

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of October 11, 2022

The regular meeting of the Warner Robins Planning and Zoning Commission was held on October 11, 2022, at 5:30 PM at City Hall. Those members present were Arthur Head, Todd Rissmiller, Sharon Broughton, Jeffrey Rowland, and Miranda Britt. Darin Curtis, Michael Moriarty, Kate Hogan, and Josh Buchanan were also present.

Ms. Broughton opened the meeting and announced the rotation of the chair. Darin Curtis stated that in order of appointment, Sharon Broughton was next in line for consideration and suggested the board appoint Mrs. Broughton as chair. The motion was made by Mr. Head and seconded by Mr. Rowland. The motion carried unanimously. Mrs. Broughton then opened the Planning & Zoning Commission by explaining the procedures of the meeting. Ms. Britt explained 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 asked Mr. Curtis to provide any staff remarks for petitions being heard.

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

1. **Omar Aguayo** –314 O'Brien Dr.– Dumpster service. Omar Aguayo 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. **Mahlon Miller** – 147 Stoney Creek Dr. – Motorcycle delivery/towing service. Mahlon Miller 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. **Shauna Hardy** – 206 Foxtail Chase – Internet Sales. Shauna Hardy 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. **Tomieka Daniel** – 112 Stoney Creek Dr. – Christmas Decoration Service. Tomieka Daniel 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. **Derrick Covington** – 104 Kinley Ann Ct. – Home Inspection Service. Derrick Covington 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. **VARIANCE** – Savien Riley and Michael Riley requests the city to waive 96.1 of the city codes where an automobile service station is not to be located within 100 feet of any residential district or church. And waive 96.2 of the city codes where an automobile service station shall have a minimum frontage on the primary street of 120 feet. Michael Riley was present. No one was present in opposition.

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

7. **VARIANCE** – Mohammad Al-Shroof, represented by Beau Weathers, requests a 6' rear setback variance on the addresses of 422, 424, 426, and 428 Orchard Way. Beau Weathers was present to represent Mohammad Al-Shroof. Mr Curtis read aloud the written opposition submitted by the adjacent property owner. Mr. Weathers stated that the property line in question does not abut the opposed party's property and that the fence has already been moved years prior, and that no complaint was ever lodged by the surrounding residents. Mr. Rissmiller asked what the hardship to the property was. Mr. Weathers stated that the sale was being held up by the requested variance and that he felt it was not to the detriment of the area. No one was present in opposition. Ms. Broughton called for a motion. No motion was offered. Mr. Weathers withdrew his request.
8. **REZONING** – Sujano, LLC, represented by Oliver Bateman – requests the rezoning of tax parcel ID# 0W0940 61B000 located at the south east corner of Houston Lake Road and Corder Road, from the zoning of R-1[Single-Family Residential District] to the zoning of R-4 [Multi-Family Residential District] Oliver Bateman was present to represent Sujano, LLC. Mr. Bateman advised that his client intended to build apartments on the subject site. Mr. Curtis stated that his office was in support of the rezoning, citing the joint comprehensive plan's reference to housing being the targeted goal for the area. Mr. Curtis stated that despite his office's support for the land use request, he would recommend that any motion to approve the request be made with the stipulation that no access into the development be granted from Houston Lake Road, and that access be designed as far from the intersection as possible on S Corder Road. Mr. Curtis also added that since the item was tabled in August's special-called meeting, that he, along with a representative from the utility, stormwater, engineering, transportation, community and economic offices, had met with two representatives of the Harper's Ridge Subdivision to address a comprehensive list of their concerns. Ms. Broughton called on members of the opposition to speak. Mrs. Broughton stated that the planning commission had already heard this petition in August, and asked the audience to provide any new opposition; not repeat the same sentiments from August's meeting. Lisa Armstrong, David Cooke, and other un-named members of the audience voiced their opposition. After hearing the opposition, Mrs. Broughton offered Oliver Bateman a chance to rebut. Mr. Bateman had no comments. Mrs. Broughton called on a motion.

The motion was made by Mr. Rissmiller and seconded by Ms. Britt to deny the request. The motion carried with three yes votes and two no votes.

9. **ANNEXATION** – NBR/Mavis requests the annexation and rezoning of a portion of tax parcel# 000770 075000, a 1.1-acre parcel of property located at the north east

side of the intersection of HWY 96 and Starlight Drive, from the zoning of C-2 [General Commercial District] [County] to the zoning of C-2 [General Commercial District] [City] Kirk Farrelly was present to represent NBR/Mavis. Mr. Curtis stated that his office supports the request to annex, but recommended that a motion to approve be made with the stipulation that no access be granted from Hwy 96. Mr. Curtis stated that his office had been in consult with GDOT, the city's development team and contract engineers, and offered the explanation of the unsafe conditions the existing driveway was designed. Mr. Curtis stated that he had met with Mavis for pre-design meetings and that he felt that Mavis was adequately aware of the recommendation and did not specifically oppose it. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland to approve the request, with the stipulation that no access be granted to the subject site from Hwy 96, without the signed, sealed, and express justification by a traffic engineer certified in the state of Georgia. The motion carried unanimously.

As there was no further business, the meeting was adjourned at 7:56pm.