



TOWN OF ROBBINS
Board of Commissioners Regular Meeting
Thursday, August 13, 2026 – 6:00 PM
Robbins Fire Department

I. CALL TO ORDER

PRESENT

Mayor Cameron Dockery
Mayor Pro Tem Nikki Bradshaw
Commissioner Brandon Phillips
Commissioner Jody Britt
Commissioner Kevin Stewart
Commissioner Mark Gilbert

II. INVOCATION – Mayor

led by Lance Mauldin

III. PLEDGE OF ALLEGIANCE – Mayor

IV. PUBLIC COMMENT PERIOD NC G.S. 160A-81, 160A-81.1

None

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. Minutes of July Board of Commissioners Meeting

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Britt, Commissioner Stewart,
Commissioner Gilbert

VII. PUBLIC HEARINGS

Motion to open the Public Hearing

Motion made by Commissioner Gilbert.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Britt

Voting Nay: Commissioner Stewart

- A. Public Hearing to consider proposed amendments to the Unified Development Ordinance of Town of Robbins. Request to amend land use ordinance and TOPU to allow manufactured housing within the ETJ.

Town Manager Clint Mack explained the proposal to amend the use tables and allow manufactured homes in the RA-40 zone, requiring 40,000 sq ft lots. The RA-40 zoning covers rural areas around the town. The Town Attorney noted that current regulations permit manufactured homes only in designated parks with set design standards. The proposed amendment would extend these standards—steps, skirting, foundations—to single manufactured homes in RA-40. The Board can decide to maintain or remove these standards. Mrs. Page's inquiry about replacing a 1997 mobile home on Rushwood Road wasn't directly applicable, as the property is in the city, not RA-40. Commissioner Kevin Stewart expressed concern about potential complaints from past-denied applicants. However, Commissioner Gilbert highlighted the need for affordable housing in RA-40, providing a buffer due to its lot requirement. The Town Attorney outlined standards on drainage, roofing, siding, and parking for RA-40 homes. Commissioner Gilbert requested separate rules for single homes vs. parks, to which the Attorney agreed. The matter was tabled to rework the draft, with no additional notice needed. Public comment was invited, but no formal action was taken.

VIII. OLD BUSINESS

- A. Ordinance amending the Robbins Code of Ordinances regarding Solid Waste Collection Fees and Regulations

Motion to approve the ordinance amending the Robbins Code of Ordinances regarding Solid Waste Collection Fees and Regulations

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Britt, Commissioner Stewart, Commissioner Gilbert

Voting Nay: Commissioner Phillips

IX. NEW BUSINESS

- A. Branson Circle Access by Commissioner Gilbert

Commissioner Mark Gilbert Jr. raised concerns about Branson Circle's legal status and usage, noting its annual issues, especially around Farmers Day. Town Manager Clint Mack explained that the area includes public access easements, reflected in a 2021 survey showing a Town of Robbins easement. The street is certified for Powell Bill funding, making it a public road on private land. Commissioner Kevin Stewart mentioned his family's past involvement with the property, highlighting the public street's status maintains it on the tax rolls. Commissioner Gilbert questioned tax payments by private citizens on this public street, but Town Manager Mack clarified that the underlying land still belongs to private property owners, who can appeal for reduced assessments due to easement encumbrance.

It was shared that problems began with the opening of a nearby ice cream shop, which converted parking into outdoor seating, affecting surrounding businesses. Gilbert suggested private parking arrangements between businesses but acknowledged a broader fix is essential for Farmers Day. He proposed closing Branson Circle at Salisbury Street during Farmers Day temporarily, creating pedestrian space only and preventing misuse as extra parking. Commissioner Stewart worried this would lead other businesses to complain. Town Manager Mack reminded the Board that vehicle enforcement on the easement is necessary, encouraging citizens to report any violation for police action. No formal action was taken, but the Board intends to close Branson Circle at Salisbury Street during Farmers Day as a trial solution.

B. Letter to Aberdeen Railroad added by Commissioner Stewart

Commissioner Kevin Stewart introduced this item, explaining that the Aberdeen, Carolina & Western Railroad runs a holiday train along its line through Candor, which requires them to halt commercial freight to accommodate it — an operational burden for their customers. Commissioner Stewart noted that the railroad had expressed interest in reversing the direction of the holiday train and bringing it to Robbins instead, which would free up their commercial line entirely.

Commissioner Stewart explained that there is a short segment of track between Spies and Robbins that needs rehabilitation, and the railroad indicated it could operate the holiday train into Robbins at a limited speed of 10 miles per hour once that work is done. He formally requested that the Board send an official letter inviting the Aberdeen, Carolina & Western Railroad to bring the holiday train to Robbins.

Commissioner Gilbert expressed enthusiastic support, noting he had spoken with train representatives about this very concept three years ago. He suggested that the train visit could be incorporated into a holiday market at the town's greenspace, giving passengers a 30-minute stop to enjoy a Christmas-style market — what he described as "a holiday market" — which he believed would be a significant economic boost for the town.

Town Manager Clint Mack confirmed this had been discussed before and that progress had been made. He noted that the railroad's primary concern had been the cost of a signal outage on that side of the line, but that this cost was minimal and the railroad had acknowledged as much. Town Manager Mack indicated a letter of invitation could be drafted and distributed fairly quickly given the prior discussions already on record.

Commissioner Stewart also noted that state officials are currently working on commercial incentives for this end of the railroad corridor, and that while full extension back to Sanford might be a decade or more away, getting the line to Robbins would be a "first major step."

Motion directing staff to send an official letter of invitation to the Aberdeen, Carolina & Western Railroad to bring the holiday train to Robbins

Motion made by Commissioner Stewart.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Britt, Commissioner Gilbert

C. Discussion of Brownfield by Commissioner Stewart

Town Manager Mack reported that environmental test results for the town's Brownfield property were back and indicated the site was cleared for industrial use and, with conditions, for residential use. Residential development would require additional mitigation such as vapor-sealed drywall and ground-level air filtration systems, which

Town Manager Mack and Commissioner Kevin Stewart agreed would likely be cost-prohibitive for most developers. The Board discussed the matter and reached consensus to direct Town Manager Mack to pursue an industrial-use designation for the Request for Proposals (RFP), with a comment period of 90 to 120 days to maximize distribution.

Motion made by Commissioner Stewart to proceed with an industrial-use designation for the Brownfield RFP

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Britt, Commissioner Gilbert

X. MANAGER'S REPORT

A. August 2026 Manager's Report

Town Manager Clint Mack outlined several active projects and updates.

Water Line Replacement: The project was in its fourth day of construction. An unmapped two-inch pipe, likely from the 1952 project, was found with holes, making it unusable. Main Street connections and pothole paving were progressing, with Highway 705 next, despite some coordination issues with DOT on active permits. Mack aims to work collaboratively with DOT to avoid delays. Commissioner Gilbert noted the good condition of certain road sections, managed by DOT.

Annual Audit: The final audit step, senior partner review, was underway. Mack thanked the North Carolina League of Municipalities (NCLM), which agreed to cover audit costs exceeding \$150,000 using remaining TARP funds, relieving the town's financial burden. A FEMA project was also closed out successfully. Mack advised monitoring project completions during audits, as past issues stemmed from older projects. The previous auditor is no longer allowed to conduct government audits.

Historic District Eligibility:

Robbins has become eligible for state historic district nomination, an initiative spearheaded by Hope Academy. The nomination requires a study costing an estimated \$25,000 to \$50,000 and needs Board approval for funding. During the meeting, various concerns surfaced regarding the potential designation. If pursued, the designation would not inherently impose any external restrictions on properties within the district unless a local historic board is officially established for oversight purposes. Commissioner Mark Gilbert Jr. emphasized that Hope Academy should contemplate fundraising to finance the study independently, given their nonprofit status.

He pointed out that it doesn't make any sense, since nonprofits usually don't pay taxes, making it hard to benefit financially from such a designation.

The Town Attorney clarified that adopting a state historic district designation does not mean automatic local restrictions that could impede existing businesses or property owners in the designated area. Implementing such restrictions would require separate measures by the town, like forming a local historic district board charged with enforcing exterior design standards or approving changes. This explanation reassured some commissioners that the district designation, in its current form, serves mostly as an honorary title with the symbolic addition of a bronze plaque marking the district, without altering property use or imposing regulatory burdens.

There was also a proposal for Hope Academy, the entity that initially brought this project to the town's attention and demonstrated considerable interest in the designation, to potentially lead fundraising campaigns for the comprehensive study. The Board appeared generally favorable to the eligibility result but concurred that the financial aspects need further examination by the initiating organization before any town funds are committed.

Brownfield Update-requested by Commissioner Stewart: Test results for a local Brownfield cleared it for industrial use. Residential use would require cost-prohibitive mitigations. The Board directed Mack to pursue industrial-use designation for the Request for Proposals.

Audit Internal Controls / Rapid Audit Letter-requested update by Commissioner Gilbert: A draft detailing internal audit controls is in progress, awaiting final details like a new signature printer and auditing software. Missing checks issue is being resolved.

Police Station Grounds / Farmers Day-by Commissioner Gilbert: Mack personally handled some landscaping before Farmers Day. Although using public resources on private property was debated, presenting the town well for events remains a priority.

Code Violation Release Letter by Commissioner Gilbert: A letter confirming release from prior code violations for a business owner is overdue. Mack agreed to provide the required documentation.

Terri Holt emphasized the need for an official release, suggesting formal record adjustments if the original letter was recorded.

Spectrum/Bright Speed Damage requested by Commissioner Stewart: Ongoing invoicing issues with Spectrum/Bright Speed were discussed without new resolutions reported.

Moore County Schools Wi-Fi: Agreement with Moore County Schools is progressing, with a project expected operational within 30 days.

Sidewalk Repairs: An engineering assessment planned for downtown sidewalks, aiming to keep repair costs under \$50,000, with repairs starting imminently.

Carthage Water Deal Discussion: A potential water-sharing arrangement with Carthage is considered beneficial but requires a hydrological study of Bear Creek for feasibility.

XI. PUBLIC COMMENT PERIOD NC G.S. 160A-81, 160A-81.1

Terri Holt urged the Board not to spend town money on the historic district study, suggesting Hope Academy fund it through their own means. She also requested revisiting fire district requirements, highlighting the financial burden of fire-rated wood on building owners, and proposed limiting the fire district to just the fire department. On the second matter, she requested a formal release letter from the Town Attorney, signed by all original parties, and a recorded release, if needed, to clear the property owner's record. She stressed the importance of proper documentation and a clean release.

XII. COMMISSIONER'S COMMENTS

Stewart: Hard work appreciated for a good Farmers Day Event- Public Works staff, all the after hours leaks and work I appreciate that alot.

Gilbert- Thank Roger and all the Town staff for their work with Farmers Day. Fix one leak and two more pop up. Thank Cheif Brown for all the hard work his men and ladies did for Farmers Day. And Cheif Haddock and his staff-it was an uneventful Farmers day as it should be. Very successful and I am still shocked by the Fire Dept by Sunday at 10 its like it never happened,.

Bradshaw: Thanks-happy to see it come and happy to see it go.

Britt: same

Phillips: same

Dockery: Kevin and I attended a meeting in Carthage about the possibility of a water deal. Instrigated by a county commissioner Carthage was in dire straits until it rained. Drop a line from Carthage to Robbins.

Adjourn

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Britt, Commissioner Stewart, Commissioner Gilbert

XIII. CLOSED SESSION *(if needed)*

XIV. COMMISSIONER'S UPCOMING MEETING/EVENTS

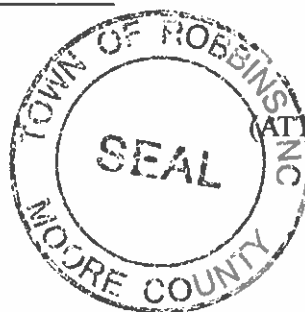
August 22nd Yoga in the Greenspace

September 7th Town Hall will observe Labor Day

September 10th Board of Commissioners Meeting

This the 10th day of September 2026.

Cameron Dockery Mayor
Cameron Dockery, Mayor



(ATTEST)

Jessica Coltrane
Jessica Coltrane, Town Clerk, CMC