



NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, September 9th, 2026

5:30 p.m.

Robins City Hall

Agenda

1. Call the meeting to order
2. Roll Call of the Commission Members
3. Chairperson and Zoning Administrator Reports
4. Approval of the Agenda
5. Approval of the July 8th, 2026 Meeting Minutes
6. Roundtable Discussion: Future Housing Needs and Zoning Regulations

The Planning & Zoning Commission will hold a roundtable discussion with local residential developers and real estate professionals regarding current and anticipated residential housing needs in the City of Robins.

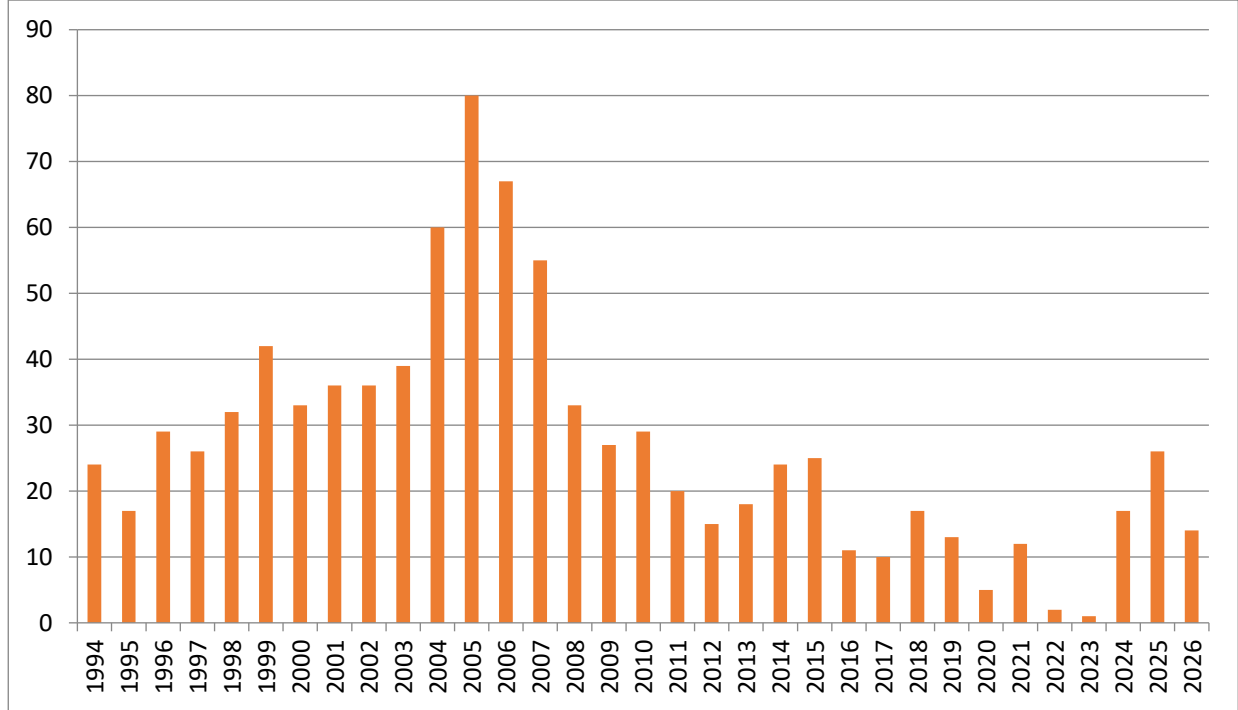
The discussion will provide an opportunity to gather industry perspectives on housing demand, development trends, housing types, lot sizes, development costs, and potential barriers to residential development. The Commission will also discuss whether changes to the City's zoning regulations could help support a diverse range of housing options and encourage appropriate residential development.

7. Motion to Adjourn

Planning and Zoning

August Building permits

2026 Permits Issued	
January	0
February	1
March	3
April	1
May	1
June	3
July	1
August	4
September	
October	
November	
December	
Total	14



08/12/2026	26-000179	(C) New 7400 sf Commercial Building	940 Robins Square Dr
08/12/2026	26-000178	(C) New 7400 sf Commercial Building	930 Robins Square Dr
08/12/2026	26-000205	(R) New Single Family Dwelling w/Unfinished Basement	3320 Center Ct
08/25/2026	26-000221	(R) New Single Family Dwelling w/Finished Basement	3340 Country Ct



CITY OF ROBINS
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, August 12, 2026 – 5:30 P.M.
Robins City Hall

1. CALL TO ORDER

Chairperson Tim O'Hara called the meeting of the Robins Planning & Zoning Commission to order at **5:30 p.m.**.

2. ROLL CALL OF COMMISSION MEMBERS

Present: Matt Mitzel, AJ Hester, Gary Petersen & Tim O'Hara. CJ McDonald joined the meeting at 5:38 p.m.

Absent: Todd Roberts & Jay Goodin

Also Present: Vance McKinnon, Planning & Zoning Administrator & Lisa Goodin, City Clerk/Treasurer

3. CHAIRPERSON AND ZONING ADMINISTRATOR REPORTS

No reports

4. APPROVAL OF THE AGENDA

Motion by AJ Hester, seconded by Matt Mitzel, to approve the agenda as presented.

Ayes: Mitzel, Hester, O'Hara, Petersen

Nays: None

Motion carried.

5. APPROVAL OF THE JULY 8, 2026 MEETING MINUTES

Motion by Matt Mitzel, seconded by AJ Hester, to approve the July 8, 2026 meeting minutes.

Ayes: Mitzel, Hester, Petersen, O'Hara

Nays: None

Motion carried.

6. DISCUSSION: ROBINS LANDING OVERLAY DISTRICT UPDATES

The Commission discussed potential updates to the Robins Landing Overlay District. Zoning Administrator Vance McKinnon proposed a change to the Overlay District to allow drive-through businesses. Traffic impacts were identified as a concern. Gary Petersen noted the need to research the permitted uses within the C-1 zoning district as they relate to drive-through businesses and pointed out that the Overlay District is already in place. Matt Mitzel questioned whether proposed developments involving drive-through businesses would be subject to review and approval by the City Engineer with respect to traffic flow and viability. Chairperson Tim O'Hara noted that consideration should also be given to loading docks for potential future grocery stores. CJ McDonald supported this consideration. Gary Petersen questioned whether, if a developer is requesting changes, the Overlay District or the underlying zoning district should be amended. Mr. McKinnon explained that the Overlay District would be the appropriate focus because it is the more restrictive of the two regulations. Mr. Mitzel indicated that he could support allowing drive-through businesses within the district provided they are limited to the C-1 zoning district and are not permitted within PLI zoning.

Chairperson O'Hara questioned the reasoning behind the existing **20% permeable surface requirement**. Mr. McKinnon agreed to investigate requirements in other jurisdictions for comparison.

Mr. McKinnon also questioned whether the timeline for conceptual plan approval could be shortened.



The Commission discussed architectural requirements, including the requirement for architectural masonry. CJ McDonald questioned whether the language could be revised to achieve the intended appearance while reducing costs to developers.

Direction / Follow-Up:

- Research traffic concerns associated with drive-through businesses.
- Confirm the architectural products used by the City of Hiawatha on the south side of Tower Terrace Road.
- Draft clarification of the 50% masonry requirement, calculated net of glazing.
- Research alternatives to architectural masonry requirements.
- Research requirements for loading docks.

7. DISCUSSION: BUILDING HEIGHT DEFINITION IN “R” OCCUPANCIES

The Commission considered the discussion regarding the definition of building height in “R” occupancies.

A motion was made by **CJ McDonald**, seconded by **Matt Mitzel**, to table the matter.

Vote: 5 Ayes; 0 Nays. **Motion carried.**

8. DISCUSSION: PARKLAND DEDICATION FEES

The Commission considered the discussion regarding parkland dedication fees.

A motion was made by **CJ McDonald**, seconded by **AJ Hester**, to table the matter.

Vote: 5 Ayes; 0 Nays. **Motion carried.**

9. ADJOURNMENT

A motion was made by **CJ McDonald**, seconded by **Gary Petersen**, to adjourn the meeting.

Vote: 5 Ayes; 0 Nays. **Motion carried.**

The meeting was adjourned at **6:34 p.m.**

Respectfully submitted,

Lisa Goodin

City Clerk/Treasurer

Timothy M. O’Hara, Chairperson

Vance McKinnon, III, Zoning Administrator



RESIDENTIAL HOUSING ROUNDTABLE

Planning & Zoning Commission | September 9, 2026

Purpose:

To discuss current and future residential housing needs in Robins and identify potential changes to **Chapter 165 – Zoning** that could support appropriate residential development.

DISCUSSION QUESTIONS

Housing Demand

- What types and price points of housing are in greatest demand?
- What are buyers looking for that they cannot currently find in Robins?
- What housing needs do you anticipate over the next **5–10 years**?
- Is there demand for **townhomes, duplexes, twin homes, patio homes, smaller single-family homes**, or other housing types?

Development & Costs

- What are the biggest factors driving the cost of new housing?
- Which **City requirements** have the greatest impact on development costs?
- What types of residential projects are currently difficult to make financially feasible?

Zoning & Chapter 165

- What provisions of Chapter 165 are **outdated, overly restrictive, or difficult to administer**?
- Are there provisions that should be **simplified or eliminated**?
- How does Robins compare with surrounding communities from a developer's perspective?
- Are developers choosing other communities because their regulations are more flexible?

Making Robins More Competitive

- What could Robins do to become more competitive for residential investment?
- **If you could make only three changes to Chapter 165 to improve residential development in Robins, what would they be?**

FINAL QUESTION

What is the one thing you believe the City should understand about the residential housing market that we may not fully appreciate today?

ROUNDTABLE GOAL

Listen. Learn. Identify opportunities.

The goal is to better understand the residential housing market from the perspectives of developers, real estate professionals, and community planners, and to identify practical opportunities for Robins to address future housing needs.