

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of January 9, 2018

The regular meeting of the Warner Robins Planning and Zoning Commission was held on January 9, 2018, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, and Ben Campbell. Sherri Windham and Darin Curtis were also present.

Mr. Blazi opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mr. Blazi 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. Blazi asked Mrs. Windham to provide any staff remarks time 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. Blazi asked for a motion to approve the minutes from the Planning and Zoning meeting held on December 12, 2017. Mr. Head made the motion for approval and Mr. Campbell seconded the motion. The motion carried unanimously.

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

1. Amber Blurton – 203 Bruce St – requests permission to operate an online sales business as a home occupation. Amber Blurton was present. Mr. Blazi asked Ms. Blurton if her request pertained only to a home office for her business. Ms. Blurton confirmed that she is requesting permission for office use only, and that no products would be stored at the home. No one was present in opposition.

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

2. Earl Lene Bagley – 220 North Lake Drive – requests permission to operate a cleaning business as a home occupation. Earl Lene Bagley was present. Mrs. Windham advised Ms. Bagley that she would need written permission from her landlord in order to receive her license. Ms. Bagley stated that she will provide that document as soon as possible. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Campbell to recommend the approval of the request with the stipulation that Ms. Bagley obtain permission from her landlord before receiving her license. The motion carried unanimously.

3. Chasity Wright – 103 Buford Drive – requests permission to operate an Information Technology consulting business as a home occupation. Chasity Wright was present. Mr. Blazi asked if Ms. Wright planned to have clients at her home. Ms. Wright stated that no clients would come to the home, and that her work would be conducted online, or at her clients' locations. No one was present in opposition.

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

4. Starrsha Harrell – 115 Tom Chapman Boulevard apt 1603 – requests permission to operate an online sales business as a home occupation. Ms. Harrell stated that would sell bath products that she would ship to her customers via FedEx or USPS, and that no customers would come to her home. No one was present in opposition.

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

5. Stephanie Taylor – 703 Bay Laurel Circle – requests permission to operate a painting business as a home occupation. Stephanie Taylor was present. Mr. Blazi asked where Ms. Taylor would store her equipment. Ms. Taylor stated that her supplies would stay in her personal vehicle. No one was present in opposition.

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

6. Arthur Warner – 206 Arden Drive – requests permission to operate a consulting business as a home occupation. Arthur Warner was present. Mr. Warner stated that he works for a larger consulting company, and that he is requesting a home office to conduct his work, which will only include paperwork and phone calls. No one was present in opposition.

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

7. Jesse Root – 601 Tug Court – requests permission to operate a carpet cleaning business as a home occupation. Jesse Root was present. Mr. Blazi asked where Mr. Root would store his equipment. Mr. Root stated that all equipment would be in a trailer attached to his truck, which will be located in his driveway. No one was present in opposition.

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

8. Matthew James Pogue – 1213 Oakland Avenue – requests permission to operate a cleaning business as a home occupation. Mr. Blazi asked if Mr. Pogue would conduct residential or commercial cleaning. Mr. Pogue stated that he would conduct both residential and commercial cleaning, and that he specifically wishes to clean for the elderly. No one was present in opposition.

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

9. Diana Oates – 501 N Briarcliff Road – requests permission to operate a cleaning business as a home occupation. Diana Oates was present. Ms. Oates stated that she would clean residential and commercial locations. No one was present in opposition.

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

10. Dawn Sharpe – 217 Wembley Drive – requests permission to operate a web design business as a home occupation. Dawn Sharpe was present. Mr. Blazi asked if Ms. Sharpe would go to her clients' locations, and Ms. Sharpe confirmed she would. No one was present in opposition.

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

11. Gustavo Porrás – 314 Waverly Lane – requests permission to operate a solar panel installation business as a home occupation. Gustavo Porrás was present. Mr. Blazi asked Mr. Porrás where he would store his supplies. Mr. Porrás stated that

all supplies would be delivered directly to the jobsite, and that his home would be utilized only as an office space and primary residence. No one was present in opposition.

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

12. SPECIAL EXCEPTION – Longleaf Church requests permission to operate a church at 725 Highway 96 in an R-4[Multi-Family Residential District] zoning. Jim Bone was present to represent Longleaf Church. Mr. Bone stated that his Church is under contract to purchase the property with the intent to construct a new Longleaf Church location. No one was present in opposition.

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

13. ANNEXATION – Friendship Baptist Church requests the annexation of property known totaling 0.97 acres located at Feagin Mill Road, East of Lake Joy Road and South of Bellemeade Circle from the zoning of R-AG (County) to R-AG (City). Patrick Goodrich was present to represent Friendship Baptist Church. Mr. Goodrich explained that the request was made with the intent to expand the existing storm water retention pond in order to accommodate the future expansion of Friendship Baptist Church. Mr. Blazi opened the public hearing. No one was present in opposition. Mr. Blazi closed the public hearing and entertained a motion.

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

14. ANNEXATION – The following properties are subject to annexation via covenant agreements with the City of Warner Robins:

- 340 Piney Grove Road (Veteran’s High School) R-AG(county) to R-AG(city)
- 204 Statham’s Way PUD(county) to PUD(city)

Sherri Windham stated that the properties had covenant agreements with the City to obtain City services until such time that they become contiguous. Mrs. Windham added that the properties were now contiguous, and subject to the terms of their covenant agreements, and will be annexed at their current zonings. Mr. Blazi opened the public hearing. No one was present in opposition. Mr. Blazi closed the public hearing and entertained a motion.

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

15. REZONING – Alexis Investments, LLC – requests the rezoning of property totaling 5.033 acres, located at the Southwest corner of Old Perry Road and Woodard Road, from the zoning of R-3[General Residential] to C-2[General Commercial]. Keith Newton was present to represent Alexis Investments, LLC. Mr. Blazi opened the public hearing. Mr. Newton explained that the property, including adjacent property belonging to Alexis Investments, LLC, were annexed into the City limits over a year ago, and is largely being developed as the Woodlands Subdivision. Mr. Newton added that he is requesting the zoning change for 5.033 acres for commercial use, but at this time he does not have a contract for purchase or specific plan for development for the property. Mr. Blazi called on any opposition. Bill Woodard of 107 Woodard Road explained that he has lived on Woodard Road all his life and that he does not wish to see further commercial development in his area. Mr. Woodard stated that since the construction of Veteran’s High School and the addition of the entrance to the Woodlands Subdivision more traffic and danger has been created. Mr. Woodard also added that in his opinion, there are enough storage facilities and stores nearby, and that he doesn’t see a need for any more in his area. Kim Hvizdzak of 145 Woodard Road stated that she helped to acquire over 40 signatures for a petition that property owners signed to plead that the board deny the request. Ms.

Hvizdzak stated that the property owners purchased their homes in a rural area and want it to remain as such. Kenneth Derr of 102 Woodard Road stated that with commercial development comes crime and increased traffic, and that he has a special needs daughter who frequently plays in their yard, and that he would fear for her safety if there were commercial developments near his home. Another gentleman identified himself as the Chairman of the Board for Piney Grove Church, and that the Church did not want the neighborhood atmosphere to change, and that elderly churchgoers already have a hard time getting in and out of the church parking lot, and that commercial development would further complicate access to and from the church. Mr. Campbell stated that there were already commercially – zoned properties in county jurisdiction nearby. Mr. Woodard stated that he still did not wish to see the request be approved. Mrs. Windham stated that she had also received a number of phone calls from residents in the area that did not oppose the rezoning. Mr. Blazi reminded the audience that property owners have rights to their property to develop or not. Mr. Blazi read aloud the staff report that summarized the staff's recommendation that the request be approved on the basis that it conforms to the Houston County Joint Comprehensive Plan and is cohesive to the projected development for that area. Mr. Newton added that before this property was annexed into the City limits, meetings were held with both County and City officials to address concerns about traffic and utilities. Mr. Blazi closed the public hearing and entertained a motion.

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

16. ORDINANCE – adoption of the Official City Zoning Map. Mr. Blazi acknowledged the zoning map displayed in the room, and asked if the motion to approve the adoption would refer to the current state of the map. Mrs. Windham confirmed that the motion to approve the adoption would include all approved zoning actions that had taken place since the previous adoption of the map, and that the motion would refer to the map in its current state. Mr. Blazi opened the public hearing. No one was present in opposition. Mr. Blazi closed the public hearing and entertained a motion.

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

17. ORDINANCE – amendments to sections 114, 66, 74 & 93 of the Official City Zoning Regulation – Mr. Blazi opened the public hearing. No one was present in opposition. Mr. Blazi closed the public hearing and entertained a motion.

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

As there was no further business for discussion, the meeting was adjourned at 6:23p.m.