

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of June 11, 2024

The regular meeting of the Warner Robins Planning and Zoning Commission was held on May 14, 2024, at 5:30 PM at City Hall. Those members present were, Todd Rissmiller, Jim Taylor, Rashaan Turner, and Jeffery Rowland. Ms. Broughton was not present, and Mr. Rowland was acting as the chair. Staff members, Darin Curtis, and Michael Moriarty were also present.

Mr. Rowland 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. Rowland then asked if there was a motion to move item 12 to the last spot on the agenda. Mr. Rissmiller made the motion to move item 12 to last, and Mr. Taylor seconded the motion. The motion carried unanimously. Mr. Rowland 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, Mr. Rowland 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. Borith Sreng – 212 Painter Hill Way – Mobile Mechanic**
– Ms. Sreng was present. No one was present in opposition.

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

- 2. Shavine Mathis – 113 S. Pleasant Hill Rd. – Project Management**
– Ms. Mathis was present. No one was present in opposition.

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

- 3. Michael Mann – 103 Emory Dr. – Pressure Washing**
– Mr. Mann 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.

- 4. John Sletto – 120 Chestnut Rd. – Consulting Service**
– Mr. Sletto was present. No one was present in opposition.

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

5. Maurice Downey – 311 Gawin Dr. – Mattress Sales

– Mr. Downey was present. No one was present in opposition.

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

6. Candis Clements – 305 Lois Dr. – Firearms Sales

Ms. Clements was present. No one was present in opposition.

The motion was made by Mr. Rissmiller and seconded by Mr. Turner to recommend approval of the request. Mr. Taylor was opposed to the motion. The motion carried three to one.

7. Jamilahh Roberson – 305 Lattice Bend – Online Sales

– Ms. Roberson 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.

8. Robert Olesiak – 322 Sterling Dr. – Landscape Service

– Mr. Olesiak was present. No one was present in opposition.

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

9. Thomas Bedsaul – 306 Clairmont Dr. – Pressure Washing

– Ms. Bedsaul was present. No one was present in opposition.

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

10. Jacob Hall -- 210 Southland Station Dr. APT. 201 -- Handyman

– Mr. Hall was present. No one was present in opposition.

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

11. Gary Robinson – 116 Traders Pass – Landscape Service

– Mr. Gary Robinson was present. No one was present in opposition.

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

Mr. Rowland then opened the public hearing on zoning and annexations.

12. ANNEXATION/REZONE—BONDE LLC., requests annexing and rezoning of property, including all right-of-ways, totaling 0.59 acres, located at 100 Glenwood Ave., also known as tax parcel [00075A 012000]. The current zoning of the property is RMH [Residential Mobile Home District], [County], and the proposed zoning upon annexation and rezoning is C-2 [General Commercial District], [City].

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

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

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

13. REZONING – WIDNER AND ASSOCIATES, requests the rezoning of property, including all right-of-ways, totaling 10.39 acres, located at 611 Northside Dr. and the attached unaddressed lot on Wisconsin Ave., also known as tax parcels [0W42A0 003000] and [0W42A0 006000] respectively. The current zoning of both properties is C-2 [General Commercial District] [City], and the proposed zoning upon annexation and rezoning is R-4 [Multi-Family Residential District], [City].

Matt Widner represented the owners for the petition. There was no one in opposition to the request.

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

14. PRELIMINARY PLAT – CCCCT INVESTMENTS – Mayberry Subdivision Phase4

Chad Bryant represented the owners for the petition. There was no one in opposition to the request.

The motion was made by Mr. Taylor and seconded by Mr. Rissmiller to recommend approving the request to approve the plat as shown. The motion carried unanimously

15. REZONING – SUJANO LLC., request the rezoning of property, including all right-of-ways, totaling 17.46 acres, located at the south east corner of the intersection of Houston Lake Road and Corder Road, also known as tax parcel [0W0940 61B000]. The current zoning of the property is R-1 [Single Family Residential District], [City], and the proposed zoning upon annexation is PUD [Planned Urban Development], [City].

Oliver Bateman represented the owners for the petition.

There were numerous people in attendance that were opposed to the request. 4 individuals spoke on the behalf of the community.

Those in opposition were:

Inga Clark, 409 Creekview Trail

David Cooke, 216 Cumberland Woods Terr.

Kenneth Bressler, 204 Mossy Ridge

Alex Piere-Elie, 326 Creek Ridge Dr.

The concerns voiced were, traffic increases, water leaks, water runoff, law enforcement not being able to service, fire department not being able to service, ambulance not being able to service, erosion, accesses to the neighborhood, schools being overcrowded, and procedures concerning the Warner Robins Planning and Zoning department being in violation of state laws.

After everyone voiced their concerns and Mr. Bateman made his re-buttal, the planning commission made a motion to vote.

Mr. Taylor made a motion to approve the request to rezone, and Mr. Rissmiller seconded the motion to rezone. Mr. Turner was in opposition. The motion carried three to one.

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

