

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of November 12, 2024

The regular meeting of the Warner Robins Planning and Zoning Commission was held on November 12, 2024, at 5:30 PM at City Hall. Those members present were, Todd Rissmiller, Jim Taylor, Rashaan Turner, Sharon Broughton, and Jeffery Rowland. 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. Rowland** 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. Cristi Meyers – 109 Latham Drive – Yard Sign Service** – Ms. Meyers was present. No one was present in opposition.

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

- 2. Morgan Coates – 101 Twelfth Fairway – Daycare**  
– Ms. Coates was present. Ms. Liza Cruz, 200 Landing Point, was present in opposition. Ms. Cruz asked about the re-zoning of the property at 101 Twelfth Fairway. She was advised by staff that this was not a re-zoning case. Nothing further.

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

- 3. Tracy Redd – 212 Sage Drive – Non-Emergency Medical Transport**  
– Mr. Redd was present. No one was present in opposition.

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

- 4. Tonecia Howell – 118 Newton Lane – Baked Goods**  
– Ms. Howell 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

**5. Kayla Enriquez – 202 Arden Drive – Baking Service**

– Mr. Enriquez 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.

**6. Abezash Terfasa – 123 Galaxy Ave. – Non-Emergency Medical Transport**

– Ms. Terfasa 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.

**7. Nadine Cater – 124 Chasen Court – Online store**

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

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

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

- REZONING -- 3 V Investment Group requests the rezoning of property, including all right-of-ways, totaling 3.6 acres, located on the north west side of Elberta Rd. and across from the intersection of Imperial Circle West and Elberta Road, also known as tax parcel [0W045F 007000]. The current zoning is C-2 [General Commercial District] [City], and the proposed zoning upon rezoning is R-4 [Multi-Family Residential District] [City].**

Derek Foster represented the owners for the petition. There one person in opposition to the request.

**Mr. Francisco Alvarez**, of 1009 Elberta Rd., spoke on the issues of traffic increase and the property being on a “blind curve”, thus causing accidents. He was also in opposition to the property being re-zoned to R-4 designation. Nothing further.

The motion was made by Mr. Turner and seconded by Mr. Rissmiller to recommend tabling the request to re-zone until the next monthly meeting in December. The motion carried with Mr. Taylor in opposition.

2. **ANNEXATION/REZONING – Alexis Investments, LLC. requests the annexing and rezoning of property, including all right-of-ways, totaling 309.4 acres, located on the south east side of Moody Road between Woodard Road and Bob White Road, also known as tax parcel [001040 129000]. The current zoning of the property is zoned R-1 [Single Family Residential District] and R-AG [Residential Agricultural District], [County], and the proposed zoning upon annexation is R-2 [Single Family Residential District], [City].**

**Keith Newton** represented the owners for the petition. There were numerous people in opposition to the request.

Ms. Broughton allowed the group to pick a few members to speak and gave a time limit of 10 minutes for all comments.

The first to speak was Ms. Kima Poole of 117 Country Ln. Ms. Poole's concerns were, traffic increases, and doesn't want an R-2 designation because that would mean du-plex and tri-plex homes could be built.

The next to speak was, Ms. Debbie Stone of 104 Country Ct. Ms. Stone's concerns were, traffic increases, and doesn't want an R-2 designation because that would mean du-plex and tri-plex homes could be built.

The next to speak was, Mr. Jeff Morgan of 110 Richfield Cir. Mr. Morgan's concerns were, the size of the houses being smaller than 1000 sq. ft.

Next to speak was Mr. Richard Chamberlin of 100 Fieldfare Dr. Mr. Chamberlin's concerns were, he did not want the R-2 designation because apartments could be built and does not want apartments built around his home.

The last to speak was Mr. Dave Shipeltt of 220 Fieldfare Dr. Mr. Shipeltt's concerns were, the more houses and roads that were built means more concrete and in turn more stormwater runoff. He was concerned for the runoff into his property and wanted to know if the EPD was involved with this project.

Mr. Newton addressed all concerns brought up to the board by opposition. Staff

advised the opposition that an R-2 Designation is a single-family home designation. and does not allow for apartments or du-plex homes.  
No other comments.

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

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

- REZONING -- J&B Capitol Group, LLC. requests the rezoning of properties, including all right-of-ways, totaling 15.10 acres, located on the north east corner of Southland Station, and Tallulah Trail, also known as tax parcels [0W0870 39A000], [0W0870 39D000], [0W0870 39B000], [0W0870 39C000]. The current zoning of the property is C-2 [General Commercial District], [City], and the proposed zoning upon rezoning is PDR [Planned Development Residential District], [City].**

**Brian Braun** represented the owners for the petition. There was one person in opposition to the request.

The person in opposition was, **Ms. Margie Cunningham** of 266 Southland Station. Ms. Cunninghams's concerns were increased traffic, decrease in her property value, and that the advertised sign read with the wrong zoning designation. Ms. Cunningham stated that the sign stated the the property was reading that the property was changing to R-4 instead of PDR designation.

The motion was made by Mr. Taylor and seconded by Mr. Turner to recommend approving the request to re-zone. Contingent on the sign stating the correct designation. The motion carried unanimously

- ANNEXATION/REZONING -- WILSON CHARLIE ESTATE IN REM C/O JOHNNY B WILSON requests the annexing and rezoning of property, including all right-of-ways, totaling 145.5 acres, located at 227 Wilson Road, also known as tax parcel [001030 015000]. The current zoning of the property is zoned R-AG [Residential Agricultural District], [County], and the proposed zoning upon annexation is R-2 [Single Family Residential District], [City].**

**Mr. Brian Braun**, representing the owner of the property was present. 2 people in opposition were present.

The first person in opposition that spoke was **Mr. Chris Dow** of 408 Morgan Ranch Cir. Mr. Dow's concerns were, city services being available to accommodate more homes, traffic, and water leaks in his neighborhood.

**Mr. Monte Walters**, Director of the City of Warner Robins utility department addressed the concerns presented by Mr. Dow.

The next to speak was **Ms. Melissa Abraham** of 403 Morgan Ranch Cir. Ms. Abraham's concerns were, city services being available to accommodate more homes, traffic, and water leaks in his neighborhood

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

The motion was made by Mr. Rowland and seconded by Mr. Turner to recommend approving the request to re-zone. The motion carried unanimously.

5. **REZONING** -- CCCCT Investments, LLC. requests the rezoning of property, including all right-of-ways, totaling 9.11 acres, located on the east side of West Wrasling Way, between Minter Drive and Warren Drive, also known as tax parcel [0W1020 19A000]. The current zoning of the property is zoned R-2 [Single Family Residential District], [City].

**Chad Bryant** represented the owners for the petition. There were four people in opposition to the request present.

Those in opposition that spoke were:

**Ms. Elizabeth Fenimore** of 305 Carver Ct. Ms. Fenimore's concerns were, the number of townhomes being too many, stormwater and the retention pond not being able to handle the runoff after it is re-configured, traffic, and water leaks in her neighborhood.

**Mr. Marquis Lambert** of 203 Minter Dr. Mr. Lambert's concerns were, the retention pond not being able to handle the runoff after it is re-configured,

traffic, erosion, damage to his fence, and street conditions

**Mr. Mike West.** Mr. West's concerns were the retention pond overflowing, damaged fence, and inquired about an EPD study being performed.

**Mr. Keith Sentak** of 205 Minter Dr. Mr. Sentak advised his concerns as his fence falling in due to the construction and does not want neighbors behind him.

Mr. Bryant then addressed these issues with the residents.

The motion was made by Mr. Rowland and seconded by Mr. Rissmiller to recommend approving the request to re-zone. The motion carried unanimously.

- 6. SPECIAL EXCEPTION -- Kena L. White requests a Special Exception to allow a group home in a R-2 [Single Family Residential District] located at 301 Chestnut Road, Warner Robins GA, 31088. Said proposed group home will be a home care facility.**

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

- 7. Preliminary Platt – Morgan Ranch Subdivision**

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

- 8. Preliminary Plat – Robins Estates Northside drive**

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

**As there was no further business, the meeting was adjourned at 8:30 pm.**