

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of April 12, 2022

The regular meeting of the Warner Robins Planning and Zoning Commission was held on April 12, 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 March, 2022. Mr. Head made the motion to approve the minutes and Ms. Britt seconded the motion. The motion carried unanimously.

Ms. Britt advised that due to the volume of attendees, that the home occupations would be voted on as a “consent agenda,” provided that there was no opposition or questions by the board. No one was present in opposition. Mr. Curtis advised that the applicants for the home occupations had provided their necessary documents and that his office did not object to the requests. Ms. Britt called the names to verify attendance as follows:

1. Wesley Kendall - 206 Lasso Drive –home repair
2. Corie Bradbury – 1040 N Davis Drive, lot 2 – cleaning service
3. Candice Strange – 127 Cedarland Drive –ice cream truck
4. Leroy Frazier – 107 N Sixth Street – furniture restoration
5. Gemia Frazier – 109 Cumberland Road – online retail
6. Ronald Jerry – 106 Nottingham Road – painting
7. Fanneca Curtis – 319 Mary Lane – online retail
8. Michael Sheely – 305 N Sixth Street – lawn care
9. Kyle Campbell – 721 Broderick Circle – woodworking/furniture making
10. Daphne Register – 203 Kady Lynn Way – marketing
11. John Tennant – 114 Mill Creek Way – landscaping
12. Brittany Cato – 226 Randy Circle – online retail
13. Byron Nelson – 2006 Karl Drive Apt 408 – dryer vent service
14. Amanda Kirkhart – 113 Meyers Lake Drive – bakery/confection
15. Renita Mathis-Golphin – 113 S Pleasant Hill Road – bail bonding
16. Yavoshica Leon – 118 Lynn Avenue – building inspection services
17. Cornelia Harvey – 303 Scarborough Road – skincare/aesthetician

All applicants were present. No one was present in opposition. The motion was made by Mr. Rissmiller and seconded by Mr. Rowland to recommend approval of the home occupations. No one was present in opposition.

18. ANNEXATION – Hasmukh Patel requests the annexation of property totaling

3.12 acres located at the NW corner of Hwy 247 and N Davis Drive Extension from the zoning of C-2[County] to the zoning of C-2[City] Hasmukh Patel 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.

19. REZONING – Edwina Gunn Estate in Rem requests the rezoning of property totaling 20.00 acres, located at the west side of Hwy 41, north of the intersection of Hwy 41 and Watson Boulevard/Hwy 247 Connector from the zoning of C-2[General Commercial] to the zoning of R-4[Multi-Family Residential] Chris Oliver was present to represent Hillpointe Engineering; agent to the applicant. 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.

20. REZONING – Bay Business Properties, LLC requests the rezoning of property totaling 0.85 acre located at James Street, having frontage on Sidney Street, from the zoning of R-2[Single Family Residential] from the zoning of R-4[Multi-Family Residential] Ezekiel Tchoa was present to represent Bay Business. 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.

21. ANNEXATION/REZONING – Casa Cajco, Inc. requests the annexation and rezoning of a 5.8 acre portion of property located along the north side Lakeview Road between the intersection of Lake Joy Road and Tharpe Road from the zoning of R-1[Single Family Residential District][County] to the zoning of R-3[General Residential District][City] Tab Bullard was present to represent Casa Cajco, Inc. Mr. Bullard explained that his intent was to build a multi-family community on the site. No one was present in opposition.

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

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

As there was no further business, the meeting was adjourned at 6:42p.m.