



ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE OCTOBER 8, 2025 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. at Robins City Hall on Wednesday, October 8th, 2025. Roll call was taken with Tim O'Hara, Dennis Trachta, Matt Mitzel and Jay Goodin attending along with Planning and Zoning Administrator Vance McKinnon, and City Clerk Lisa Goodin. Commission members Todd Roberts, CJ McDonald and AJ Hester were absent.

Absent Chairperson and Zoning Administrator reports, Trachta moved to approve the agenda, Goodin seconded and all votes were aye. Regarding the meeting minutes of the September 10 meeting, Goodin commented that his comments regarding parkland development fees had been mischaracterized. He provided clarification, stating that parkland development fees are an opportunity for the City to recoup park development and improvement costs. Mitzel moved to approve the minutes of the September 10th, 2025 meeting. Trachta seconded and all votes were aye.

Clerk Goodin described some minor updates to Chapter 165 of the Robins Code of Ordinances, made since the Commission's approval of the document. These included the following: typos corrected in 165.07-7, the addition of parking regulations in table in 165.22 and the addition of "Sports Practice Facilities" to 165.33 as a Permitted Principal Use in Planned Light Industrial (PLI).

O'Hara opened the Public Hearing to hear questions and concerns regarding the proposed re-zoning of certain properties within the City of Robins at 5:41. The following individuals spoke during the hearing. Kim Slegee and Andrew Slegee, Toddville Church of Christ, 3264 N. Center Point Rd. spoke in opposition to the proposed re-zoning of Eagle View 1st Addition Lots 1-14 and Lot C from C-2 to PMI. Cynthia Smith, 3264 N. Center Point Rd. spoke in opposition to the proposed re-zoning of Eagle View 1st Addition Lots 1-14 and Lot C from C-2 to PMI. Adon Cervantes, 3286 N. Center Point Rd., encouraged Commission members to consider the interest of adjacent property owners when voting. Bryce Ricklefs, developer of Eagle View 1st Addition, characterized a majority of the businesses in his development as conforming to the proposed PMI zoning designation, but expressed concern over Lot 6 of the development, which has a purchase agreement in place for a sports practice facility. His concern stemmed from Chapter 165 prohibiting tournaments in sports practice facilities, as defined. Chris Dolan, attorney representing potential purchaser of Lot 6 spoke, echoing Mr. Ricklefs concerns over the current permitted uses of a sports practice facility. Josh Binneboese, Wendling Quarries confirmed that the quarry properties would be re-zoned to PHI, as the letter Wendling received contained a typo, mistakenly stating PMI. Tyson Short, 790 Northhaven Dr. requested clarification on the re-zoning of the quarry properties, seeking to confirm that new, heavier activities would not be allowed as a result of the re-zoning. Upon hearing no further comment, O'Hara closed the public hearing at 6:27 p.m.

Resolution No. 2025-13 Recommending Approval of Re-Zoning of Certain Properties Within the Boundaries of the City of Robins. Commission member Trachta questioned Engineer Scott as to how parking regulations for sports practice facilities were calculated and how many parking spaces would be required at Lot 6 of Eagle View 1st Addition. Scott replied that parking is calculated based upon the square footage of a building and that as no plans for Lot 6 have been submitted, she could not give a clear answer as to the parking requirements for that lot. Mitzel questioned Scott as to where a sports practice facility, as defined in Chapter 165, could be located in Robins. Scott replied that more information from a business and an examination of ordinances would be required before a recommendation could be made. Goodin motioned to approve with Trachta seconding the motion. Upon roll call, all votes were aye. The resolution passed.

O'Hara motioned to table the parkland dedication discussion until the November 12th meeting. Goodin seconded and all votes were aye.

Trachta motioned to adjourn at 7:01 p.m., Mitzel seconded and all votes were aye.

Vance McKinnon III
Planning and Zoning Administrator

Timothy M. O'Hara
Chairperson