



TOWN OF ROBBINS
1PLANNING BOARD MEETING
WEDNESDAY, JANUARY 22, 2025 – 5:30 PM
Robbins Town Hall

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENT PERIOD

Please sign up on the Public Comment Sign-In sheet near the door.

V. APPROVAL OF CONSENT AGENDA

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

A. Minutes of Planning Board Meeting

VI. PLANNING DEPARTMENT REPORTS

A. Text Amendment of UDO 152.029 Page 22

B. Conditional Rezoning of ParID 11204, ParID 98000558, ParID 20060697 1.36 acres at 120 N Rockingham Street from R-10 to TBD-CZ (Thoroughfare Business District) for Food Establishment

C. Conditional Rezoning I(Industrial) to R-8-CZ of Par ID 000008769 and Par ID 990000409 3.90 acres on 250 E Hemp Street R-8-CZ for Multi Family

D. Land Use Revision of Manufactured Homes in ETJ

VII. BOARD COMMENT PERIOD

VIII. UPCOMING EVENTS



TOWN OF ROBBINS
Planning Board Meeting
Thursday, November 16, 2023 – 5:30 PM
Robbins Town Hall

I. CALL TO ORDER

II. ITEMS FOR REVIEW

- A. Request from WH Brown Family Farm LLC Pin# 862002683583 Parcel ID 00013426 to be annexed into Town Extraterritorial Jurisdiction
 Recommendation of Planning Board of Annexation of 14 acres Parcel 13426

Motion made by Mauldin, Seconded by Owens.
 Voting Yea: Priest, Shoop, Owens

III. ADJOURN

This the 22nd of January, 2025.

Lance Mauldin, Board Chair

Jessica Coltrane, Town Clerk



MEMORANDUM TO THE PLANNING BOARD

FROM: Clint Mack

DATE: 01/22/2025

SUBJECT: Text Amendment of the UDO 152.029 (N)

PRESENTER: Clint Mack

REQUEST:

Request to approve text amendment to Robbins UDO 152.029

BACKGROUND:

Amendment to 152.029 General Use District Rezoning and Text Amendments section N stating in attachment a clerical error. In section 152.029 (N) (1) (a) *At least one of the units is a manufactured dwelling and one of the units is a single -family detached home (built according to State Building Code standards.*

IMPLEMENTATION PLAN:

To correct clerical error to read At least one of the units is a **modular** dwelling and one of the units is a single-family detached home (built according to State Building Code standards)

FINANCIAL IMPACT STATEMENT:

None

RECOMMENDATION SUMMARY:

Make a motion to approve UDO 152.029

SUPPORTING ATTACHMENTS:

Text Amendment

hearing, as discussed in § 152.029(F), the Planning Board will consider the planner's recommendation, written public comment and testimony during the public hearing. The Planning Board shall then prepare and submit a written recommendation to the Board of Commissioners as soon as practical, but not later than 35 days following the date of the Planning Board public hearing. Failure of the Planning Board to submit a recommendation to the Board of Commissioners within the prescribed time limit shall be construed as a favorable recommendation.

(H) *Board of Commissioners action.* At its first monthly meeting following receipt of the recommendations from the Planning Board, the Board of Commissioners will approve, deny or table each request of application for amendment of this chapter. The Board will consider the Planning Board's recommendation, written public comment, and testimony during the public hearing, and the planner's recommendations, in its decision. Additional testimony, not presented at the public hearing, will be considered at the Mayor's discretion.

(I) *Effect of denial or withdrawal on subsequent applications.* When the Board of Commissioners shall have denied an application for an amendment or the application shall have been withdrawn by the applicant by written notice after the publication of the first public hearing required, the Town Planner shall not accept another application for the same or similar amendment affecting the same property or portion thereof, until the expiration of a 12-month period extending from the date of denial or withdrawal as appropriate. Nothing in this section, however, shall prohibit the Board of Commissioners or Planning Board from initiating an amendment for any property at any time.

(J) *Protests.* In case, however, of a protest against the change, signed by the owners of 20% or no more either of the area of the lots included in a proposed change, or of those immediately adjacent thereto either in the rear thereof or on either side thereof, extending 100 feet there from, or of those directly opposite thereto extending 100 feet from the street frontage of the opposite lots, an amendment shall not become effective except by favorable vote of three-fourths of all the members of the Board of Commissioners. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise.

(K) *Protest petition form, requirements, time for filing.* No protest against any change in or amendment to a zoning ordinance or zoning map shall be valid or effective unless it be in the form of a written petition actually bearing the signatures of the requisite number of property owners and stating that the signers do protest the proposed change of amendment, and unless it shall have been received by the Town Clerk in sufficient time to allow the town at least two normal work days, excluding Saturdays, Sundays and legal holidays, before the date established for a public hearing on the proposed change or amendment to determine the sufficiency and accuracy of the petition. The Board of Commissioners may by ordinance require that all protest petitions be on a form prescribed and furnished by the town, and the form may prescribe any reasonable information deemed necessary to permit the town to determine the sufficiency and accuracy of the petition.

(L) *Manufactured Home Park Ordinance.* All future manufactured home communities shall have a minimum lot size of 10,000 square feet for each lot and a maximum density of four units per acre. House numbers shall be posted on each unit. All Manufactured homes located on existing nonconforming lots shall be grandfathered. If a grandfathered Manufactured home park is sold by the existing owner, the park will remain grandfathered.

(M) *Older Manufactured home units.* All Manufactured homes located within the town's jurisdiction, older than 1976, shall require a special use permit.

(N) *Residential units allowed per building lot.* There shall be no more than one principal residential building on a lot except as may be defined in § 152.084 on planned unit developments, and the Agricultural Residential Zone as provided for as follows:

(1) Two detached principle residential units may be situated on one lot provided:

Modular

(a) At least one of the units is a ~~manufactured~~ dwelling and one of the units is a single-family detached home (built according to State Building Code standards);

(b) The lot is at least two acres in area; and



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



Robbins Food Park, LLP
120 N. Rockingham Street
Robbins, NC 27325
robbinsfoodpark@gmail.com

Co-Owners:

Daltina M. Peele
dpeelee1964@gmail.com
919-770-0627 cell

William N. McDuffie, Jr
wlrncduffie@gmail.com
910-783-6955 cell

Site Plan:

See the attached drawing of the proposal.

Key points:

- The Robbins Food Park will host trucks serving various foods, desserts, and non-alcoholic beverages.
- At the rear of the proposed site, there would be an area to host pop-up markets (handmade crafts, etc.)
- A privacy fence will border the left side of the property line next to the neighboring residential property.
- The proposed site will have parking for up to 7 cars on the right side of the property between the existing driveway and the right property line.
- 2 ADA picnic tables will be placed at the front of the property by the sidewalk.
- The area for the food trucks will be graveled. The area at the back of the property will be landscaped with grass and native plants.
- A small sign (see above) will be located at the front of the property.
- Future plans are to run water and electricity to the food truck area. To start, food trucks will provide their power using personal generators.
- There are no plans to host entertainment groups.
- There will be a small utility shed but no permanent structures.

Business Plan:

- The Robbins Food Park, LLP has all the necessary documentation to start business as soon as the rezoning is approved and landscaping is completed.
- Proposed Business Hours: Daily 5:00 PM-10:00 PM



APPLICATION FOR ZONING COMPLIANCE PERMIT
PLEASE TYPE OR PRINT

APPLICATION NUMBER: _____

SUBMIT TO: TOWN OF ROBBINS
PO BOX 296
ROBBINS, NC 27325

- 1. Applicant: ROBBINS FOOD PARK LLP
- 2. Address: 120 N. ROCKINGHAM ST. ROBBINS, NC
- 3. Phone Number: 984-315-0086
- 4. Owner of Property: (DALINA PEELE/WILLIAM M. DURIE) ROBBINS FOOD PARK LLP
- 5. Owner's Address: 1001 COOL SPRINGS RD ← DALINA SANFORD, NC 27330
- 6. Phone Number: (BUS) 984 315-0086 (CELL*) 919 770-0627
- 7. Location of Property: 120 N. ROCKINGHAM ST WILLIAM'S CELL # 910-783-695
 - a. Street & House: _____
 - b. Township: 10
 - c. LRK #: 11204, 98000558, 20060697
 - d. Deed Book & Page #: 2024 E Pg 558
- 8. Acreage of Property: 1.37 ACRES
- 9. Present Zoning: R-10

10. Type of Project (new build, fence, addition etc.):

GRAVELED PARKING AREA
 PICNIC TABLES
 FOOD PARK - FOR 4-6 TRUCKS
 - PARKING FOR FOOD TRUCKS DURING
 TOWN EVENTS OR STAND ALONE
 FOOD TRUCK RODEOS
 PICNIC AREA, FARMERS MARKET, ETC

Attach two (2) copies of a plan or map showing the following in sufficient detail to enable the Zoning Administrator to ascertain whether the proposed activity is in conformance with the zoning ordinance.

SUCH PLAN OR MAP SHALL:

1. Be: (a) In black and white (b) on 8 1/2 X 11" paper (c) drawn to scale
2. The shape and dimensions of the lot on which the proposed building or use is to be erected or conducted
3. The location of said lot with respect or adjacent right-of-way
4. The shape, dimensions, and location of all buildings, existing and proposed, on the said lot
5. The nature of the proposed use of the building or land, including the extent and location of use on the said lot
6. The location and dimensions of off-street parking and loading space and the means of ingress and egress to such space; and
7. Any other information which the Administrative Officer may deem necessary for consideration in enforcing the provisions of the Ordinance.

A fee, set by the Town of Robbins Board of Commissioners, shall be charged for the processing of such application. The adopted fee schedule shall be posted in the Town Clerk's Office.

How would you prefer the completed permit to be delivered? Please circle or annotate.

- In-Person pickup
- Email (Please provide email address) _____
- Certified Mail to: _____

The following acreage/scale comparisons will give the applicant an idea about the scale needed to show various sized parcels on 8 1/2 X 11" paper.

- 10 acres or less - 1" = 400'
- Between 10 acres and 30 acres - 1" = 600'
- 30 acres or more - 1" = 1000'

11. The proposed building/mobile is to be used for: FOOD TRUCK PARKING
PICNIC MEA, PARK SETTING 4-6 TRUCKS

12. Accessory Building: _____

13. Other: _____

I, hereby certify that I, the undersigned, making an application on behalf of and with the full authority of ROBBINS FOOD MARKET owner(s), of property and that the statements herein are true and correct to the best of my knowledge.

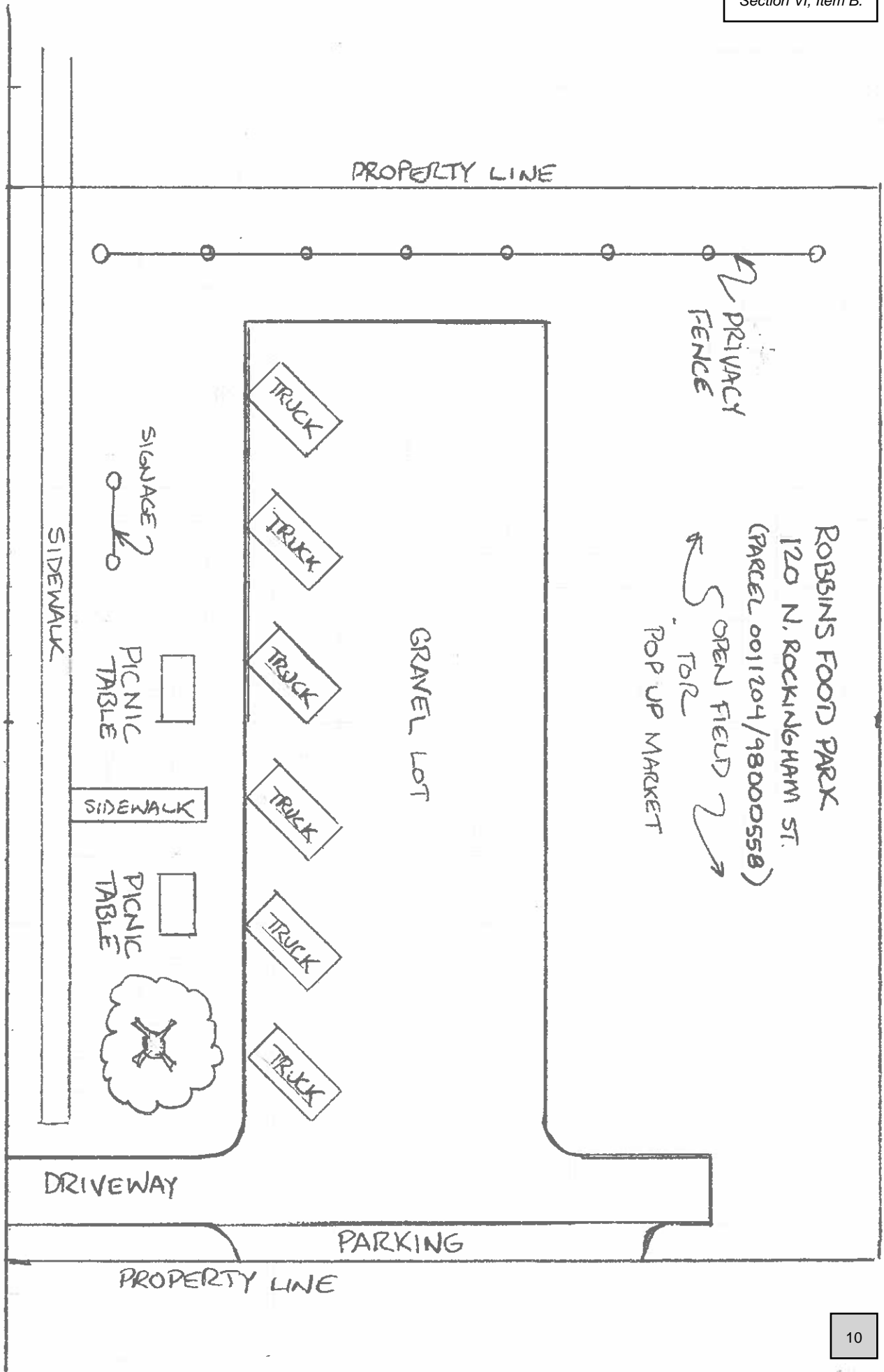
[Signature]
Applicant

11/21/24
Date

DISCLOSURE: Most zoning related permits will require the Town Manager/Zoning Official to complete an on-site inspection to conduct property measurements when completing the zoning compliance verification. This does NOT give unrestricted access to your private property. However, the inspection will entail the reasons applied for permitting unless an immediate threat of danger, life, or public safety is witnessed by inspector. If there is any protest to a properly credentialed inspector entering your private property, it must be stated in writing by the property owner and attached this application so alternative arrangements can be made.

Office Use Only:
Date Received: _____
Date Approved: _____
Approved By: _____
Zoning Permit Number: _____

↑ ADJACENT ROBINS FOOD PARK PARCEL 20060697 ↑



SCALE: 1CM = 6.25 FT

NORTH ROCKINGHAM ST.

FIVE STAR FIVE STAR FIVE STAR FIVE STAR FIVE STAR



MEMORANDUM TO THE PLANNING BOARD

FROM: Clint Mack

DATE: 01/22/2025

SUBJECT: Conditional Re Zoning of Parcel 00008769, and 99000409

PRESENTER: Clint Mack

REQUEST:

Request to Conditional Rezone from I (Industrial) to R-8-CZ

BACKGROUND:

QBA Management has submitted for a Conditional Rezoning of the property on 250 E Hemp Street Parcel 00008769 and 99000409 to build multi-family homes.

IMPLEMENTATION PLAN:

Request to recommend a Conditional Rezoning from Industrial to R-8-CZ. Applicant is QBA Management LLC and has requested to build multi-family town homes. Current zoning does not conform.

FINANCIAL IMPACT STATEMENT:

None

RECOMMENDATION SUMMARY:

Make a motion to approve the conditional rezone of parcels 8769 and 990000409 from Industrial to R-8-CZ.

SUPPORTING ATTACHMENTS:

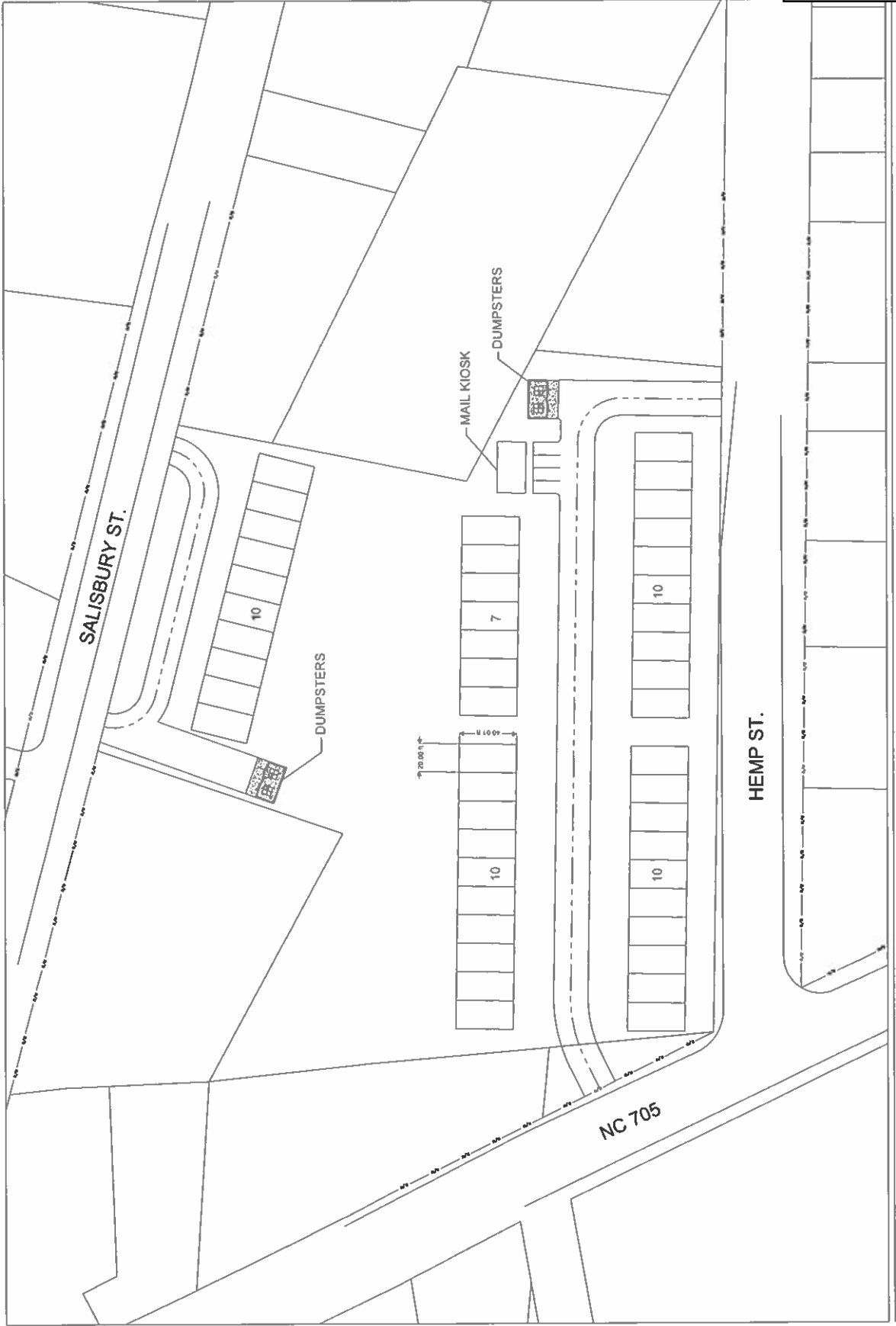
- Permit
- Map

A

GRAPHIC SCALE
1" = 20' ±

ROBBINS TOWNHOMES
Hemp St., Robbins, NC

notes



November 14, 2024

Crawford
Design Group

CONCEPTUAL

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Town of Robbins

101 N. Middleton St.
PO Box 296
Robbins, NC 27325
(910) 948-2431

For office use only:	
Application No.	_____
Date Received:	_____
Amount Received:	_____

APPLICANT INFORMATION:

Applicant: QBA Management, LLC

Phone No. 9109447453 Cell No. — Email: homeforautoday@hotmail.com

Applicant's Address: 335 Fields Drive, Aberdeen, NC, 28315

Property Owner: Eric Williams

Owner's Address: 144 Chalfinch Rd, Robbins, NC, 27325

Property Location Address: 250^E Hemp Street LRK# 00008769;
99000409

SPECIAL USE OR CONDITIONAL USE REQUEST:

- A. Existing Zoning: I - industrial
- B. Existing land use on property: vacant
- C. Requested land use: multi-family

THE BOARD OF ADJUSTMENT OR BOARD OF COMMISSIONERS MUST MAKE THE FOLLOWING FINDINGS OF FACT IN ORDER TO APPROVE A CONDITIONAL USE PERMIT. PLEASE PROVIDE INFORMATION TO SUPPORT THE FOLLOWING STATEMENTS:

STATEMENT OF JUSTIFICATION:

- A. The use, if completed as proposed, will not materially endanger the public health or safety:
NO
- B. The use, if completed as proposed, will not substantially injure the value of adjoining or abutting property:
NO

C. The use, if completed as proposed, will be in harmony with the area in which it is located:

yes

D. The use, if completed as proposed, will be in conformity with the Town of Robbins Official Zoning Map, land use plan, thoroughfare plan or other plans officially adopted by the Board of Commissioners:

yes

E. Adequate utilities, access road, drainage and/or necessary facilities have or are being provided:

yes

F. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets:

yes

G. The use, if completed as proposed, conforms in all other respects to the applicable regulations of the district in which it is located:

yes

I certify that I have enclosed all information requested in the attached Appendix A.

Acceptance of this application does not imply approval of this request. I realize that this application may be denied or that conditions may be attached to this request to assure compliance with applicable Robbins Unified Development Ordinance requirements.


Applicant's Signature

11/7/25
Date

Eric J. Williams
Property Owner's Signature

1-7-2025
Date



MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Clint Mack
DATE: 01/13/2025
SUBJECT: Land Use Ordinance 152.09
PRESENTER: Clint Mack

REQUEST:

Board of Commissioners request planning board make a recommendation on Land Use 152.09 of the Table of Permissible Uses.

BACKGROUND:

In 2017 Ordinance was adopted by Board of Commissioners prohibit manufactured homes in except in designated manufactured home parks. In Table of Permissible Uses RA-40, RA-20, R-10, R-8 and R-10 have removed manufactured homes as an authorized use. In 160D-910 it states that local government may not adopt or enforce zoning regulations or other provisions that have the effect of excluding manufactured homes from the ENTIRE zoning jurisdiction or that exclude manufactured homes based on the age of the home.

IMPLEMENTATION PLAN:

Recommendation to review ordinance stated by Board of Commissioners.

FINANCIAL IMPACT STATEMENT:

None

RECOMMENDATION SUMMARY:

Planning Board to look at ordinance and make recommendations.

SUPPORTING ATTACHMENTS:

County ordinance
Definition of Manufactured home

AN ORDINANCE AMENDING THE ROBBINS UNIFIED DEVELOPMENT ORDINANCE WITH REGARD TO MANUFACTURED HOUSING

WHEREAS, N.C. Gen. Stat. § 160A-383.1(c) provides that, “A [municipality] may not adopt or enforce zoning regulations or other provisions which have the effect of excluding manufactured homes from the entire zoning jurisdiction”;

WHEREAS, the Robbins Board of Commissions is concerned about the visual appearance of the Town and about property values within the Town;

WHEREAS, in 2015 the North Carolina General Assembly approved S.L. 2016-86, which prohibits municipalities from regulating the exterior appearance of most one- and two-family dwellings. This restriction does not apply to ordinances regulating the exterior appearance of manufactured housing;

WHEREAS, G.S. § 160A-383.1(d) authorizes municipalities to adopt and enforce appearance and dimensional criteria for manufactured homes, provided that such criteria shall be designed to protect property values, to preserve the character and integrity of the community, and to promote the health, safety and welfare of area residents;

WHEREAS, the Board of Commissioners finds that the appearance and dimensional criteria established by this ordinance will meet all of these requirements; and

WHEREAS, the Board of Commissioners believes that this ordinance continues to allow manufactured housing within the Town of Robbins while seeking to address the concerns described herein.

NOW THEREFORE, BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ROBBINS THE FOLLOWING:

Section 1. For the purposes of the Robbins Unified Development Ordinance, the terms “manufactured home” and “mobile home” are synonymous. Any reference to a “mobile home” in the Unified Development Ordinance shall be deemed to refer to a “manufactured home.”

Section 2. Robbins Unified Development Ordinance § 152.100, “Definitions,” is hereby repealed, and the definitions contained therein are relocated to Unified Development Ordinance § 152.002. The term “family” in § 152.002 is repealed. Additionally, the term “manufactured home” in § 152.100 is replaced with an updated definition, and the terms “mobile home”; “mobile home, class A”; and “mobile home, class B” contained in § 152.100 are repealed. These changes are set forth in the attached Appendix A.

Section 3. Robbins Unified Development Ordinance Section 152.063, “Extension or Enlargement of Nonconforming Situations,” subsection (E) is revised to read as follows:

(E) Notwithstanding subsection (a), any structure used for single-family residential purposes and maintained as a non-conforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new non-conformities or

increase the extent of existing conformities with respect to such matters as setback and parking requirements. This ~~subsection paragraph~~ is subject to the limitations stated in section 152.066: (abandonment and discontinuance of nonconforming situations). This subsection does not apply to a manufactured home, either as a standalone home outside of a manufactured home park or as a home within a manufactured home park.

Section 4. Robbins Unified Development Ordinance Section 152.064, “Repair, Maintenance and Reconstruction,” is revised to read as follows:

§ 152.064 REPAIR, MAINTENANCE, AND RECONSTRUCTION

(A) Minor repairs to and routine maintenance of property where nonconforming situations exist are permitted and encouraged. Major renovation, i.e. work estimated to cost more than 50% of the appraised valuation of the structure to be renovated, may be done only in accordance with a zoning permit issued pursuant to this section.

(B) If a structure located on a lot where a nonconforming situation exists is damaged to an extent that the costs of repair or replacement would exceed 50% of the appraised valuation of the damaged structure, then the damaged structure may be repaired or replaced only in accordance with all applicable requirements of this section ~~with a zoning permit issued pursuant to this section.~~ This ~~subsection~~ division (B) does not apply to structures other than manufactured homes used for single-family residential purposes, which structures may be reconstructed pursuant to a zoning permit just as they may be enlarged or replaced as provided in Subsection 152.063(e). This subsection applies to manufactured homes located within a manufactured home park. Subsection (C) applies to standalone manufactured homes not located in a manufactured home park.

(C) A standalone manufactured home located outside of a manufactured home park shall not be repaired or replaced if the cost to repair or replace the structure would exceed 50% of the appraised value of the damaged structure.

~~(D)(E)~~ For purposes of subsections (A), (B), and (C) ~~divisions (A) and (B)~~ above:

(1) The ***COST OF RENOVATIONS OR REPAIR OR REPLACEMENT*** shall mean the fair market value of the materials and service necessary to accomplish the renovation, repair or replacement;

(2) The ***COST OF RENOVATION OR REPAIR OR REPLACEMENT*** shall mean the total cost of all the intended work and no person may seek to avoid the intent of subsections (A), (B), and (C) ~~divisions (A) and (B)~~ above by doing the work incrementally; and

(3) The ***APPRAISED VALUATION*** shall mean either the appraised valuation for property tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by a professionally recognized property appraiser licensed in the State of North Carolina.

~~(E)(D)~~ The Administrator shall issue a permit authorized by this section if he or she finds that, in completing the renovation, repair, or replacement work:

(1) No violation of § 152.063 will occur;

(2) The permittee will comply to the extent reasonably possible with all provisions of this chapter applicable to the existing use (except that the permittee shall not lose his or right to continue a nonconforming use). As set forth in subsection (C) above, the right to continue a using a nonconforming standalone manufactured home located outside of a manufactured home park shall be lost if the cost to repair or replace the structure would exceed 50% of the appraised value; and

(3) Compliance with a requirement of this chapter is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure that is on a permanent foundation. Mere financial hardship caused by the cost of meeting the requirements as paved parking does not constitute grounds for finding that compliance is not reasonably possible.

Section 5. Robbins Unified Development Ordinance Section 152.080, “Residential,” is revised to read as follows:

§ 152.080 RESIDENTIAL.

(A) The following residential districts are hereby established: R-20, R-10, R-8. Each district is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts. Other objectives of some of this districts are explained in the remainder of this section.

(B) The RA-40 and RA-20 districts are designed to accommodate agricultural and residential uses normally associated with:

(1) Agricultural uses normally associated with large tracts of uninhabited land near the fringe of urban areas; and

(2) Single-family residential developments in areas not served by town or county water and sewer facilities and that are not yet appropriate for development at higher densities. ~~Mobile homes as defined in § 152.100 below are permitted in this district.~~

(C) The R-20 and R-10 Districts are designed primarily to accommodate single-family detached residential uses, excluding ~~mobile homes or~~ manufactured homes, at medium densities in areas served by town water and sewer facilities. Two-family and multi-family residences are allowed in the R-10 district.

(D) The R-8 District is designed to accommodate single-family detached, two-family and multi-family dwelling units, except for manufactured homes as well as some types of mobile homes used as single-family residences.

Section 6. Robbins Unified Development Ordinance § 152.109, “Table of Permissible Uses,” is amended to prohibit the following uses as standalone uses:

- Use # 1.112, “manufactured homes”;
- Use # 1.113, “mobile home”;
- Use # 1.114, “mobile home, Class A”; and
- Use # 1.115, “mobile home, Class B.”

References to Use # 1.113, 1.114, and 1.115 are removed from the Table of Permissible Uses, and the revised Table appears as follows:

Zoning Districts		Table of Permissible Uses												
		RA-40	RA-20	R-20	R-10	R-8	CBD	TBD	O-I	NBD	H-I	L-I	WP	LD
1.112	Manu- factured homes	P	P			S								
1.113	Mobile home	P	P											
1.114	Mobile home, Class A	P	P											
1.115	Mobile home, Class B	P	P											

New manufactured homes will continue to be allowed within manufactured home parks, and existing manufactured homes will continue to be permitted as lawful nonconforming uses.

Section 7. Robbins Unified Development Ordinance § 152.352, “Definitions,” is hereby repealed, and the definitions contained therein are relocated to Unified Development Ordinance § 152.002. Additionally, the terms “manufactured home,” “mobile home,” and “street” contained in § 152.352 are repealed. These changes are set forth in the attached Appendix A.

Section 8. Robbins Unified Development Ordinance is amended to add a new subsection 152.355(F) which reads as follows:

(F) Design Standards

The following minimum appearance and design standards shall apply to all newly placed manufactured homes:

- (1) The minimum width of a home shall be twenty-two (22) feet of heated living space;

(2) The pitch of the roof of the home shall have a minimum vertical rise of three (3) feet for each twelve (12) feet of horizontal run;

(3) The roof shall finished with a type of shingle that is commonly used in standard residential construction of site-built homes;

(4) The exterior siding shall consist of wood, hardboard or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction of site-built homes;

(5) The home shall have installed under the home a continuous, permanent masonry foundation, unpierced except for required ventilation and access;

(6) The tongue, axles, transporting lights and removable towing apparatus shall be removed after placement on the lot and before occupancy; and

(7) The home shall be placed so that the apparent entrance or front of the home faces or parallels the principal street frontage, except where the lot size exceeds one acre.

(8) The home shall have either

(a) A roof consisting of at least two (2) directions (i.e., an L-shaped roof) or

(b) The home shall incorporate at least three (3) of the following features:

(i) A break in the roof,

(ii) At least two (2) dormers,

(iii) Variable roof elevations,

(iv) A covered porch that fronts at least 1/3 of the structure's length, or

(v) A chimney.

Section 9. Robbins Unified Development Ordinance Section 152.357, "Existing Manufactured Home Rental Communities," is revised to read as follows:

Manufactured home rental communities existing at the time of adoption of this chapter shall not be allowed to expand or increase unless such expansion meets the requirements set forth in this chapter. Additionally, existing ~~mobile homes or manufactured homes as defined in the definition section of this chapter~~, when removed from their existing location, shall not be allowed to be replaced unless the minimum lot size requirement (10,000 square feet) is observed or the overall density of the net land area (useable area excluding road right-of-way, floodplain, utility easements, etc.) is 10,000 square feet per dwelling unit. Existing manufactured homes removed from existing manufactured home parks may only be replaced by manufactured homes meeting all of the standards of Section 152.355.

Section 10. All provisions of any town ordinance or resolution in conflict with this ordinance are repealed.

Section 11. This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this ____ day of _____, 2017.

Ayes: _____

Noes: _____

Absent or Excused: _____

Lonnie B. English, Mayor

ATTEST:

Julianna Sundet, Town Clerk

CHAPTER 8. SPECIFIC USE STANDARDS

The use standards in this chapter include standards applied to principal uses, accessory uses, and temporary uses. These standards shall apply to the listed use types regardless of whether the use type is listed in the summary table in Chapter 6.

SECTION 8.1. ACCESSORY DWELLING LOCATED WITHIN A SINGLE-FAMILY DWELLING

A. DEFINITION

An addition (such as a mother-in-law suite) to an existing single-family dwelling, containing separate sleeping, kitchen, and bathroom facilities.

B. STANDARDS

1. No more than one accessory dwelling located within a principal dwelling per lot.
2. Two dwelling units can be connected by a passageway or breezeway but shall be considered two separate buildings.

SECTION 8.2. ACCESSORY DWELLING LOCATED WITHIN A NON-RESIDENTIAL BUILDING

A. DEFINITION

An accessory dwelling, containing separate sleeping, kitchen, and bathroom facilities, located within a non-residential building.

B. STANDARDS

1. No more than two accessory dwellings may be located within the principal non-residential building.
2. Fire resistance separation may be required per the NC Building Code.

SECTION 8.3. ACCESSORY MANUFACTURED HOME

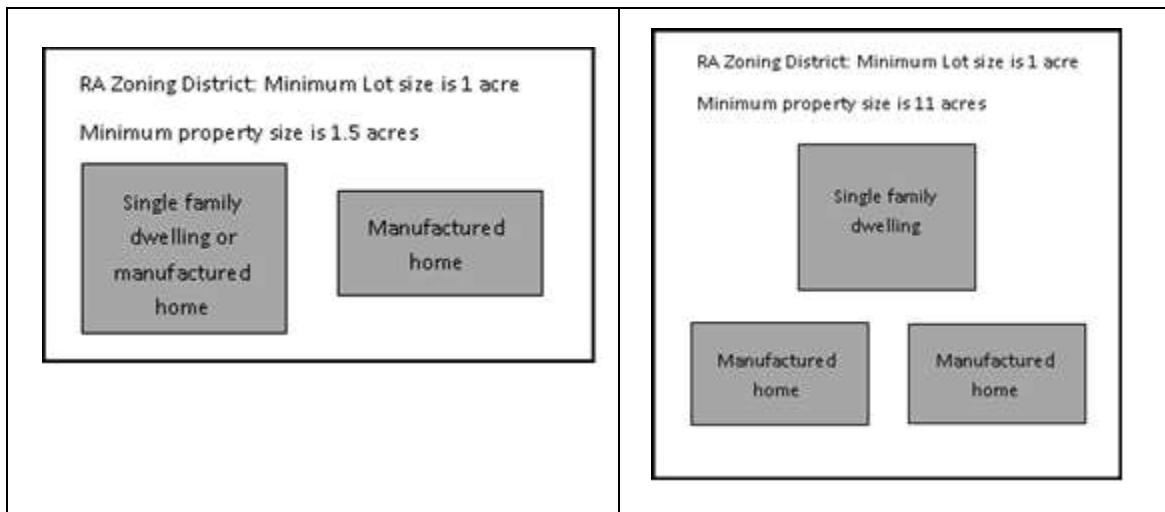
A. DEFINITION

An accessory manufactured home located on the same lot as the principal single-family dwelling or principal manufactured home.

B. STANDARDS

1. There shall be no more than two manufactured homes per lot. There shall be a minimum of 1.5 times the minimum lot size requirement for the applicable zoning district for an accessory manufactured home.
2. There shall be an additional 10 acres of land beyond the minimum lot size for the applicable zoning district allotted for the second accessory manufactured home, in addition to a dwelling. Accessory dwellings shall meet the required principal building setbacks with a minimum separation of 30 feet between any dwellings. An accessory dwelling may be located in the front yard provided it meets the required principal building setbacks. (A lot that existed prior to January 4, 1994, may be developed for single-family residential purposes without being subject to watershed regulations.)

ACCESSORY MANUFACTURED HOME CONFIGURATIONS



SECTION 8.4. ACCESSORY SINGLE-FAMILY DWELLINGS

A. DEFINITION

An accessory (second) single-family dwelling may be located on the same lot as the principal single-family dwelling. The accessory dwelling may be combined with a detached garage, workshop, barn (barn apartments), etc.

B. STANDARDS

1. There shall be no more than two accessory dwellings per lot.
2. There shall be an additional 10 acres of land allotted for the third dwelling.
3. Accessory dwellings shall meet the required principal building setbacks with a minimum separation of 30 feet between any dwellings.
4. An accessory dwelling may be located in the front yard provided it meets the required principal building setbacks. (A lot that existed prior to January 4, 1994, may be developed for single-family residential purposes without being subject to watershed regulations.)

SECTION 8.5. ACCESSORY SWIMMING POOLS

A. DEFINITION

All permanent or temporary public, commercial, or private above-ground or in-ground water containment areas more than two feet deep, designed for recreational use involving wading, swimming, and/or diving and including all structures, walks or patio areas of cement, stone, or wood at or above grade, built for, and used in conjunction with the swimming pool.

B. RESIDENTIAL LOT LAYOUT STANDARDS

Swimming pools shall be located in side or rear yards and shall meet the accessory building setbacks.

C. MULTI-FAMILY AND NON-RESIDENTIAL LOT LAYOUT STANDARDS

Indoor and outdoor facilities shall be a minimum of 100 feet inside the property lines abutting to a residential zoning district and a minimum of 50 feet from any other property line.

D. OTHER STANDARDS

1. No water may be discharged directly into natural streams or public waterways or on abutting properties.
2. All swimming pools shall comply with the latest and applicable version of the NC Building Code, including but not limited to fencing requirements, building, mechanical, or electrical related work.



County of Moore Planning and Inspections

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Planning: (910) 947-5010
Fax: (910) 947-1303

EXTERNAL CHECKLIST FOR MANUFACTURED HOME PERMIT APPLICATION

- Completed manufactured home permit application those applications are found within our department, Planning and Inspections located at 1048 Carriage Oaks Drive, Carthage, NC 28327, our phone number 910-947-5010. **You must have an active manufactured home setup permit on file with Planning prior to moving a manufactured home onto the property.**
- For a new septic system, an improvement permit issued by the Moore County Environmental Health Department for the proposed use. The Environmental Health Department is located at 1042 Carriage Oaks Drive, Carthage, NC 28327. Their phone number is 910-947-6283.
- Existing septic systems: A septic system recertification permit or affidavit of on-site system may be required by the County of Moore Health Department, Environmental Health Division for the following:
 - Replacement of existing manufactured homes.
 - Additions extending outside the existing foundation.
 - Interior renovations that result in an increased number of bedrooms.

The Environmental Health Department is located at 1042 Carriage Oaks Drive, Carthage, NC 28327. Their phone number is 910-947-6283.

- If manufactured home is being moved within Moore County a Mobile Home Tax Permit is required to be issued by the Moore County Tax Department. The Tax Office is located in the Moore County Historic Courthouse on the first, (1st) floor. Their phone number is 910-947-2255. **You must have an active manufactured home setup permit on file with Planning prior to moving a manufactured home onto the property in addition to a Mobile Home Tax Permit.**
- A copy of the Sedimentation and Erosion Control approval per NCDEQ guidance: contact Penny Markle at 919-218-5490
- An elevation certificate will be required if it is determined that the structure is being built in part or in whole in an area prone to flooding per NCDOL guidance.
- VIN VERIFICATION completed by the Moore County Tax Department is required for all manufactured homes being located within the County of Moore. The Tax Office is located at the Moore County Historic Courthouse of the 1st floor. Their telephone number is 910-947-2255.
- If applicable, a copy of the designated lien agents contact information per NC §44A-11.1 See www.liensnc.com for further details and registration of your project.
- A residential plot plan must be included with your application submittal. The purpose of the residential plot plan is to clearly identify where the proposed and existing structure(s)/building(s) are/will be located on the property. The residential plot plan shall identify the structure(s)/buildings distances measured to all property lines. The residential plot plan also ensures the proposed structure(s)/building(s) are not being located on top of the existing septic system, septic lines or septic repair area.
- A notarized statement if the manufactured home is being placed on property in the ownership of someone other than the person submitting the application requesting to place a manufactured home on their property or in their manufactured home park. The notarized statement shall include permission to place the manufactured home on their property or in their manufactured home park.
- A copy of recorded deed maybe required to verify ownership. A survey may also be required if lot configuration does not reflect the current records of the county. (if manufactured home is being setup in an existing manufactured home park not applicable)
- A zoning permit may be required if the subject property is located within one of the following municipalities or their ETJ.
 - Cameron: 910-245-3212 Robbins: 910-948-2431 Whispering Pines: 910-949-3141
 - Carthage: 910-947-2331 Taylor Town: 910-295-4010
 - Firefire: 910-295-5107 Vass: 910-245-4676



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During Manufactured Home Setup Process

During the setup process the Moore County Inspections Division staff shall inspect your project. Because of health and safety issues, you may not move into or occupy your building in any way until your final inspection has been approved and a Certificate of Occupancy is issued. Moving into a residence before a Certificate of Occupancy has been issued is a violation of the North Carolina State Building Code and may result in electrical power disconnection and and/or legal action.

Inspection Requests

Inspection requests shall be called into the Planning and Inspections Department at 910-947-2221 or 910-947-5010 between the hours of 8:00 am to 5:00 pm. The requests will be promptly scheduled. Footing and slab inspections will, if possible, be done the following day.

Manufactured Home Skirting Required

All manufactured homes placed, erected or located on any parcel or lot must have either a solid foundation or skirting that fully encloses the crawl space beneath the manufactured home. Materials for skirting shall be those generally used for skirting purposes, and skirting, or the construction of a solid foundation shall be completed before the final inspection of the manufactured home. A Certificate of Occupancy will not be issued until the skirting is completed.

Manufactured Homes

Manufactured homes placed, erected or located on any parcel or lot, if constructed after June 15, 1976 must display a HUD label indicating the unit meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development. A mobile home that was constructed prior to June 15, 1976 that is already located within Moore County may be moved within the County provided all permits are obtained for set-up.

Moving Permit:

If the manufactured home is being moved from one location in Moore County to another location within Moore County a moving permit is required to be issued by the Moore County Tax Department. The Tax Office is located at the Moore County Historic Courthouse on the first floor. If you would like to speak with someone regarding moving permits their telephone number is 910-947-2255.

The North Carolina General Statutes § 105-316.1 requires a moving permit to move a mobile home (a) in order to protect the local taxing units of this state against the nonpayment of ad valorem taxes on mobile homes, it is unlawful for any person other than a mobile home manufacturer or retailer to remove or cause to be removed any mobile home situated at a premises in this state without first obtaining a moving permit from the tax collector of the county in which the mobile home is situated. The moving permit shall be conspicuously displayed near the license tag on the rear of the mobile home at all times during its transportation.

VIN Verification:

The Moore County Tax Department located at the Moore County Historic Courthouse on the first floor provides VIN VERIFICATIONS. If you would like to speak with someone regarding VIN VERIFICATIONS their telephone number is 910-947-2255.



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MANUFACTURED HOME INSPECTIONS

UNDERSIDE INSPECTION

- 1) Piers / Footings. (If more than 25% of the piers are taller than 36" the setup must be approved by an engineer or architect)
- 2) Anchors / Tie downs.
- 3) Insulation under home / Condition of vapor retarder at belly.
- 4) Plumbing drain with test.
- 5) HVAC duct support under home and condition of ductwork.
- 6) Clothes dryer duct vented outside of skirting. (Duct must be smooth metal pipe only)
- 7) Exposed waterlines must be insulated under the home.
- 8) Electrical service panel must be completed. (Exterior)
- 9) Electrical sub panel must be completed. (Interior)
- 10) Smoke detector(s) location. (One in each bedroom and one outside each bedroom area)
- 11) Electrical safety walk thru. (No exposed wires, broken receptacle or switch covers, etc)
- 12) Marriage walls (Double or triple wide homes only)

FINAL INSPECTION

- 1) Building address numbers must be posted on home. (4 inch minimum height & reflective)
- 2) Landings and steps at all exit doors. (Doors swinging out require a 3'x3' minimum stoop)
- 3) Foundation wall or skirting. (This must be completed at final or you cannot move into home)
- 4) Connection to the septic tank or public sewer system.
- 5) Connection to the well or public water system.
- 6) Plumbing pressure reduction valve.
- 7) Furnace wired with over current protection. (You must have a source of built-in heat such as a furnace or baseboard heaters, space heaters will not work)
- 8) AC wired with over current protection. (You do not have to have air conditioning but you must have heat see item #7)
- 9) Water heater wired with over current protection.
- 10) Smoke detectors need batteries installed so they can be tested.
- 11) Vapor retarder on the ground (6 mil poly) and the crawl space ventilation completed.

Manufactured Home Skirting Requirements

All manufactured homes must have either a solid foundation or skirting that fully encloses the underside of the manufactured home. Materials for skirting shall be those generally used for skirting purposes. Skirting or the construction of a solid foundation shall be completed before a Certificate of Occupancy can be issued.

Please be advised that occupancy (moving into) of the home prior to passing the final inspection and a Certificate of Occupancy being issued is illegal in the State of North Carolina. Violation of this law will result in the power being terminated to the home and can result in monetary fines or both.

Property Owner / Agent Signature

Date



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Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389
Fax: (910) 947-1303

Manufactured Home Permit Application					
Application Date:		Email:			
Location/Address of Property:					
Description of Proposed Work:					
Applicant Name:				Phone:	
Manufactured Homeowner's Name:				Phone:	
Land Owner's Name:				Phone:	
Owner Address:			City	St:	Zip:
Year of Home:	Home Length & Width:		<input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Triple		# of Bedrooms:
Utilities: <input type="checkbox"/> Private Well <input type="checkbox"/> Public Water AND <input type="checkbox"/> Private Septic System <input type="checkbox"/> Public Sewer					
Will a mechanical system (heating and/or air conditioner) be installed with the manufactured home? (a separate fee will be charged for the mechanical system in addition to the manufacture home permit.) <input type="checkbox"/> YES <input type="checkbox"/> NO					
Total Project cost minus cost of manufactured home-include set up cost: \$					
Please list the names of the contractors who will be performing the work for this project. If the work will be preformed by the owner just write owner or self in the name field.					
Setup/General Contractor			Phone	License	
Address:			City	St	Zip
Electrical Contractor			Phone	License	
Address:			City	St	Zip
Mechanical Contractor			Phone	License	
Address:			City	St	Zip
Plumbing Contractor			Phone	License	
Address:			City	St	Zip
I hereby certify that all information in this application is correct and all work will comply with the State Building Code and other applicable State and local laws, ordinances and regulations. The Inspection Department will be notified of any changes in the approved plans and specifications for the project permitted herein. I understand if this application is incomplete, no inspections will be performed on the project. By signing below I attest that I have obtained all subcontractors permission to obtain these permits.					
Owner/Agent Signature: _____				Date: _____	
Office Use Only (Moore County Tax Dept.):					
VIN #: _____					
Signature: _____				Date: _____	