WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of February 11, 2020

The regular meeting of the Warner Robins Planning and Zoning Commission was held on February 11, 2020, at 5:30 PM at City Hall. Those members present were Jeffrey Rowland, Arthur Head, Joyce Phillips, and Eric Blazi. 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 January 14, 2020. 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. Omar Hassan – 200 Wake Forest Drive – request permission to operate a wildlife removal business as a home occupation. Omar Hassan was present. Mr. Hassan explained that he relocates animals that create a nuisance and in rare cases is forced to euthanize animals that are not legally allowed to be relocated. 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.

2. Canaan Brian Ballard – 123 Huntington Chase Circle – request permission to operate an electrical construction repairs business as a home occupation. Canaan Ballard was present. Mr. Ballard explained he had just obtained his state electrical license, and now needs a city license in order to operate his home office and begin working. 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.

3. Mark Ortiz – 507 South 2nd Street – request permission to operate a handy man business as a home occupation. Mark Ortiz was present. Mr. Ortiz stated that he would remodel home interiors, and his work would include replacing flooring and countertops. 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.

4. Joshua Mantei – 108 Cherokee Forest Trail – request permission to operate a remodeling business as a home occupation. Josh Mantei was present. Mr. Mantei explained that he hopes to one day have a general contractor's license to be able to pull permits, but until that time, he would perform interior remodeling. 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.

5. Hannah Mitchell– 301 South Corder Road, Apt. 112 – request permission to operate a mobile gymnastics business as a home occupation. Hannah Mitchell was present. Ms. Mitchell explained that she would conduct her classes at childcare facilities or afterschool programs, and that no classes would be held at her home. The motion carried unanimously.

6. Lopez Scott – 105 Scarlett Oak Way – request permission to operate a mobile detailing business as a home occupation. Lopez Scott was present. Mr. Blazi asked if Mr. Scott was aware of the City's regulations regarding wastewater disposal. Mr. Scott stated that he was aware. 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.

7. John Holland – 509 Beechwood Drive – request permission to operate a parts sales business as a home occupation. John Holland was present. Mr. Holland stated that his parts would be sold at racetracks and that they would be kept in an enclosed trailer that he would park in his driveway.

8. PROPERTY SUBDIVIDING – Contineo Group - property located at Cohen Walker Drive, West of Karl Drive, and East of Lake Joy Road. Erick Garcia was present to represent Contineo Group. Josh Buchanan stated that Contineo Group should be sure to coordinate with the owner of the detention pond to ensure they have the necessary authority to discharge runoff water into the adjacent detention pond. Mr. Garcia-Salas acknowledged Mr. Buchanan's recommendation and stated that he would comply. No one was present in opposition.

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

9. RESUBMITAL – Russell Parkway Overlay Regulation – Joyce Phillips stated that she felt the revised draft was sufficient and should not be modified further. 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.

10. ANNEXATION – KenDom Enterprises, LLC requests the annexation of property located at 1256 S Houston Lake Road from the zoning of C-2[General Commercial District][County] to the zoning of C-2[General Commercial District][City] Bernard Joerger was present to represent KenDom Enterprises, LLC. Mr. Joerger stated that he wished to expand his business and build an additional structure on the lot, and that he would require City services in order to proceed. Mrs. Phillips referred to the Staff Reports and recommended that Mr. Joerger become familiar with the recommend development strategies in order to increase his business's footprint responsibly. 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.

11. REZONING – The City of Warner Robins requests the rezoning of a 6.503 acre portion of tax parcel [0W97F 04A000] from the zoning of C-2[General Commercial District] to the zoning of R-1[Single Family Residential District][City] Mrs. Windham stated that the city has put in place a tool to help ensure that zoning does not create an open ended possibility for development, and

increase the City's control over managing responsible growth. Mrs. Windham added that because the property had not been developed after a period of twelve months following the rezoning, the City has elected to exercise the ability to revert the zoning to it's previous state. Mrs. Windham advised that she had reached out to the property owner and that they were not in objection. No one was present in opposition.

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

As there was no further business for discussion, the meeting was adjourned at 6:01p.m.