

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of January 12, 2021

The regular meeting of the Warner Robins Planning and Zoning Commission was held on January 12, 2021, at 5:30 PM at City Hall. Those members present were Arthur Head, Joyce Phillips, Eric Blazi, Miranda Britt, and Todd Rissmiller. Sherri Windham, Darin Curtis, and Michael Johnson were also present.

Mrs. Phillips opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mrs. Phillips 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. Mrs. Phillips asked Ms. Windham to provide any staff remarks for petitions being heard.

Mrs. Phillips asked for a motion to approve the minutes from the Planning and Zoning meeting held on November 10, 2020. Mr. Blazi made the motion to approve the minutes and Mr. Head seconded the motion. The motion carried unanimously.

Mrs. Phillips then called the first item on the agenda.

1. **Walter H. Johnson – 101 Westwood Drive** – requests permission to operate a trucking business as a home occupation. Walter Johnson was present. Mr. Johnson stated that he would store his truck in his driveway, and that he only has one truck. No one was present in opposition.

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

2. **Neetra Womack – 204 Ridgeland Drive** – requests permission to operate an ice cream/snack truck business as a home occupation. Neetra Womack was present. Ms. Britt asked if Ms. Womack required additional licensing for the snacks that she would carry. Mrs. Windham advised that Ms. Womack would only carry pre-packaged snacks on her truck, and that there was no need for additional licensing. Mrs. Phillips called on any opposition. Mrs. Windham stated that she had received written opposition from Donald Rhodes, a resident of 213 Ridgeland Drive, on behalf of himself and two other neighborhood residents who were not in favor of Ms. Womack’s truck being stored at her residence. Mrs. Phillips asked where Ms. Womack would store her vehicle. Ms. Womack stated that her truck would be stored in her driveway. Mrs. Phillips called for a motion.

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

3. **Yolander Bridges – 301 Wisconsin Avenue** – requests permission to operate a home health care business as a home occupation. Yolander Bridges was not present.

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

4. **Cassandra Hill – 407 Johnson Road** – requests permission to operate an online crafts sales business as a home occupation. Cassandra Hill was present. No one was present in opposition.

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

5. **Jessica Robinson – 109 Browning Pt.** – requests permission to operate an online sales business as a home occupation. Jessica Robinson was present. 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. **Frankie McDearmid – 121 Hickory Street** – requests permission to operate a childcare business as a home occupation. Frankie McDearmid was present. Mr. Rissmiller asked how many children Ms. McDearmid would keep. Ms. McDearmid stated that she would keep no more than three children at a time. No one was present in opposition.

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

7. **Rickey S. Usinger – 200 Foxtail Chase** – requests permission to operate a land clearing business as a home occupation. Rickey S. Usinger was present. Mrs. Phillips asked what types of equipment Mr. Usinger would store at his home. Mr. Usinger stated that he would keep hand tools such as shovels and lights in his garage, but that his larger equipment would not be stored at his home. Mr. Usinger stated that he had been granted permission from Trinity Homes, the builder of the homes in his neighborhood, to store his larger equipment, such as skid-loaders, overnight on lots that he is contracted to work on. Mr. Usinger stated that he would not store any other equipment at his home and that he would keep his home's appearance in line with the rest of the neighborhood's appearance. Mrs. Phillips called on any opposition. Mrs. Windham read aloud the written statement submitted by the Woodlands Homeowner's Association, (WHOA). Mrs. Windham stated that the WHOA was concerned that Mr. Usinger's business would impact the residential character of the neighborhood if there would be any equipment stored within visibility from any adjacent lots or streets, and that the quiet nature of the community should not be disrupted by sounds, sights, or smells from Mr. Usinger's business. Mrs. Windham advised the board that the WHOA had respectfully requested that their concerns be considered when voting on the matter. Mrs. Phillips called for a motion.

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

8. **Charla Gregory – 105 Grappa Court** – requests permission to operate a childcare business as a home occupation. Charla Gregory was present. Mr. Blazi asked how many children Ms. Gregory would keep in her care. Ms. Gregory stated that by law, she would not be allowed to exceed six children at a time. 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.

9. **Kyle J. Bennett – 416 Hunts Landing Drive** – requests permission to operate an electrician business as a home occupation. Kyle Bennett was present. Mr. Bennett stated that his supplies and equipment would be kept on his work truck which would be parked in his driveway. 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.

10. **Chris Ross – 1515 Leverette Road** – requests permission to operate a lawn care business as a home occupation. Chris Ross was present. Mr. Ross stated that his equipment would be kept in his enclosed trailer that would remain in his driveway when not in use. No one was present in opposition.

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

11. **Norman D. Jernigan – 221 Dunmury Place** – requests permission to operate an IT staffing services business as a home occupation. Norman Jernigan was present. Mr. Jernigan stated that no clients would come to his home and that no equipment would be stored at his home. 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.

12. **Matthew Warren – 205 Faybrook Drive** – requests permission to operate an HVAC business as a home occupation. Matthew Warren was present. Mrs Phillips asked Mr. Warren if he would store any equipment at his home. Mr. Warren stated that he has one truck that would be kept at his home and that any equipment or supplies he uses for his business would be stored on the truck. No one was present in opposition.

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

13. **David Pollack – 303 Kirkwood Circle** – requests permission to operate a plumbing business as a home occupation. David Pollack was present. Mr. Pollack stated that his supplies would be picked up en route to his jobs and that if there are supplies left over from his jobs they would be stored in his van, which would be parked in his driveway when not in use. 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.

14. **Jessica Ratliff – 215 Wynn Place** – requests permission to operate a lawn care business as a home occupation. Jessica Ratliff was present. Ms. Ratliff stated that her equipment would be kept in her garage and in her trailer. Ms. Ratliff added that her trailer would not be parked on the street, but instead would be kept on the driveway or garage. 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.

15. **Juwight Hutchinson, Sr. – 219 Adirondac Way** – requests permission to operate a firearms and ammunition sales business as a home occupation. Juwight Hutchinson was present. Mr. Hutchinson stated that he intends to set up a website to conduct transactions online. Mrs. Phillips asked where Mr. Hutchinson would store his merchandise. Mr. Hutchinson stated that his stock would be stored in various safes and cool storage containers in his garage. Mr. Blazi asked how Mr. Hutchinson would handle customers coming to his home. Mr. Hutchinson explained that he would not have foot traffic to his home without an appointment.

Mr. Hutchinson explained that the ATF requires the City Planning Commission's approval before issuing his federal permit. Ms. Britt added that she was informed that Mr. Hutchinson could not obtain his City license until he was issued his ATF license, and that the ATF conducts extensive background checks prior to the issuance of the license. Mr. Rissmiller asked what kind of weapons Mr. Hutchinson would stock and if he intends to reload ammunition. Mr. Hutchinson stated that he would not stock any class 3 weapons, but that he would stock a variety of sporting guns, and that he would not reload ammunition. 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.

16. **Zidea Watson – 321 Forest Hill Drive**– requests permission to operate an online retail business as a home occupation. Zidea Watson was not present.

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

17. **Princess Heath – 411 Westcliff Circle** – requests permission to operate an online sales business as a home occupation. Princess Heath was not present.

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

18. **James Watson, Jr. – 121 Deerwood Circle** – requests permission to operate a lawn care business as a home occupation. James Watson was not present.

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

19. **Julissa Fountain – 208 Thomas Boulevard** – requests permission to operate an online retail business as a home occupation. Julissa Fountain was not present.

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

20. **Richard Jenkins – 1304 Leverette Road** – requests permission to operate a janitorial business as a home occupation. Richard Jenkins was present. Mr. Jenkins stated that his supplies would be stored in one of his two sheds in his fenced-in backyard. 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.

21. **Sammie Williams – 102 Francis Street** – requests permission to operate a lawn care service as a home occupation. Sammie Williams was present. Mr. Williams stated that he would store his equipment either in his shed behind his house or in one of his two trucks that are kept in his garage. No one was present in opposition.

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

22. **Victor N. Rigole – 314 Bellemeade Circle** – requests permission to operate an

online artwork sales as a home occupation. Victor Rigole was present. Mr. Rigole explained that if he cannot mail or deliver his art, that a client may opt to come to his home, but that clients would be required to set an appointment. No one was present in opposition.

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

23. **Kimberly Spivey – 102 Woods Edge Way** – requests permission to operate a childcare business as a home occupation. Kimberly Spivey was present. Mr. Rissmiller asked how many children Ms. Spivey would care for. Ms. Spivey stated that she intends to keep between 3 and 6 children in her care. 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.

24. **Sanderia Carter – 705 March Street** – requests permission to operate an online sales business as a home occupation. Sanderia was not present.

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

25. **Shalandria Flowers – 110 Stoney Creek Drive** – requests permission to operate a masonry business as a home occupation. Shalandria Flowers was present. Ms. Flowers stated that she owned a cement mixer that is pulled behind her truck, which will be kept in her garage when not in use. Mrs. Windham advised Ms. Flowers that the City does not permit any outdoor storage of materials related to home occupations. Ms. Flowers acknowledged the regulation and agreed that she would comply. 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. **Estuardo Polanco – 201 N Paul Street** – request permission to operate a handyman business as a home occupation. Estuardo Polanco was present. Mr. Polanco stated that his equipment would be kept in his van, which would be parked in his driveway when not in use. 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.

27. **Libra Taylor – 503 Cheshire Drive** – request permission to operate a online soaps sales business as a home occupation. Libra Taylor was present. Ms. Taylor advised that she would allow clients to come to her home by appointment only. 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.

28. **Twanda Williams – 105 Eric Drive** – requests permission to operate a online sales business as a home occupation. Twanda Williams 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.

29. **Jeffrey P. Desilets – 102 Oak Bay Court** – request permission to operate a renewable energy consulting business as a home occupation. Jeffrey Desilets was present. Mr. Desilets stated that he owns a van that would be stored in his driveway when not in use. No one was present in opposition.

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

30. **Callie Rackely Carr – 244 Peachtree Circle** – request permission to operate a travel agency business as a home occupation. Callie Rackley Carr was present. Ms. Carr stated that she would not have clients come to her home, and that communication would be conducted online. 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.

31. **Callie Rackely Carr – 244 Peachtree Circle** – request permission to operate a wedding/event planning business as a home occupation. Callie Rackley Carr was present. Ms. Carr stated that she would not have clients come to her home, and that she would meet with her clients at their locations or venue. No one was present in opposition.

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

32. **Baxter M. Taylor – 110 Tor Drive** – request permission to operate a supply services business as a home occupation. Baxter Taylor was present. Mr. Rissmiller asked what type of supplies Mr. Taylor would be selling. Mr. Taylor explained that he would supply things such as nuts, washers, bolts, and various parts for government contractors. Mr. Rissmiller asked if Mr. Taylor would also sell his supplies to the public. Mr. Taylor stated that he would not sell to the public. 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.

33. **REZONING** – Platinum Roofing, LLC requests the rezoning of 931 Corder Road from the zoning of R-4[Multi-Family Residential] to the zoning of C-2[General Commercial]. Rob Fricks was present to represent Platinum Roofing, LLC. Mrs. Phillips opened the public hearing. Mr. Fricks stated that his client intends to be respectful of his residential neighbors and is willing to install screening to buffer the property from residential districts, and that the building would serve as a corporate office for the company and not used to house roofing equipment and supplies. Mrs. Windham read aloud the comments received by City Engineer, Michael Johnson. Mrs. Windham advised Mr. Fricks that the Engineering Office has recommend that the areas which abut residential districts, specifically to the North, be adequately buffered or screened. Mrs. Windham also advised that per the comments of the Engineering Office, the existing driveway be re-aligned with the existing driveway from the gas station across Corder Road to the West and that no additional driveway access be permitted to the site. Mr. Fricks stated that his client is willing to comply with those stipulations. Mr. Fricks added that his client intends to supplement the existing natural buffers on the property,

specifically to the East, as well. No one was present in opposition. Mrs. Phillips closed the public hearing and entertained a motion.

The motion was made by Mr. Blazi to recommend approval of the request with the stipulation that the petitioner comply with the requests of the City Engineer's Office. The motion was seconded by Mr. Head. The motion carried unanimously.

34. REZONING – Estate of Joe A. Wynn and Roba J Wynn (William B Wynn, Executor) requests the rezoning of property located at Wynn Place, having frontage on the North Side of Russell Parkway, adjacent to the South of the VECTR Center, totaling 40.4 acres (Tax parcels # [0W006A 20A000], [0W006A 20C000], & [0W006A 020000]) from the zoning of R-2 [General Commercial District][City], M-2[General Industrial District], and C-2[General Commercial District][City] to the zoning of R-4 [Multi-Family Residential District][City]. Keith Bauer was present to represent the Estate of Joe A. Wynn and Roba J Wynn (William B Wynn, Executor). Mrs. Phillips opened the public hearing. Mr. Bauer stated that he intends to build high-end workforce housing as well as units reserved for ages 55 and up for independent living. Mr. Bauer stated that the 55 and up units would be housed in a single structure, so that the residents would have access to the indoor amenities onsite without having to travel across the development. Mr. Bauer stated that the facility would be ADA compliant with onsite amenities, including age appropriate pools, a playground, and comprised of brick and stucco facades and possibly hardy plank. Mr. Bauer stated that he would consider the rezoning a “downzoning” from the areas that are classified under the current zonings of M-2[General Industrial] and C-2[General Commercial]. Mr. Blazi asked where the main access would be to the development. Mr. Bauer stated that the main access would be from Wynn Place, and that while the conceptual drawing shows access from the VECTR Center, he has not been able to acquire a right-of-way from the State in order to gain access to the site. Mr. Blazi asked if Mr. Bauer would continue his attempt to gain access from the VECTR Center, and Mr. Bauer stated that he would. No one was present in opposition. Mrs. Phillips closed the public hearing and entertained a motion.

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

35. PRELIMINARY – Estates at Lake Joy – Gary Martin was present. Mr. Martin explained that after gaining permission to relocate the original detention pond, he was able to add six new lots to an already approved section of the development, comprised of 22 existing lots. City Engineer, Michael Johnson, confirmed that Mr. Martin was given permission to move the detention pond, and that he had instructed Mr. Martin to revise the original drawing to keep the pond as a separate parcel, as opposed to dividing the land between the adjacent homeowners. Mr. Johnson added that Mr. Martin had since made the revision and that he recommends approval as revised. No one was present in opposition.

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

36. SCHEDULE FOR 2021 PLANNING AND ZONING COMMISSION MEETINGS

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

As there was no further business, the meeting was adjourned at 6:47p.m.