



TOWN OF ROBBINS
Board of Commissioners Regular Meeting
Thursday, March 13, 2025 – 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 Lonnie English

ABSENT

Commissioner Jody Britt

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. February Board of Commissioners Minutes

Motion made by Commissioner Phillips.

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

VII. PRESENTATIONS

- A. Conditional Rezoning of PAR ID 11204, PAR ID 98000558, PAR ID 20060697 1.36 acres at 120 N Rockingham Street from R-10 to TBD-CZ for Food Establishment Conditional rezoning from R-10 to TBD for a Food Truck Park. The overview of the zoning map was presented. Centrally located adjacent to the Greenspace. Also reviewed the future land use map to show no conflict. There are no town utilities needed however

there is water/sewer access if needed. Staff analysis was presented to the board and the applicants, Daltina Peele and William McDuffie went over their presentation (attached)

- B. Conditional Rezoning I (Industrial) to R-8 -CZ of Par ID 00008769 and Par ID 990000409 3.90 acres on 250 E Hemp Street R-8-CZ

Conditional Rezoning to R-8 -CZ from Industrial. I reviewed the land use map and future land use along with the utilities map. Higher density lower footprint is what you want. Staff Analysis was presented. Applicant engineer makes presentation, Kevin Lindsay regarding townhomes. The units will be 3 bedroom 2 bath. Dockery inquired about the sidewalks around the property. Price point \$200-\$250K

VIII. PUBLIC HEARINGS

- A. Public Hearing to consider Unified Development Ordinance Text Amendment of Section 152.029 to amend (N) (1) (a)
Motion to Open by Commissioner Bradshaw
Public Comment: Kelly Decker talked about ETJ Issues experienced with recent mobile home purchase.
Motion to Close by Commissioner Bradshaw
- B. Public Hearing of Conditional Rezoning of PAR ID 11204, PAR ID 98000558, PAR ID 20060697 1.36 acres at 120 N Rockingham Street from R-10 to TBD-CZ for Food Establishment
Motion to Open by Commissioner Phillips
Public Comment: None
Motion to Close by Commissioner Bradshaw
- C. Public Hearing Conditional Rezoning I (Industrial) to R-8 -CZ of Par ID 00008769 and Par ID 990000409 3.90 acres on 250 E Hemp Street R-8-CZ
Motion to Open by Commissioner Stewart
Public Comment: None
Motion to Close by Commissioner Phillips

IX. OLD BUSINESS

- A. Code Enforcement
Commissioner Stewart suggests to move to budget meeting.

X. NEW BUSINESS

- A. Resolution for Sewer System Rehabilitation Grant
Motion made by Commissioner Phillips.
Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Stewart, Commissioner English
- B. Approval of Conditional Rezoning of PAR ID 11204, PAR ID 98000558, PAR ID 20060697 1.36 acres at 120 N Rockingham Street from R-10 to TBD-CZ for Food Establishment
Consistency Statement Adoption
Motion to adopt by Commissioner Phillips

All in favor

- C. Approval of Conditional Rezoning I (Industrial) to R-8 -CZ of Par ID 00008769 and Par ID 990000409 3.90 acres on 250 E Hemp Street R-8-CZ

Condition to repair sidewalks

Consistency Statement

Motion to adopt by Commissioner English

All in favor

- D. Public Hearing to consider Unified Development Ordinance Text Amendment of Section 152.029 to amend (N) (1) (a)

Consistency Statement

Motion made to adopt by Commissioner Stewart.

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

XI. MANAGER'S REPORT

- A. February 2025 Manager Report

Reviewed Managers Report attached, nothing new to report

XII. COMMISSIONER'S COMMENTS

Phillips: It was brought to my attention about the Game Rooms to close down in 30 days and someone expressed they were in favor of them, I explained how people want to spend their money that is up to them however the State has been very clear and consistent and they are not allowed. This is a state issue not a Town issue. I explained if they are in favor of them they needed to take it up with their State Senator.

Stewart: The Car show/Cruise In is March 22nd.

Bradshaw: Thank you to everyone who came. Budget season is coming I would like to schedule some community meetings to gather guidance on how our taxpayers would like our board to spend their tax dollars. Be nice to hear those needs of our town to be sure we are prioritizing those needs. (Mack stated Town Hall is always open and if you would like to facilitate that meeting please let us know; Stewart commented our Budget meetings were open to public)

English: Appreciate the Food park, you need control, people are unreal. Appreciate all you do and what the police dept is doing.

Dockery Thank you it's a great asset for our town. Excited about moving forward, we have had a good night here and excited about the possibilities.

XIII. CLOSED SESSION *(if needed)*

G.S. 143-318.11 (3) Attorney Client Privilege

Commissioner Stewart makes a motion to go into a closed session at 6:58 pm

Motion at 7:13 to come out of closed session into open session by Commissioner Stewart

Motion to adjourn at 7:13 pm by Commissioner Bradshaw

XIV. COMMISSIONER'S UPCOMING MEETING/EVENTS

This the _____ day of April, 2025.

Cameron Dockery, Mayor

Jessica Coltrane, Town Clerk, CMC