

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of April 8, 2025

The regular meeting of the Warner Robins Planning and Zoning Commission was held on April 8, 2025, at 5:30 PM at City Hall. Those members present were, Todd Rissmiller, Jim Taylor, Jeffery Rowland and Sharon Broughton. Michael Moriarty was also present representing planning staff.

Mr. Rissmiller 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.

Mr. Rissmiller then asked for a motion to approve the minutes from the last meeting. Mr. Taylor made the motion to approve the minutes and Mr. Rowland seconded the motion. The motion passed unanimously.

Mr. Rissmiller then called the first item on the agenda. Home occupation requests.

- 1. Clint Bremner – 267 Peachtree Cir. – General Contractor** – Mr. Bremner was present. No one was present in opposition.

The motion was made by Mr. Taylor to approve and seconded by Mr. Rowland. The motion carried unanimously.

- 2. Arthur Ray – 217 Evergreen St. – Cleaning Service** – Mr. Arthur Ray was not present. No one was present in opposition.

The motion was made by Mr. Taylor to table the request and seconded by Mr. Rowland. The motion carried unanimously.

- 3. Desmond Brown – 100 Winterton Way – Commercial Cleaning** – Mr. Brown was present. No one was present in opposition.

The motion was made by Ms. Broughton to approve and seconded by Mr. Taylor. The motion carried unanimously.

- 4. Erica Burnett – 212 Rose Hill Dr. – Health & Wellness** – Ms. Burnett was present. No one was present in opposition.

The motion was made by Mr. Rowland to approve and seconded by Mr. Taylor. The motion carried unanimously.

- 5. Garmon West – 216 Stacey Ln. – Real Estate School** – Mr. West was not present. No one was present in opposition.

The motion was made by Mr. Taylor to table the application and seconded by Ms. Broughton. The motion carried unanimously.

- 6. Garmon West – 216 Stacey Ln. – Real Estate** – Mr. West was not present. No one was present in opposition.

The motion was made by Mr. Taylor to table the application and seconded by Ms. Broughton. The motion carried unanimously

- 7. Sharon Smith – 205 Loudon Hill – Non-Profit Organization** – Ms. Smith was present. No one was present in opposition.

The motion was made by Mr. Taylor to approve and seconded by Mr. Rowland. The motion carried unanimously.

- 8. Shane Shifflett – 102 Castle Pines Dr. – Movie Props** – Mr. Shifflett was present. No one was present in opposition.

The motion was made by Mr. Taylor to approve and seconded by Ms. Broughton. The motion carried unanimously.

- 9. Jessica Castillo – 318 Alabama Ave. – Landscaping** – Ms. Castillo was present. No one was present in opposition.

The motion was made by Ms. Broughton to approve and seconded by Mr. Taylor to table the request. The motion carried unanimously.

- 10. Omar Smith – 416 Post Oak Way –Transportation** – Mr. Smith was not present. No one was present in opposition.

Mr. Rowland made a motion to table the application. Mr. Taylor seconded the motion. The motion carried unanimously.

- 11. Stefi Lopez – 106 Indian Forest Trail – Bakery** --- Ms. Lopez was present. No one was present in opposition.

Mr. Rowland made a motion to approve. Mr. Taylor seconded the motion. The motion carried unanimously.

Mr. Rissmiller then moved the meeting to the zoning portion of the night. First and only request to be heard was below.

1. **ANNEXATION/REZONING** -- Harriette Davis, requests the annexation and rezoning of property, including all right-of-ways, totaling 22.97 acres, located at 120 Kennel Dr., also known as tax parcel [000730 032000]. The current zoning of the property is R-1 [Single Family Residential District], [County], and the proposed zoning upon annexation is R-4 [Multi Family Residential District], [City].

Mr. Marshall Aiken of The Beverly Seals organization represented the owners for the petition. There were two residents of Houston County present in opposition to the request.

Mr. Aiken spoke first and explained the plans for the development and justified the reason for annexation and rezoning of the parcel of land.

Those in opposition spoke next. Mr. David and Ms. Mary Jones of 123 Flournoy Dr. Their concerns were as follows: Impervious surfaces and the volume of water from rain runoff, the ball gall creek's ability to handle additional runoff, pedestrian crossings, light and noise pollution generating from an apartment complex.

These issues were addressed by Mr. Aiken in a rebuttal to the concerns.

After a brief discussion among the P&Z board members, a motion was made by Mr. Taylor to approve the proposed annexation and rezoning of the property to R-4 (Multi Family Residential District) (City) from the current zoning of R-1 (Single Family Residential District) (County), with the **stipulation of a tree buffer along the property line facing the existing neighborhood**. Mr. Broughton seconded the motion. The motion carried unanimously.

As there was no further business, the meeting was adjourned at 7:30 pm.