

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of September 9, 2025

The regular meeting of the Warner Robins Planning and Zoning Commission was held on September 9, 2025, at 5:30 PM at City Hall. Those members present were, Jim Taylor, Jeffery Rowland, and Todd Rissmiller. Michael Moriarty and Darin Curtis were also present representing planning staff. Ms. Broughton was not present

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 adopt the agenda for this meeting meeting. Mr. Taylor made the motion to adopt the agenda and Mr. Rowland seconded the motion. The motion passed unanimously.

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

Mr. Rissmiller then called the first item on the agenda. Zoning Ordinance Amendment.

- 1. ZONING CODE AMENDMENT** --The Planning & Zoning Commission of the City of Warner Robins will hear a request pertaining to the amendment of the City's Zoning Regulations to establish a text amendment Warner Robins' Code of Ordinances, Appendix C, Article IX, sections 71, 95, and 114, et. Seq., relating to the regulation of home occupation permits.

Mr. Darin Curtis, representing the City of Warner Robins Planning and Zoning Department was present. No one was present in opposition.

A motion was made by Mr. Taylor to approve the proposed rezone. Mr. Rowland seconded the motion. The motion carried unanimously.

Mr. Rissmiller then called the second list of items on the agenda. Home Occupation Requests

- 2. Andy Rolls – 126 Dewberry Trail – Mobile Pet Grooming –** Mr. Rolls 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.

- 3. Matthew Curl – 118 Redwood Dr. – Freeze Drying Candy–** Mr. Curl 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.

- 4. Heather Coy – 703 Westwood Dr. – Event Entertainment –** Ms. Coy was present. No one was present in opposition.

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

- 5. Yonkita Huggins – 107 Sidney St. – Mobile Hospitality –** Ms. Huggins was present. No one was present in opposition .

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

- 6. Tyrese Sultan – 203 Audubon Way – Lawn Care –** Mr. Sultan 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.

- 7. Keven Noel – 115 Colonial Rd. – Lawn Care/ Bike Repair --** Mr. Noel 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.

- 8. Shannon Murphey – 416 Alan-A-Dale Ct. – Mobile Pet Grooming —**Ms. Murphy was present. No one was present in opposition.

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

- 9. Michael Sloop – 704 Sark Dr. – Photography --** Mr. Sloop was present. No one was present in opposition.

The motion was made by Mr. Rowland to approve the request and seconded by

Mr. Taylor. The motion carried unanimously.

- 10. Travis Vicks – 2241 Moody Rd. – Lawn Care** —Mr. Vicks was not present. No one was present in opposition.

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

- 11. Sharamane Jackson – 106 Lacey Oak Lane – Forestry Mulching** – Ms. Jackson was not present. No one was present in opposition.

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

- 12. Gidget Preacely – 215 Tracey Terr. – Travel Agent** -- Ms. Preacely was present. No one was present in opposition.

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

- 13. Matthew Walker – 218 Castle Pines Dr. – First Aid/CPR** – Mr. Walker was present. No one was present in opposition.

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

- 14. Wantha Robinson – 400 Rosewater Dr. – Cleaning Service** -- Ms. Robinson was present. No one was present in opposition.

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

- 15. Shayunda Lockhart – 906 Arrowhead Trail – Home Care** – Ms. Lockhart was not present. No one was present in opposition.

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

Mr. Rissmiller then moved to the public hearing for zoning actions.

- 16. REZONING – Sujano LLC requests the rezoning of property, totaling 8.2 acres, located at the north east corner of S Houston Lake Rd. and S Corder Rd., also known as tax parcel [0W0670 012000]. The present zoning is R-1 [Single Family Residential District], and the proposed zoning is C-2 [General Commercial District].**

Mr. Rob Fricks was present representing the owner. One person was present in opposition.

Ms. Inga Clark, of 409 Creekview Trail, addressed concerns for the deforestation of the land and the wild animals it will displace. Other concerns were for traffic, drainage and not wanting a liquor store located at this site.

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

- 17. REZONING – Jay’s Home Construction & General Construction INC. requests the rezoning of property, totaling .57 acres, located at the north west side of the intersection at Robins Dr. and S. Third St., also known as tax parcel [0W003C 005000]. The present zoning is R-3 [General Residential District], and the proposed zoning is R-4 [Multi Family Residential District].**

Jay Westbrook, the owner, was present.

One person was present in opposition.

Mr. Marcus Bynock, of 205 Doyle Street, addressed concerns of sewer overload, and burdens on the community of approving a multifamily designation on the site.

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

- 18. REZONING -- Flint EMC requests the rezoning of property’s, totaling 19.97 acres, located at 1941 Russell Pkwy., also known as tax parcels [0W79B0 031000], [0W79B0 032000], [0W79B0 034000], and [0W79B0 035000]. The present zoning is C-2 [General Commercial District], and the proposed zoning is PDE [Planned Development Extraordinary District].**

Don Carter was present, representing Flint Energies. No one was present in opposition.

A motion was made by Mr. Taylor to approve the proposed rezone. Mr. Rowland seconded the motion. The motion carried unanimously.

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