

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of February 12, 2019

The regular meeting of the Warner Robins Planning and Zoning Commission was held on February 12, 2019, at 5:30 PM at City Hall. Those members present were Arthur Head, Eric Blazi, Ben Campbell, Jeffrey Rowland, and Steve Miner. Sherri Windham and Darin Curtis was also present.

Mr. Head opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mr. Head 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. Head asked Ms. Windham to provide any staff remarks 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. Head asked for a motion to approve the minutes from the Planning and Zoning meeting held on January 8, 2019. Mr. Miner made the motion for approval and Mr. Blazi seconded the motion. The motion carried unanimously.

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

1. Amy Ellis – 415 Tug Court – requests permission to operate an online retail business as a home occupation. Amy Ellis was present. Ms. Ellis stated that she would conduct her business online, 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. Blazi to recommend approval of the request. The motion carried unanimously.
2. Nicole Parker – 305 Dorothy Court – requests permission to operate a cleaning business as a home occupation. Nicole Parker was not present.  
The motion was made by Mr. Blazi and seconded by Mr. Campbell to table the request. The motion carried unanimously.
3. John White – 118 Ora Circle – requests permission to operate a home improvements business as a home occupation. John White was present. Mr. Head asked where Mr. White intended to store his equipment. Mr. White stated that he will store equipment in a 12ft x 24ft shop in his backyard. 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.
4. Millicent Stillman – 105 Kinley Ann Court – requests permission to operate a bail bonds business as a home occupation. Millicent Stillman was present. Mrs.

Windham asked if Mrs. Stillman had obtained her state license. Mrs. Stillman confirmed that she did have a state license. Mrs. Windham advised that she would be required by the Clerk's Office to provide any necessary State licensing or certification prior to obtaining her City Business license. Mrs. Stillman stated that she would comply with that requirement. Mr. Rowland asked Ms. Stillman if she intended to have clients come to her home. Mrs. Stillman advised that no clients would come to her home. No one was present in opposition.

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

5. Roger Louis Williams – 115 Northwind Court – requests permission to operate a handyman business as a home occupation. Roger Louis Williams was present. Mr. Head asked where Mr. Williams would store his equipment. Mr. Williams stated that he would keep his equipment in a 12ft utility trailer that would be stored in his backyard. No one was present in opposition.

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

6. Asher Jones – 110 Lemuel Court – requests permission to operate a lawn care business as a home occupation. Asher Jones was present. Mr. Head asked where Mr. Jones would store his equipment. Mr. Jones stated that he would store his equipment on a utility trailer in his garage in the backyard of his residence. No one was present in opposition.

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

7. Jeremy Jones – 210 Southland Station, Apt. 288 – requests permission to operate a jewelry and clothing sales business as a home occupation. Jeremy Jones was present. Mr. Jones stated that his products would be sold online and would ship directly to customers. No one was present in opposition.

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

8. James E. Taylor, III – 117 Echo Lane – request permission to operate a consulting business as a home occupation. James Taylor was present. No one was present in opposition.

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

9. Brandyn Richardson – 1107 Briarcliff Road – request permission to operate event planning/performing arts center business as a home occupation. Brandyn Richardson was present. Mr. Head asked if Mr. Richardson would have any clients at his home. Mr. Richardson stated no clients would come to his home. No one was present in opposition.

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

10. Lisa Leary – 113 Laurel Woods Drive – request permission to operate a cleaning business as a home occupation. Lisa Leary was present. Mr. Head asked Ms. Leary where she would store her cleaning supplies. Ms. Leary stated she had a storage building behind her home. 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.

11. ANNEXATION – Vishnu Investments, LLC requests the annexation of 3001 Moody Road, totaling 0.75 acres from the zoning of C-2[General

Commercial][County] to C-2[General Commercial][City] Shyam Patel was present to represent Vishnu Investments, LLC. Mr. Head opened the public hearing. Mr. Patel stated that he intended to remodel and make upgrades to the existing Happy Food Store at 3001 Moody Road, and that the request has been made in order to obtain City sewer service. Wendy Gulley and Joann Copeland, of 114 and 116 Granville Street asked if the requested annexation would affect their properties or surrounding properties. Mr. Head stated that the annexation would only affect 3001 Moody Road, if approved. Ms. Gulley and Ms. Copeland stated they were not opposed, provided that their properties not be affected. Mr. Head closed the public hearing and entertained a motion. The motion was made by Mr. Blazi and seconded by Mr. Campbell to recommend approval of the request. The motion carried unanimously.

12. REZONING – The Houston County Board of Education requests the rezoning of 117 Third Street and 110 Fourth Street, together totaling 5.62 acres, from the zonings R-3[General Residential] and C-3[Concentrated Commercial] to C-2[General Commercial] Grant Sharp, from Five Star Automotive was present to represent the Houston County Board of Education. Mr. Head opened the public hearing. No one was present in opposition. Mr. Head closed the public hearing and entertained a motion.

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

13. SPECIAL EXCEPTION – GROUP HOME – Milton Ferguson requests a special exception at 123 Mauldon Court to operate a Group Home from a property zoned R-2[Single Family Residential] Milton Ferguson was present. Mr. Head called on the opposition. Jacqueline Brown, of 102 Mauldon Court, stated that she was not directly notified of the request. Ms. Brown stated that she did not want a business of any kind in her neighborhood, and that Mr. Ferguson should seek another location. Ms. Brown added that the business would increase traffic, and jeopardize the safety of the nearby residents. Ms. Brown stated that on behalf of herself and several nearby residents, she requests the special exception be denied. Nancy Rodriguez of 215 Dunmurry Place stated that Mr. Ferguson obtained signatures from surrounding residents, but that many of them are now opposed to the request, and have shown it by signing her petition. Ms. Rodriguez advised that she had obtained a copy of Mr. Ferguson's application through open records and noticed that many of his certified letter receipts were from letters that were sent to people that did not reside within the homes at those addresses. Mrs. Windham stated that Mr. Ferguson was required to mail certified letters to property owners whose signatures were unobtainable; the home owners who did not occupy the residences, but owned the properties directly adjacent to 123 Mauldon Court. Willie Curry of 229 Dunmurry Place stated that a residential neighborhood was no place for a business of any kind, especially a group home. Mr. Curry cited safety, traffic and potential crime as reasons not to have the group home be approved. Mr. Blazi asked Mr. Ferguson how many people would reside within the home. Mr. Ferguson stated that he would have three geriatric residents at the home. Mr. Ferguson added that one rotating staff member would be on the site at all times, and that the residents would have 24 hour care. Blazi asked if there was a bed for the staff. Mr. Ferguson stated that the living room would be equipped with a bed for the staff. Mr. Curry stated that in his opinion, the house was too small for a group home. Mrs. Windham stated that according to International Building Code, the home was large enough to support the residents. Mr. Rowland asked Mr. Ferguson what types of geriatric patients would live at the home. Mr. Ferguson stated that he would hand select residents for his personal care home, and that he would not allow people with violent tendencies or people with tendencies to wander or stir conflict. Mr. Ferguson added that his residents would

be ambulatory, but may need assistance with day-to-day activities, such as cooking and cutting food, bathing, or cleaning. Mr. Head called for a motion. The motion was made by Mr. Campbell and seconded by Mr. Blazi to recommend denial of the request. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 6:22 p.m.