



TOWN OF ROBBINS
Board of Commissioners Regular Meeting
Thursday, July 16, 2026 – 6:00 PM
Robbins Fire Department

I. CALL TO ORDER

PRESENT

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

ABSENT

Commissioner Jody Britt

II. INVOCATION – Mayor

Lance Mauldin

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?*

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Stewart, Commissioner Gilbert

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 June 2026 Board of Commissioners Meeting and Public Hearing

VII. PRESENTATIONS

A. North Carolina League of Municipalities ARP Representative Charles Hines to recognize completion of the AIM Program

Charles Hines, representing the North Carolina League of Municipalities, addressed the Board and recognized the Town of Robbins for successfully completing the Accounting

Instruction and Mentorship (AIM) program. Mr. Hines explained that the League is a member-only organization working on behalf of cities and towns across the state, and that the AIM program was developed in response to widespread financial management challenges — late audits, improper reporting, and the like — identified among towns receiving American Rescue Plan funds. He presented Certificates of Achievement to Finance Officer Marie Mabe and Town Clerk Jessica Coltrane, praising both for their dedication, their willingness to learn, and — with a touch of pride — for actually catching an error in the program's own manual. A plaque recognizing the Town of Robbins as a whole was also presented.

Town Manager Clint Mack spoke briefly, noting that when he came on board things were real rough, and that the League had gone to bat for the town with the State Treasurer's office during a period when auditors simply couldn't be found. He credited Beverly Stroud's team with hundreds of hours of work and journal entries going all the way back to 2007 to get the books squared away.

VIII. PUBLIC HEARINGS

A. (If passed) Text amendment to the Robbins UDO amending the Table of Permissible Uses to lessen restrictions on types of manufactured homes allowed (allowing mobile, manufactured, and modular) within the RA-40 zoning designation.

This item was addressed in connection with New Business Item X.A below. No separate public hearing was conducted at this time, as the Board directed staff to draft a formal ordinance amendment for a future public hearing.

Approved

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Gilbert

Voting Nay: Commissioner Stewart

IX. OLD BUSINESS

X. NEW BUSINESS

A. Recommendations of Robbins Planning Board from June 22, 2026 meeting

Town Manager Mack summarized the Planning Board's recommendations from the June 22nd meeting. The first agenda item from that meeting was withdrawn by the applicant. The second recommendation was that the Board of Commissioners consider amending the Table of Permissible Uses to allow all manufactured homes — mobile, manufactured, and modular — as a primary use within the RA-40 zoning designation, on a single parcel.

The Board had a good long discussion about this one. Commissioner Kevin expressed concern that loosening the ordinance, even in a targeted way, could punch holes in the town's zoning protections over time — pointing to Southern Moore County as a cautionary tale of what happens when you give a little, then a little more. Town Manager Mack clarified that if the change were approved as a straightforward table amendment, it would essentially be a by-right allowance for any qualifying RA-40 parcel, and that preventing future subdivision of those parcels into smaller lots would be a whole separate and legally complicated matter. Commissioner Mark Gilbert asked

whether a special use permit process could be applied instead as a case-by-case backstop, and Town Manager Mack explained that the Board could go that route, but noted it would mean a 3-to-6-month process for every applicant. Mayor reflected on the affordable housing context, noting that the average Moore County home now exceeds \$400,000, and expressing genuine compassion for folks like the Bennetts who are trying to do the right thing and just build a home.

The Board first voted on a motion to keep the existing ordinance as-is, which failed. The Board then passed a motion directing staff to draft an amended ordinance that would allow manufactured homes in RA-40 with specific stipulations — including lot size requirements and design standards such as proper foundation, skirting, and decking — for consideration at a future public hearing.

Commissioner Kevin moved to keep the existing ordinance as-is. The motion failed.

Commissioner Mark Gilbert moved to direct staff to draft an amended ordinance allowing mobile, manufactured, and modular homes in RA-40 zoning with stipulations governing lot size and design standards, to be published prior to the next regular Board meeting. The motion carried.

Motion made by Commissioner Gilbert.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips

Voting Nay: Commissioner Stewart

B. Ordinance to Allow Chickens within the Robbins Town limits.

The Board revisited the chicken ordinance that had been acted upon the previous month. Town Manager Mack clarified that the ordinance had been verbally approved but had not yet been codified with specific language, and that it needed to come back so the Board could formalize the details. He noted that the original 2016 draft ordinance — which had set limits — was never actually ratified and had simply fallen off the agenda in December 2017.

Following the public comment from Gail Page, there was significant discussion about whether to reconsider the ordinance or move forward with the version approved last month (allowing 1 rooster and up to 20 chickens). The Board's attorney clarified that a motion to reconsider the prior vote was in order and subject to a vote itself. The Board voted to proceed with reconsidering the ordinance, with the intent to potentially tighten the language.

Motion made by Commissioner Gilbert.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips

Voting Nay: Commissioner Stewart

C. Discussion of Sidewalk Improvements

Mayor said he'd asked this item be put on the agenda after looking into the state of the town's sidewalks, particularly near the church. Town Manager Mack reported that the town had received estimates from Precision Sidewalks identifying over 100 tripping hazards, with repair costs estimated around \$38,000 for grinding and repairs, plus additional costs for approximately 18 panels that would need full replacement. He noted that full panel replacement, engineering, and related costs could push the total closer to \$60,000. He also noted ongoing coordination with DOT regarding the Middleton Street meter project, which could result in additional sidewalk damage that contractors would be obligated to repair.

The Board directed staff to get an updated quote from Precision Sidewalks and return with firmer numbers before committing to a project.

The funding source was not formally identified at this meeting, though prior grant applications of up to \$700,000 for full sidewalk replacement had been submitted unsuccessfully in back-to-back years. This would be a one-time capital expenditure.

D. Ordinance declaring road closure for the Town of Robbins San Juan Diego Roman Catholic Mission Hispanic Heritage Festival Horse parade.

Approved.

Motion made by Commissioner Phillips.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Stewart, Commissioner Gilbert

XI. MANAGER'S REPORT

A. June 2026 Manager's Report

Town Manager Mack provided the following highlights from the June report:

The water meter replacement project is moving right along, with 285 meters already integrated into the software system, running at 20 to 30 installations per day. A billing cycle coordination meeting was scheduled for the following day. The sewer project RFQ had been published with a July 31st deadline for engineering firms, and three firms had already requested the documents — a good sign. The Town was also working to close out FEMA reimbursement records and resolve lingering Brownfield accounting issues stemming from ownership changes at Cardno. Pension fund reconciliation dating back to 2016 was also being worked through.

On the economic development front, "Project Bravo" — a confidential property acquisition — was progressing toward a paper agreement that would allow the town to take over the property by September 1st and close by December 31st. Public Wi-Fi installation at Millikin Park and the Greenspace was expected to be completed before the school year starts, thanks to a grant and a certificate of deposit from the school system. The budget was certified, and the town received \$100,000 in appropriated funds for police station renovations. Civil ordinance enforcement was being bolstered through officer overtime, with 57 tickets written in June alone. Finally, the fire department provided boat rescue support for the Lake Almond jump event, which Town Manager Mack called great community visibility and good training for the crew.

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

Neil Johnson returned during the second public comment period to express continued frustration about the general condition of properties around town, referencing a specific property near the school as an example. He questioned whether town officials rode around and actually looked at conditions on the ground.

Police Chief and Town Manager Mack responded at length. Chief explained the legal process in detail: once a property is cited, the owner has 30 days to remedy the situation. If they don't, it goes to the Town Manager for a formal letter and another 30 days. If that fails, the town attorney gets involved, liens can be placed on the property, and the town can ultimately

perform the cleanup itself and recover costs through the lien. However, the Chief noted that once a property owner is making any effort at all, the DA's office is unlikely to pursue it further. Town Manager Mack was candid that each case taken all the way through the legal process runs the taxpayers about \$6,000 in legal fees, that the DA's office has thrown out cases with material weaknesses, and that the subjective nature of property rights makes this genuinely hard. He also acknowledged a direct correlation between the town's roughly 45 percent rental rate and the challenges with property upkeep.

Commissioner Kevin noted that he drives through other small towns every day for work and that, by comparison, he is proud of how Robbins looks. Several Commissioners and staff acknowledged that real progress had been made — including the removal of at least 20 to 22 dilapidated structures — while agreeing that more work remains to be done.

XIII. COMMISSIONER'S COMMENTS

Commissioner Kevin shared that the North Carolina Department of State Treasurer had published a letter on the 13th removing the Town of Ramseur from the Unit Assistance List, calling it proof that getting off that list is achievable and expressing his hope to see the same letter sent to Robbins as soon as possible.

Commissioner Mark Gilbert said he was looking forward to Farmers Day and was glad to be back after an extended vacation. He noted that Freedom Fest sounded like it went real well and was sorry to have missed it.

Bradshaw: Nothing

Mayor Dockery reported that Freedom Fest drew hundreds of people downtown with no incidents, and shared that the anonymous donor who funded the Embers performance had offered to sponsor another show in October if the Board was interested.

Commissioner Phillips said Freedom Fest went really great, looking forward to Farmers Day coming up—great events for our Town and part of the reasons I wanna live in this place.

XIV. CLOSED SESSION *(if needed)*

n/a

XV. COMMISSIONER'S UPCOMING MEETING/EVENTS

July 25th Yoga in the Greenspace

July 30-August 1 Robbins Farmers Day

This the _____ day of August, 2026.

Cameron Dockery, Mayor

Jessica Coltrane, Town Clerk, CMC