



TOWN OF ROBBINS
Board of Commissioners Regular Meeting
Thursday, April 10, 2025 – 6:00 PM
apMeetingVenue

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 Lonnie English

II. INVOCATION – Mayor

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?*

Commissioner Phillips recuse from Item 8 due to conflict of interest.

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.

Motion made by Commissioner Stewart.

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

A. March Board of Commissioners Minutes

VII. OLD BUSINESS

VIII. BOARD OF ADJUSTMENT

A. Special Variance Request: Lot 10 and 11 N Frye Street, Robbins R-10 to adjust side setbacks for QBA Management

Reminder you will be acting as the Board of Adjustment for this, gives the administration a lot of leeway on this; the specific dimensions on this is 50% and that usually the line but as you can see the variance, this is just for the setbacks, the packet is lengthy to include all the street plans. These are two lots, however when you pull them up in GIS and they are owned by the same individual they combine them. You can see there is Lot 10 and Lot 11. The combined distance is 100 feet so when you split the two lots it is only 50 feet in width. Our ordinance zoning R-10 should be 75 feet, so this is considered a non-conforming lot. Which means it will never be perfect within its zoning designation, so a variance to give leeway applied for; it is important to point out that the applicant would be hard to do anyway without the proper distances. He applied for a variance so he could apply for a 20 foot setback to a 10-foot setback within those two lots. The proposal is to have 500 foot houses bottom level and if you look at the lots the applicant will have 10 feet and 10 feet. Dockery inquires about the size of the houses. The manager states they are two story. They round up to about 1500 total square feet. Manager looked at surrounding towns for a reference and something we may address later as it keeps going down and down R-10 is 10 feet; R-8 is 8 feet; that is a reference, so we are not inventing something new. The nonconformity is why administration gave the recommendation for the variance because its hard to enforce the distance if the distance/width wasn't there to begin with. Reviews setbacks in ordinances slide. And the minimum lot distance is 75 feet. Signs were posted, letters sent to property owners and placed public notice up for the duration of the time before this. Most information is in the packet and again there is 4 reasons why they could get it. The overarching of my recommendation is its non-conforming so you're taking 25 feet already and expect him to add 10 feet on each side which is very hard to do to have a modern market priced house. Dockery states that basically those two houses will be 20 feet apart. Town Attorney states variance process includes swearing in of Town Manager and anyone else who wants to speak, Town Attorney goes over the four standards which if they have been met then you must grant the variance. Also applauds Commissioner Phillips for recusing himself due to conflict of interest in quasi-judicial standards. Advises to double check conflicts of interest if anyone has talked about the project or has close family ties to the project. Four standards:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved

To answer your question Mr. Mayor if you find it's a unique circumstance I don't think you're setting precedent. And anyone else who wishes a variance, just because you approve it tonight, they would still need to come before the board. After review from attorney, Commissioner Bradshaw recuses herself. Still remaining four board members allowed to vote. Town Attorney swears in Town Manager. The board proceeds thru the criteria listed above.

- (1) Consensus that it would create a hardship decided by the Board.
- (2) Due to non conforming the consensus is yes a hardship is its size.
- (3) Consensus by the Board based on no self created hardship.
- (4) Consensus by the Board no public safety concern created.

Comments from the Board; English inquired if it crossed the railroad track-it does not; Stewart asked if the applicant will make the road a public road eligible for Powell Bill-yes that is his plan.

Affirmative consensus of all the requirements was met. Vote was made

Motion made by Mayor Dockery.

Voting Yea: Mayor Dockery, Commissioner Britt, Commissioner Stewart,
Commissioner English

Voting Abstaining: Mayor Pro Tem Bradshaw, Commissioner Phillips

IX. NEW BUSINESS

A. Resolution of Closing Streets for Good Friday Celebration

Motion made by Commissioner Stewart.

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

B. Budget Amendment 7

Motion made by Mayor Pro Tem Bradshaw.

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

C. Budget Amendment 8

Strategic Budget Planning Sessions, talked about what was affordable to achieve. We put those all into one and Budget Amendment before end of Budget season

Motion made by Commissioner Britt.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Stewart,
Commissioner English

D. Budget Amendment 9

Upgraded spectrum, kicked off Scada. No way to know how much water was in the tanks. Manual check on them all weekend. This budget amendment is to replace antenna and Scada software.

Motion made by Mayor Pro Tem Bradshaw.

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

X. MANAGER'S REPORT

A. April 2025 Managers Report

Commissioner Phillips would like to see Community Meeting scheduled, Board approved a Community Meeting to be held at Fire Department at 6:00pm on May 15, 2025.

Manager made mention of Sandhills Community College and how they will be facilitating classes on starting up Food Truck business here in Robbins.

Official motion to adopt May 15th as an official meeting of the board.

Motion made by Commissioner Stewart.

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

Commissioner Stewart raises question about reservoir dredging and road improvement. We have money left over and we will be spending it on gravel, scope of work included landscaping of dredged material. Commissioner Stewart inquires about a turn around spot at the entrance to the Reservoir. And inquires if the manager had talked to the dredging people concerning the Mill Pond and just get a quote. Britt mentioned he had been contacted about Pickleball courts on the old Tennis Courts. Manager reviewed ideas of keeping the courts safe and playable.

XI. COMMISSIONER'S COMMENTS

Bradshaw: n/a

Phillips: Someone brought up to me why we have a Town Attorney, didn't think we needed one. Thank you for proving my point that we need an attorney at every meeting.

Stewart: I'll back that up, because I remember not having an attorney back in the day and they would say, " well we have to consult our attorney" and 3 meetings later we still hadn't heard from the attorney. Well here he sits keeping us in line and you have done us a good job.

Britt: n/a

English: n/a

Dockery: I will share that we will have this fall a softball game that we initiated last fall with Carthage. And Jimmy C has reminded me that he wants to come after the trophy. And there are other municipalities that would like to get involved and possibly play a tournament. With a massive turnout, a round robin tournament it would be a great fundraiser for a project and if that happens, Robbins and Carthage will still play. I just wanted to share that with you and I am very excited about it.

Motion to go into Closed Session

Motion made by Commissioner Stewart.

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

XII. CLOSED SESSION *(if needed)*

Motion to come out and adjourn

Motion made by Commissioner Phillips.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Britt, Commissioner Stewart,
Commissioner English

XIII. COMMISSIONER'S UPCOMING MEETING/EVENTS

April 18th Good Friday Town Hall Closed

April 24th Budget Work Session 6:00-8:00pm

May 8th Board of Commissioners Meeting

This the ____ day of May, 2025.

Cameron Dockery, Mayor

Jessica Coltrane, Town Clerk