



MEMORANDUM TO THE PLANNING BOARD

FROM: Clint Mack

DATE: 01/22/2025

SUBJECT: TBD-CZ Robbins Food Park LLC Parcel 11204, 98000558, 20060697

PRESENTER: Clint Mack

REQUEST:

Request to conditional rezone from R-10 to TBD-CZ of Parcel 11204, 98000558, and 20060697

BACKGROUND:

Robbins Food Park LLC is an LLC owned by Daltina Peele and William McDuffie. Parcel 11204, 980000558, and 20060697 are zoned R-10 which is a zoning designed primarily to accommodate single-family detached residential uses, excluding manufactured homes, at medium densities in areas served by town water and sewer facilities.

IMPLEMENTATION PLAN:

Conditional Rezone request to move to TBD (Thoroughfare Business District) is designed to accommodate a mixture of residential uses and uses that fall primarily within the 1.0, 4.0, 5.0 and 7.0 classifications in the Table of Permissible Uses, which is available for inspection in the office of the town clerk.

Robbins Food Park LLC must hold a community meeting prior to the Public Hearing before the Board of Commissioners. Correspondence will be sent out by the clerk to adjoining parcel owners.

FINANCIAL IMPACT STATEMENT:

None

RECOMMENDATION SUMMARY:

Make a motion to approve parcel ID 11204, 98000558, and 20060697 to be zoned TBD-CZ.

SUPPORTING ATTACHMENTS:

Robbins Food Park Plan

Permit

Map