

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of March 8, 2022

The regular meeting of the Warner Robins Planning and Zoning Commission was held on March 8, 2022, at 5:30 PM at City Hall. Those members present were Arthur Head, Jeffrey Rowland, Miranda Britt, Sharon Broughton, and Todd Rissmiller. Darin Curtis was also present.

Ms. Britt opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Ms. Britt explained that due to regulations, 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. Britt asked Mr. Curtis to provide any staff remarks for petitions being heard.

Ms. Britt asked for a motion to approve the minutes from the Planning and Zoning meeting held in February, 2022. Mr. Head made the motion to approve the minutes and Ms. Britt seconded the motion. The motion carried unanimously.

Ms. Britt then called the first item on the agenda.

1. **Ryan Stuckey – 202 Randall Drive** – requests permission to operate a pressure washing business as a home occupation. Ryan Stuckey was present. No one was present in opposition.

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

2. **Daren Smith – 715 Broderick Circle** – requests permission to operate a pressure washing business as a home occupation. Daren Smith was present. No one was present in opposition.

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

3. **David Katalenas – 221 Willis Creek Road** – requests permission to operate a courier service as a home occupation. David Katalenas was present. No one was present in opposition.

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

4. **Melody Salisbury – 103 Anderson Court** – requests permission to operate a photography business as a home occupation. Melody Salisbury was present. No one was present in opposition.

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

5. **Elizabeth Zamora – 1319 Alma Avenue** – requests permission to operate a (subcontractor) construction business as a home occupation. Elizabeth Zamora was present. No one was present in opposition.

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

6. **Tarva McIntosh – 107 Anderson Court** – requests permission to operate a home décor retail business as a home occupation. Tarva McIntosh was present. No one was present in opposition.

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

7. **Wendy Taylor – 254 Tallulah Trail** – requests permission to operate a portable utility building sales business as a home occupation. Wendy Taylor was present. No one was present in opposition.

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

8. **PRELIMINARY** – Southbend Subdivision, Phase 2 – Michael Mason was present to represent the developer. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rissmiller to approve the request. The motion carried unanimously.

9. **ANNEXATION – ASIL Group, LLC** – requests annexation of 308 Woodlands Boulevard, AKA lot 42-A of the Woodlands Phase 3, section 2B, totaling 0.22 acres from the zoning of R-3[County] to the zoning of R-3[City]. Keith Newton was present. No one was present in opposition.

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

10. **REZONING – RBC III, LLC** – requests the rezoning of tracts A-3.2 (zoned R-3 and totaling 24.46 acres) and A-3.3(zoned R-2 and totaling 10.00 acres) to the zoning of R-4[Multi-Family Residential] Chris Watson was present to represent RBC III, LLC. No one was present in opposition.

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

As there was no further business, the meeting was adjourned at 5:56p.m.