

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of July 11, 2023

The regular meeting of the Warner Robins Planning and Zoning Commission was held on July 11, 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 **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. **Marco Barron – 107 Lacey Oak Ln. – Landscaping Service** – Mr. Barron was present. No one was present in opposition.

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

2. **Sheryl Bryant – 122 Emberly Ln. – Hair Salon** – Ms. Bryant was present. No one was present in opposition.

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

3. **Tamicka Jackson – 161 Rolling Woods Cir. – Daycare** – Ms. Jackson was present. No one was present in opposition.

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

4. **Connie Bibb – 101 Woods Cove Ln. – Landscaping Service** – Ms. Bibb was present. No one was present in opposition.

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

5. **Jasmine Presley – 105 Falkirk Dr. – Duct Cleaning Service** – Mr. Presley was present. No one was present in opposition.

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

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

1. **2nd READING- 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 **rezone**. There was no one in opposition to the request present.

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

2. **ANNEXATION & REZONING** – Ms. Wanda Watson requests the annexation and rezoning of a portion of the property, including all right-of-ways, totaling 2.64 acres, located at the south side of Watson Blvd., 2,150 Ft. west from the intersection of Watson Blvd. and HWY 41, also known as tax parcel [000480 02B000]. The current zoning of the property is RAG [Residential Agricultural District], [County], and the proposed zoning upon annexation is C-2 [General Commercial 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 Ms. Britt and seconded by Mr. Head 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 Ms. Britt to recommend approval of the request to **rezone**. The motion carried unanimously.

3. **ANNEXATION & REZONING** – Ernest Livingston requests the annexation and rezoning of three parcels of property, including all right-of-ways, totaling 3.22

acres, located at 108 Crestview Dr.[Parcel A], 109 Maxwell Dr.[Parcel B], and Crestview Dr.[Parcel C], also known as tax parcels, A [00122A 046000], 0.1.61 acres, B [00122A 053000], 0.54 acres, and parcel C [00122A 047000], 1.07 acres. The current zoning of the properties is R-4 [Multi-family Residential District] [County], and the proposed zoning upon annexation is R-4 [Multi-family Residential District], [City].

Darin Curtis advised the board that he recommends approving the request to **annex**. There were 2 people in opposition to the request present.

Mr. Chuck Hulon and his wife, of 124 Maxwell Dr., had concerns of traffic, infrastructure and crime that would be brought to the neighborhood because of the apartments.

Mr. Jamie Garner answered the concerns about these issues.

The motion was made by Mr. Head and seconded by Mr. Rissmiller 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 were two people in opposition to the request present.

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

- 4. ANNEXATION & REZONING** – Wesley Cone, representing Ms. Freda Wallentine and Ms. Carol Low, requests the annexation and rezoning of properties, including all right-of-ways, totaling 3.89 acres, located at 100 and 104 S. Amanda Place, also known as 100 S. Amanda Pl. tax parcel [00074E 099000], and 104 S. Amanda Pl. tax parcel [00074E 172000]. The current zoning of both properties is R-1 [Single-Family Residential District], [County], and the proposed zoning upon annexation of 100 S. Amanda Pl. is C-2 [General Commercial District], [City]. 104 S. Amanda Pl. will remain R-1 [Single Family Residential District] [City]

Darin Curtis advised the board that he recommends approving the request to **annex**. There two people in opposition to the request present.

Mr. Chris Pritchett and Ms. Kimberly Pritchett, both of 124 Carterwoods Dr.

Mr. and Ms. Pritchett both voiced concerns about The City of Warner Robins conducting illegal hearings because the 6 month waiver for re-petitioning the city was not followed.

Mr. Curtis assured the pair that the meetings were not illegal and this was confirmed by the city attorney. He also re-iterated that there will be no access granted onto S. Amanda place and buffers will be installed prior to approval of site plans.

The motion was made by Mr. Rissmiller and seconded by Mr. Head 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 were two people in opposition to the request present.

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

As there was no further business, the meeting was adjourned at 6:30 pm.