

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of February 9, 2021

The regular meeting of the Warner Robins Planning and Zoning Commission was held on February 9, 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 Mrs. 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 January 12, 2021. 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. Yolander Bridges – 301 Wisconsin Avenue** – requests permission to operate a home healthcare 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.

- 2. Wilfredo Gonzalez – 115 Emerald Court** – requests permission to operate an auto brokerage as a home occupation. Wilfredo Gonzalez was present. Mrs. Phillips asked Mr. Gonzalez if he intends to store any inventory vehicles at his home. Mr. Gonzalez stated that he would not store any vehicles at his home, and that he would coordinate delivery for the vehicles that his customers purchase online and that no customers would come to his 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.

- 3. Michele Lee Yerdon – 159 Little John Lane** – requests permission to operate a residential cleaning business as a home occupation. Michele Lee Yerdon was present. Ms. Yerdon explained that she would clean vacant apartments or homes for her clients. 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.

- 4. Shuntiuna L. Johnson – 6080 Lakeview Drive Apt. 707** – requests permission to operate a beauty and cosmetics retail business as a home occupation. Shuntinia Johnson was not present.

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

- 5. Velisha Bishop – 202 Kingsbury Circle** – requests permission to operate a self-care product retail business as a home occupation. Velisha Bishop was present. Ms. Bishop explained that no customers 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.

6. **Geraldine Lovell – 136 Linda Kay Court** – request permission to operate a craft business as a home occupation. Geraldine Lovell was present. Ms. Lovell stated that she would sell her products at events and flea markets, and no customers would come to her home. 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.

7. **REZONING – Alpine Valley Properties, LLC** – requests the rezoning of properties known as Tract C-1 and C-2 located at Old Perry Road, West of Bellwood Avenue, AKA as tax parcels [0W1330 024000] and [0W1330 025000], together totaling 38.16 acres from the zoning of R-2[Single Family Residential] to the zoning of R-3[General Residential]. Chad Bryant was present to represent Alpine Valley Properties, LLC. Mrs. Phillips opened the public hearing. Mr. Bryant stated that the most recent phase of the Blue Ridge Subdivision had been developed to R-3 standards, and that his client had purchased the petitioned property and is requesting to rezone the property in order to develop an addition to the existing Blue Ridge Subdivision in conformance with R-3 standards. Sherri Windham read aloud the comments received from Houston County and stated that in order for the developer to gain access to this property from Old Perry Road, they would be required to obtain an access permit from Houston County. Chad Bryant stated that the portion of the property that touches Old Perry Road is approximately 30' in width and his client does not intend to develop that strip of land or install an access point, adding that access to the petitioned property will be from the existing Blue Ridge Development. Michael Johnson stated that there is a sanitary sewer capacity issue in the areas South of Hwy 96 that may delay development in those areas. Mr. Johnson stated that there is an upgrade to the infrastructure planned to begin in the spring of 2021, and advised the board that while some development may be delayed due to this issue, the request to rezone the property should not be affected by service availability. No one was present in opposition. Mrs. Phillips closed the public hearing and entertained a motion.

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

8. **REZONING – S&B Properties, LLC** – requests the rezoning of 801 Corder Road tax parcel [0W0810 009000] totaling 0.51 acres from the zoning of R-2[Single Family Residential] to C-2[General Commercial]. Chad Bryant was present to represent S&B Properties, LLC. Mrs. Phillips opened the public hearing. Mr. Bryant stated that his client has requested rezoning in order to conform to the adjacent commercial properties, also owned by his client. Mr. Bryant added that his client's intent, if zoning was approved, was to combine the property with the adjacent commercial property that is developed as a recreational vehicle repair center and to utilize the property as part of the existing business. Mrs. Phillips asked Mr. Bryant if the intended use would add unwanted drainage into nearby residential properties. Mr. Bryant advised that the existing detention pond was designed to accommodate potential future development, and that the site was equipped to handle the intended use. No one was present in opposition. Mrs. Phillips closed the public hearing and entertained a motion.

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

11. ANNEXATION/REZONING – ASIL Group, LLC – requests the annexation and rezoning of properties, together totaling 61.31 acres, located at E Bob White Road, West of Old Perry Road, also known as tax parcels [001050 118000], a 13.92 acre portion of [001050 048000], and a right-of-way on the Westernmost end of E Bob White Road known as “Tract A”, totaling 0.22 acres from the zoning of R-2[Single Family Residential] to the zoning of R-3[General Residential] Keith Newton was present to represent ASIL Group, LLC. Mrs. Phillips opened the public hearing. Mr. Newton stated that the petitioned property was intended to be used as an additional section of the adjacent Woodlands subdivision. Michael Johnson stated that there is a sanitary sewer capacity issue in the areas South of Hwy 96 that may delay development in those areas. Mr. Johnson stated that there is an upgrade to the infrastructure planned to begin in the spring of 2021, and advised the board that while some development may be delayed due to this issue, the request to rezone the property should not be affected by service availability. Mr. Newton stated that he had already received a service availability letter from the Utility Department, and feels confident that services would be available to his site. 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 to annex. The motion carried unanimously.

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

12. PRELIMINARY – The Woodlands Phase 6 – Keith Newton was present to represent ASIL Group, LLC. Mr. Newton explained that half of the plans for this section of development were approved in 2019. Mr. Newton stated that he had the plans re-drawn to reduce the density of the previously approved section, and added additional lots in conformance with the R-3 zoning. No one was present in opposition.

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

13. VARIANCE – Chanter Simmons requests a variance at 133 Larkspur Lane to allow for an additional driveway access from Oglethorpe Drive to the rear of her property at 133 Larkspur Lane. Chanter Simmons was present. Ms. Simmons stated that she had contacted Houston County to request access to the rear of her property, and was initially informed that access could be permitted by applying for a driveway permit. Ms. Simmons stated that after being informed by the county that she would only need to apply for her permit, she purchased a shed to be installed in her backyard, but was informed when she applied for her driveway permit at Houston County that because her property lies within the City’s jurisdiction, she would have to petition the City for approval. Michael Johnson stated that he would not recommend approving permanent access to the site from the rear of the lot. Mr. Johnson stated that by doing so, would create a “double-frontage lot” which is prohibited by the City. Mrs. Windham stated that if Ms. Simmons is granted permanent access from the rear of her property, it would create another front yard, and would thereby prohibit any structure from being built within the front setback. Mrs. Windham asked Ms. Simmons if her builder would be able to accommodate her situation without the need to install access from Oglethorpe Drive. Ms. Simmons stated that she had asked her builder to examine the site to determine if they could work around having to install a driveway from the rear. Mrs. Windham stated that the cost to install and subsequently delete a piped driveway could likely exceed a more economical approach by having a qualified builder deliver the materials by another means. Mr. Johnson stated that even with a variance from the City, approval would still be necessary from Houston County because Oglethorpe is a County road. No one was present in opposition.

The motion was made by Mr. Blazi to approve the variance with the stipulation that the access be considered temporary and must be removed in six calendar months. The motion was seconded by Mr. Head. The motion carried with Mr. Blazi, Mr. Head, and Mr. Rissmiller voting yes, while Mrs. Phillips and Ms. Britt voted no.

As there was no further business, the meeting was adjourned at 6:04p.m.