

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of June 11, 2024

The regular meeting of the Warner Robins Planning and Zoning Commission was held on June 11, 2024, at 5:30 PM at City Hall. Those members present were, Todd Rissmiller, Jim Taylor, Rashaan Turner, and Sharon Broughton, and Jeffery Rowland was not present. 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 for a motion to approve the minutes from the last meeting. **Mr. Rissmiller** made the motion to approve the minutes and **Mr. Turner** seconded the motion. The motion passed unanimously. 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. Alyssa Dickey – 500 King Richard Dr. – Mobile Car Wash/Detailing

– Ms. Dickey was present. No one was present in opposition.

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

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2. Leondrel Butler – 321 Donna Dr. – Mobile Detailing

– Mr. Butler was present. No one was present in opposition.

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

3. Baxter Taylor – 110 Tor Dr. – Supply Service/Fasteners

– Mr. Taylor was present. No one was present in opposition.

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

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4. Kimberly Moore – 312 Athens St. -- Daycare

– Ms. Moore was present. No one was present in opposition.

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

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

- 1. REZONING – “FRIENDS OF LYDIA LLC”., request the rezoning of property, including all right-of-ways, totaling 73.83 acres, located at Vietnam Veterans Memorial Parkway, south of the intersection of Vietnam Veterans Memorial Parkway and 247 Connector, also known as tax parcels [052B 070] and [052B 071] respectively. The current zoning of [052B 070] is C-2 [General Commercial District] [County], and the proposed zoning upon annexation and rezoning is C-2 [General Commercial District] [City]. The current zoning of [052B 071] is R-3 [General Residential District] [County], and the proposed zoning upon annexation and rezoning is C-2 [General Commercial District] [City]**

Oliver Bateman represented the owners for the petition. There was no one in opposition to the request.

The motion was made by Mr. Taylor and seconded by Mr. Rissmiller to recommend approving the request to rezone. The motion carried unanimously

- 2. ANNEXATION/REZONE—Johnny Sledge, Randal Sledge, Sherry Hamblin, and Kathy Coghill, requests annexation and rezoning of property, including all right-of-ways, totaling 17.08 acres, located at the southern corner of the intersection of Russell Parkway and Sullivan Road, also known as tax parcel [060 042]. The current zoning of the property is R-AG [Residential Agricultural District] [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].**

Oliver Bateman represented the owners for the petition. There was no one in opposition to the request.

The motion was made by Mr. Taylor and seconded by Mr. Turner to recommend approving the request to annex. The motion carried unanimously

The motion was made by Mr. Rissmiller and seconded by Mr. Taylor to recommend approving the request to rezone. The motion carried unanimously

- 3. ANNEXATION – Smart8 Properties, LLC.,** requests the annexing of property, including all right-of-ways, totaling 2.94 acres, located on the east side of Moody Rd. north of the intersection of Moody Road and Alton Tucker Sr. Boulevard, also known as tax parcel [001020 014000]. 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].

Casey Graham represented the owners for the petition. There was no one in opposition to the request.

The motion was made by Mr. Rissmiller and seconded by Mr. Taylor to recommend approving the request to annex. The motion carried unanimously

- 4. ANNEXATION -- Hai Tsao – Requests the annexing of property, including all right-of-ways, totaling 1.07 acres, located at 113 N. Amanda Place, also known as tax parcel [00074E 079000]. The current zoning of the property is R-1 [Single Family Residential District], [County], and the proposed zoning upon annexation is R-1 [Single Family Residential District], [City]**

Mr. Tsao, the owner of the property was present. No one was in opposition present.

The motion was made by Mr. Taylor and seconded by Mr. Turner to recommend approving the request to annex. The motion carried unanimously.

- 5. ANNEXATION/REZONING -- Catherine Jones,** request the annexing and rezoning of property, including all right-of-ways, totaling 11.53 acres, located at 727 Old Perry Rd., also known as tax parcel [001050 038000]. The current zoning of the property is RAG [Residential Agricultural District], [County], and the proposed zoning upon annexation and rezoning is C-2 [General Commercial District], [City].

Keith Newton and Chad Bryant represented the owners for the petition. There multiple people in opposition to the request present.

Those in opposition that spoke were:

Alex Irvin, 667 Brock Rd. Her concerns were, procedural issues with the P&Z board at the last reading of this property, Spot zoning, traffic, no mutual aid, it will devalue other properties, and lack of services.

Jason Histercamp, 103 Roberts Rd. His concerns were, traffic statistics, accidents, impact on residents, safety, noise, loitering, gas smell, and he does not want this to be annexed.

Joy Mock, 734 Old Perry Rd. Her concerns were, noise, smell, light pollution, and devalue her property.

Terri DelGiorno, 704 Old Perry Rd. Her concerns were, accidents at intersection, and that Mr. Bryant's G.D.O.T. study was not accurate.

Mr. Bryant and Mr. Newton then addressed these issues with the residents.

Ms. Broughton asked Darin about spot zoning and what it meant for that property.

Darin addressed Ms. Broughton's question with the explanation of what spot zoning was and how this is a state highway and it is very conceivable to see that it is where commercial businesses are located. But that by definition, this was spot zoning, but commercial has to start somewhere on this route.

Mr. Rissmiller asks about the study that was done on this intersection pertaining to accidents.

Mr. Bryant responded with the data collected by G.D.O.T. at this intersection. He explained that it is not a study of all of HWY. 127.

The motion was made by Mr. Taylor and seconded by Mr. Rissmiller to recommend approving the request to annex. The motion carried with approval, with Mr. Turner in opposition.

The motion was made by Mr. Taylor and seconded by Mr. Rissmiller to recommend approving the request to rezone. The motion carried with approval, with Mr. Turner in opposition.

- 6. ANNEXATION/REZONING** – Catherine Jones, requests the annexing and rezoning of property, including all right-of-ways, totaling 2.0 acres, located at 2717 HWY 127, also known as tax parcel [001050 085000]. The current zoning of the property is RAG [Residential Agricultural District], [County], and the proposed zoning upon annexation and rezoning is R-1 [Single Family Residential District], [City].

Keith Newton and Chad Bryant represented the owners for the petition. There multiple people in opposition to the request present.

Those in opposition that spoke were:

Alex Irvin, 667 Brock Rd. Her concerns were, procedural issues with the P&Z board at the last reading of this property, Spot zoning, traffic, no mutual aid, it will

devalue other properties, and lack of services.

Jason Histercamp, 103 Roberts Rd. His concerns were, traffic statistics, accidents, impact on residents, safety, noise, loitering, gas smell, and he does not want this to be annexed.

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Mr. Rissmiller asks about the study that was done on this intersection pertaining to accidents.

Mr. Bryant responded with the data collected by G.D.O.T. at this intersection. He explained that it is not a study of all of HWY. 127.

The motion was made by Mr. Rissmiller and seconded by Mr. Taylor to recommend approving the request to annex. The motion carried with approval, with Mr. Turner in opposition.

The motion was made by Mr. Taylor and seconded by Mr. Rissmiller to recommend approving the request to rezone. The motion carried with approval, with Mr. Turner in opposition.

As there was no further business, the meeting was adjourned at 8:00 pm.