

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of August 12, 2025

The regular meeting of the Warner Robins Planning and Zoning Commission was held on August 12, 2025, at 5:30 PM at City Hall. Those members present were, Jim Taylor, Jeffery Rowland, Sharon Broughton and Todd Rissmiller. Michael Moriarty and Darin Curtis were also present representing planning staff.

Mr. Rissmiller 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.

Mr. Rissmiller then asked for a motion to approve the minutes from the last meeting. Ms. Broughton made the motion to approve the minutes and Mr. Rowland seconded the motion. The motion passed unanimously.

Mr. Rissmiller then called the first items on the agenda. Home occupation requests.

- 1. Jonathan Baston – 500 Southern Woods Trail – Pressure Washing–** Mr. Baston was present. No one was present in opposition.

The motion was made by Mr. Taylor to approve and seconded by Mr. Rowland. The motion carried unanimously.

- 2. Jamel Mejia – 614 Broderick Cir. – Cleaning Service –** Mr. Mejia was present. No one was present in opposition.

The motion was made by Mr. Rowland to approve and seconded by Ms. Broughton. The motion carried unanimously.

- 3. Charmaine Turner – 17 Willow Lake Dr. – Wellness Coaching –** Ms. Turner was present. No one was present in opposition.

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

- 4. Morgan McCollough – 226 Lasso Dr. – Car Seat Cleaning Service –** Ms. McCollough was present. No one was present in opposition .

The motion was made by Mr. Taylor to approve the request and seconded by Ms. Broughton. The motion carried unanimously.

5. **Denise Minnick – 210 Buckhead Forrest. – Business Consultant – Ms.**
Minnick was present. No one was present in opposition.

The motion was made by Ms. Broughton to approve the request and seconded by Mr. Rowland. The motion carried unanimously.

6. **Colby Million – 319 Minter Dr. – Pressure Washing -- Mr. Million was present.**
No one was present in opposition.

The motion was made by Ms. Broughton to approve the request and seconded by Mr. Taylor. The motion carried unanimously.

7. **Keeley Allen – 322 Bruce St. – Lemonade Vendor—Ms. Allen was present.** No one was present in opposition.

The motion was made by Ms. Broughton to approve the request and seconded by Mr. Rowland. The motion carried unanimously.

8. **Frank Diolosa – 201 Huxley Terr. – Online Store -- Mr. Diolosa was present.**
No one was present in opposition.

The motion was made by Ms. Broughton to approve the request and seconded by Mr. Taylor. The motion carried unanimously.

9. **Yobany Mejia – 102 Imperial Cir. – Taxi Service —Mr. Mejia was present.** No one was present in opposition.

The motion was made by Ms. Broughton to approve the request and seconded by Mr. Rowland. The motion carried unanimously.

Mr. Rissmiller then moved to the public hearing for zoning actions.

10. **REZONING – Robins Royal Hospitality. requests the rezoning of property, totaling 5.303 acres, located at 2024 Watson Blvd., also known as tax parcel [0W069A 004000]. The present zoning is C-2 [General Commercial District] and the proposed zoning is R-4 [Multi Family Residential District].**

Alex Groski was present representing the owner. One person was present in opposition.

Mr. Patel, owner of unnamed hotels in the area, stated that he thinks the rezoning and request to make the current hotel into efficiency apartments, will affect the hotels in the city. He advised that the use of short-term rentals will adversely take away from his business. He also voiced concerns on parking and traffic.

A motion was made by Mr. Rowland to approve the proposed rezoning. Ms. Broughton seconded the motion. Mr. Taylor voted against the rezoning. The motion carried 2 to 1.

11. REZONING – Robins Royal Hospitality, requests the rezoning of property, totaling 0.226 acres, located at 2024 Watson Blvd., also known as tax parcel [0W069A 062000]. The present zoning is C-2 [General Commercial District] and the proposed zoning is R-4 [Multi Family Residential District].

Alex Groski was present representing the owner. One person was present in opposition.

Mr. Patel, owner of unnamed hotels in the area, stated that he thinks the rezoning and request to make the current hotel into efficiency apartments, will affect the hotels in the city. He advised that the use of short-term rentals will adversely take away from his business. He also voiced concerns on parking and traffic.

A motion was made by Ms. Broughton to approve the proposed rezoning. Mr. Rowland seconded the motion. Mr. Taylor voted against the rezoning. The motion carried 2 to 1.

12. VARIANCE – Robins Royal Hospitality, requests a variance at the property located at 2024 Watson Blvd., for R-4 [Multi Family Residential District] to allow for up to 115 multifamily residential units, which is over the number allowed by right in the zoning ordinance based on lot size.

Alex Groski was present representing the owner. One person was present in opposition.

Mr. Patel, owner of unnamed hotels in the area, stated that he thinks the rezoning and request to make the current hotel into efficiency apartments, will affect the hotels in the city. He advised that the use of short-term rentals will adversely take away from his business. He also voiced concerns on parking and traffic.

A motion was made by Mr. Rowland to approve the proposed variance and added 5 units for a total of 120 units. Ms. Broughton seconded the motion. Mr. Taylor voted against the variance. The motion carried 2 to 1.

13. REZONING – Caleb Properties LLC., requests the rezoning of property, totaling 24.22 acres, located on the west side of Corder Rd., directly across the street from Coldwater Creek Apartments and north of the intersection of Corder Rd. and S. Houston Lake Rd., also known as tax parcels [0W67A0 037000] and [0W67A0 027000]. The present zoning is C-2 [General Commercial District], and the proposed zoning upon rezoning is, R-4 [Multi Family Residential District].

Mr. Keith Newton was present. No one was present in opposition.

A motion was made by Mr. Taylor to approve the proposed rezone. Mr. Rowland seconded the motion. The motion carried unanimously.

14. REZONING – Mary Hickey, requests the rezoning of property, totaling 2.457 acres, located at 1400 S. Davis Dr., also known as tax parcel [0W007B 20H000]. The present zoning is R-4 [Multi Family Residential District], and the proposed zoning upon rezoning is, C-2 [General Commercial District].

Ms. Hickey was present. No one was present in opposition.

A motion was made by Mr. Taylor to approve the table the rezone. Mr. Rowland seconded the motion. The motion carried unanimously.

15. REZONING -- KKLN properties LLC., requests the rezoning of property, including all right-of-ways, totaling 3.46 acres, located at the south east side of the intersection at HWY 41 and Osigian Blvd., also known as tax parcel [0W78D0 036000]. The present zoning is R-1 [Single Family Residential District], and the proposed zoning upon rezoning is C-2 [General Commercial District]

Mr. Chad Bryant was present. No one was present in opposition.

A motion was made by Mr. Taylor to approve the proposed rezone. Mr. Rowland seconded the motion. The motion carried unanimously.

16. REZONING -- Castaway Self Storage & Car Wash, requests the rezoning of property, totaling 7.44 acres, located at the north west corner of the intersection of HWY 41 and Monticello Dr., also known as tax parcel [0W0970 316000]. The present zoning is C-2 [General Commercial District], and the proposed zoning upon rezoning is, R-4 [Multi Family Residential District].

Mr. Keith Newton was present. No one was present in opposition.

A motion was made by Mr. Taylor to approve the proposed rezone. Mr. Rowland seconded the motion. The motion carried unanimously.

- 17. REZONING -- DHANLAXMIJI INC., requests the rezoning of property, totaling 1.75 acres, located at 860 HWY 96, tract A-3, also known as tax parcel [0W1030 070000]. The present zoning is C-2 [General Commercial District], and the proposed zoning upon rezoning is, R-4 [Multi Family Residential District].**

Mr. Chad Bryant was present. No one was present in opposition.

A motion was made by Mr. Taylor to approve the proposed rezone. Ms. Broughton seconded the motion. The motion carried unanimously.

- 18. ANNEXATION -- Grove Park Developers, requests the annexation of properties, including all right-of-ways, totaling 45.69 acres, located directly south of Dover Meadows subdivision, east of Tara Estates subdivision, west of Air Park Estates subdivision, and north of the Willows subdivision, also known as tax parcels [000770 101000] and [000770 102000]. The present zoning is R-2 [Single Family Residential District] [County], and the proposed zoning upon annexation is R-2 [Single Family Residential District] [City].**

Mr. David McCrory was present. No one was present in opposition.

A motion was made by Mr. Rowland to approve the proposed annexation. Ms. Broughton seconded the motion. The motion carried unanimously.

- 19. ANNEXATION/REZONING -- Dhanraj Properties LLC., requests the annexation and rezoning of the property, totaling 13.38 acres, located between Sutherlin Dr. and S. Houston Lake Dr., south of HWY 96 and north of Cohen Walker Rd. Also known as tax parcel [000780 227000]. The present zoning is C-2 [General Commercial District] [County], and the proposed zoning upon annexation is R- [Multi Family Residential District].**

Mr. Chad Bryant was present. No one was present in opposition.

A motion was made by Ms. Broughton to approve the proposed annexation. Mr. Taylor seconded the motion. The motion carried unanimously.

A motion was made by Mr. Taylor to approve the proposed rezone. Ms. Broughton seconded the motion. The motion carried unanimously.

As there was no further business, the meeting was adjourned at 8:30 pm.