

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of February 14, 2023

The regular meeting of the Warner Robins Planning and Zoning Commission was held on February 14, 2023, at 5:30 PM at City Hall. Those members present were, Todd Rissmiller, Sharon Broughton, Jeffrey Rowland, and Miranda Britt, and Arthur Head. 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, rezonings, 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. **Mr. Rissmiller** made the motion to approve the minutes and **Mr. Head** 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. **Dillon Tucker – 206 Antler Trail – Party Service** -- Mr. Tucker was present. No one was present in opposition

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

2. **Joseph Felton – 705 Huntington Chase Ct. – Entertainment Service** -- Mr. Felton was present. No one was present in opposition.

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

3. **LaQuanda Robinson – 400 Hummingbird Ln. – Consulting Service** -- Ms. Robinson was present. No one was present in opposition.

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

4. **Kimberly Tobias – 502 Arrowhead Trail – Online Boutique** – Ms. Tobias was present. No one was present in opposition.

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

5. **Chris Parker – 232 Norman Ln. – Handyman Service** – Mr. Parker was not present. No one was present in opposition.

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

6. **Emily Wilkerson – 129 Pine Ridge Ct. – Online retail** – Ms. Wilkerson was present. No one was present in opposition.

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

7. **Darnell Taylor – 210 Southland Station Dr. – Pressure Washing Service** – Mr. Taylor was present. No one was present in opposition.

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

8. **James Pounds – 323 Woodland Blvd. – Electrical Service** -- Mr. Pounds was present. No one was present in opposition.

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

9. **Emmanuel Montoya – 307 Shannon Ridge Dr. – Lawncare Service** -- Mr. Montoya was present. No one was present in opposition.

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

10. **Racquel Watson – 414 Charlotte Dr. – Events Planning** – Ms. Watson was present. No one was present in opposition.

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

11. **Maria Salgado-Esquivel – 102 Elenore Cir. – Landscaping Service** - Ms. Salgado-Esquivel was present. No one was present in opposition.

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

12. **Michael Radford – 120 Avalon Dr. – Online retail** – Mr. Radford was present. No one was present in opposition.

The motion was made by Mr. Head 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.

13. **ANNEXATION** – Paul Cribbs was present to represent Elohim Investments LLC. Elohim Investments LLC., requested the annexation of property, totaling 9.51 acres, located at the SE corner of N Houston Road at Northlake Drive and Johnson Road, also known as tax parcels [000960 054000], [000960 050000], [000960 024000], and [000960 051000]. The current zoning of the properties are C-2 [General Commercial District] [County] for parcels A, B, and C, and the proposed zoning upon annexation is R-4 [Multi-family Residential District] [City]. The current zoning of parcel D is R-3 [General Residential District] [County], and the proposed zoning upon annexation is R-3 [General Residential District] [City].

Darin Curtis, Kate Hogan, and Josh Buchanan gave staff comments about drainage issues and how to resolve them.

Darin Curtis advised the board that he recommends approving the request. There was no one in opposition to the request present.

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

14. **REZONING --** Paul Cribbs was present to represent Elohim Investments LLC. Elohim Investments LLC., requested the rezoning of property, totaling 9.51 acres, located at the SE corner of N Houston Road at Northlake Drive and Johnson Road, also known as tax parcels [000960 054000], [000960 050000], [000960 024000], and [000960 051000]. The current zoning of the properties are C-2 [General Commercial District][County] for parcels A, B, and C, and the proposed zoning upon annexation is R-4 [Multi-family Residential District][City]. The current zoning of parcel D is R-3 [General Residential District] [County], and the proposed zoning upon annexation is R-3 [General Residential District][City].

Darin Curtis, Kate Hogan, and Josh Buchanan gave staff comments about drainage

issues and how to resolve them.

Darin Curtis advised the board that he recommends approving the request. There was no one in opposition to the request present.

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

15. **REZONING** -- Bryant Surveing, representing, Fred Hatcher requested the rezoning of property, including all right-of-ways, totaling 11.48 acres, located at the NE corner of Moody Road and Alton Tucker Sr. Boulevard, also known as tax parcel [0W1330 036000]. The current zoning of the property is PUD [Planned Unit Development District][City], and the proposed zoning upon annexation is C-2[General Commercial District][City].

Darin Curtis advised the board that he recommends approving the request. There was no one in opposition to the request present.

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

As there was no further business, the meeting was adjourned at 6:00 pm.