

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of March 12, 2019

The regular meeting of the Warner Robins Planning and Zoning Commission was held on March 12, 2019, at 5:30 PM at City Hall. Those members present were Arthur Head, Eric Blazi, and Ben Campbell. Sherri Windham and Darin Curtis was also present.

Mr. Head opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mr. Head 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. Mr. Head asked Ms. Windham to provide any staff remarks for petitions being heard. Mr. Curtis read aloud the procedures for public hearings, providing the following information:

When the Public Hearing is opened, members of the Board will receive public input on the proposed rezoning. No action on their part will be taken until the Chair declares the hearing complete. The Chair will allow each side equal opportunity to the floor, with a minimum of 10 minutes per side (if desired). Individual members of the public will be given up to five minutes to state their case. Those in support of the issue will be heard then; those in opposition to the issue will be heard. Prior to closing the public hearing input portion of the meeting, City staff and the public will be given the opportunity to ask questions of either or both sides of the issue. When the Chair is assured that input is complete, the public hearing shall be ended and the Board may then debate the issue and entertain a motion on their recommendation to the Mayor and Council. All speakers from the public are asked to follow these rules:

- Come to the microphone and state your name, address, and neighborhood if any, prior to making remarks.
- Keep remarks limited to five minutes and please do not repeat other's comments.
- Address all comments to the Chair.

Mr. Head asked for a motion to approve the minutes from the Planning and Zoning meeting held on February, 2019. Mr. Blazi made the motion for approval and Mr. Campbell seconded the motion. The motion carried unanimously.

Mr. Head then called the first item on the agenda.

1. Andrew Dennis, Jr. – 312 Deerfield Circle – requests permission to operate an educational business as a home occupation. Andrew Dennis was present. Mr. Dennis explained that his business would be conducted at seminars and classes held at public or institutional locations, and that his home would serve to conduct his administrative duties. Mr. Blazi asked who Mr. Dennis intended to serve and teach. Mr. Dennis stated that his target audience ranges typically from ages 7-18, but that he has contracted with Robins Air Force Base and Non-profit organizations and has served outside of that range in the past. No one was present in opposition.
The motion was made by Mr. Campbell and seconded by Mr. Blazi to recommend approval of the request. The motion carried unanimously.
2. Jasmine Butler – 1485 Leverette Road, Apt. 1707 – requests permission to operate an online retail business as a home occupation. Jasmine Butler was present. Ms. Butler explained that no customers would come to her home, and that occasionally, she may receive deliveries at her home for items to be shipped back out to the customer. No one was present in opposition.
The motion was made by Mr. Blazi and seconded by Mr. Campbell to recommend approval of the request. The motion carried unanimously.
3. Floree Mitchell – 1205 Green Street, Apt. 5 – requests permission to operate an auto detailing business as a home occupation. Floree Mitchell was present. Ms. Mitchell explained that the owner of the apartment complex expressed written permission for Ms. Mitchell to be allowed to operate her business from one of the units, and plans to store auto washing chemicals in the unit and wash cars by

appointment only. Mrs. Windham advised the board that Ms. Mitchell was informed and given reading supplements about the City's requirements for auto detailing businesses to utilize biodegradable chemicals, and how to properly dispose of runoff water. No one was present in opposition.

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

4. ANNEXATION – JTS Realty Investments, Inc. requests the annexation of a portion of property totaling 1.299 acres located at the Southwest corner of Chilton Place and Batten Drive from the zoning of C-2[General Commercial District][County] to C-2[General Commercial District][City] Paul Shannon was present to represent JTS Realty Investments, Inc. Mr. Head opened the public hearing. Mr. Shannon explained that his client wished to annex the subject property for the purpose of constructing a take-out restaurant on the site. Mr. Head called on the opposition. Colin Williams stated that while he is not opposed to the proposed construction of a restaurant, he is concerned with the way that the annexation may affect the surrounding area. Mr. Williams explained that he owned property and operated a business directly adjacent to the subject property, and stated that since opening his business there have been major drainage issues to the area, and that he has contacted both county and city jurisdictions to search for a solution, but that neither the county nor the city has been able to offer advice or assistance. Mr. Shannon stated that there is currently a drainage pipe that runs along both his client's property and Mr. Williams's property, and that upon construction of the restaurant, the pipe will be replaced with a larger sized pipe to combat the additional drainage burden. Mrs. Windham advised Mr. Williams that the City cannot maintain or address drainage issues, until both sides of the roadway are within its jurisdiction. Mr. Williams stated that he would like to see street lights installed on Chilton Place. Mr. Head stated that the City would not likely install street lights, but that Flint Energies would install the lights at property owner's expense. Mr. Williams withdrew his opposition. Mr. Head closed the public hearing and entertained a motion.

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

5. VARIANCE – Gary Martin requests a 10ft front setback variance at 427 Deven Court. Gary Martin was present. Mr. Martin explained that 427 Deven Court required a variance for the construction of a pre-sold home, and that due to the shape of the lot, the front setback could not be reasonably met with regards to the lot layout. Mrs. Windham stated that she did receive input from Forrest Walker, who advised that because the lot was located in an eyebrow cul-de-sac, he did not oppose the request. Mrs. Windham added that she agreed that the shape of the lot presented a hardship, but that the measurement should have triggered a response at the time the footing was laid, adding that the slab had already been poured to the requested specifications. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Campbell to approve the request. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 5:49 p.m.