

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of March 14, 2023

The regular meeting of the Warner Robins Planning and Zoning Commission was held on March 14, 2023, at 5:30 PM at City Hall. Those members present were, Todd Rissmiller, Sharon Broughton, Jeffrey Rowland, and Arthur Head. Miranda Britt was not present. 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. **Mr. Head** 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. **Morgan Cloud – 208 Faybrook Dr. – Pet Supply Service** – Ms. Cloud was present. No one was present in opposition

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

2. **Lynn Roberts – 119 Windover Way – Handyman Service** -- Mr. Roberts 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. **Justin Stone – 301 Bryson Way – Roofing Contractor** – Mr. Stone 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. **Richard Porass – 314 Waverly Ln. – Construction Service** – Mr. Porass was present. No one was present in opposition.

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

6. **Jeffery Baldwin – 108 Sun Valley Dr. – Handyman Service** – Ms. Baldwin was present. No one was present in opposition.

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

7. **Mark Cates – 106 Narcisse Way – Travel Service --** Mr. Cates was present. No one was present in opposition.

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

8. **Jennifer Thornton – 102 Eric Dr. – Plant Nursery** – Ms. Thornton was present. No one was present in opposition.

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

9. **Adreyan Brown – 101 Sidney David St. – Personal Care Service** – Ms. Brown was present. No one was present in opposition.

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

10. **Christian Holt – 111 Boundary Dr. – Vending Service** – Ms. Holt was not present. No one was present in opposition.

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

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

11. **ANNEXATION** – Wes of Big Peach Car Wash was present to represent Freda Wallentine and Carol Willis in their request to petition for the annexation and rezoning of properties, including all right-of-ways, totaling 4.89 acres, located at 100 and 104 S. Amanda Place, also known as 100 S. Amanda Pl. tax parcel [00074E 099000], and 104 S. Amanda Pl. tax parcel [00074E 172000]. The current zoning of both properties is R-1 [Single-Family Residential District], [County], and the proposed zoning upon annexation of both properties is C-2 [General Commercial District], [City].

Wes, from Big Peach spoke to the board and audience about their business model and gave a presentation of what their business does.

Ms. Kimberly Pritchett, 139 Carter Woods Dr., then spoke of her issues concerning vehicle traffic, and proposed that a traffic study be conducted and possibly a traffic signal placed at Smithville Church Rd.

Ms. Cindy Wright, 119 N. Amanda Place, spoke on her concerns of the traffic in the neighborhood, and the water run-off from a new development.

Mr. Lawrence Knox, 110 S. Amanda Place, spoke on his concerns of flooding in the neighborhood and the county not fixing the problems.

Ms. Rhonda Moore, 115 Chantilly Dr., spoke on her concerns of increased traffic, water and oil disposal, flooding and asked about a buffer being installed.

Wes, from Big Peach, then addressed the issues of traffic and a frontage road being installed. He then asked Mr. Jarred Thompson, representing Big Peach also, to address the buffer and drainage issues.

Ringe, 117 S. Amanda Place, spoke on issues of increased traffic in the neighborhood.

Wes, from Big Peach, addressed the concerns of the increased traffic and suggested that he put something on his air fresheners about not turning in the neighborhood.

Jeff, 119 S. Amanda Place, spoke on his issues of the increased traffic in the neighborhood.

Mr. Rowland then asked questions directed to Josh Buchannan, city engineer, about retention and runoff.

Josh answered the questions and explained that the city would follow the state guidelines for retention and runoff when reviewing and approving the plans.

Darin Curtis then advised against a zoning buffer and spoke on possible stipulations on the car wash.

Kate Hogan, Community Development Director, spoke on the need for inter-parcel access and implementing it on this project.

The discussion was then closed and voted on by P&Z board members.

Darin Curtis advised the board that he recommends approving the request and read the staff comments from the county about utilities. Ms. Kimberly Pritchett, Ms. Cindy Wright, Mr. Lawrence Knox, Ms. Rhonda Moore, Ringe, and Jeff, were present in opposition, along with other members of the Carter Woods Community.

On the annexation of the properties into the city, Mr. Rowland made the motion to approve, and Mr. Head seconded the motion. The motion then carried unanimously.

On the re-zoning of the properties, Mr. Rowland made the motion to approve the request, with the stipulation the 104 S. Amanda Place stay zoned R-1. Mr. Head seconded the motion. The motion then carried unanimously.

12. **Item 13, Annexation and re-zoning of 313 Jerusalem Church Rd.**, was pulled from the agenda by Mr. Scott Free.

13. **ANNEXATION** – Michael Howard represented by Scott Free requested a petition for the annexation of property, including all right-of-ways, totaling 12.61 acres, located at 2887 Highway 247 Connector, Peach County, also known as tax parcel D [053D 096], B [052B 065 A], and E [052B 065 A]. The current zoning of the property is C-2 [General Commercial District], [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].

Darin Curtis advised the board that he recommends approving the request and read the staff comments from the county about utilities. No one was present in opposition.

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

14. **ANNEXATION** – Debbie Cullars represented by Scott Free requested a petition for the annexation and rezoning of property, including all right-of-ways, totaling 1.1 acres, located at 1277 S. Houston Lake Road, tax parcel [00077D005000]. The current zoning of the property is C-2 [General Commercial District], [County], and the proposed zoning upon annexation of the property is C-2 [General Commercial District], [City].

Darin Curtis advised the board that he recommends approving the request and read the staff comments from the county about utilities. There was no one in opposition

to the request present.

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

15. **REZONE** – Marian Walker Estate in REM, represented by Paul Cribbs, requests to petition for the rezoning of four parcels of property, including all right-of-ways, totaling 9.73 acres, located at 1822 Watson Blvd., also known as tax parcels, A [0W048M 001000], 0.51 acres, B [0W048M 24G000], 0.23 acres, and parcel C [0W048M 024000], 8.99 acres. The current zoning of the properties is C-2 [General Commercial District] [City], and the proposed zoning upon annexation is R-4 [Multi-family Residential District], [City].

Ms. Runnelle Parrish, 108 Hickory St., was not present in opposition, but did write an email addressed to the P&Z board outlining her concerns about traffic increases in her neighborhood. Darin Curtis read the email aloud to the council and audience.

Darin Curtis advised the board that he recommends approving the request and read the staff comments from the county about utilities. There was no one in opposition to the request present. Only Ms. Parrish's email in opposition.

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

16. **REZONE** – Case Cajco, represented by, Timothy Bullard, requested a petition for the rezoning of property, including all right-of-ways, totaling 4.75 acres, located at the south east corner of the intersection of Russell Parkway and Tharpe Road, also known as tax parcel [0W1200 096000]. The current zoning of the property is C-2 [General Commercial District], [City], and the proposed zoning upon annexation is R-4 [Multi Family Residential District], [City].

Darin Curtis advised the board that he recommends approving the request and read the staff comments from the county about utilities. There was no one in opposition to the request present.

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

**17. Item 17, re-zoning of 313 south east corner of the intersection of Houston Lake Road and Corder Road,.,** was pulled from the agenda by Mr. Oliver Bateman.

**18. ANNEXATION/REZONE --** Silver Eagle Enterprises, LLC., represented by Tom Brightman, requested a petition for the annexation and rezoning of property, including all right-of-ways, totaling 3.41 acres, located at 921 Highway 96, also known as tax parcel [000770 040000]. The current zoning of the property is C-1 [Neighborhood Service Commercial District], [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City].

Ms. Kate Hogan, Community Development Director, spoke on the need for regulation on the number of storage facilities in the city due to how many there are and how many are vacant.

Darin Curtis advised the board that he recommends approving the request and read the staff comments from the county about utilities. There was no one in opposition to the request present.

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

The motion was made by Mr. Rowland and seconded by Mr. Head to recommend approval of the request to re-zone. The motion carried unanimously.

**19. PRELIMINARY PLAT APPROVAL –** Settler's landing, Kasey Grham was present in representation of the developer.

Mr. Thomas, 117 Musket fire Ln., was present in opposition. Mr. Thomas spoke on his concerns of construction traffic increases and asked about a traffic island.

Darin Curtis addressed Mr. Thomas's concerns and answered them with his recommendation of a temporary cul-de-sac/turn around.

Darin Curtis advised the board that he recommends approving the request to approve the submitted plat. Mr. Thomas was the only one present in opposition.

The motion was made by Mr. Rowland 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 7.15 pm.**

