

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of December 10, 2024

The regular meeting of the Warner Robins Planning and Zoning Commission was held on December 10, 2024, at 5:30 PM at City Hall. Those members present were, Todd Rissmiller, Jim Taylor, Rashaan Turner, 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. Taylor** made the motion to approve the minutes and **Mr. Rissmiller** 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. Victor Johnson Jr. – 309 Sarah Dr. – Roadside Assistance** – Mr. Johnson was present. No one was present in opposition.

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

- 2. Connor LaBarge – 104 Selena Ct. – Lawncare Service** – Mr. LaBarge was present. No one was present in opposition.

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

- 3. Tracey Jefferson – 126 Mary Jay Dr. – Tax Service** – Ms. Jefferson was present. No one was present in opposition.

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

- 4. Sheryl Pittman – 321 Lovorn Cir. – Private Home Care** – Ms. Pittman was not present. No one was present in opposition.

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

- 5. Shemekea Johnson – 109 Latham Dr. Apt. 91 – Ministry** – Ms. Johnson was present. No one was present in opposition.

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

- 6. Lori Lumpkin – 301 Corder Rd. Apt. 720 – Online Retail** – Ms. Lumpkin was present. No one was present in opposition.

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

- 7. Peterson Mirville – 119 Legacy Ct. – Non-emergency Medical Transport** – Mr. Mirville was not present. No one was present in opposition.

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

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

- 1. REZONING -- 3 V Investment Group requests the rezoning of property, including all right-of-ways, totaling 3.6 acres, located on the north west side of Elberta Rd. and across from the intersection of Imperial Circle West and Elberta Road, also known as tax parcel [0W045F 007000]. The current zoning is C-2 [General Commercial District] [City], and the proposed zoning upon rezoning is R-4 [Multi-Family Residential District] [City].**

Derek Foster represented the owners for the petition. There one person in opposition to the request.

**Mr. Francisco Alvarez**, of 1009 Elberta Rd., spoke on the issues of traffic increase and the property being on a “blind curve”, thus causing accidents. He was also in opposition to the property being re-zoned to R-4 designation because of the increase in population density. Nothing further.

The motion was made by Mr. Rowland and seconded by Mr. Taylor to recommend approving the request to re-zone. The motion carried unanimously.

2. **REZONING** -- J&B Capitol Group, LLC. requests the rezoning of properties, including all right-of-ways, totaling 15.10 acres, located on the north east corner of Southland Station, and Tallulah Trail, also known as tax parcels [0W0870 39A000], [0W0870 39D000], [0W0870 39B000], [0W0870 39C000]. The current zoning of the property is C-2 [General Commercial District], [City], and the proposed zoning upon rezoning is PDR [Planned Development Residential District], [City].

**Brian Braun** represented the owners for the petition. There was no one present in opposition to the request.

The motion was made by Mr. Rissmiller and seconded by Mr. Turner to recommend approving the request to re-zone. The motion carried unanimously

3. **Preliminary Plat – Woodlands Subdivision, Section 7**

The motion was made by Mr. Rowland and seconded by Mr. Rissmiller Taylor to recommend approving the request for the preliminary plat. The motion carried unanimously.

4. **Proposed Planning and Zoning Meeting Dates for The Year 2025**

The motion was made by Mr. Taylor and seconded by Mr. Turner to recommend approving the proposed meeting dates, with an amendment to November's date. Changing it from November 11<sup>th</sup> to November 18<sup>th</sup>. The motion carried unanimously.

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