

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of June 10, 2025

The regular meeting of the Warner Robins Planning and Zoning Commission was held on June 10, 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 item on the agenda. Adoption of the new zoning map. Home occupation requests.**

1. Mr. Rowland made a motion to adopt the new zoning map. Ms. Broughton seconded the motion. The motion passed unanimously. The new map was displayed for the public and board members to see.

**Mr. Rissmiller then called the next set of items on the agenda. Home occupation requests.**

2. **Francisco Perdoma – 120 Meriwood Dr. – Pressure Washing** – Mr. Perdoma was present. No one was present in opposition.

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

3. **Randall Bartlett – 702 Shannon Ridge Dr.—Flooring Install** – Mr. Bartlett was present. No one was present in opposition.

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

4. **David Carr – 412 Downing Cir. – Event Staffing** – Mr. Carr was not present. No one was present in opposition.

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

- 5. Sonja Moffett – 206 Minter Dr. – Business Consulting** – Ms. Moffett 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.

- 6. Chester Prue – 403 Wiltshire Ct. – Landscaping** – Mr. Prue was present. No one was present in opposition.

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

- 7. Thomas Alford – 132 Briardale Ave. – Religious Non-Profit** – Mr. Alford was present. No one was present in opposition.

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

- 8. Eric Devoursney – 103 Pinefield Ct. – Mobile Lemonade Truck** – Mr. Devoursney 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.

- 9. Adrienne Bibb – 313 Haywood Dr. – Travel Advisor** – Ms. Bibb was not present for a second time. No one was present in opposition.

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

- 10. Valencia Gooden – 1205 Leverette Rd. – Online Clothing** – Mr. Gooden was not present for a second time. No one was present in opposition.

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

- 11. Neisha Ward – 1102 Adirondac Way – Jewelry** – Ms. Ward 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.

12. Keyanna Mann – 108 Briarwood Dr. – Home Daycare – Ms. Mann 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.

- 13. REZONING – Project Development & Management, LLC requests the rezoning of the property, totaling 58.76 acres, located north of the Jasmine Estates subdivision, and south west of the Governors Estates subdivision, also known as tax parcel [0W1330 039000]. The present zoning is R-1 [Single Family Residential District], and the proposed zoning is R-3 [General Residential District].**

Mr. David McCroy was present. There was a multitude of people present in opposition.

Those that spoke in opposition were:

1. David Frower, 210 Wilsons Creek Bend.
2. Kim Sexton, Kings Crossing.
3. Patrick and Cheryl Stephens, 403 Arlington Falls

All in opposition had the same concerns, property values being affected, sewage problems, drainage problems, access, smaller homes with smaller lots, houses not being built to the same specs as their homes, and increased traffic.

Mr. McCroy gave a rebuttal and assured all the concerned people that he would not be taking away the aesthetics of their neighborhood and the engineers involved have addressed the issues of the other problems mentioned.

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

- 14. REZONING - Abedelnassur Abushanab, requests the rezoning of properties, totaling 1.015 acres, located at 201, 211, and 213, South Second St. The present zonings are R-3[General Residential District] and C-3[Concentrated Commercial District] for 201 S. Second Street, and the proposed zoning is C-3 [Concentrated Commercial District].**

Mr. Abushanab 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.

- 15. REZONING - Abedelnassur Abushanab, requests the rezoning of properties, totaling 0.631 acres, located at 202, 204, 206, 208, and 210, South Second St. The present zonings are C-2[General Commercial District] for 204 S. Second St., and R-3[General Residential District] for the remaining properties. The proposed zoning is C-3 [Concentrated Commercial District].**

Mr. Abushanab was present. No one was present in opposition.

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

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