



NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, August 13, 2025

5:30 p.m.

Robins City Hall

Agenda

- A. Call the meeting to order
- B. Roll Call of the Commission Members
- C. Chairperson and Zoning Administrator Reports
- D. Approval of the Agenda
- E. Approval of the Minutes of July 9 & July 30, 2025 Meetings
- F. Review Timeline for Updates to Future Land Use Map, Zoning Map, Chapter 165 & Chapter 166 of the Code of Ordinances
- G. Review Updates to Future Land Use Map
- H. Set Public Hearing for Update to Future Land Use Map on September 10th
- I. Chapter 165 Updates Discussion
- J. Chapter 166 Updates Discussion
- K. Motion to Adjourn

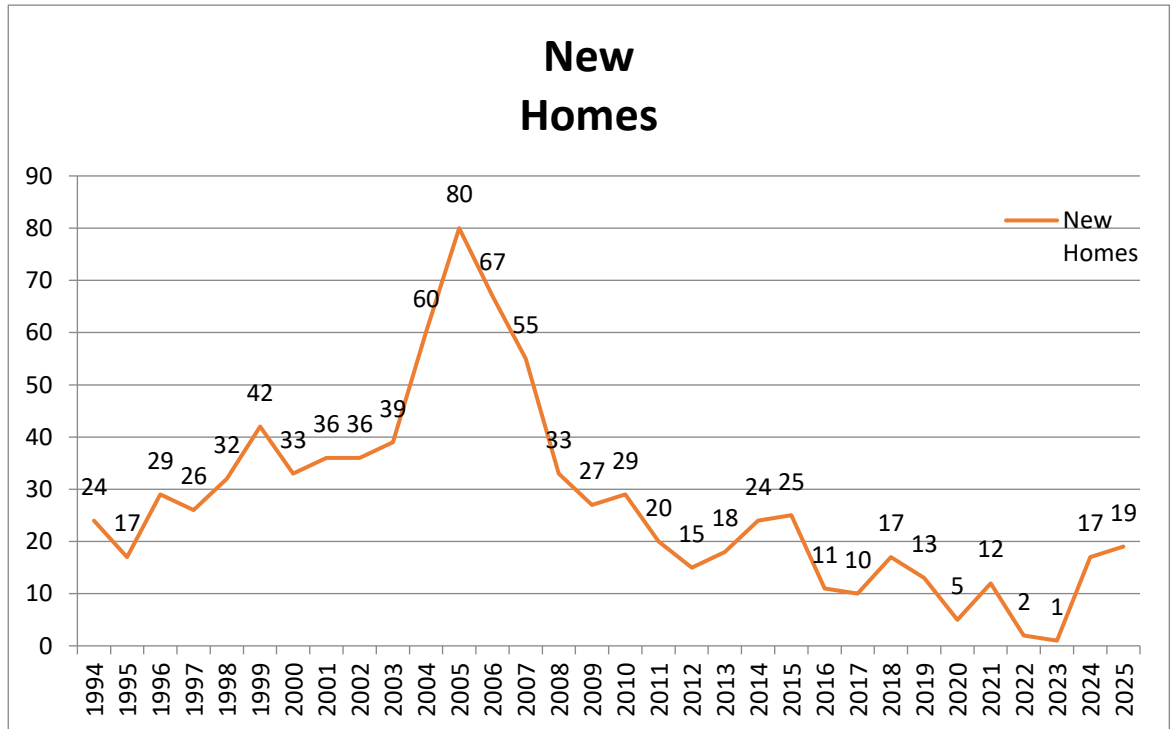
Robins

Planning and Zoning Report

July 31, 2025

Permit Number	BeginDate	Comment	PermitType	PartyName	FullAddress	
					#	Street
B25-001	3/11/2025	New SFD, w/finished bsmt	Building	Stonegate Custom Homes	520	Trailside Ct
B25-002	3/11/2025	New SFD, unfinished bsmt	Building	Cedar Ridge Homes	3340	Village Way
B25-003	3/11/2025	New SFD, w/finished bsmt	Building	Cedar Ridge Homes	3354	Village Way
B25-004	4/8/2025	New SFD w/finished Bsmt	Building	Jerry's Homes	3329	Center Ct
B25-005	4/8/2025	New SFD w/unfinish Bsmt	Building	Jerry's Homes	3339	Center Ct
B25-008	4/24/2025	New SFD, w/finished bsmt	Building	Academy Homes	535	Trailside Ct
B25-009	4/25/2025	w Zero-LL on Slab, No Bs	Building	Ramler Construction	305	Dutch Dr.
B25-010	4/25/2025	w Zero-LL on Slab, No Bs	Building	Ramler Construction	325	Dutch Dr.
B25-011	5/1/2025	New SFD, w/finished bsmt	Building	K&A Homes	3000	Trailside Dr
B25-012	5/5/2025	New SFD, w/finished bsmt	Building	Academy Homes	385	Dutch Dr.
B25-013	5/5/2025	New SFD, w/finished bsmt	Building	First Construction	525	Trailside Dr.
B25-014	5/7/2025	New SFD, w/finished bsmt	Building	JP Homes	3120	Windsor Dr
B25-015	5/13/2025	New SFD, w/finished bsmt	Building	Structure Builders	515	Trailside Ct
B25-018	5/19/2025	New Zero-LL/Finished Bsm	Building	Dean Rector	340	Dutch Dr.
B25-019	5/19/2025	New Zero-LL/Finished Bsm	Building	Dean Rector	360	Dutch Dr.
B25-020	6/4/2025	New SFD w/finished bsmt	Building	Platten Construction	3010	Trailside Dr
B25-022	6/12/2025	New SFD w/finished bsmt	Building	Skogman Construction	3362	Village Way
B25-023	6/25/2025	New SFD w/finished bsmt	Building	Kenwood Homes	380	Dutch Dr.
B25-024	7/11/2025	New SFD w/Finished Bsm	Building	Kinney Construction	1945	Kaylin Ct

FY2025 Permits Issued	
January	
February	
March	3
April	5
May	7
June	3
July	1
August	
September	
October	
November	
December	
Total	19





ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE July 9th, 2025 MEETING

Vice Chairperson Dennis Trachta called the meeting to order at 5:30 p.m. at Robins City Hall on Wednesday, July 9th, 2025. Roll call was taken with Dennis Trachta, Todd Roberts, Jay Goodin, AJ Hester and CJ McDonald attending along with Planning and Zoning Administrator Vance McKinnon, City Engineer Kelli Scott and City Clerk Lisa Goodin. Commission members Tim O'Hara and Matt Mitzel were absent.

Absent Chairperson and Zoning Administrator reports, Roberts moved to approve the agenda, Hester seconded and all votes were aye. Goodin moved to approve the minutes of the May 14th, 2025 meeting, Roberts seconded and all votes were aye.

All those present conducted a work session to investigate and discuss several matters. First, Future Land Use Map which is being considered for update. Second, the re-zoning of commercial properties within the City of Robins to better align with adopted zoning districts. Third, Robins Zoning Map, to which an update is being considered. Finally, the Robins Code of Ordinances Chapter 165, to which several updates have been proposed. No action was taken on these matters.

Members elected to continue the discussion at an additional work session on Wednesday, July 30th at 5:30 p.m. Goodin motioned to adjourn at 7:14 p.m., Roberts seconded and all votes were aye.

Vance McKinnon III
Planning and Zoning Administrator

Timothy M. O'Hara
Chairperson



ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE July 30th, 2025 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. at Robins City Hall on Wednesday, July 30th, 2025. Roll call was taken with Dennis Trachta, Todd Roberts, Jay Goodin, CJ McDonald and Matt Mitzel attending along with Planning and Zoning Administrator Vance McKinnon, City Engineer Kelli Scott and City Clerk Lisa Goodin. Commission member AJ Hester was absent.

Commission members conducted a work session to continue investigation and discussion of several matters. First, Future Land Use Map which is being considered for update. Second, the re-zoning of commercial properties within the City of Robins to better align with adopted zoning districts. Third, Robins Zoning Map, to which an update is being considered. Finally, the Robins Code of Ordinances Chapter 165, to which several updates have been proposed. No action was taken on these matters.

Trachta motioned to adjourn at 6:42 p.m., Trachta seconded and all votes were aye.

Vance McKinnon III
Planning and Zoning Administrator

Timothy M. O'Hara
Chairperson

FLUM/Re-Zoning/Ordinance Update Timeline

AUGUST		
Wednesday 8/13/25 5:30pm	Regular P&Z Meeting	Set FLUM P/H Date for 9/10
Monday 8/18/25 6pm	Regular Council Meeting	
Friday 8/29 by 9am		send P&Z FLUM P/H notice to Gazette

SEPTEMBER		
Wednesday 9/3/25		Gazette publish P&Z P/H notice
Monday 9/8/25 6pm	Regular Council Meeting	Set FLUM P/H Date for 9/22
Tuesday 9/9/25 by 9am		Send Council FLUM P/H notice to Gazette
Wednesday 9/10/25 5:30pm	Regular P&Z Meeting	FLUM P/H, recommend to Council & Set re-zoning P/H for 10/8 & recommend approval of Ch 165 & 166 updates
Saturday 9/13/25		Gazette publish Council FLUM P/H notice
Monday 9/22/25 6pm	Regular Council Meeting	FLUM P/H & Set Re-Zoning P/H for 11/3
MAIL LETTERS TO ADJOINING PROPERTY OWNERS & POST SIGNS AT AFFECTED PROPERTIES		
Friday 9/26/25 by 9am		Send P&Z Re-zoning notices to Gazette

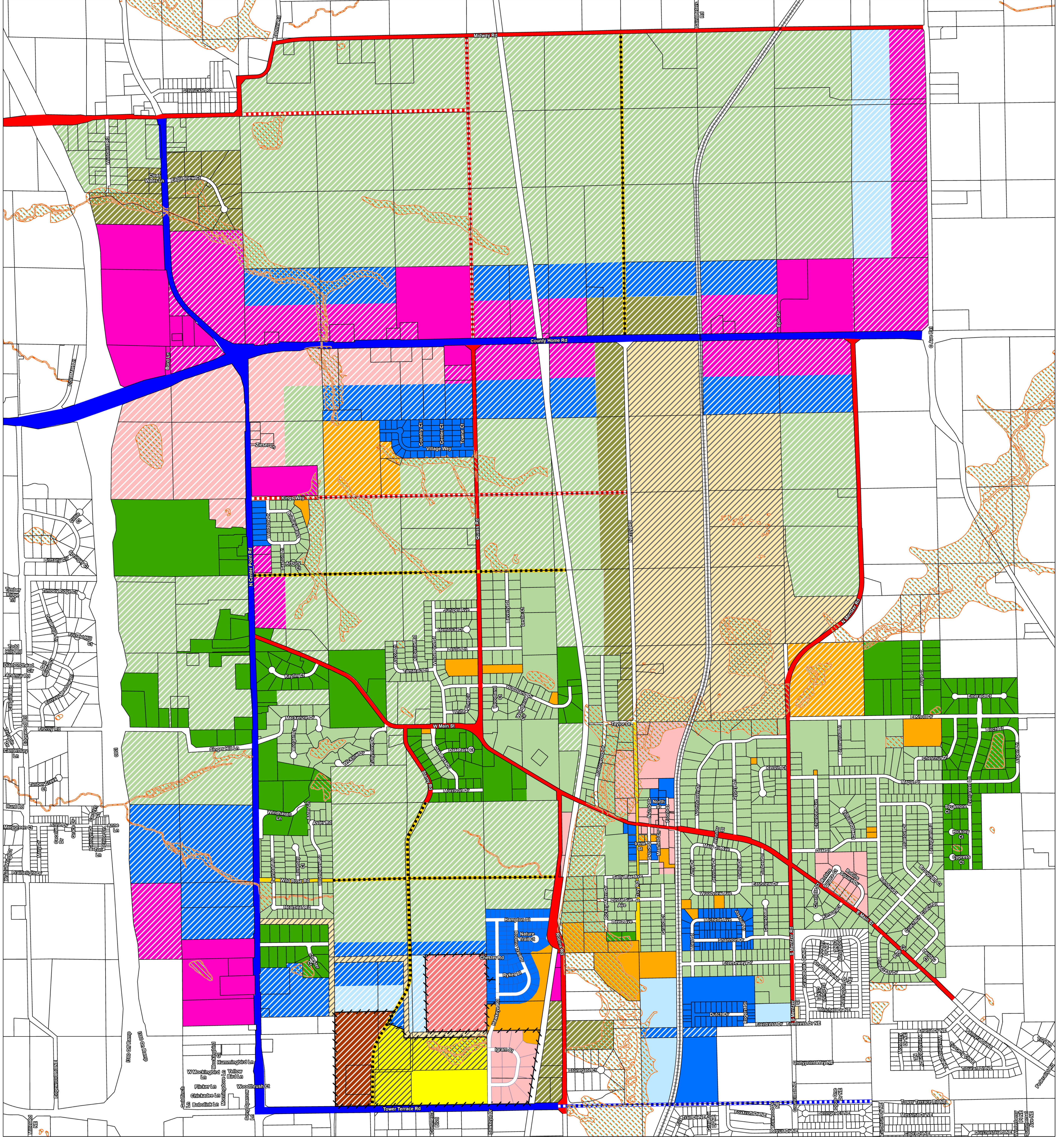
OCTOBER		
Wednesday 10/1/25		Gazette publish P&Z Re-zoning P/H notice
Monday 10/6/25 6pm	Regular Council Meeting	1 st Consideration of Ch 165 & 166 Updates
Wednesday 10/8/25 5:30pm	Regular P&Z Meeting	Re-zoning P/H & Recommend to Council
Monday 10/20/25 6pm	Regular Council Meeting	Set Re-zoning P/H Date for 11/3 & 2 nd Consideration of Ch 165 & 166 Updates
10/22/25 by 9am		Send Council Re-zoning notices to Gazette
10/25/25		Gazette publish Re-zoning notices to Gazette

NOVEMBER		
Monday 11/3/25 6pm	Regular Council Meeting	Re-zoning P/H & 1 st Consideration of Re-zoning Ordinance, 3 rd Consideration of Ch 165 & 166 Updates
Wednesday 11/12/25 5:30pm	Regular P&Z Meeting	Recommend Zoning Map Update to Council
Monday 11/17/25 6pm	Regular Council Meeting	2 nd Consideration of Re-zoning Ordinance

FLUM/Re-Zoning/Ordinance Update Timeline

DECEMBER		
Monday 12/1/25 6pm	Regular Council Meeting	3 rd Consideration of Re-zoning Ordinance
Wednesday 12/10/25 5:30pm	Regular P&Z Meeting	
Monday 12/15/25 6pm	Regular Council Meeting	1 st Consideration of Updated Zoning Map Adoption

JANUARY		
Monday 1/5/25	Regular Council Meeting	2 nd Consideration of Updated Zoning Map
Wednesday 1/14/25	Regular P&Z Meeting	
Monday 1/19/25	Regular Council Meeting	3 rd Consideration of Updated Zoning Map



CURRENT ZONING

Layer

A-1 AGRICULTURAL

R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL

R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL

R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL

R-3A MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION

R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION

RMH MOBILE HOME PARK RESIDENTIAL

C-1 CENTRAL COMMERCIAL BUSINESS

C1-A NEIGHBORHOOD COMMERCIAL BUSINESS

C-2 HIGHWAY COMMERCIAL

PL1 PLANNED LIGHT INDUSTRIAL

PM1 PLANNED MEDIUM INDUSTRIAL

PH1 PLANNED HEAVY INDUSTRIAL

P-1 PUBLIC USE

PUD PLANNED USE DEVELOPMENT

RI RESEARCH PARK INNOVATION

STREET LEGEND

FUTURE CLASS

COLLECTOR

MAJOR ARTERIAL

MINOR ARTERIAL

CURRENT CLASS

COLLECTOR

MAJOR ARTERIAL

MINOR ARTERIAL

FUTURE ZONING

A-1 AGRICULTURAL

R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL

R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL

R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL

R-3A MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION

R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION

RMH MOBILE HOME PARK RESIDENTIAL

C-1 CENTRAL COMMERCIAL BUSINESS

C1-A NEIGHBORHOOD COMMERCIAL BUSINESS

C-2 HIGHWAY COMMERCIAL

PL1 PLANNED LIGHT INDUSTRIAL

PM1 PLANNED MEDIUM INDUSTRIAL

PH1 PLANNED HEAVY INDUSTRIAL

P-1 PUBLIC USE

PUD PLANNED USE DEVELOPMENT

RI RESEARCH PARK INNOVATION

GENERAL LEGEND

RAILROAD

CORPORATE LIMITS

FLOOD PLAIN OVERLAY DISTRICT

ROBINS LANDING OVERLAY DISTRICT

ROBINS FUTURE LANDUSE MAP



UPDATED: AUGUST 5, 2025
ADOPTED:
ORDINANCE: