

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of May 21 2020

The regular meeting of the Warner Robins Planning and Zoning Commission was held on May 21, 2020, at 5:30 PM at City Hall. Those members present were Jeffrey Rowland, Arthur Head, Joyce Phillips, Eric Blazi and Steve Miner. Sherri Windham and Darin Curtis were also present.

Mr. Rowland opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mr. Rowland 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. Rowland asked for a motion to approve the minutes from the Planning and Zoning meeting held on March 10, 2019. Mrs. Phillips made the motion to approve the minutes and Mr. Blazi seconded the motion. The motion carried unanimously.

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

1. Ian Kristopher Heydt – 114 Forest Hill Drive – requests permission to operate a handyman business as a home occupation. Ian Heydt was not present.

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

2. Silvanee Morris – 703 Olmstead Street – requests permission to operate a mobile retail business as a home occupation. Silvanee Morris was present. Ms. Morris explained that she would sell pre-packaged snacks and drinks to customers at various events from her mobile snack trailer. Mrs. Phillips asked where the trailer would be kept while not in use. Ms. Morris explained that her trailer would remain on the Air Force Base storage facility while not in use. No one was present in opposition.

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

3. Tela Antkowiak– 102 Silver King Court – requests permission to operate a mobile dog grooming business as a home occupation. Tela Antkowiak was present. Ms. Antkowiak stated that she would travel to her clients' locations to provide full-service grooming to pets from her enclosed grooming trailer that would be kept at her parents' house while not in use. No one was present in opposition.

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

4. Andre Beulah – 207 Rose Hill Drive – requests permission to operate a landscaping business as a home occupation. Andre Beulah was present. Mr. Beulah explained that he would store his equipment in a 16' enclosed trailer. Henry O'Neal, president of the neighborhood's Homeowner's Association, asked where the trailer would be stored and if Mr. Beulah intended to have dump trucks parked at his property. Mr. Beulah advised that he would not have dump trucks at his house, adding that if he ever purchases an additional trailer, it would be kept at a storage facility. As there was no further discussion, Mr. Rowland called for a motion.

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

5. Zachary Fulton Boggs – 800 Leisure Lake Drive, Apt. 4C – request permission to operate a cleaning service business as a home occupation. Zachary Boggs was not

present.

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

6. Steven J. Goudeau – 203 Downing Circle – requests permission to operate a real estate service business as a home occupation. Steven Goudeau was present. Mr. Goudeau explained that all of his work would be conducted on a computer, a phone, or in the field, and that no clients would come to 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.

7. Roger Michael Freeman – 100 Trailing Bend – requests permission to operate a photography business as a home occupation. Roger Freeman was present. Mr. Freeman explained that he specialized in aerial drone photography, and that he would not have customers at his home. No one was present in opposition.

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

8. Angela Perkins – 721 Loudon Hill Drive – requests permission to operate a notary services business as a home occupation. Angela Perkins was present. Ms. Perkins stated that she would travel to her clients to provide her service, and that no clients would come to her home. 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.

9. Laura Sorenson – 406 Morgan Ranch Circle – requests permission to operate a photography business as a home occupation. Laura Sorenson was present. Ms. Sorenson stated that she specialized in product photography, and that her clients would mail in their products to have them photographed, and she would mail them back. No one was present in opposition.

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

10. Charles Bennett – 202 Millstone Way – requests permission to operate online retail business as a home occupation. Charles Bennet stated that he and his wife would make toys and clothes for children and sell them online. 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.

11. Roshunda Smith – 203 Parkway Drive – requests permission to operate a cleaning business as a home occupation. Roshunda Smith was present. Ms. Smith stated that she would keep a small supply of cleaning equipment in her car, and that no clients would come to her home. No one was present in opposition.

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

12. Jerold Miller – 101 Tucker Place – requests permission to operate a roofing business as a home occupation. Jerrold Miller was present. Mr. Miller stated that no material would be stored at his home. 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.

13. Linda Rich – 329 Bonnie Drive – requests permission to operate an entertainer business as a home occupation. Linda Rich was present. Ms. Rich stated that she would not have people come to her home, and that she would perform and sell art at various events. No one was present in opposition.

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

14. Connie L. Ray – 1008 Briarcliff Road – requests permission to operate a janitorial business as a home occupation. Connie Ray was present. Ms. Ray stated that she would keep a small supply of cleaning equipment in her car, and that no clients would come to her home. 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.

15. Jason Pincus – 102 Lincolnshire Way – requests permission to operate a cleaning business as a home occupation. Jason Pincus was not present.

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

16. Tina Armeaga – 230 Wendan Way – requests permission to operate a cleaning business as a home occupation. Tina Armeaga was present. 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.

17. Shirley Braune – 113 Country Circle – requests permission to operate an online florist business as a home occupation. Shirley Braune was present. Ms. Braune stated that she would sell her flowers online, and from her flower truck at various events. Sherri Windham asked where Ms. Braune would store her flower truck. Ms. Braune stated that her flower truck would be kept in her driveway, as well as customers who would come to her home by appointment only for a bridal consultation. 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.

18. Dana Hubbard – 907 Corder Road, Apt. F1 – requests permission to operate a home care business as a home occupation. Dana Hubbard was not present.

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

19. Joe Brown – 402 Esplanade Drive – requests permission to operate a concrete construction business as a home occupation. Joe Brown was present. Mr. Brown stated that he would keep his supplies and equipment in his truck, and that no material would be stored at his residence. 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.

20. LaTosha K. Collins – 45 Tiffany Lane – request permission to operate a consulting business as a home occupation. Ms. Collins stated that no clients would come to her home, and that all business would be conducted online or over the phone. 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.

21. Ashley Lawson – 735 N Houston Road, Apt. B3 – requests permission to operate

a consulting business as a home occupation. Ashley Lawson was present. Ms. Lawson stated that no clients would come to her home, and that all business would be conducted online or over the phone. No one was present in opposition. The motion was made by Mr. Head and seconded by Mrs. Phillips to recommend approval of the request. The motion carried unanimously.

22. REZONING – Pramila and Ramesh Patel request the rezoning of property, totaling 0.28 acres, located at 701 N Davis Drive, from the zoning of R-2 [Single Family Residential] to the zoning of C-2[General Commercial] Disha Patel was present to represent Pramila and Ramesh Patel. Ms. Patel stated that this property had operated as a daycare for over 50 years, but that now she was required to rezone the property because it was zoned residential. Sherri Windham stated that the property was considered grandfathered for several years until the point at which business was vacated for a period of over one year. Mrs. Windham added that because the Patel family recently took ownership, they would be required to bring the property into compliance with regards to zoning. 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.

23. REZONING – Dan Gunn III requests the rezoning of property, totaling 35.12 acres, located at Arrie Drive and White Road, West of Hwy 41 from the zoning of R-1[Single Family Residential] to the zoning of R-3[General Residential] Casey Graham, of Bryant Engineering, was present to represent Dan Gunn III. Mr. Graham explained that the request is made in order to develop homes with smaller lots than is allowable in an R-1 zoning. No one was present in opposition.

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

24. PRELIMINARY – Lavilla Plantation - Casey Graham, of Bryant Engineering, was present to represent Dan Gunn III. Mr. Graham explained that the plan is to not only tie access in from the existing Georgian Walk Subdivision, but to offer access onto Arrie Drive and White Road for added accessibility and mitigated traffic impact. Mr. Graham added that the lots would be smaller than the Georgian Walk lots, but larger than the Arbors, and that there would be three lots dedicated to transitioning the sizes of the homes, so as to create a more cohesive aesthetic. Mrs. Windham explained that the county has stipulated that a driveway permit will be required in order to gain access from White Road, that a fire flow and hydraulic study would be required, that the water system would need to connect to the water main at White Road, and that a master meter would be required to be installed. No one was present in opposition.

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

25. ANNEXATION/REZONING – ASIL Group, LLC requests the annexation and rezoning of properties, together totaling 5.72 acres, located at East Bob White Road, West of Old Perry Road, from the zoning of R-AG[Residential Agricultural] to R-3[General Residential] Keith Newton was present to represent ASIL Group, LLC. Mr. Newton explained that this property would serve to expand the Woodlands Subdivision, and that the homes would start at around \$350k. Mrs. Windham stated that per Houston County Commissioners, no access would be allowed from E Bob White Road. Mr. Newton explained that he would comply with that stipulation. 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.

26. PRELIMINARY – Woodlands Phase 6 – Section 1A. Keith Newton was present to represent ASIL Group, LLC. Mr. Newton explained that this section would only create roughly 8 new lots and a new road. Mrs. Windham read aloud the

comments received from the Warner Robins Fire Chief regarding the distance from the property to the nearest fire station. Mr. Newton stated that he had been in contact with Chief Ross Moulton regarding this issue, and is aware of his concern. Mr. Newton added that with the inclusion of Veteran's High School and the trend in development, he believes a new fire station would be of mutual benefit, and hopes that this would be a good time for the leadership to consider it. 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.

As there was no further business for discussion, the meeting was adjourned at 6:27p.m.