

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of May 13, 2025

The regular meeting of the Warner Robins Planning and Zoning Commission was held on May 13, 2025, at 5:30 PM at City Hall. Those members present were, Jim Taylor, Jeffery Rowland and Sharon Broughton. Todd Rissmiller was not present. Michael Moriarty and Darin Curtis were also present representing planning staff.

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

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

- 1. Neisha Ward – 1102 Adirondac Way – Jewelry Service** – Ms. Ward was not present. No one was present in opposition.

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

- 2. Marcus Dennis – 307 Lasso Dr. – Appliance Repair** – Mr. Dennis was present. No one was present in opposition.

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

- 3. Camille Wattier – 129 Coyote Run – Candle Maker** – Ms. Wattier was present. No one was present in opposition.

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

- 4. Ryan Wood – 904 Westwood Dr. – Handyman** – Mr. Wood was present. No one was present in opposition.

The motion was made by Ms. Broughton to approve and seconded by Mr. Rowland, with the exception of, Mr. Wood presenting a state license before a home occupation license be issued. The motion carried unanimously.

- 5. Adrienne Bibb – 313 Haywood Dr. – Travel Advisor** – Ms. Bibb was not present. No one was present in opposition.

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

- 6. Valencia Gooden – 1205 Leverette Rd. – Online Clothing** – Ms. Gooden was not present. No one was present in opposition .

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

- 7. Tisha Martinez – 103 Newton Ln. – Private Chef** – Ms. Martinez was present. No one was present in opposition.

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

- 8. 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. Rowland to withdraw the application and seconded by Ms. Broughton. The motion carried unanimously.

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

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

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

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

- 1. REZONING – Jay’s Home Construction, requests the rezoning of property, including all right-of-ways, totaling .33 acres, located at 305 N. Fourth St., also known as tax parcel [0W002L 16A000]. The current zoning of the property is M-1 [Wholesale and Light Industrial District], and the proposed zoning upon annexation is R-4 [Multi Family Residential District].**

Mr. Jay Westbrook was present. No one was present in opposition.

A motion was made by Mr. Rowland to approve the proposed rezoning. Ms. Broughton seconded the motion. The motion carried unanimously.

- 2. REZONING – Irma Mondragon, requests the rezoning of a portion of the property, including all right-of-ways, totaling 5.8 acres, located at the south west corner of the intersection at Leverette Rd. and Corder Rd., also known as tax parcel [0W0650 187000]. The current zoning of the property is C-2 [General Commercial District], and the proposed zoning upon annexation is R-4 [Multi Family Residential District].**

Mr. Scott Free was present to represent the property owner. No one was present in opposition.

A motion was made by Ms. Broughton to approve the proposed rezoning. Mr. Rowland seconded the motion. The motion carried unanimously.

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