

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of May 11, 2021

The regular meeting of the Warner Robins Planning and Zoning Commission was held on May 11, 2021, at 5:30 PM at City Hall. Those members present were Arthur Head, Joyce Phillips, Miranda Britt, and Todd Rissmiller. Bill Mulkey, Darin Curtis, Josh Buchanan, and Gabriel Ramirez 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 Mr. Curtis 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 March 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. **Sarah Braswell – 200 Brentfield Drive** – request permission to operate a specialty gifts business as a home occupation. Sarah Braswell was present. 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.

2. **Donna L. Reid – 133 Hidden Creek Circle** – requests permission to operate an online retail business as a home occupation. Donna Reid was present. Mr. Curtis advised Ms. Reid that no customers would be permitted to come to her property to “shop” for inventory, and that all customers who come to pick up orders must do so by appointment only and must be able to park on the driveway. Ms. Reid stated that she would comply with the City’s regulation. No one was present in opposition.

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

3. **Anna Zurita – 508 Woods Edge Way** – requests permission to operate a T-shirt printing business as a home occupation. Anna Zurita was present. Ms. Zurita 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 Ms. Britt to recommend approval of the request. The motion carried unanimously.

4. **Valencia La’Shae Gooden – 131 Wall Street, Apt. 117** – requests permission to operate an online retail business as a home occupation. Valencia Gooden was present. 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.

5. **CB Brown, Jr. – 303 Laverne Drive** – requests permission to operate a handyman business as a home occupation. CB Brown was not present.

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

- 6. Valerie Nguyen – 101 Barberry Court** – requests permission to operate an arts and crafts business as a home occupation. Valerie Nguyen was not present.

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

- 7. Robert L. Kendricks – 228 Evergreen Street** – requests permission to operate a mobile mechanic business as a home occupation. Robert Kendricks was present. Mr. Kendricks explained that he would not work on automobiles at his own home; he would conduct his work at his clients' locations. 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.

- 8. Kevin Collazo – 201 Wilmington Drive** – requests permission to operate a home inspections, Pressure Washing, and Cleaning business as a home occupation. Kevin Collazo was present. 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.

- 9. Colin A. Brown – 508 Tallulah Trail** – requests permission to operate a handyman business as a home occupation. Colin Brown was present. 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.

- 10. Matthew Bronner, Jr. – 102 Deven Court** – requests permission to operate a mobile entertainment (game trailer) business as a home occupation. Matthew Bronner was present. Mrs. Phillips asked where the game trailer would be stored when not in use. Mr. Bronner explained that the trailer would be stored behind their home; in the backyard. 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.

- 11. Scott Dawson – 108 Pellimore Drive** – requests permission to operate a Live Action Role Playing (LARP) business as a home occupation. Scott Dawson was present. Mr. Dawson explained that his enclosed trailer would store all necessary equipment, and it would be kept in his backyard. Mr. Dawson added that his events would only take place at State parks. 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.

- 12. Robin Marshburn – 209 Virginia Drive** – requests permission to operate an online T-shirt business as a home occupation. Robin Marshburn was present. 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.

- 13. Taylor Hicks – 401 Bernard Drive** – request permission to operate a plumbing business as a home occupation. Taylor Hicks was present. Mr. Curtis advised the board that Mr. Hicks had supplied his state plumbing license as part of the application. 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.

- 14. Eric Langston – 110 Wrights Mill Circle** – request permission to operate a professional pooper scooper business as a home occupation. Eric Langston was not present.

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

- 15. Octavia L. Wynn – 305 Emory Drive** – request permission to operate an e-commerce business as a home occupation. Princess Wynn was present to represent Octavia Wynn. 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.

- 16. Tyree Stephens – 104 Bay Street** – request permission to operate a lawn care business as a home occupation. Tyree Stephens was present. 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.

- 17. La’Corya Johnson – 121 Mockingbird Lane** – request permission to operate an online retail business as a home occupation. La’Corya Johnson was present. Mrs. Phillips advised Ms. Johnson that she would not be permitted up open her doors for the public to shop. Ms. Johnson acknowledged Mrs. Phillips mention of the City regulation and stated that she would comply. 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.

- 18. Cynthia Carr – 133 Edna Place** – request permission to operate a cleaning business as a home occupation. Cynthia Carr was not present.

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

- 19. James Lawson – 737 North Davis Drive** – request permission to operate an asphalt seal coating business as a home occupation. James Lawson was present. Mr. Lawson explained that he would keep his equipment on an open trailer, with the sealant being stored in a tank on the trailer. Mr. Lawson added that the trailer would be kept in his garage when not in use.

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

- 20. Greg Doss – 101 Roseine Drive** – request permission to operate a consultant business as a home occupation. Greg Doss was present. 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.

- 21. Thelma Wilcox – 118 Tommy Terrace** – request permission to operate a yard card rentals business as a home occupation. Thelma Wilcox was present. Mr. Curtis advised Ms. Wilcox that she would not be permitted to place yard cards within a public right-of-way or obstruct the line-of-sight for traffic. Ms. Wilcox stated that she would comply. 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.

- 22. Stacy Renfroe – 104 Twelfth Fairway** – request permission to operate a home cleaning business as a home occupation. Stacy Renfroe was present. 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.

- 23. Rogers Jackson – 102 Boquet Court** – request permission to operate a lawn care business as a home occupation. Rogers Jackson was present. 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.

- 24. Suzette Calhoun – 738 Cornelia Drive** – request permission to operate an online gift basket business as a home occupation. Kenneth Calhoun was present to represent Suzette Calhoun. Mr. Calhoun stated that the baskets would be shipped to the customers who place orders 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.

- 25. Reginald Leggett – 205 Merlot Drive** – request permission to operate a mobile detailing business as a home occupation. Reginald Leggett was present. 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.

- 26. Caitlyn Greathouse – 302 Clairmont Drive** – request permission to operate a flower arrangement business as a home occupation. Caitlyn Greathouse was present. Ms. Greathouse advised that no customers would come to her home. 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.

27. Alisha Sherman-Waters – 107 Oakridge Drive – request permission to operate a beauty supply business a home occupation. Alisha Sherman-Waters was present. 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.

28. Damari Ralls – 109 Catskill Lane – request permission to operate a wooden pallet reselling business as a home occupation. Damari Ralls was present. Mr. Ralls stated that he would coordinate the sale between a warehouse with an inventory of pallets to sell and his customer. Once the pallets are purchase, Mr. Ralls would deliver the pallets directly to the customer. 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.

29. Danny Wright – 111 Thorndale Drive – request permission to operate a pressure washing business as a home occupation. Danny Wright was present. 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.

30. Ivette Hobbs – 1005 Elberta Road, Apt. 87 – request permission to operate an online retail business as a home occupation. Ivette Hobbs was present. 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.

31. Lisette Feliz – 474 Feagin Mill Road – request permission to operate a church altar repair business as a home occupation. Lisette Feliz was present. 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.

32. Coranne T. Polk – 602 Fieldstone Road – request permission to operate an education business and an online sales as a home occupation. Coranne T. Polk was present. 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.

33. Shameka Williams – 308 A North 5th Street – requests permission to operate an online t-shirt design business as a home occupation. Shameka Williams was present. No one was present in opposition.

34. Stephanie Green – 604 McArthur Boulevard – request permission to operate an online clothing business as a home occupation. Stephanie Green was present. 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.

35. Gary L. McNutt – 102 Sammy Court – request permission to operate an architectural design business as a home occupation. Gary L. McNutt was present. Mr. McNutt explained that consultations with his clients would take place online and that no clients would come to his home. 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.

36. Diana Rogers – 115 Monticello Drive – requests permission to operate a home health care business as a home occupation. Diana Rogers was present. Ms. Rogers stated that she would provide general care at her clients' homes. 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.

37. Timothy Dale Yon – 406 Duke Avenue – requests permission to operate a handyman business as a home occupation. Timothy Yon was present. Mr. Curtis advised the board that Mr. Yon would not be conducting any specialized work that would require a state level license for certain trades. 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.

38. ANNEXATION – Bry-Mel Homes, Inc. requests the annexation and rezoning of property totaling 14.12 acres, located Northwest of the intersection of Carl Vinson Parkway and Dunbar Road, from the zoning of R-1[Single-Family Residential][County] to the zoning of R-1[Single-Family Residential District][City] Larry Warnock was present to represent Bry-Mel Homes, Inc. Mrs. Phillips opened the public hearing. Mr. Warnock explained that his intent was to annex the property at the current zoning of R-1 to obtain city services. Mrs. Phillips called on the opposition. Steven Spann, a resident of the Heritage Subdivision, stated that his family had lived in unincorporated Houston County for years, and that he is not interested in being annexed into the city limits of Warner Robins, adding that Houston County had objected to Mr. Warnock's request and that Mr. Warnock is hiding his true intent – to build a 200+ unit self-storage facility. Mr. Warnock stated that Mr. Spann was incorrect. Mr. Curtis advised the opposition to address all comments to the chair and informed the audience that Mr. Warnock's original request included rezoning the property to C-2 upon annexation. After the county objected, Mr. Curtis stated, the petitioner requested to remove the rezoning from the petition and to have the petition proceed with consideration for a vote on the annexation only. Mr. Warnock stated that after being offered \$17,000.00 per acre for the subject property, in a private offer from a party interested in the land, he had since received a letter from an attorney offering to purchase the land at \$6,000.00 per acre in exchange for the client dropping all objection to the petition. Cora Diaz, a resident of the Heritage Subdivision, asked Mrs. Phillips to clarify whether the petition is being considered for a zoning change or not. Mrs. Phillips stated that the board is only hearing the request to annex the property, and that a zoning change is not being considered at this time. Charles Anthony, a resident of the Heritage Subdivision, asked if the proposed annexation would cause his property

to be annexed and asked if he would be required to pay city taxes if the request is approved. Mrs. Phillips added that unless a property owner expressly requests for annexation, by applying with the City, that the City would not annex their properties, and that this annexation request would otherwise have no effect on their properties. John Mitchell, a resident of the Heritage Subdivision, stated that he had no desire to be annexed into the City Limits. Mr. Mitchell asked what the benefit of Mr. Warnock annexing the property would be. Mr. Warnock stated that his property would not only be able to tap onto the City's sewer system, but be granted access to the City's police and fire responders and as such, be afforded a more reasonable insurance rate. John Mitchell stated that Mr. Warnock's true interest isn't with the first responders and that the fire and police departments are under-staffed and inadequately equipped to provide service to that part of town. Darrell Allen, a resident of the Heritage Subdivision, stated that traffic would be impacted and that the City of Warner Robins poorly governs its own territory and that it has no business expanding further into the county. Joel Digby, a resident of Heritage Subdivision stated that Mr. Warnock's annexation would lead to high-density development within close proximity of the homes in the county. Mr. Digby asked what the minimum lot size for an R-1 zoning requires. Mr. Curtis advised that the minimum lot size was 14,500sqft for districts zoned R-1. Mr. Warnock advised the board that the opposition, mainly consisting of the Heritage Subdivision, were all zoned R-1, and that his property would be no different. Mr. Curtis read aloud the letter from the City Utility Engineer's office that stated that no water or sewer services are currently available to the site and that, if approved, the City is not liable in the event that Mr. Warnock's property cannot be served with city utilities. Mr. Warnock stated that he was aware of that letter and stated that he had since met with City Utility Engineers on that matter. Mr. Warnock stated that he acknowledges the letter, but that he knows that services can be made available and is prepared to pursue obtaining services by making the necessary upgrades. Mrs. Phillips closed the public hearing and entertained a motion.

The motion was made by Mr. Rissmiller and seconded by Mr. Head to recommend approval of the request. The motion carried with Mr. Rissmiller, Mr. Head, and Mrs. Phillips voting yes and Ms. Britt voting no.

- 39. ANNEXATION/REZONING** – Bry-Mel Homes, Inc. requests the annexation and rezoning of property totaling 1.00 acre located at Sullivan Road, AKA tax parcel [000710 073000] from the zoning of R-1[Single-Family Residential District][County] to the zoning of R-3[General Residential District][City] Larry Warnock was present to represent Bry-Mel Homes, Inc. Mr. Warnock stated that the request to annex and rezone the subject property was made in order to gain access from Sullivan Road to the large acreage surrounding Northside Elementary School and to develop approximately 100 single-family homes on the site. Mrs. Phillips called on the opposition. David Dean, a resident of Sullivan Road, asked if the petitioned property would affect his own property. Mrs. Phillips stated that Mr. Dean's property would be unaffected and is not included in the request, adding that property owners would have to petition the city to be annexed. Darin Curtis read aloud the written opposition submitted by Jeff Hamburg, owner of three adjacent lots. Mr. Hamburg cited an increase in traffic and the congestion of the area when school lets out as his primary reasons for

opposition. Mr. Curtis read aloud the letter from the City Utility Engineer's office that stated that no water or sewer services are currently available to the site and that, if approved, the City is not liable in the event that Mr. Warnock's property cannot be served with city utilities. Mr. Warnock stated that he was aware of that letter and stated that he had since met with City Utility Engineers on that matter. Mr. Warnock stated that he acknowledges the letter, but that he knows that services can be made available and is prepared to pursue obtaining services by making the necessary upgrades. Mrs. Phillips closed the public hearing and entertained a motion.

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

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

- 40. ANNEXATION/REZONING** – NK Properties East, LLC requests the annexation and rezoning of a 1.12 acre portion of 700 Hwy 96 from the zonings of R-AG[Residential Agricultural][County], R-1[Single-Family Residential][County], and C-2[General Commercial District][County] to the zoning of C-2[General Commercial District][County]. Kirk Farrelly was present to represent NK Properties East, LLC. Joyce Phillips opened the public hearing. Mr. Farrelly stated that the site would be developed as a McAlister's Deli, if approved. Ms. Britt stated that she would recuse herself, due to a conflict with a family-member owning stake in the property. No one was present in opposition. Joyce Phillips closed the public hearing and entertained a motion.

The motion was made by Mr. Head and seconded by Mr. Rissmiller to recommend approval for the annexation. The motion carried with Mr. Head, Mr. Rissmiller, and Mrs. Phillips voting yes, while Ms. Britt abstained.

The motion was made by Mr. Head and seconded by Mr. Rissmiller to recommend approval for the rezoning. The motion carried with Mr. Head, Mr. Rissmiller, and Mrs. Phillips voting yes, while Ms. Britt abstained.

- 41. REZONING** – S&B Properties, LLC requests the rezoning of 311 and 309 Laverne Drive from the zoning of R-2[Single Family Residential] to the zoning of C-2[General Commercial] Chad Bryant was present to represent S&B Properties, LLC. Mr. Bryant stated that the property, if approved would be combined with the adjacent lot (currently zoned commercial) and used as part of the existing recreational vehicle repair shop. Mr. Bryant added that there are currently no plans to build a structure on the petitioned site, but that due to the size of the recreational vehicles, the site could be used to assist with access and provide a greater ability to turn around. Mr. Bryant stated that the site would be most likely used for parking or storage and would adhere to any city regulation regarding buffers towards residential districts. Mrs. Phillips called on the opposition. Glenda Taylor, of 304 Laverne Drive, stated that she has lived on Laverne Drive for 45 years, and that the fumes from the motor homes would have a negative impact on her health. Mr. Bryant stated that there were roughly six independent lots owned by

S&B Properties that are adjacent, and that if approved, the petitioned property and all other adjacent properties would be combined to a single lot under the same zoning, and that no access would be granted from Laverne Drive. Mrs. Phillips closed the public hearing and entertained a motion.

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

42. REZONING – Three Oaks Construction & Development, Inc., requests the rezoning of property situated adjacent and to the North of the Jasmine Estates subdivision and adjacent and to the Southwest of the Governor’s Estates subdivision, totaling 57.60 acres from the zoning of R-1[Single Family Residential] to the zoning of R-3[General Residential]. Chad Bryant was present to represent Three Oaks Construction & Development, Inc. Mrs. Phillips opened the public hearing. Mr. Bryant stated that a large portion of the property consists of wetlands and otherwise unusable land, adding that his client’s intent was to develop a higher density R-3 on the usable portions of this land, while keeping the remainder of the property undisturbed, as a natural buffer and for conservation. Mrs. Phillips called on the opposition. Don Feaser, a resident of the Governor’s Estates subdivision, cited the City zoning regulation appendix C, section 42 and stated that the proposed rezoning would not keep the integrity of the adjacent neighborhoods and would lack the same look and feel of the existing developments. Mr. Feaser respectfully requested that the board not approve the rezoning, and welcomed development under the current zoning of the site, R-1. Lee Minor, President of the Homeowner’s Association for the King’s Crossing subdivision, stated that in addition to the current drainage issues in the area, the added rooftops would create more issues. Mr. Minor provided the board with photos from the flooding that had occurred in the area. Mr. Minor also added that an R-3 zoning would allow for much smaller lots and that it would deter from the larger lots in the adjacent phase of Governor’s Estates, zoned R-1. Mr. Bryant stated that the rezoning would not be the only way to develop the same amount of lots, adding that if the property were to be mass-graded under the R-1 zoning, the same amount of lots could still be developed, but that the development would lose much of the natural features, including trees. Kimberly Sexton, a resident of the Governor’s Estates subdivision asked if the request to rezone was made to simply add more lots. Mr. Bryant confirmed that Ms. Sexton was correct, but added that his client would prefer to keep the natural features of the property rather than grade the land to develop additional lots. Mr. Curtis read aloud the comments received from Houston County, citing existing drainage issues similar to the opposition. Mr. Curtis also read aloud comments received from City Engineer, Michael Johnson, stating that regardless of the outcome of rezoning, many years have passed since the original plans for Governor’s Estates was approved and that a new preliminary should be submitted to planning and zoning for this development. Mrs. Phillips closed the public hearing and entertained a motion.

The motion was made by Mrs. Phillips to deny the request. The motion carried with Mrs. Phillips, Mr. Head, and Ms. Britt voting yes, while Mr. Rissmiller voted no.

43. PRELIMINARY – Blue Ridge - Section 6 – Chad Bryant was present

to represent Bryant Engineering. Mr. Bryant stated that the site was recently approved for annexation and rezoning, and that the plans for the development were the next step in the process. Mr. Curtis read aloud the comments from City Engineer, Michael Johnson, which advised Mr. Bryant that due to existing drainage conditions in the area, care must be taken with the development of this property to ensure a positive stormwater response to development, but that otherwise, he recommends approval of the preliminary. 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.

44. PRELIMINARY – Northlake Village – Gary Martin was present to represent Northlake Developers. Mr. Martin stated his intent was to develop single-family homes on the property that was recently petitioned for multi-family and widely opposed. Mr. Curtis read aloud the comments from the City Utility Department regarding the necessary upgrades needed to the utility infrastructure. Mr. Curtis also read aloud the comments by City Engineer, Michael Johnson that cited the deficiency of certain lot widths on the drawing as well as the stormwater management area being shown as part of private lots within the development. Mr. Johnson’s letter stated that his recommendation was to have a new preliminary submitted before the planning commission. Mr. Martin was in agreement and withdrew his request.

45. PRELIMINARY – Beau Claire Subdivision – Tom Brightman was present. Mr. Brightman stated that the preliminary depicted the variances granted by the planning commission in June of 2020. 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.

46. REZONING – Houston Healthcare Properties, Inc. requests the rezoning of a 12.81 acre portion of 114 Sutherlin Drive from the zoning of C-2[General Commercial District] to the zoning of C-3[Concentrated Commercial District] Don Carter was present to represent Houston Healthcare Properties, Inc. Mr. Mrs. Phillips opened the public hearing. Carter stated that the request was made in order to construct dormitories on the site. Among the dormitories would be a structure that is a mixed-use facility and contain certain commercial features within the structure. 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.

47. SPECIAL EXCEPTION – Houston Healthcare Properties, Inc. requests a special exception for a 12.81 acre portion of 114 Sutherlin Drive to allow for the construction of residential structures with no commercial features or functions in a C-3[Concentrated Commercial District]. Don Carter was present to represent Houston Healthcare Properties, Inc. Mrs. Phillips opened the public hearing. Mr. Carter stated that a special exception must be granted to the property in order to construct the dormitories that do not included a commercial feature or function. 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.

As there was no further business, the meeting was adjourned at 8:36p.m.