

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of August 13, 2024

The regular meeting of the Warner Robins Planning and Zoning Commission was held on August 13, 2024, at 5:30 PM at City Hall. Those members present were, Jim Taylor, Rashaan Turner, Sharon Broughton, and Jeffery Rowland. Todd Rissmiller was not present. 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. Peyton King – 107 Belaire Dr. – Mobile Dog Grooming

– Mr. King was present. No one was present in opposition.

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

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2. Vanessa Martin – 209 Meadow Run Dr. – Alteration Service

– Ms. Martin 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. James Fleming – 104 Dry Brook Ct. – Pool Construction

– Mr. Fleming was present. No one was present in opposition.

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

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4. Angelica Diaz – 232 Creek Cove Trl. – Fence Construction

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

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

5. Tuan Mai – 204 Post Oak Way – Eyelash Service

– Mr. Mai was present. No one was present in opposition.

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

6. Dewayne Adams – 94 Gawin Dr. – Headlight Restoration

– Mr. Adams 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.

- 1. ANNEXATION -- Pamela Urban and Mark Rogers request the annexation of property, including all right-of-ways, totaling 0.51 acres, located at 1272 S. Houston Lake Rd., also known as tax parcel [00077D 021000]. 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].**

Allen Shackleford 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. Turner to recommend approving the request to Annex. The motion carried unanimously

- 2. ANNEXATION -- Valerie Whipple requests the annexation of property, including all right-of-ways, totaling 1.03 acres, located at 1274 S. Houston Lake Rd., also known as tax parcel [00077D 020000]. The current zoning of the property is C-2 [General Commercial District], [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].**

Allen Shackleford represented the owners for the petition. There was no one in opposition to the request.

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

- 3. ANNEXATION -- David Whipple requests the annexation of property, including all right-of-ways, totaling 1.07 acres, located at 1276 S. Houston Lake Rd., also known as tax parcel [00077D 019000]. The current zoning of the property is C-2 [General Commercial District [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].**

Allen Shackelford 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. Turner to recommend approving the request to Annex. The motion carried unanimously

- 4. ANNEXATION -- Valerie Craig requests the annexation of property, including all right-of-ways, totaling 2.33 acres, located at the south west corner of Wrasling Way and Moran Street, also known as tax parcel [00077D 062000]. The current zoning of the property is C-2 [General Commercial District [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].**

Allen Shackelford 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

- 5. ANNEXATION -- HOCOGA LLC. requests the annexation of property, including all right-of-ways, totaling 2.01 acres, located at 1278 S. Houston Lake Rd., also known as tax parcel [00077D 018000]. The current zoning of the property is C-2 [General Commercial District [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].**

Allen Shackelford represented the owners for the petition. There was no one in opposition to the request.

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

- 6. ANNEXATION -- Scott Free requests the annexation of property, including all right-of-ways, totaling 1.01 acres, located at 1280 S. Houston Lake Rd.,**

also known as tax parcel [00077D 017000]. The current zoning of the property is C-2 [General Commercial District [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].

Allen Shackelford represented the owners for the petition. There was no one in opposition to the request.

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

- 7. ANNEXATION -- Vijay Properties INC. requests the annexation of property, including all right-of-ways, totaling 0.91 acres, located at the midway point, on the west side of Moran St., also known as tax parcel [000770 081000]. The current zoning of the property is C-2 [General Commercial District [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].**

Allen Shackelford 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.

- 8. ANNEXATION/REZONE -- Mount Calvary Lutheran Church requests the annexation and rezoning of property, including all right-of-ways, totaling 1.35 acres, located at former portion of 417 Nelson Dr., also known as tax parcel [00074E 170000]. The current zoning of the property is R-1 [Single Family Residential District [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].**

Members of Mt. Calvary were present. 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.

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

9. REZONE -- Edward Whipple requests the rezoning of property, including all right-of-ways, totaling 3.66 acres, located at the north west corner of Davis Drive and King Drive, also known as tax parcel [0W19A0 015000]. The current zoning of the property is R-2 [Single Family Residential District [City], and the proposed zoning upon rezoning is C-2 [General Commercial District], [City].

Mr. Bruce Jenkins was present to represent Mr. Whipple. There was no one in opposition to the request.

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

10. ANNEXATION -- 4D Properties requests the the annexation of property, including all right-of-ways, totaling 2.0 acres, located at the south east corner of the intersection of Vietnam Veterans Parkway and Russell Parkway, also known as tax parcel [051 024 A]. The current zoning of the property is C-2 [General Commercial District], [County], and the proposed zoning upon rezoning is C-2 [General Commercial District], [City].

Oliver Bateman was present to represent the petitioner. There was no one in opposition to the request.

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

11. ANNEXATION -- Oliver Bateman on behalf of the registered owner, requests the annexation of property, including all right-of-ways, totaling 0.17 acres, located at just south of the south east corner of the intersection of Vietnam Veterans Parkway and Russell Parkway, also known as tax parcel [051 021]. The current zoning of the property is R-AG [Residential Agricultural District], [County], and the proposed zoning upon rezoning is R-AG [Residential Agricultural District], [City].

Oliver Bateman was present to represent the petitioner. 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.

12. VARIANCE -- FIRST CHURCH OF THE NAZARENE requests to reduce lot size from the minimum lot size of 10,000 square feet (R-2), to 9,134.99 square feet.

Members of the First Church of the Nazarene present. There was no one in opposition to the request.

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

As there was no further business, the meeting was adjourned at 1830.