

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of February 11, 2025

The regular meeting of the Warner Robins Planning and Zoning Commission was held on February 11, 2025, at 5:30 PM at City Hall. Those members present were, Todd Rissmiller, Jim Taylor, Sharon Broughton, and Jeffery Rowland. 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. Rissmiller** made the motion to approve the minutes and **Mr. Taylor** 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. Home occupation requests.**

**1. Sheryl Pittman – 321 Lovorn Cir. – Home Health Care.**

Ms. Pittman was not present. No one was present in opposition.

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

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

**2. REZONING – Sujano LLC - requests the rezoning of property totaling 18.09 acres, located at the Southeast corner of the intersection of S Houston Lake Road and S Corder Road, also known as tax parcel [0W0940 61B000]. The current zoning of the property is R-1 [Single Family Residential District], and the proposed zoning is PDR [Planned Development Residential].**

Mr. Brian Braun of AES represented the owners for the petition. There were four residents of Harpers Ridge present in opposition to the request. Two residents of Harpers ridge were present in favor of the request.

**1. Ms. Emma Clark, of 409 Creek View Trail, advised of economic, and natural environment impacts. She stated that she did not want to see any more development due to the stress on the natural environment surrounding the development she lives in.**

2. **Ms. Susan Lytle, of 109 Orchard Court**, advised of the issues with traffic and the negative effect a new development will have on the traffic.
3. **Mr. Shawn Down, of 409 Creek View Trail**, advised of the negative impact that the development will have on schools.
4. **Mr. Christopher Meggs, of 409 Creek View Trail**, advised of the negative impacts on the job market in Warner Robins.

Those in favor of the request that spoke were, **Mr. David Cooke, of 216 Cumberland Woods**, and **Mr. Alex Piere-Elie, of 326 Creek Ridge Drive**.

Mr. B. Braun then addressed the issues with the opposition and assured that everything was being done to promote the welfare of Harpers Ridge during the development and planning of the new townhome neighborhood.

After a brief discussion among the P&Z board members, a motion was made by Mr. Taylor to approve the proposed plan and rezoning of the property to PDR from R-1. Mr. Rissmiller seconded the motion. The motion carried unanimously.

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