

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of December 12, 2023

The regular meeting of the Warner Robins Planning and Zoning Commission was held on December 12, 2023, at 5:30 PM at City Hall. Those members present were, Sharon Broughton, Todd Rissmiller, Miranda Britt, and Jeffery Rowland. Arthur Head was not in alternance. 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 if there was a motion to approve the minutes from last meeting. **Ms. Britt** made the motion to approve the minutes and **Mr. Rowland** seconded the motion. The motion passed with all members of the board in agreeance. 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.

1. **Jeremy Oates – 501 N. Briarcliff Rd. – Cleaning Service** – Mr. Oates was present. No one was present in opposition.

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

2. **Sherrelle Neal – 705 Madison Place – Wellness Service** – Ms. Neal was present. No one was present in opposition.

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

3. **Karina Gonzalez – 307 Diggs Blvd. – Roofing Service** – Ms. Gonzalez was not present. No one was present in opposition.

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

4. **Andrew Edwards – 104 Wolfson Ct. – Online Retail Service** – Mr. Edwards was present. No one was present in opposition.

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

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

- 1. REZONING** – CCCCT Investments request the rezoning of property, including all right-of-ways, totaling 2.97 acres, located on the north side of Russell Pkwy, West of the intersection of Houston Lake Road and Russell Pkwy., also known as tax parcel [0W1200 134000]. The current zoning of the property is C-2 [General Commercial District] [City] and the proposed zoning upon is R-4 [Multi Family Residential District] [City].

Chad Bryant, representative for the petition was present There was no one in opposition to the request present.

The motion was made by Mr. Rowland and seconded by Mr. Rissmillier to recommend to approve the request to **rezone**. The motion carried unanimously.

- 2. ANNEXATION** – CCCCT Investments request the annexation of property, including all right-of-ways, totaling 4.4 acres, located at Meyers Lake Dr., also known as tax parcel [000770 082000]. The current zoning of the property is R-2 [Single Family Residential District] [County] and the proposed zoning upon annexation is R-2 [Single Family Residential District] [City].

Chad Bryant, representative for the petition was present There were three people that spoke in opposition to the request.

Those in Opposition were,

Mr. Peter Wilson, 209 Carver Ct. Warner Robins GA, 31093

Mr. Jason Ellingson, 213 Air Park Dr. Warner Robins GA, 31088

Mr. James Marquardt, 100 Sweet Plantation Ct. Warner Robins GA, 31088

The motion was made by Mr. Rissmiller and seconded by Ms. Britt to recommend to approve the request to annex. The motion carried unanimously.

- 3. REZONING** -- Green Acres Baptist Church, request the rezoning of property, including all right-of-ways, totaling 1.43 acres, located at the south side of the intersection of Elberta Rd. and Northside Dr., also known as tax parcel [0W044C 04A000]. The current zoning of the property is R-2 [Single Family Residential District] [City], and the proposed zoning upon annexation is R-4 [Multi Family Residential District][City].

Shaun Watson, representative for the petition was present There one person that

spoke in opposition to the request.

Those in opposition were,

Ms. Carol Mead, 710 Elberta Rd. Warner Robins GA, 31093

The motion was made by Mr. Rissmillier and seconded by Mr. Rowland to recommend to approve the request to **rezone**. The motion carried with Ms. Britt voting to not recommend rezoning.

4. **VARIANCE**—Danny Patel, requests a variance at W. Wrasling Way, (000770-11A000) to reduce the number of parking spaces from the required 49 spaces to 44 spaces for a proposed 47 room hotel.

There was no representative for the petition was present There was no one in opposition to the request present.

The motion was made by Mr. Rissmiller and seconded by Ms. Britt to recommend to table the request for a **variance**. The motion carried unanimously.

5. **ANNEXATION/REZONING** – Catherine Jones requests the annexation and rezoning of property, including all right-of-ways and totaling 2.0 acres, located at 2717 HWY 127, also known as tax parcel [001050 085000]. The current zoning of the property is RAG [Residential Agricultural District][County], and the proposed zoning is R-1 [Single Family Residential District][City].

Chad Bryant and Keith Newton, representatives for the petition was present There were three people that spoke in opposition to the request.

Those in opposition were.

Heather Talton, 703 Old Perry Rd. Kathleen GA, 31047

Alex Irvin, 667 Brock Rd. Kathleen GA, 31047

Joyce Mock, 734 Old Perry Rd. Kathleen GA, 31047

The motion was made by Mr. Rowland and seconded by Mr. Rissmiller to recommend the request for **annexation**. The motion carried with Ms. Broughton voting to deny the request.

The motion was made by Mr. Rowland and seconded by Mr. Rissmiller to

recommend the request for **rezoning**. The motion carried with Ms. Broughton voting to deny the request.

6. **ANNEXATION/REZONING** -- Catherine Jones requests the annexation and rezoning of property, including all right-of-ways and totaling 11.53 acres, located at 727 Old Perry Rd., also known as tax parcel [001050 038000]. The current zoning of the property is RAG [Residential Agricultural District][County], and the proposed zoning is C-2 [General Commercial District][City].

Chad Bryant and Keith Newton, representatives for the petition was present There were three people that spoke in opposition to the request.

Those in opposition were.

Heather Talton, 703 Old Perry Rd. Kathleen GA, 31047

Alex Irvin, 667 Brock Rd. Kathleen GA, 31047

Joyce Mock, 734 Old Perry Rd. Kathleen GA, 31047

The motion was made by Mr. Rowland and seconded by Mr. Rissmiller to recommend the request for **annexation**. The motion did not carry with Ms. Broughton and Ms. Britt voting to deny the request.

**No recommendation was given on this request.**

The motion was made by Mr. Rowland and seconded by Mr. Rissmiller to recommend the request for **rezoning**. The motion did not carry with Ms. Broughton and Ms. Britt voting to deny the request.

**No recommendation was given on this request.**

**As there was no further business, the meeting was adjourned at 8:15 pm.**