

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of October 10, 2023

The regular meeting of the Warner Robins Planning and Zoning Commission was held on October 10, 2023, at 5:30 PM at City Hall. Those members present were, Sharon Broughton, Arthur Head, and Jeffery Rowland. Miranda Britt and Todd Rissmiller were not in alternance. Staff members, Darin Curtis, and Michael Moriarty were also present.

Ms. Broughton opened the meeting by explaining the procedures of the meeting and that due to regulation, all approved requests for home occupation licenses, rezoning, annexations, and special exceptions with the Planning and Zoning Commission would next be forwarded to Mayor and Council for final approval. Ms. Broughton then asked if there was a motion to approve the minutes from last meeting. **Mr. Rowland** made the motion to approve the minutes and **Mr. Head** seconded the motion. The motion passed with all members of the board in agreeance. At that time, Ms. Broughton asked Mr. Curtis to provide any staff remarks for petitions being heard. The staff had no remarks.

Ms. Broughton then called the first item on the agenda.

1. **Sheenica Smiley – 309 Devon Ct. – Marketing Service** – Ms. Smiley was present. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approving the request. The motion carried unanimously.

2. **Gary Ross – 122 Galaxy Ave. – Clothing Service** – Mr. Ross was present. No one was present in opposition.

The motion was made by Mr. Rowland and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

3. **Amos Salisbury – 103 Anderson Ct. – Landscaping Service** – Mr. Salisbury was present. No one was present in opposition.

The motion was made by Mr. Head to recommend approval of the request and seconded by Mr. Rowland. The motion carried unanimously.

4. **Justin Vogt – 307 Johnson Rd. – Landscaping Service** – Mr. Vogt was present. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approval of the request. The motion carried unanimously.

5. **Callie Carr – 244 Peachtree Cir. – Floral Preservation** – Ms. Carr was present. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approval of the request. The motion carried unanimously.

6. **Waymon Lee – 132 Francis St. – Motorcycle Service** – Mr. Lee was present. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approval of the request. The motion carried unanimously.

**Ms. Broughton then opened the public hearing on zoning and annexations.**

7. **REZONING** – PSH Warner Robins LLC., request the rezoning of property, including all right-of-ways, together totaling 9.01 acres, located at 470 S. Houston Lake Rd., also known as tax parcel [0W79A0 011000]. The current zoning of the property is C-1 [Neighborhood Service Commercial District] [City] and the requested zoning is C-2 [General Commercial District] [City].

Darin Curtis advised the board that he recommends approving the request to **rezone**. There was no one in opposition to the request present.

The motion was made by Mr. Rowland and seconded by Mr. Head to recommend approval of the request to **rezone**. The motion carried unanimously.

8. **REZONING** – Casey Properties LLC., request the rezoning of property, including all right-of-ways, together totaling 8.9 acres, located at 1107 N. Davis Dr., also known as tax parcel [0W19A0 016000]. The current zoning of the property is R-2 [Single Family Residential District] [City] and the requested zoning is R-4 [Multi Family Residential District] [City].

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend to approve the request to **rezone**. The motion carried unanimously.

9. **ANNEXATION**– RCS Unlimited Properties, request the annexation of property, including all right-of-ways, totaling 1.15 acres, located on the east side of Wrasling Way, between Chilton Pl. and HWY. 96., also known as tax parcel [00077D 11A000]. The current zoning of the property is C-2 [General Commercial District],

[County], and the proposed zoning upon annexation is C-2 [General Commercial District] [City].

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend to approve the request to **annex**. The motion carried unanimously.

**10. VARIANCE** -- Sean Rollins, requests a setback variance, at 810 Corder Rd., from the 40-foot setback to a 20-foot setback. To allow for driveway.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend to approve the request for the **variance**. The motion carried unanimously.

**As there was no further business, the meeting was adjourned at 6:30 pm.**