

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of June 13, 2023

The regular meeting of the Warner Robins Planning and Zoning Commission was held on June 13, 2023, at 5:30 PM at City Hall. Those members present were, Sharon Broughton, Arthur Head, and Jeffery Rowland. Todd Rissmiller and Miranda Britt attended remotely by phone. 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 if there was a motion to approve the minutes from last meeting. **Mr. Head** made the motion to approve the minutes and **Mr. Rowland** seconded the motion. The motion passed with all members of the board in agreeance. 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. **Jorge Echeverria – 123 Porkie Dr. – Remodeling Service** – Mr. Echeverria was not present. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend tabling the request. The motion carried unanimously.

Mr. Echeverria's request was withdrawn by P&Z staff because this was the third meeting that he did not attend.

2. **Nickie Spires – Hair Salon** – Ms. Spires was present. No one was present in opposition.

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

3. **Beisy Carranza – 107 Rex Ct. – Construction Service** – Ms. Carranza was present. No one was present in opposition.

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

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4. **Lindus Seymour – 205 Buckskin Dr. – Automotive Glass Service** – Mr. Seymour was present. No one was present in opposition.

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

- 5. Kelly Evans – 108 Ironwood Dr. – Landscaping Service** – Mr. Evans was present. No one was present in opposition.

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

- 6. Alana Davies – 203 Atrium Ct. – Virtual Assistant** – Ms. Davies was present. No one was present in opposition.

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

- 7. Jay Gresham – 135 Kentshire Ln. – Excavation Service** – Mr. Gresham was present. No one was present in opposition.

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

- 8. Mike Balducci – 205 Erin Way – HVAC Service (Duct Cleaning)** – Mr. Balducci was present. No one was present in opposition.

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

- 9. Jamie Presley – 905 Falkirk Dr. – HVAC Service (Duct Cleaning)** – Ms. Presley was not present. No one was present in opposition.

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

- 10. LePorsche Cannon – 107 Suwanee Ave. – Hair Salon** – Ms. Cannon was present. No one was present in opposition.

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

- 11. Charles Allen – 209 Hillcrest Ave. – Food Truck** – Mr. Allen was present. No one was present in opposition.

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

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

1. **1st READING--ANNEXATION & REZONING** – Houston Residential Rentals LLC. request the rezoning of property, including all right-of-ways, together totaling 2.01 acres, located at the south west corner of N. Houston Road and Brookhaven Circle, also known as tax parcel [0W71A0 020000]. The current zoning of the property is C-2 [General Commercial District] [City] and the requested zoning is R-4 [Multi-Family Residential District] [City].

Darin Curtis advised the board that he recommends approving the request to **annex**. There was no one in opposition to the request present.

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

Darin Curtis advised the board that he recommends approving the request to **rezone**. There was no one in opposition to the request present.

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

2. **REZONING** – Flint EMC., request the rezoning of property, including all right-of-ways, totaling 156.12 acres, located at the south west corner of HWY 41 and Robins International Blvd., also known as tax parcel, [061 006 B]. The current zoning of the property is C-2 [General Commercial District] [City] and the proposed zoning is M-2 [Industrial District] [City].

Darin Curtis advised the board that he recommends approving the request to **rezone**. There was no one in opposition to the request present.

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

3. **Preliminary Plat Approval** – O'Brien Farms, Phase 2

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approval of the request to approve the preliminary plat. The motion carried unanimously.

As there was no further business, the meeting was adjourned at 6:10 pm.

