

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of March 9, 2021

The regular meeting of the Warner Robins Planning and Zoning Commission was held on March 9, 2021, at 5:30 PM at City Hall. Those members present were Arthur Head, Joyce Phillips, 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 announced to the audience that Planning and Zoning Commission Member, Eric Blazi, who had faithfully served on the board for 14 years, had unfortunately passed away. Mrs. Phillips stated that his presence and knowledge would be missed and expressed her condolences to the Blazi family on behalf of the Planning and Zoning Commission.

Mrs. Phillips asked for a motion to approve the minutes from the Planning and Zoning meeting held on February 9, 2021. Mr. Head made the motion to approve the minutes and Ms. Britt 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 Ms. Britt to table the request. The motion carried unanimously.

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

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

3. **Cynthia Harris – 1311 Laura Avenue** – requests permission to operate a mobile auto detailing business as a home occupation. Cynthia Harris was present. Ms. Harris explained that she would travel to her clients' locations to detail their vehicles. Mr. Head asked if she was made aware of the City's regulations regarding the proper disposal of runoff water and chemicals associated with automobile detailing. Ms. Harris stated that she was aware. 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.

4. **Anna Depew – 105 Saint Augustine Drive** – requests permission to operate an online design business as a home occupation. Anna Depew was present. Ms. Depew stated that she would not have clients come to her home. 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. **Tomeka Johnson – 401 Rose Hill Drive** – requests permission to operate an online

design business as a home occupation. Tomeka Johnson was present. Ms. Johnson stated that she would only correspond with her clients 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.

6. **Andrew K. Dennis, Jr. – 200 Crestview Church Road, Apt. 1808** – requests permission to operate a STEM education business as a home occupation. Andrew Dennis was present. Mr. Dennis stated that he would educate children online and at various locations, such as schools and museums, and that he would have an office at home for his administrative work. 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. **Joyce Kanhai – 100 Selwyn Court** – requests permission to operate a Pop-Up Yard Sign business as a home occupation. Joyce Kanhai was present. Ms. Kanhai explained that her business would not damage her clients' yards, and that her signs would be cleaned and re-used. Ms. Kanhai added that her business would not create an increase in litter, as her signs would only remain up for 24 hours at her clients' homes. Ms. Kanai advised that while not in use, the signs would be kept in her shed in her backyard. 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.

8. **Gayward Smith – 728 N. Houston Road, Apt. E** – requests permission to operate a lawn care business as a home occupation. Gayward Smith was present. Mr. Smith stated that he would not store his equipment at his apartment complex, and that he has gotten permission to store his equipment remain at a friend's property. Mrs. Phillips asked if the equipment kept at the friend's home would be stored in accordance with City regulation. Mr. Smith stated that the equipment would be stored in the appropriate manner at his friend's property. 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.

9. **Travis Walker – 106 Palomino Lane** – requests permission to operate a lawn care business as a home occupation. Travis Walker was present. Mr. Walker stated that his equipment would be stored in his garage when not in use. No one was present in opposition.

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

10. **Daniel Gilliam – 906 Bay Laurel Circle** – requests permission to operate a handyman business as a home occupation. Daniel Gilliam was present. Mr. Gilliam explained that he would use his home to keep his paperwork and schedule appointments from. 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.

11. **PROPERTY SUBDIVIDING** – Tax Parcel [053D 077] QuickTrip Corporation – NE corner of Hwy 247 Connector and Peavy Road – Brandon Forshee was present to represent QuickTrip Corporation. Mr. Forshee explained that his company plans to develop the

subdivided portion, and that the surplus property would be marketed to potential commercial developers. City Engineer, Michael Johnson stated that his office was concerned that the drawing did not depict the existing utility easements and right-of-way, and that before submitting the final plat for recording, the drawing should be updated. Mr. Forshee stated that his company would be agreeable to making the necessary changes in order to satisfy the Engineer's concerns and to have the property's subdivision approved. No one was present in opposition.

The motion was made by Ms. Britt to approve the request with the stipulation that the drawing be amended to include the existing right-of-way and utility easement as referenced by the City Engineer. The motion was seconded by Mr. Head to approve the request. The motion carried unanimously.

- 12. REZONING – ASIL Group, LLC** – requests the 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-AG[Residential Agricultural] to the zoning of R-3[General Residential]. Mrs. Phillips opened the public hearing. Director of the Department of Community Development and Secretary to Planning and Zoning, Sherri Windham, stated that the Planning and Zoning Commission had heard this petition in the previous month's meeting and that in order to make a correction to the record, the board would need to vote on the zoning once more. Mrs. Windham added that because this was a revision to the record, that she had elected to represent the petitioner, as was a proper function in her role as Secretary to Planning and Zoning. Mrs. Windham stated that the petition was previously listed as being zoned R-2[Single Family Residential], but should have been listed as R-AG[Residential Agricultural] with the request to rezone to R-3[General Residential]. Mrs. Phillips closed the public hearing and entertained a motion. 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 was carried unanimously.

- 13. PRELIMINARY/RESUBMITAL** – Buckhead Forest Section 2 – Michael Mason was present to represent Story, Clarke & Associates. Mr. Mason explained that since the previous there were changes to the lot layout, including the addition of two new lots, cul-de-sacs, and expanding the overall boundary of the development. City Engineer, Michael Johnson stated that his office will not approve any further final plats until the improvements to Russell Parkway, specifically a deceleration lane for traffic entering the subdivision from Russell Parkway, is installed. Mr. Mason acknowledged Mr. Johnson's statement and confirmed that he understood. No one was present in opposition.

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

As there was no further business, the meeting was adjourned at 5:56p.m.