

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of August 25, 2022

The regular meeting of the Warner Robins Planning and Zoning Commission was held on August 25, 2022, at 5:30 PM at City Hall. Those members present were Arthur Head, Sharon Broughton, and Miranda Britt. Jeffrey Rowland joined by phone. Darin Curtis, Michael Moriarty, Kate Hogan, Josh Buchanan, and Gabriel Ramirez were also present.

Ms. Britt opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Ms. Britt 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. Ms. Britt asked Mr. Curtis to provide any staff remarks for petitions being heard.

Ms. Britt then called the first item on the agenda.

1. Alfredo Batista Sauri – 317 Minter Drive – landscaping service – Alfredo Sauri was present. No one was present in opposition.

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

2. Sandra Watson – 321 Forest Hill Drive – remodeling service – Sandra Watson was present. Mr. Curtis advised Ms. Watson that without a state contracting license, no specialized work could be performed and no permits could be obtained for electrical, plumbing, structural, or HVAC work. Ms. Watson acknowledged the parameters set by Mr. Curtis. No one was present in opposition.

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

3. James King – 108 Chastain Drive – masonry service – James King was not present.

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

4. Frank Goins – 1205 Green Street, Apt. 8 – security service – Mr. Goins was present. No one was present in opposition.

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

5. Shana Jones – 125 Turtle Creek Drive – cleaning service – Shana Jones was present. No one was present in opposition.

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

6. Jewel Scruggs – 402 N Briarcliff Road – drywall, painting services – Jewel Scruggs was present. No one was present in opposition.

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

7. Audrey DeBrady – 505 Clemson Drive – clothing retail – Audrey DeBrady was not present.

The motion was made by Mr. Head and seconded by Mrs. Broughton to table the request. The motion was made unanimously.

8. Chanda Akles – 310 Rose Hill Drive – real estate investment, property management – Chanda Akles was present. No one was present in opposition.

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

9. Quinshay Williams – 41 Cohen Walker Drive, Apt. 4001 – vending machine business – Quinshay Williams was present. No one was present in opposition.

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

10. REZONING – Alamo Opportunity Fund and Silver Eagle Enterprises, LLC request the rezoning of property located at 208, 216, and 226 Beau Claire Circle from the zoning of R-4[Multi-Family Residential] to the zoning of PDR[Planned Development Residential]. Erica Taylor was present to represent the petitioner. Ms. Britt opened the public hearing. Darin Curtis stated that the conceptual drawing was reviewed and approved by the city’s development team, with the exception that the location of the mail kiosk be moved to a more favorable location; and not placed on the property line shared with an adjacent residential property. Ms. Taylor acknowledged the statement and agreed to revise the drawing to relocate the mail kiosk’s location, prior to council’s consideration. No one was present in opposition. Ms. Britt closed the public hearing and entertained

a motion.

The motion was made by Mr. Head to recommend approval of the request with the stipulation that the location of the mail kiosk be moved to more suitable location prior to council's hearing of the request. The motion was seconded by Mrs. Broughton. The motion carried unanimously.

12. REZONING – Sujano, LLC – requests the rezoning of property located at the southeast corner of S Houston Lake Road and Corder Road from the zoning of R-1[Single Family Residential] to the zoning of R-4[Multi-Family Residential] – Oliver Bateman was present to represent Sujano, LLC. Ms. Britt opened the public hearing. Oliver Bateman stated that his client intended to construct a “class A” apartment community on the site. Mr. Bateman added that the average (2 bedroom) unit would lease for roughly \$1600/month. Mr. Curtis stated that, based on the Joint Comprehensive Plan for Development, the recommendation of his office was to consider approval with the stipulation that an access plan must be submitted and approved by the city's development team prior to the submittal of plans. Ms. Britt called on members of the public for opposition. Lisa Armstrong, of 107 Cade Terrace, stated that Harper's Ridge subdivision is growing increasingly surrounded by apartments. Ms. Armstrong stated that there are a number of underlying issues, such as drainage, water leaks, and ingress/egress deficiencies that the city has failed to address, adding that it would be irresponsible to allow more rooftops in the already heavily trafficked area. Laurie Bressler, of 204 Mossy Ridge Drive, stated that in addition to water leaks, apartments are not desirable based on her opinion that apartment residents do not respect their properties in the way that homeowners do. Ms. Bressler added that there are more multi-family units scheduled to be opening in the immediate vicinity that will further detract from drivability in the area and access in and out of the subdivision. Kathryn Hemphill, of 303 Creekview Drive, stated that she can no longer allow her children to play in the front yard of her property due to residents speeding within the neighborhood. David Cook, of 216 Cumberland Wood Terrace, stated that the city's sign was insufficient, illegible, and illegal, and that the petition to rezone was null and void based on improper advertisement. Mr. Cook stated that the surrounding apartments present excessive traffic, and that the subdivision was designed with no onsite stormwater facility. Ms. Broughton reminded the audience that the board was present to vote on zoning issues, and that underlying issues such as leaks and nearby or ongoing developments in the area are otherwise irrelevant to the issue at hand. Kate Hogan, Director of Community and Economic Development, stated that most of the underlying concerns of the neighborhood are valid, but are multi-departmental issues that must be addressed on a broader scale, but that the city would make an effort to address what it can, provided that the residents submit their concerns to

city staff. Darin Curtis stated that in recognition of the neighborhoods concerns, that the board might consider tabling the request to allow for an opportunity on the city's part to address said concerns. Ms. Britt closed the public hearing and entertained a motion.

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

13. REZONING - JLC Warner Robins, LLC – requests the rezoning of property located on the west side of Carl Vinson Parkway, south of the intersection of Carl Vinson Parkway and Watson Boulevard (AKA 387 Carl Vinson Parkway) from the zoning of PDR[Planned Development – Residential] to the zoning of C-2[General Commercial] – Cal McShan was present to represent JLC Warner Robins, LLC. Ms. Britt opened the public hearing. Mr. Curtis explained that the request had been made to revert the zoning to its previous form after the sale of the petitioned site fell through, leaving the land owner bound to a conceptual drawing for a townhome development that he was not capable of building. No one was present in opposition. Ms. Britt closed the public hearing and entertained a motion.

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

As there was no further business, the meeting was adjourned at 6:45pm.