



MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Clint Mack

DATE: 3/5/2025

SUBJECT: Planning Report and Staff Analysis of proposed conditional rezoning of 120 N Rockingham St. (98000558, 00011204, 20060697/ 1.36 acres) to Throughfare Business District-CZ.

PRESENTER: Clint Mack

REQUEST:

To conditionally rezone the subject property from R-10 to TBD- CZ to facilitate a town “Food Park,” accompanying any additional conditions agreed upon by the board of commissioners and the applicant.

BACKGROUND:

The parcel was once a single home residence and has since been cleared and graded by current owners.

PLANNING CONSIDERATIONS:

- The submitted site plan for a fence and the park’s proposed operating hours are considerate of neighboring properties.
- The applicant has agreed to facilitate food trucks that are approved and permitted through Moore County Public Health Department and meet any/all operating statutes.
- Privatizing the coordinating efforts of food trucks in Robbins will increase safety and efficiency by allowing town employees to focus on special event operations and safety rather than food trucks' operational needs.
- The proposed park can increase citizen safety by centrally locating vendors to a concentrated space throughout events located at the Greenspace or Middleton St.
- Food trucks can be an asset to a small town by creating vibrant community spaces and providing residents and visitors with a variety of culinary experiences. When food trucks operate in areas with limited restaurant choices, food trucks can diversify the food scene, attract tourists, and foster a sense of excitement and novelty.
- Food trucks have often strengthened communities by participating in local events, collaborating with other small businesses, and contributing to the town's overall appeal.
- The Staff recommends continued adherence to Chapter 114 Section 115.01 of the Robbins Code of Ordinances:

"No person may establish or participate in outdoor booths, display, entertainment or vending in the town during Farmer's Day unless a permit for that activity has been issued. The Town of Robbins, its departments, and the Robbins Fire Rescue Association are exempt from this requirement."

-As stated in the Robbins Master Plan:

Principle 1: Active Town Center and Economic Hub

- *The town center will be an area targeted for economic revitalization, blight elimination, and economic development.*

-Please refer to the Planning Board's recommendations for garbage and rubbish control.

-Adequate town sewer and water are readily accessible, however not requested.

-No floodplain or watershed considerations.

IMPLEMENTATION PLAN:

The applicant will work closely with the Town Manager to produce a *final construction plan* that will include the agreed conditions of the BOC and applicant.

FINANCIAL IMPACT STATEMENT:

-No direct financial impact to current FY budget.

RECOMMENDATION SUMMARY:

Recommend **APPROVE** the conditional rezoning from R-10 to TBD-CZ and continue to assist the applicant through the planning process until project completion.

SUPPORTING ATTACHMENTS:

-Site Plan