

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of July 13, 2021

The regular meeting of the Warner Robins Planning and Zoning Commission was held on July 13, 2021, at 5:30 PM at City Hall. Those members present were Arthur Head, Joyce Phillips, Miranda Britt, Jeffrey Rowland, and Todd Rissmiller. 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 June 8, 2021. Ms. Britt made the motion to approve the minutes and Mr. Rowland seconded the motion. The motion carried unanimously.

Mrs. Phillips then called the first item on the agenda.

- 1. ROTATION OF CHAIR** – Darin Curtis explained that per the provisions of section 114 of the zoning ordinance, the board must appoint a chair every year. Mr. Curtis added that tradition in recent years has been to rotate a new chair in, and for that reason, stated that Todd Rissmiller would be the next appointee if tradition was to be upheld. Mr. Curtis stated that he believes allowing each member of the board an opportunity to chair provides a valuable perspective into thought processes for considering zoning requests. Mr. Curtis recommended Todd Rissmiller be considered for the next chair.

The motion was made by Mr. Rowland and seconded by Mr. Head to approve the appointment. The motion carried unanimously.

- 2. Otis D. King – 605 Lattice Bend** – request permission to operate a handyman business as a home occupation. Otis King was present. Mrs. Phillips asked Mr. King if he would be keeping his equipment out of sight of the neighbors. Mr. King stated that all his supplies would be stored in his truck and kept in his garage. 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.

- 3. Robert Jones – 109 Lincoln Street** – requests permission to operate sign artist business as a home occupation. Robert Jones 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.

- 4. Jacob Wiggins – 211 Brookwood Drive** – requests permission to operate an online sales business as a home occupation. Jacob Wiggins was present. No one was present in opposition.

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

- 5. Veronica King – 101 Sidney Hicks Road** – requests permission to operate an online boutique business as a home occupation. Veronica King was not present.

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

6. **Valarie Gooden – 106 Wellborn Road, Apt. 30** – requests permission to operate a cleaning service and lawn care business as a home occupation. Valarie Gooden was present. Valarie Gooden was present. 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. **LaDaria Height-Jones -- 103 Selwyn Court** – requests permission to operate bounce house entertainment business as a home occupation. LaDaria Height-Jones was present. 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. **Aileen D. Zoellner – 310 Oakview Square** – requests permission to operate an administrative services business as a home occupation. Aileen D. Zoellner was present. 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. **Shayla Robinson – 501 Leisure Lake Drive, Apt. D18** – requests permission to operate a cosmetics and beauty business as a home occupation. Shayla Robinson was present. 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.

10. **Patricia Trent – 1501 Green Street** – requests permission to operate an online t-shirt business as a home occupation. Patricia Trent was present. 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. **Leigh Johnson – 705 Crestwood Terrace** – requests permission to operate a drywall installation and repair business as a home occupation. Leigh Johnson was present. Leigh Johnson was present. 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.

12. **Morgan Mays – 6080 Lakeview Road, Apt. 1901** – requests permission to operate an online retail business as a home occupation. Morgan Mays was present. 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.

13. **Sean Fox – 407 Sark Drive** – request permission to operate a travel consultant business as a home occupation. Sean Fox was present. 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.

- 14. LaTraci Durham – 115 Orchard Pass** – request permission to operate a cleaning business as a home occupation. LaTraci Durham was present. 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.

- 15. Darryl Anthony Moseley – 101 Lancelot Court** – request permission to operate a lawn care business as a home occupation. Darryl Moseley was not present.

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

- 16. Alesia Gisele Holliday – 102 Sherry Drive** – request permission to operate a sanitizing business as a home occupation. Alesia Holliday was present. 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.

- 17. Carlos D. Gomez – 208 Debra Drive** – request permission to operate a concrete business as a home occupation. Carlos Gomez was not present.

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

- 18. Tommy Hewitt – 202 Forest Hill Drive** – request permission to operate a cleaning business as a home occupation. Tommy Hewitt was not present.

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

- 19. REZONING** – Amrit Holdings, LLLP requests the rezoning of property totaling 1.23 acres, located at Robins West Parkway, from the zoning of C-2[General Commercial] to the zoning of C-3[Concentrated Commercial District] Aaron Hooks was present to represent Amrit Holdings, LLLP. Mr. Hooks explained that his client intended to construct a mixed use facility with 4 or 5 commercial units on the ground floor and approximately 50 residential units above. Mr. Hooks added that the structure would not exceed 4 stories in height. Mr. Rissmiller asked Mr. Curtis for input regarding the nature of a C-3 zoning in that location. Mr. Curtis stated that the City doesn't see many requests to zone properties to C-3 and added that while the area surrounding the subject site is entirely zoned C-2, the petition would not be considered spot zoning due to past precedent in rezoning properties surrounded by C-2 to a C-3 zoning. Mr. Curtis explained that the adjacent commercial property is an apartment community that was built during the time that a C-2 zoning allowed for Multi-Family use, so the area surrounding Robins West Parkway is unique in that regard. No one was present in opposition.

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

20. ANNEXATION/REZONING – Weyman Evans, Adelia & Robert Richardson request the annexation and rezoning of property, totaling 1.5 acres from the zoning of R-AG[Residential Agricultural][County] to the zoning of C-2[General Commercial District][City] Scott Free was present to represent the property owners. Mr. Rissmiller opened the public hearing. Mr. Free explained that the property has been under several contracts that have not been fulfilled yet, but that he expects that a buyer will likely come along soon. Mr. Free stated that the adjacent uses to the South and East are all commercial. Ms. Britt asked how Mr. Free planned to handle increased traffic to that site. Mr. Free stated that it would be up to the buyer to design the access to the site, but that there would be a new driveway from Lake Joy Road that would align with Beulah Church Road and that this site would have access off of that driveway. Mr. Rissmiller asked Mr. Curtis for comments. Mr. Curtis stated that while no use has yet been specified, the volume of traffic was only speculative. No one was present in opposition. Mr. Rissmiller 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.

Mr. Rissmiller opened the public hearing for the request to rezone from R-AG to C-2. No one was present in opposition. Mr. Rissmiller closed the public hearing and entertained a motion.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approval of the request to rezone from R-AG to C-2. The motion carried unanimously.

21. PRELIMINARY – RBCIII (subdivision name pending) BJ Hartley was present to represent the developer. Mr. Curtis explained that the site consists of both R-4 and R-3 zoning, and that the plan suggests single family homes would occupy the lots. Mr. Curtis read aloud comments received by Houston County, including the stipulation that a new master meter should be installed at Hwy 96 to help mitigate capacity issues into the development, and that the drainage ditch to the East of the property should be carefully addressed in the design of new phases. Lastly, the comments from the county included the stipulation that no access would be granted from the adjacent Shannon Ridge Subdivision. Mr. Hartley stated that he has been aware of these sentiments from the county since the project was in the infant stages. Mr. Curtis stated that City Engineer, Michael Johnson stated that two of the lots were deficient in lot sizes, and that it may be required for the developer to obtain a wetland determination and potentially a USACE Section 404 permit; both concerns are addressable in the final plat submittal. No one was present in opposition.

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

As there was no further business, the meeting was adjourned at 7:46p.m.