

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of November 14, 2023

The regular meeting of the Warner Robins Planning and Zoning Commission was held on October 10, 2023, at 5:30 PM at City Hall. Those members present were, Sharon Broughton, Todd Rissmiller, Miranda Britt, and Jeffery Rowland. Arthur Head was not in alternance. 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. Rissmiller** made the motion to approve the minutes and **Ms. Britt** 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. **Autumn Spears – 104 Sonny Dr. – Hair Salon** – Ms. Spears was present. No one was present in opposition.

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

2. **Renita Golphin – 113 S. Pleasant Hill Rd. – Mobile Food Truck** – Ms. Golphin was present. No one was present in opposition.

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

3. **Kena White – 301 Chestnut Rd. – Daycare** – Ms. White was present. No one was present in opposition.

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

4. **Felicia Holston – 103 Franklin Sq. – Home Health Service** – Ms. Holston was present. No one was present in opposition.

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

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

1. **REZONING** – Green Acres Baptist Church, request the rezoning of property, including all right-of-ways, totaling 1.43 acres, located at the south side of Greenbriar Rd., between Eleberta Rd. and Briarwood Dr., also known as tax parcel [0W044D 04A000]. The current zoning of the property is R-2 [Single Family Residential District], [City], and the proposed zoning upon annexation is R-4 [Multi Family Residential District], [City].

No representatives for the petition were present. There was no one in opposition to the request present.

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

2. **VARIANCE**—Danny Patel, requests a Variance to reduce the number of parking spaces from the required 44 spaces, to 44 for a proposed 47 room hotel. The property is located on West Wrasling Way, parcel number 000770 11A000. This property has recently been annexed into the Warner Robins city limits.

No representatives for the petition were present. There was no one in opposition to the request present.

The motion was made by Mr. Rissmiller and seconded by Ms. Britt to recommend to table the request of a **variance**. The motion carried unanimously.

As there was no further business, the meeting was adjourned at 6:00 pm.