

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of January 14, 2020

The regular meeting of the Warner Robins Planning and Zoning Commission was held on January 14, 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, Josh Buchanan, and Darin Curtis was 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 December 10, 2019. Mr. Head made the motion for approval and Mrs. Phillips seconded the motion. The motion carried unanimously.

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

1. Saviyon Pigford – 341 John’s Road – request permission to operate a hair braiding business as a home occupation. Saviyon Pigford was not present.

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

2. Mekisha Watts – 111 Marcelline Court – request permission to operate a moving business as a home occupation. Mekisha Watts was present. Ms. Watts explained that she does not currently have a moving truck but hopes to in the near future. Mrs. Phillips advised that Ms. Watts will be required to adhere to the City’s regulation on parking her work vehicle. Ms. Watts acknowledged Mrs. Phillips’ advice and stated that she would comply. 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. Henry Edmondson – 100 Georgia Dean Street – request permission to operate a consulting business as a home occupation. Henry Edmondson was present. Mr. Edmondson stated that he would serve to provide life skills coaching to youth and young adults. 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.

4. Amiress Versil-Asemota – 115 Tom Chapman Blvd., Apt., 708 – request permission to operate an event planning business as a home occupation. Ameriss Versil-Asemota was present. 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.

5. Roderick D. Gouch – 108 Onyx Court – request permission to operate a painting and pressure washing business as a home occupation. Roderick Gouch was present. Mr. Gouch explained that his business will provide an opportunity for youth and young adults within his community to learn the value of hard work, and allow them to make money on their summers away from school. No one was present in opposition.

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

6. ANNEXATION – Richard L. and Gracie I. Russell request the annexation of 1205 S Houston Lake Road totaling 0.91 acres from the zoning of C-2[General Commercial District][County] to the zoning of C-2[General Commercial District][City]. Richard Russell was present. Mr. Russell explained that he intends to lease the property to a tenant who will require sewer service for their business. 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.

7. RESUBMITAL – VARIANCE - Boss Development requests a 5ft front setback variance on lots 6A, 7A, and 8A, and a 2ft rear setback variance on lot 8A. Mathew Boss was present to represent Boss Development LLC. Mr. Boss explained that after his previous request for a variance was denied, he had adjusted his positioning of his house plans and has returned with a modified request, which had been reduced from the original request. Mrs. Windham added that she met with Mr. Boss and felt that it was constructive and that the current request was not as concerning as the last. Josh Buchanan stated that on the basis of a hardship, he felt that none were adequately illustrated, and therefore did not recommend the approval of the request. Mr. Miner stated that in this instance, he does not see a situation arising that a 2ft rear setback variance would create a safety issue and that he felt it was unlikely that Feagin Mill Road would be further widened, as the road already has multiple structures fronting it. Mr. Boss added that it was also discovered that since he had purchased the property the right-of-way on Feagin Mill Road was increased to 80ft, making it more difficult to place a comparable home on the subject lots. No one was present in opposition.

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

As there was no further business for discussion, the meeting was adjourned at 6:06p.m.