

WARNER ROBINS PLANNING AND ZONING COMMISSION

Special-Called Meeting of June 23, 2022 (called due to the cancellation of the regular meeting, originally June 14th)

The special-called meeting of the Warner Robins Planning and Zoning Commission was held on June 23, 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 May, 2022. Mr. Head made the motion to approve the minutes and Ms. Britt seconded the motion. The motion carried unanimously.

Ms. Britt called the first item on the agenda.

1. **Charles Watson** – 285 Peachtree Circle – safety consulting. Charles Watson 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. **Randall Fitzgerald** – 115 Mauldin Court – technology development. Randall Fitzgerald 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.

3. **Sharon Smith** – 205 Loudin Hill Drive – online retail. Sharon Smith 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.

4. **Shequrria Tuck** – 210 Avondale Circle – freight transportation. Shequrria Tuck 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.

- 5. Tyler Mackey** – 219 Castle Pines Drive – dumpster rental. Tyler Mackey 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.

- 6. Tonya Brown** – 107 Albert Court – online life coaching & online preschool – Tonya 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.

- 7. Sonja Akins** – 107 Magnolia Avenue – online retail. Sonja Akins 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. Larry Kersey** – 310 Clairmont Drive – automobile vinyl wrapping. Larry Kersey 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.

- 9. Charisse Bruce** – 118 Berwick Circle – cottage foods/cookies. Charisse Bruce 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. Richard Haynie** – 104 Library Court – marketing. Richard Haynie 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.

- 11. Tammy Cooper** – 205 Roaring Forks Drive – fashion accessories & construction. Tammy Cooper 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.

- 12. Annabeth Joystone** – 502 King Drive – petsitting and grooming. Annabeth Joystone 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.

- 13. Cynthia Delgado** – 6080 Lakeview Road, Apt. 1102 - online retail. Cynthia Delgado 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.

- 14. REZONING - JLC Warner Robins, LLC** – 387 Carl Vinson Parkway, totaling 19.17 acres, from the zoning of C-2[General Commercial] to PDR [Planned Development – Residential] Cal McShan was present to represent JLC WR, LLC. 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.

- 15. ANNEXATION** – Sexton Family Properties, LLLP – requests annexation of property totaling +/- 1.20 acres located at the southwestern corner of Feagin Mill Road and S Houston Lake Road from the zoning of C-2[County] to C-2[City]. Jim Rollins was present to represent Sexton Family Properties, LLLP. No one was present in opposition.

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.

- 16. ANNEXATION/REZONING** – KKLN Properties, LLC – property totaling 8.86 acres, located at Dry Creek Court, from the zoning of R-1[Single Family Residential][County] to R-2[Single Family Residential][City] Kevin Bowen was present to represent KKLN Properties, LLC. Mr. Bowen explained that his intent was to build single-family homes on the site. Several members of the audience were in attendance to oppose the request. Among the concerns raised by citizens was the potential connectivity between Settler’s Landing subdivision and Buckhead Forest, which would create a “cut-through” between Feagin Mill Road and Russell Parkway. Another concern was the potential negative impact on the

residents' home values. One resident cited city code sections to demonstrate the contrast between the county's regulations and the city's, describing that the city has reduced minimum requirements for lot sizes. Mr. Rowland advised the audience that the petition before the board was for annexation and rezoning only, and that the potential connectivity and the design for the development should be discussed upon the plan review phase, which would be voted on by the planning commission as well. As there was no further discussion, Ms. Britt called for a motion.

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

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approval of the request to rezone. The motion carried with three yes votes and two no votes.

- 17. ANNEXATION/REZONING** – 2110 Elberta Road, Inc – 2110 and 2108 Elberta Road, totaling 1.99 acres, from the zoning of R-1[Single Family Residential][County] to the zoning of R-3[General Residential][City] Robert Story was present to represent 2110 Elberta Road, Inc. No one was present in opposition.

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

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

- 18. ANNEXATION** – Ella O'Neal Sledge Estate – located at S Vietnam Veterans Memorial Parkway, totaling 1.5 acres, from the zoning of C-2[Peach County] to the zoning of C-2[City of Warner Robins] Oliver Bateman was present to represent the applicant. 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.

As there was no further business, the meeting was adjourned at 6:22p.m.