

**AN ORDINANCE A CONDITIONAL ZONING DISTRICT FOR THE PROPERTY
LOCATED AT 250 E HEMP ST**

Ordinance #2025-2 _____

WHEREAS, QBA Management LLC has applied to have the property located 250 E Hemp Street, Robbins, NC; Moore County PIN 00008769, 99000409 in the planning and zoning jurisdiction of the Town of Robbins rezoned from I to R-8-CZ;

WHEREAS, on February 27, 2025 and in accordance with Robbins Unified Development Ordinance (“UDO”) Sec. 152.30(B), the applicant held a community meeting to discuss the proposed rezoning;

WHEREAS, on January 28, 2025 the Town of Robbins Planning Board considered in the proposed rezoning and adopted a recommendation and a statement of consistency in accordance with N.C. Gen. Stat. § 160D-604; and

WHEREAS, on March 13, 2025 the Town of Robbins Board of Commissioners held a duly noticed public hearing to consider the requested rezoning;

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of the Town of Robbins that:

Section 1. The property located at 250 E Hemp Street, Robbins, NC (Moore County PIN 00008769, 99000409) is hereby rezoned from I to R-8-CZ. The site plan, if any, submitted as part of the rezoning application is hereby approved.

Section 2. The following standard conditions shall apply:

- A. Except as specifically amended by the ordinance, all other applicable provisions of the Robbins UDO and other Town ordinance shall apply.
- B. Except as Any and all required permits and/or approvals from other regulatory agencies must be in place prior to the commencement of any work on the property.
- C. Prior to the approval of final plat(s), if any, all infrastructure must be complete or guaranteed in accordance with the Robbins UDO.
- D. Construction on the property must begin within one (1) year after the approval of this ordinance. If work fails to timely commence or if after work commences all work authorized by this ordinance ceases for a continuous period of one (1) year, then the zoning of the property shall automatically revert back to the zoning in effect at the time the conditional zoning district was established. Upon the request of the developer, submitted **prior** to expiration of the time to begin construction, the Board of Commissioners may grant one or more one-year extensions on the time to begin construction.

E. In addition to any authority granted by the UDO, the Town Manager, of designee, is hereby authorized to administratively approve, without further review by the Robbins Planning Board of Board of Commissioners, minor modifications to the project approved herein. Such minor modifications include:

- i. Up to a five percent (5%) increase or decrease in required or allowable parking;
- ii. Up to a five percent (5%) or five-foot (5') , whichever is smaller, reduction in any required setback; and
- iii. Up to a five percent (5%) increase in the height of any structure approved by this ordinance.

Section 3. The following additional conditions shall apply:

Section 4. This ordinance shall not become effective until such time as all owners of the property have consented in writing to all conditions imposed by this ordinance. If written consent is not provided by all owners of the property within 120 days after the effective date of this ordinance, then the zoning of the property shall automatically revert back to the zoning in effect at the time the conditional zoning district was established. Proof of consent is shown below.

Section 5. The Robbins Town staff is hereby directed to amend the Town of Robbins Zoning Map to reflect the adoption of this conditional zoning district.

Section 6. All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed.

Section 7. This ordinance shall become effective upon adoption.

Adopted this on the _____ of _____, 2025.

Ayes: _____

Noes: _____

Absent or Excused: _____

Cameron Dockery, Mayor

Attest:

Jessica C. Coltrane, CMC, Town Clerk

Property Owners Consent

(to be signed by all property owners)

I hereby state that (i) I am the owner of the property rezoned by this ordinance and (ii) I consent to all conditions imposed by this ordinance.

Signature: _____

Date: _____

Printed Name: _____

Signature: _____

Date: _____

Printed Name: _____

Signature: _____

Date: _____

Printed Name: _____