

# WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of September 10, 2024

The regular meeting of the Warner Robins Planning and Zoning Commission was held on September 10, 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. Rissmiller** made the motion to approve the minutes and **Mr. Taylor** 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. Moises Cuevas-Hernandez – 207 Crestwood Terrace – Landscape Service**  
– Mr. Cuevas-Hernandez 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.

- 2. Odalis Tzefakes – 104 Kingsbury Cir. – Cleaning Service**  
– Mr. Tzefakes was present. No one was present in opposition.

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

- 3. Dara McClenden – 302 Erin Way – Real Estate Service**  
– Ms. McClendon was not present. No one was present in opposition.

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

- 4. Earl Harrison – 91 Bass Rd. Unit 229 – Home Health Care Service**  
– Mr. Harrison 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.

**5. Meleneise Williams – 441 Feagin Mill Rd. – Baking Service**

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

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

**6. Kwatoria Bryant – 308 Wilmington Dr. – Homecare Services**

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

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

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

**1. ANNEXATION – Scott Free requests the annexing of property, including all right-of-ways, totaling 1.102 acres, located at 1279 S. Houston Lake Rd., also known as tax parcel [00077D 006000]. The current zoning is C-2 [General Commercial District] [County], and the proposed zoning upon annexation and rezoning is C-2 [General Commercial District] [City].**

Scott Free 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. Rowland to recommend approving the request to annex. The motion carried unanimously

**2. ANNEXATION/REZONE -- Harriette Davis requests the annexing 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].**

Marshall Aiken 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. Turner to recommend approving the request to annex. The motion carried unanimously

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

**3. VARIANCE – Old Town Investments requests a variance to exceed the maximum number of consecutive attached single-family dwellings as outlined in section 92 of the Warner Robins Municipal Code/Zoning Code.**

Darren Crozier was present to represent Old Town Investments. No one was present in opposition.

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

**As there was no other business, Ms. Broughton brought the meeting to a close at 7:00 P.M.**