



TOWN OF ROBBINS

Board of Commissioners Regular Meeting and Public Hearing

Thursday, June 11, 2026 – 6:00 PM

Robbins Fire Department

I. CALL TO ORDER

PRESENT

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

ABSENT

Commissioner Brandon Phillips

II. INVOCATION – Mayor

III. PLEDGE OF ALLEGIANCE – Mayor

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

Manufactured Home Variance Request — Joe Bennett

Joe Bennett, accompanied by his wife Dina, came before the Board to ask for an exception or variance to place a manufactured home on property he and his wife recently purchased at 281 Fentress Road, located within the Robbins ETJ. Mr. Bennett explained that the property was represented as unrestricted land at the time of purchase, and that their intent to place a manufactured home was openly communicated throughout the entire transaction. Two separate title searches were performed — neither flagged any ETJ restrictions. The Bennetts entered into a contract with Marty Wright Homes and secured a construction loan through AG South Bank before learning that permits could not be issued due to ETJ zoning rules. By that point, the home had already been ordered, and financing was finalized. Mr. Bennett made clear they weren't trying to go around anybody's rules — they followed the process every step of the way and got blindsided. He noted the manufactured home was still sitting on the lot at Marty Wright Homes and had not yet been placed.

Town Manager Mack confirmed this situation stood out from others he had seen, noting it was the first case where a genuine financial hardship existed because no one along the way had flagged the ETJ restriction. He noted that the town has an informal agreement with most manufactured home companies to check in before delivery, but that didn't happen here. Town Manager Mack advised that because the matter involves the UDO, it cannot be resolved at the

Board level directly — it would need to go before the Planning Board as a variance request. He noted that the Planning Board was scheduled to meet within the next two weeks, making the timing favorable. The Board directed Mr. Bennett to submit a formal variance application.

Commissioner Kevin Stewart raised whether a modular home would be permitted on the property. Town Manager Mack confirmed that modular homes are allowed under the current ordinance. Mr. Bennett indicated he and his wife were already aware of that option but wanted to exhaust every avenue before changing course.

Trash Ordinance Support — Penny Priest

Penny Priest addressed the Board in support of the town's existing trash, debris, and lawn maintenance ordinance and its enforcement, responding to recent social media criticism characterizing enforcement as government overreach. Ms. Priest spoke on behalf of herself and neighbors who had reached out to her, arguing the ordinance protects property values, public health, and quality of life. She pointed to the improvement around the Timber Street apartments after code enforcement addressed an open dumpster situation — noting that nearly all windblown trash and feral cat colonies in that area had been eliminated. She compared Robbins' ordinance favorably to stricter rules in nearby communities like Whispering Pines and Pinehurst, calling it reasonable and fair. Ms. Priest emphasized that enforcement is about accountability and community pride, and that a clean, well-maintained town is essential to attracting buyers, businesses, and economic investment.

V. CONFLICT OF INTEREST – *Does any Commissioner have a conflict of interest concerning agenda items the Board will address in this meeting? None*

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 to approve made by Commissioner Britt.

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

A. Minutes of May Regular Board of Commissioners Meeting

B. Minutes of Special Meeting of the Board of Commissioners

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

A. Public Hearing for FY 2026-2027 Budget Ordinance

Town Manager Mack confirmed that all required budget documentation, including revenue proposals and estimates, had been submitted to the Local Government Commission (LGC) and that confirmation of receipt had been received. The public hearing was opened and, with no public comment forthcoming, was closed.

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Britt, Commissioner Stewart, Commissioner Gilbert

IX. OLD BUSINESS

No old business was brought before the Board.

X. NEW BUSINESS

A. Adopt the FY 2026-2027 Town of Robbins Budget Ordinance

The Board moved to adopt the FY 2026-2027 Town of Robbins Budget Ordinance with no notable discussion beyond the confirmation of LGC filing.

Motion made by Commissioner Stewart.

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

B. Discussion of Ordinance regulating Chickens in the Town of Robbins

Commissioner Gilbert raised the issue of free-roaming chickens and roosters, which had become a recurring concern — noting there were birds loose on Curry Street, Virginia Street, Green Street, Lake Street, and elsewhere. Town Manager Mack provided background, noting that a draft ordinance had actually been prepared by the town's law firm back in 2017 but was tabled and never revisited, in part because the sheriff's department confirmed it would not catch, contain, or house stray poultry. The same draft was brought back for consideration. Town Manager Mack noted that public feedback — including calls from residents paying their utility bills — indicated folks were generally fine with keeping chickens in a coop but objected to free-roaming birds as a health, safety, and aesthetic issue.

Commissioner Gilbert recommended passing the draft ordinance with two modifications: limiting roosters to one per residential property and increasing the maximum number of chickens allowed from 10 to 20, noting the practical difference in space requirements between those two numbers was not significant. He emphasized the importance of passing something that evening so residents would have clear guidance. The Board agreed on those parameters and adopted the ordinance as amended.

The Mayor then raised a practical enforcement question about free-ranging chickens whose owners deny ownership. Town Manager Mack acknowledged this as a real challenge and indicated the town would work through it, treating disposal of unclaimed birds as a last resort.

Motion to adopt the chicken ordinance draft as amended — with a maximum of one rooster per single residential property and a maximum of 20 chickens per household — was made by Commissioner Gilbert. The motion carried unanimously.

C. Resolution in Opposition to HB 765, SB 382, and Similar Legislation to Eliminate Local Government Planning and Zoning Authority

The Board adopted a resolution in opposition to HB 765, SB 382, and similar state legislation that would eliminate local government planning and zoning authority.

Motion made by Commissioner Gilbert.

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

D. Discussion of Trash Cans (Commissioner Britt)

Commissioner Britt brought this item forward following complaints from multiple residents about trash cans being left in or near the road, particularly on narrow back

streets like Green Street. He described specific safety incidents, including a resident clipping a trash can with her car mirror and school buses being unable to pass due to cans left in the road. Commissioner Britt made clear he wasn't asking for cans to be hidden away — just moved off the road.

The Board discussed what a reasonable ordinance would look like. Commissioner Gilbert suggested that trash cans should be stored as close to the residence as feasibly possible and, at a minimum, outside the public right-of-way — no less than 10 feet from the road. He also noted that certain thoroughfares like Middleton and Salisbury Streets warranted extra attention, particularly with Farmers Day approaching. Town Manager Mack agreed that the right-of-way standard made sense for residential areas and suggested a 36-hour window for residents to retrieve cans following collection, which would accommodate nurses, shift workers, and other residents who may not be home right after pickup.

Penny Priest returned to the podium during discussion and affirmed the safety concern, noting she had personally witnessed school buses hit trash cans and seen them pushed into streets by vandals. She suggested a reasonable window of Thursday night through Saturday afternoon for cans to be out near the road before being retrieved.

Commissioner Gilbert also noted that the current fine listed in the existing trash ordinance — which had been at \$14 and was recently increased to \$18 — should be updated in the new ordinance language to reflect the current scheduled fee.

The Board directed Town Manager Mack to draft a formal trash can ordinance incorporating the public right-of-way placement standard and a 36-hour retrieval window, to be brought back the following month.

Motion made by Commissioner Britt.

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

XI. MANAGER'S REPORT

A. May 2026 Report

Code Enforcement: Town Manager Mack clarified for the record that enforcement of town ordinances — including property maintenance — is a direct duty of the Robbins Police Department under Town Code Chapter 34, Sections 02 and 03. He noted that enforcement activity had not changed and no new policies had been enacted by the Board; officers were simply doing their jobs. Traffic stops remained steady and drug-related incidents were actually down — a sign, he said, that community policing efforts were working. He also noted that officers were conducting targeted patrols of high-risk areas, particularly around Hemp Street in advance of the upcoming Brownsfield development project, where a site evaluator had noted that the appearance of the area was a concern.

Town Manager Mack also reminded the public that any resident cited under a civil ordinance is entitled to an administrative hearing, and that he keeps his Fridays open for that purpose. He noted that in virtually every hearing, the facts are straightforward — but that the process allows for hardship considerations when warranted.

Water Line Installation: Twenty-two meters were installed in a single day on the current loop. Some had to be redone due to a defect in that specific lot number of meters. A previously unmapped, active water line was discovered during work, and the contractor was directed to either tie it in or abandon it — Town Manager Mack's

guidance was to tie it in rather than risk losing a live line. Installation work and base paving were both underway, and Town Manager Mack expressed confidence that the project would be completed before Farmers Day, barring any major setbacks. DOT was scheduled to handle paving of all of Route 705 following completion.

Cemetery Signage: The town cemetery signs had been knocked down again, reportedly by the mowing contractor. The contractor was now sending photos of any graves not mowed due to obstructions, and staff planned to follow up with affected property owners.

Annual Audit: The FY 2022 audit was complete. The FY 2023 audit was already compiled and ready to be submitted as soon as the official 2022 audit is finalized. Town Manager Mack credited the NCLM AIM program, noting it had covered approximately \$10,000 in CPA hours for the effort.

Milliken Park / Brownsfield Site: Soil testing samples had been submitted to the state. Once results were received, they would be forwarded to the Brownsfield office to finalize the use agreement, expected to support industrial or mixed-use development. Town Manager Mack indicated the contractor's draft agreement was already substantially prepared. Commissioner Gilbert asked about coordinating with the granite business to remove a large granite pile from the area as part of beautification efforts, and Town Manager Mack confirmed outreach was underway pending a confirmed move-out date from the granite company.

SB 876 / Partisan Elections Discussion: Town Manager Mack briefed the Board on recently expedited state legislation — SB 876 — that would shift local municipal elections to even-numbered years aligned with general assembly cycles, and would make local boards of elections and boards of education partisan. He noted the bill moved quickly through the Senate and House with minimal public notice. The cost implication for the town was that the current election expense of approximately \$5,295 per election cycle — currently held every year — would shift to once every two years, at a projected cost of just over \$11,000 per election. He noted the NCLM and the Moore County Board of Elections had both requested comment from municipalities. The Board discussed the bill's implications for voter turnout, candidate access for unaffiliated voters, and the specific impact on Moore County. No formal action was taken, and the Board indicated it would consider whether to provide an official comment or remain neutral.

SB 382 / Planning and Zoning Legislation: Town Manager Mack noted that the Board had already adopted the resolution in opposition to HB 765 and SB 382 earlier in the meeting, and that comments would be passed along to the NCLM and Moore County Board of Elections as requested.

Bennett Variance: Town Manager Mack confirmed that the Bennett manufactured home variance request would be prepared and submitted to the Planning Board, which was scheduled to meet within the next two weeks.

Updates requested by Commissioners:

Bradshaw update on police building and requested a walk through to identify updates needed.

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

XIII. COMMISSIONER'S COMMENTS

Commissioner Gilbert reminded those in attendance and the community at large that the Robbins Sage program participants were in town and encouraged residents to be on the lookout for them.

Mayor Dockery: Very proud of our Ellie Jean Park, and a lot of people are using it, and it's a win for our town.

XIV. CLOSED SESSION *(if needed)*

Not needed.

XV. COMMISSIONER'S UPCOMING MEETING/EVENTS

July 2, 2026 Freedom Fest at Robbins Greenspace 6:00-9:00 The Embers, Food Trucks at Robbins Food Park, Fireworks

July 3, 2026 Town Hall to observe July 4th Independence Day

July 16, 2026 Regular Board of Commissioners Meeting

Motion to Adjourn

Motion made by Commissioner Stewart.

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

This the _____ day of July, 2026.

Cameron Dockery, Mayor

Jessica Coltrane, Town Clerk, CMC