



January 28, 2025

To: Robbins Board of Commissioners

From: Lance Mauldin, Planning Board Chairman

Thru: Clint Mack, Town Manager

Re: Planning Board Agenda Item Recommendation

The Robbins Planning Board convened publicly on January 28<sup>th</sup>, 2025, to review and consider four (4) agenda items.

1. Regarding Text Amendment of UDO 152.029 Page 22 Scribner's error. The Town of Robbins RECOMMENDS approval to correct manufactured to modular in section 152.029(N)(1)(a).
2. Regarding the request from Robbins Food Park LLC Parcel 11204, 980005558, 20060697 zoned R-10 to change to TBD (Thoroughfare Business District) designed to accommodate a mixture according to the TOPU (Table of Permissible Uses). The Town of Robbins Planning Board RECOMMENDS approval with conditions as follows:
  - a. Maximize Parking
  - b. Provide a Dumpster for Trash
  - c. Look at increasing hours to allow for lunchtimes
3. Regarding the request from QBA Management LLC to Conditional Rezone from (I) Instructional to R-8 CZ of Parcel 00008769 and 99000409 to build multi-family homes. The Town of Robbins Planning Board RECOMMENDS approval with condition as follows:
  - a. Board of Commissioners to consider density
4. Regarding the request from Board of Commissioners for Planning Board to review Land Use Ordinance 152.09. The Town of Robbins Planning Board RECOMMENDS no change to the Land Use Ordinance of 152.09.