

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of July 8, 2025

The regular meeting of the Warner Robins Planning and Zoning Commission was held on July 8, 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. David Carr – 412 Downing Cir. – Event Staffing –** Mr. Carr was not present. No one was present in opposition.

The motion was made by Mr. Rowland to withdraw the application as this was the second time Mr. Carr did not attend, Mr. Taylor seconded the motion. The motion carried unanimously.

- 2. Andrew Stockwell – 106 Mitchell Ct. – Mobile Repair Service –** Mr. Stockwell 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.

- 3. Ray Howard – 221 Shirley Dr. – Tax Service –** Mr. Howard 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.

- 4. Terry Womack – 103 Elmwood St. – Ice Cream Truck –** Mr. Womack 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. **Jose Silva – 125 Hackamore Ln. – Bounce Houses** – Mr. Silva 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.

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

6. **REZONING – JDS Land Developments LLC. requests the rezoning of property, totaling 15.56 acres, located at the south east side of Russell Parkway and the east side of the intersection of Lake Joy Road, also known as tax parcel [0W1200 120000]. The present zoning is C-1 [Neighborhood Service Commercial District] and R-3 [General Residential District], and the proposed zoning is C-2 [General Commercial District]**

Mr. Chuck Stroud was present to represent the land owner. There was a multitude of people present in opposition.

Those that spoke in opposition were:

1. Elizabeth Henry, 310 Estates Way
2. Antwan Scruggs, Buckhead Forrest
3. James Berstien,, Hatcher Estates

All in opposition had the same concerns, property values being affected, noise levels, buffers from the commercial property, No liquor stores or gas stations and increased traffic.

Mr. Stroud gave a rebuttal and assured all the concerned people that the development would not be making a large impact on the residents and engineers involved have addressed the issues of the other problems mentioned.

A motion was made by Mr. Taylor to approve the proposed rezoning request, with the stipulations that there be a natural landscape buffer that was green year round, plans to be reviewed by staff , Mayor and council before construction. And Homeowners be allowed to review plans before construction begins. Ms. Broughton seconded the motion. The motion carried unanimously.

7. **REZONING - Peter Lotowski, DFW Johnson Management Group, Lilla Properties, L.L.C., The Bruntz Family Trust, Quest Trust Company FBO Ky Thi Ho Simple IRA, Quest Trust Company FBO Cat-Hien T Nguyen Roth IRA, Quest Trust Company FBO Cat-Hien T Nguyen HAS., requests the rezoning of the property, totaling 1.071 acres, located at 127 South 6th St.,**

also known as tax parcel [0W013C 012000]. The present zoning is C-2 [General Commercial District], and the proposed zoning is R-4 [Multi Family Residential District].

The property owner was present. No one was present in opposition.

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

As there was no further business, the meeting was adjourned at 7:30 pm.