

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of April 9, 2019

The regular meeting of the Warner Robins Planning and Zoning Commission was held on April 9, 2019, at 5:30 PM at City Hall. Those members present were Arthur Head, Eric Blazi, and Steve Miner. Sherri Windham, Forrest Walker, 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 March 12, 2019. Mr. Blazi made the motion for approval and Mr. Miner seconded the motion. The motion carried unanimously.

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

1. William A. King – 108 Trickum Court – requests permission to operate an HVAC business as a home occupation. William King was present. Mr. Blazi asked Mr. King if he only intended to operate his office within his home; Mr. King confirmed that his home would serve as an office only. 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.

2. Anrico Freeman – 208 Erin Way – requests permission to operate a landscaping business as a home occupation. Anrico Freeman was present. Mr. Blazi asked where Mr. Freeman would store his equipment. Mr. Freeman stated that his equipment would be stored in an enclosed trailer. 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.

3. Shaneka Wade – 121 Margie Drive, Apt. 402 – requests permission to operate an online clothing sales business as a home occupation. Shaneka Wade was present. Ms. Wade stated that she would ship directly to her customers from the manufacturer, and that no customers would come to the home.

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

4. Nancy Ivory – 207 Utah Avenue – requests permission to operate a private chef business as a home occupation. Nancy Ivory was present. Ms. Ivory stated that

she would prepare meals at her clients' locations, and that no clients would come to the 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.

5. Nashonna O'Connor – 318 Camellia Circle – requests permission to operate an online beauty supply sales business as a home occupation. Nashonna O'Connor was present. Ms. O'Connor stated that her products would be drop-shipped directly to her customers, and that no customers would come to her home. 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.

6. Donald Clark – 108 Berkley Circle – requests permission to operate a landscaping business as a home occupation. Donald Clark was present. Mr. Clark stated that his equipment would be stored in a commercial storage building on a utility trailer. 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.

7. Donna M. Rogers – 304 Tarrasa Drive – requests permission to operate a legal office aid business as a home occupation. Donna Rogers was present. Ms. Rogers explained that she is a paralegal, and that she would contract her services to attorneys who needed her services. 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.

8. Edward Haslund, Jr. – 351 Somerset Drive – requests permission to operate a flooring installation business as a home occupation. Edward Haslund was present. Mr. Haslund explained that his material would be purchased and delivered to the jobsite, and that no customers would come to his home. No one was present in opposition.

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

9. Susan Sharp – 106 White Pond Lane – request permission to operate an online scooter sales business as a home occupation. Susan Sharp was present. Mr. Blazi asked Ms. Sharp where her inventory would be kept. Ms. Sharp stated that her inventory would be stored in a commercial storage facility and that her personal scooter would be stored at her home. Ms. Sharp added that she doesn't yet know how her customers would test drive a scooter prior to purchasing but will adapt in a way that will not violate the City's regulation. No one was present in opposition. The motion was made by Mr. Miner and seconded by Mr. Blazi to recommend approval of the request with the stipulation that no customers would come to her home. The motion carried unanimously.

10. Winston Tyrone Smith – 102 Country Cove – request permission to operate an art creations sales business as a home occupation. Winston Smith was present. Mr. Smith stated that he ships and hand delivers his artwork to his customers, but that no customers would ever come to his home. Mr. Smith added that his supplies and equipment are stored in his garage.

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

11. Natalie Sauro – 208 Avondale Circle – request permission to operate an online soap sales business as a home occupation. Natalie Sauro was present. Ms. Sauro stated that she would ship directly to her customers and that no customers would come to her home.

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

12. Katrina Johnson – 417 Dorothy Court – request permission to operate an event planner business as a home occupation. Katrina Johnson was present. Ms. Johnson stated that she would have clients come to the home for consultations about their event, but that the events would take place at the clients' locations.

Mrs. Windham asked Ms. Johnson if her clients would visit via appointment-only consultations. Ms. Johnson stated that all consultations would be scheduled appointments. Mrs. Windham added that no clients would be permitted to park on the street, and that parking would be restricted to driveway only. Ms. Johnson stated that she would comply with City regulation for her clients' visits. 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.

13. VARIANCE – Pramodkumar Patel requests an 11ft rear setback variance at 2403 Moody Road. Jeremy Pond was present to represent Pramodkumar Patel. Mr. Pond explained that due to increased retail demand at his client's location, a rear setback variance would be necessary to construct a cooler to house the inventory. Forrest Walker stated that neither he nor the building official were in opposition to the request. No one was present in opposition.

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

14. ANNEXATION – Thomas Mason requests the annexation of a 3.44 acre portion of property located at 1265 S Houston Lake Road from the zoning of R-4[Multi-Family Residential][County] to R-4[Multi Family Residential][City]. Robert Story was present to represent Mason Financial Services, LLC. Mr. Head opened the public hearing. Mr. Story explained that the request was made in order to gain sewer service at the site. No one was present in opposition. Mr. Head closed the public hearing and entertained a motion.

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

15. PRELIMINARY – Webster Place – Robert Story was present to represent Mason Financial Services, LLC. Forrest Walker stated that he recommends approval of the request with the stipulation that units 14 & 19 be given access to the backyards through an easement. Mr. Story stated that he would comply with the stipulation. No one was present in opposition.

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

16. REZONING – WB Real Estate Group, LLC requests the rezoning of 4000 Russell Parkway from the zoning of C-1[Neighborhood Commercial District] to C-2[General Commercial District] George Greer was present to represent WB Real Estate Group, LLC. Mr. Head opened the public hearing. Mr. Greer stated that according to the Staff Report, the request to rezone the property for the purpose of operating a funeral home with no crematorium was consistent with the comprehensive plan for development. Mr. Greer added that the building would receive no structural changes, and that the footprint would remain the same, but that aesthetic remodeling would occur, if approved. Mr. Miner stated that his concern is that traffic at that location has grown increasingly dangerous due to the lack of a traffic light at that intersection. Forrest Walker stated that he has a design for a traffic light to be installed at that location; Mr. Miner withdrew his traffic concern upon learning of an imminent traffic light installation. No one was present in opposition. Mr. Head closed the public hearing and entertained a motion.

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

17. REZONING – Casa Cajco requests the rezoning of a portion of property totaling 5.8 acres at Lakeview Road, West of Lake Joy Road, and South of Russell Parkway, also known as Tax Parcel 0W1200 096000, from the zoning of C-2[General Commercial District] to the zoning of R-4[Multi-Family Residential District]. Chad Bryant was present to represent Casa Cajco. Mr. Head opened the public hearing. Mr. Bryant explained that the request was made with the intent to develop roughly eighty multi family apartment units, having access from Tharpe Road and Russell Parkway, through a shared drive from the Walmart Marketplace. Mr. Bryant added that the units would vary between 1, 2, and 3

bedroom apartments. Mr. Blazi asked what the exterior would be made of. Mr. Bryant stated that he does not have a design plan for aesthetics at this time. Mr. Miner cited concerns for traffic on Lakeview Road. Forrest Walker stated that the plan to restrict access from Lakeview Road was consistent with what his recommendation would be, due to elevated traffic on Lakeview. Mr. Miner added that even when restricting direct access to Lakeview Road, that many motorists would eventually spill onto Lakeview Road. Mr. Blazi stated that he believed most people would opt to drive towards the larger, more accommodating Russell Parkway. Christina Ruiz of 226 Stacy Lane stated that she was not necessarily in opposition to the request, but was concerned over the highly congested Lakeview Road during the mornings and afternoons at Lake Joy Elementary. Mr. Bryant stated that he has designed a solution to the traffic stacking at Lake Joy Elementary that will be implemented when school is out during Summer Break, adding he believes that in combination with the upcoming traffic light installation at Tharpe Road and Russell Parkway, there would be a noticeable difference in traffic. Mr. Bryant stated that under the current commercial zoning, the property could be developed into something with a higher traffic flow than an apartment complex with eighty units. No one was present in opposition. Mr. Head 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. The motion carried with Mr. Blazi and Mr. Head voting yes, and Mr. Miner voting no.

As there was no further business for discussion, the meeting was adjourned at 6:24 p.m.