

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of August 13, 2019

The regular meeting of the Warner Robins Planning and Zoning Commission was held on August 13, 2019, at 5:30 PM at City Hall. Those members present were Jeffrey Rowland, Arthur Head, Eric Blazi, Joyce Phillips, and Steve Miner. Sherri Windham and Darin Curtis was also present.

Mr. Rowland 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. Rowland 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. Rowland asked for a motion to approve the minutes from the Planning and Zoning meeting held on July 9, 2019. Mr. Miner made the motion for approval and Mr. Rowland seconded the motion. The motion carried unanimously.

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

1. Deborah Norris – 234 Briarcliff Road – request permission to operate a child care business as a home occupation. Deborah Norris was present. Ms. Norris explained that she had a degree in early childhood education and had applied through the state for licensing, a prerequisite of which, is to obtain the City's permission to operate a daycare from her home. Mrs. Phillips asked if Mrs. Norris had adequate smoke detection in her home. Mrs. Norris stated that her home was inspected and cleared by the Fire Marshall. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval. The motion carried unanimously.

2. Dirk K. Hamilton – 117 Melody Lane – request permission to operate a wood working craft business as a home occupation. Dirk Hamilton was present. Mr. Hamilton explained that he would craft pens, deer calls, and duck calls from his home. No one was present in opposition.

The motion was made by Mr. Miner and seconded by Mrs. Phillips to recommend approval of the request. The motion carried unanimously.

3. Nakita E. Ford – 113 Greenspan Way – request permission to operate a jewelry sales business as a home occupation. Nakita Ford was present. Ms. Ford stated that she would sell her products at events and fairs and that clients may come to her home, by appointment only, to pick up an order. No one was present in opposition.

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

4. Michele Spearman – 305 Raleigh Drive – request to operate a pool cleaning business as a home occupation. Michele Spearman was present. Ms. Spearman explained that no

chemicals would be stored at her home, and that all chemicals would be picked up in route to her clients' homes. No one was present in opposition.

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

5. Brian K. Carroll – 711 Sark Drive – request to operate a lawn care business as a home occupation. Brian Carroll was present. Mr. Carroll stated that his equipment would be stored in an enclosed trailer that remains in his driveway and attached to his truck. Mrs. Phillips asked where Mr. Carroll would dispose of his tree and shrub clippings. Mr. Carroll stated that he does not clip trees or shrubs, and that he would only cut grass; all grass clippings would be blown back into the clients' yards. No one was present in opposition.

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

6. Lisa R. Jones – 6080 Lakeview Road, Apt. 2806 – request to operate a cleaning business as a home occupation. Lisa Jones was present. Mrs. Jones stated that the apartment complex manager has given her permission to operate the business and has allowed her to store her supplies in a garage within the complex. No one was present in opposition.

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

7. Selmar Fernando Jimenes – 102 Chauncey Street– request permission to operate a painting business as a home occupation. Selmar Jimenes was present. Mrs. Windham asked if Mr. Jimenes would do any other type of remodeling, or would he be limited to painting; Mr. Jimenes confirmed that he would only paint. No one was present in opposition.

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

As there was no further business for discussion, the meeting was adjourned at 5:56 p.m.