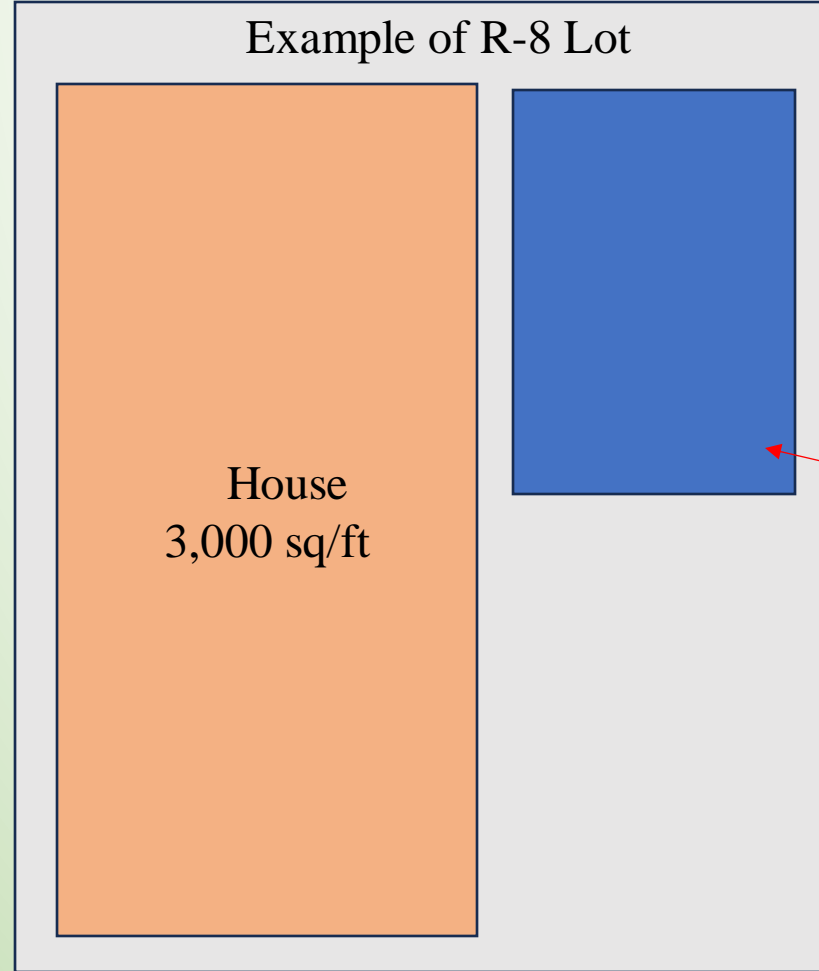
Zoning: R-8, R-10, R-20

Currently



Proposed

Example of R-8 Lot

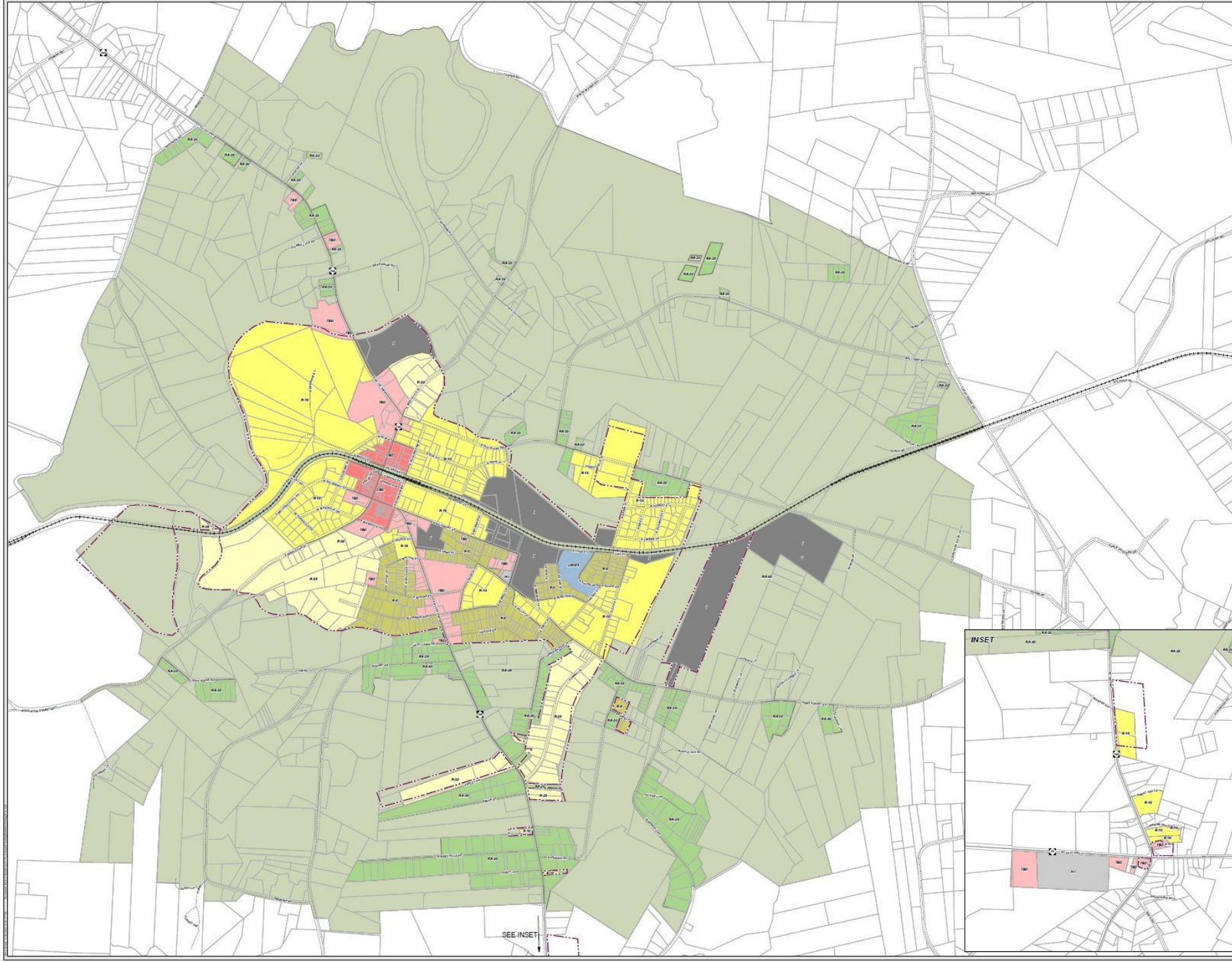


Accessory
750sq/ft



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Public Hearing 2

PUBLIC COMMENT



Public Hearing 3
14 September 2023

Unified Development Amendment

An amendment regarding the uses allowed in the Town's Light Industrial ("L-I") and Heavy Industrial ("H-1")

ITEM 3. Review of TOPU relating to H-I and L-I uses



Current Verbiage

(A) *H-I (Heavy Industrial District)*. This zoning district is intended to provide an area where heavy industrial activities like manufacturing, processing, repairing and assembling can take place. Proximity to railroad transportation will likely be important for these activities. Because of the dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions inherent in some industrial activities, screening and other conditions may be applied to certain uses. The zoning district allows commercial and residential uses but with conflicts being resolved in favor of industrial uses. Criteria for lands that are included in this zoning district are those areas that are adjacent to major arterials or other industrial users, and of sufficient size to allow heavy commercial activities. They should also be buffered from lower density users.

(B) *L-I (Light Industrial District)*. The Light Industrial Zoning District is established to protect and promote a suitable environment for light industrial purposes, including accessibility to major transportation routes as well as availability of adequate utilities and other public services. It is primarily designated for light manufacturing, assembling, wholesaling, warehousing and related uses. Industrial uses that cause obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, glare, fire hazards or other objectionable environmental conditions are prohibited in this zoning district. (Ord. passed 11-18-2010)

Recommend: Placing H-I and L-I into applicable uses on TOPU.

The table of permissible uses is available for inspection in the office of the town clerk.

		Table of Permissible Uses												
Zoning Districts		RA-40	RA-20	R-20	R-10	R-8	CBD	TBD	O-1	NBD	H-1	L-1	WP	LD
1.0	RESIDENTIAL													
1.1	Single-family residence													
1.11	Single-family detached, one per unit	P	P	P	P	P			P					
1.111	Site built and modular	P	P	P	P	P	P		P	P				
1.112	Manufactured homes													
1.116	Shelter house				P	P			P					
1.12	Single-family detached, more than one per lot													
1.121	Site built and modular	PSC	PSC		PSC	PSC			PSC					
1.122	Manufactured home park (see MHP Ordinance)					PSC								
1.2	Two-family residences													
1.21	Primary residence with accessory apartment	P	P		P	P			P					



3.0	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING ASSEMBLING OF EQUIPMENT OF GOODS, MERCHANDISE AND EQUIPMENT												
3.1	All operations conducted entirely within an enclosed building (§152.129)										P	P	

12

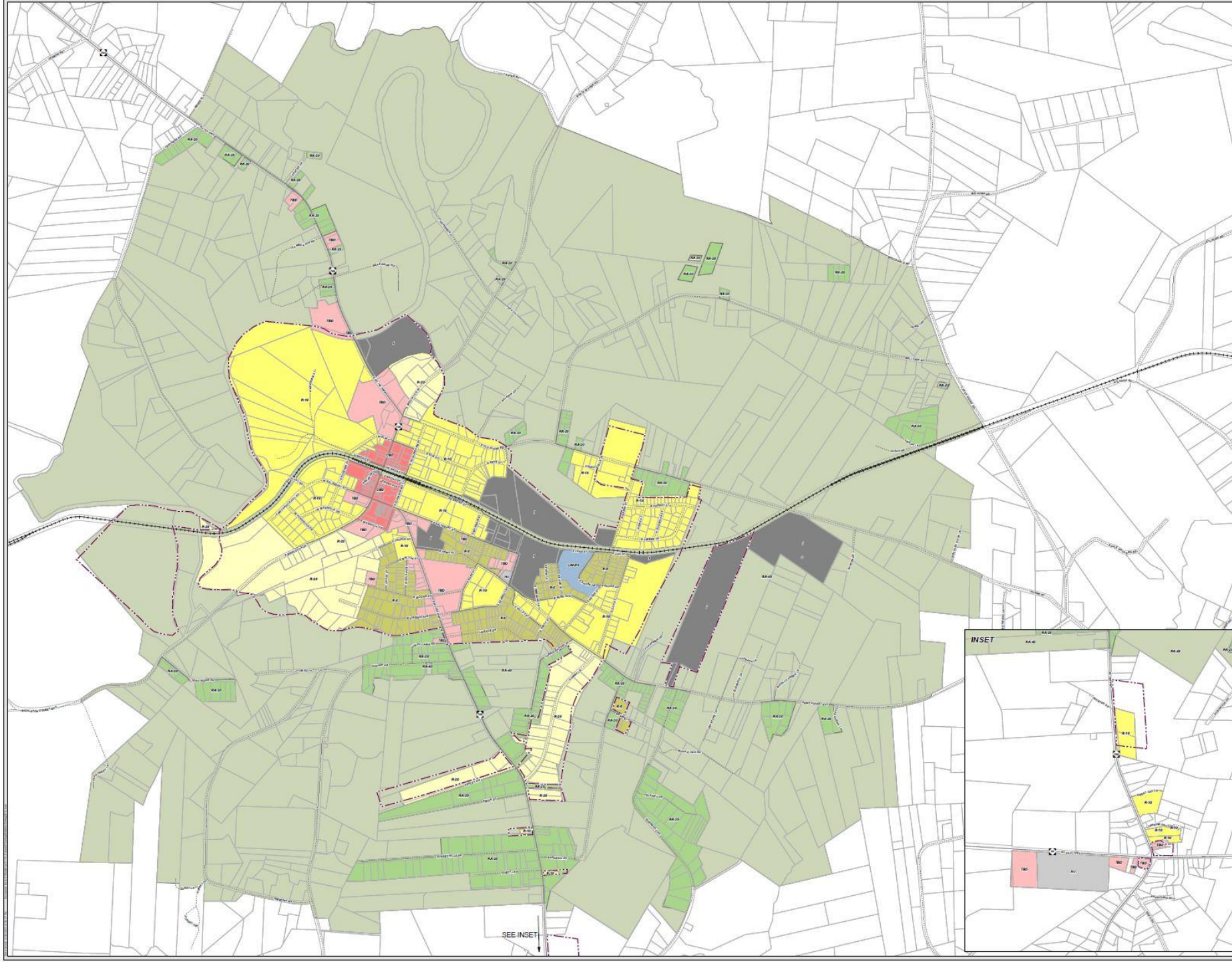
3.2	Operations conducted within or outside of a fully enclosed building (§ <u>152.129</u>)												

Section II, Item C.



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Public Hearing 3

PUBLIC COMMENT



CLOSING



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Manager Report



XII. COMMISSIONER'S COMMENTS

XIII. CLOSED SESSION *(if needed)*

XIV. COMMISSIONER'S UPCOMING MEETING/EVENTS

September 16-San Juan Horse Parade

September 16- Richmond Co Disc Golf at Reservoir

October 2- North Moore Homecoming Parade @ 6pm

October 31- Harvest Fest @ 6pm