

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of November 15, 2022

The regular meeting of the Warner Robins Planning and Zoning Commission was held on November 15, 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, and Kate Hogan 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, rezonings, 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. Arthur Head made the motion to approve the minutes and Ms. Britt 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.

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

1. **Shanquanta Caldwell** – 516 Stacy Ln. – Online gift shoppe. Ms. Caldwell 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. **Vanessa Stinson** – 505 American Blvd. – Retail service. Ms. Stinson was present. No one was present in opposition.

The motion was made by Mr. Head and seconded by Ms. Britt to recommend approval of the request.

3. **Franz Sparks** – 102 Peyton Ray Ln. – Transportation service. Mr. Sparks was present. No one was present in opposition.

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

4. **Charles Stinson** – 317 Cherokee Dr. – Trucking Service. Mr. Stinson was present. No one was present in opposition.

The motion was made by Mr. Head and seconded by Ms. Britt to recommend approval of the request.

5. **Kenneth Turner** – 131 Linda Kay Ct. – Trucking Service. Mr. Turner 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. **Anthony Ferguson** – 202 Northfield Dr. – HVAC Service. Mr. Ferguson was present. No one was present in opposition.

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

7. **Alatron Palmer** – 1208 Laura Ave. – Lawn Service. Mr. Palmer 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. **Fernando Lopez** – 124 Lake Front Dr. – Drywall Service. Mr. Lopez was present. Comment of opposition came from **Mr. Tim Hamm** of 102 Lakewood Dr., **Ms. Jeanette Hughes** of 304 Lakefront Dr., **Ms. Dawn Moore** of 126 Lakefront Dr., and **Ms. Karla Lynch** of 101 Glynn View Dr.

Mr. Tim Hamm, of 102 Lakewood, spoke for most of the residents that attended the meeting. Mr. Hamm addressed the board with concerns that included too many vehicles coming and going to the residence, and that the occupant of 124 Lakefront, Mr. Lopez, is violating several city ordinances. Ms. Jeanette Hughes, of 304 Lakefront, and Ms. Karla Lynch, of 101 Glynn View Dr., echoed the same concerns as Mr. Hamm. At this time Ms. Dawn Moore, of 126 Lakefront Dr., stated that the occupants of 124 Lakefront have trash that blows into her yard, there are people at the house working till all hours of the night, and there are a large number of vehicles parked in the yard. Ms. Moore was advised to contact Warner Robins Code Enforcement with her claims. There is an active code case on the 124 Lakefront Dr. at this time, but it is only addressing the current situation of “running a business without a proper license” and if 124 Lakefront Dr. is approved for the business license, then the case will be dismissed.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approval of the request. The motion was approved with Ms. Britt in opposition to the motion.

9. **Lucia Seeker** – 233 Perth Ct. – Internet Sales. Ms. Seeker was present. No one was present in opposition.

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

10. **REZONING** – Mr. John Boone -- requests the rezoning of properties, totaling 13.48 acres, located at the east side of Elberta Road, 450 feet south of the intersection of Elberta Road and Malachi Drive, tax parcel, [0W19C0 006000] AND the adjacent property totaling 8.48 acres, located at the east side of Elberta Road, 1,060 feet south of the intersection of Elberta Road and Malachi Drive, tax parcel, [0W19C0 022000]. From the current zoning of the properties which is R-2 [Single Family Residential District] [City] to the proposed zoning of R-4 [Multi-Family District] [City]. There were no comments from the staff on this proposal. No one was present in opposition. Mrs. Broughton closed the public hearing and entertained a motion.

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

11. **Rezoning/Variance** – REI Velocity -- requests the rezoning of property, totaling .82 acres, located at 102 Madrid Street, tax parcel, [0W019E 003000]. From the current zoning of the property, which is C-2 [General Commercial District] [City] to the proposed zoning of R-4 [Multi-Family Residential District] [City], and a variance to amend the setback of the buildings on the property to be legally, NON-CONFORMING. There were no comments from the staff on this proposal. There was no one present in opposition. Mrs. Broughton closed the public hearing and entertained a motion.

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.

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

12. **Rezoning/Sub-Division** – Bulldog Properties -- represented by Mr. Robert Moore, requests the rezoning and sub-division of the property located at 6110 Watson Boulevard, totaling 16.58 acres, tax parcel, [062 002] from the current zoning of the property which is C-2 [General Commercial District] [City] to the proposed zoning of R-4 [Multi-Family Residential District] [City]. There only comments from the staff were from Ms. Kate Hogan, who stated the importance of housing in that area of Warner Robins. No one was present in opposition. Mrs. Broughton closed the public hearing and entertained a motion.

The motion was made by Mr. Head and seconded by Ms. Britt to recommend approval of the request of the sub-division. The motion carried unanimously.

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

As there was no further business, the meeting was adjourned at 7:30 pm.