

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of September 13, 2022

The regular meeting of the Warner Robins Planning and Zoning Commission was held on September 13, 2022, at 5:30 PM at City Hall. Those members present were Arthur Head, Todd Rissmiller, Sharon Broughton, Jeffrey Rowland, and Miranda Britt. Darin Curtis, Michael Moriarty, Kate Hogan, and Josh Buchanan were also present.

Ms. Britt opened the meeting and announced the rotation of the chair. Darin Curtis stated that in order of appointment, Sharon Broughton was next in line for consideration and suggested the board appoint Mrs. Broughton as chair. The motion was made by Mr. Head and seconded by Mr. Rowland. The motion carried unanimously. Mrs. Broughton then opened the Planning & Zoning Commission by explaining the procedures of the meeting. Ms. Britt explained that due to regulation, 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. **Matthew Guillory**– 110 Knight Bridge – Electrical service – Matthew Guillory was present. No one was present in opposition.

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

2. **Vereen Hill-Chenault** – 106 Apple Court – Artistry service – Vereen Chenault was present. No one was present in opposition.

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

3. **James King** – 108 Chastain Drive – Masonry Service – James King was present. No one was present in opposition.

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

4. **Jesse McCullum** – 322 Waverly Lane – Garage Door Service – Jesse McCullum was present. No one was present in opposition.

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

5. **Audrey DeBrady** – 505 Clemson Drive – Clothing Retail Service – Audrey DeBrady

was present. No one was present in opposition.

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

6. **Ronald Speaks** – 107 Lockwood Drive – Bush hog/Tree Service – Ronald Speaks was present.

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

Addie Daniels, of 113 Lockwood, asked how tall a shed was permitted to be, what kind of equipment Mr. Speaks would be using, and whether the operation of the business would affect the value of her home. Mr. Curtis advised Ms. Daniels that the regulation permits a shed no higher than two-stories in height, that home occupation licensees are held to a high standard, and that should Ms. Daniels ever have any issues related to the operation of Mr. Speaks's business, she should contact the City's Code Enforcement office to file a complaint. From there, Mr. Curtis advised, the license may be suspended, revoked, or the licensee could be fined. Mr. Speaks's wife (otherwise unrepresented) stated that they stored their equipment in the shed in their backyard, or on one of their two utility trailers. Lucius Grant, of 109 Lockwood, stated that the Speaks's had excessive junk in their backyards and that Mr. Speaks' equipment was being kept on the lot across the street, and that he feared that the noise from the equipment would create a nuisance. Mrs. Speaks described that she and her husband previously had disputes with Mr. Grant and that his opposition was retaliatory. Mr. Curtis stated that the complaints made by Mr. Grant sounded like valid code cases, and that he encouraged Mr. Grant to contact the City's Code Office to file a complaint.

7. **REZONING** – McGee Family Limited Partnership – requests the rezoning of tax parcel ID# 0W1030 042000 located at Cohen Walker Drive, from the zoning of C-1 [Neighborhood Service Commercial District] to the zoning of C-2 [General Commercial District] Scott Free was present to represent McGee Family Limited Partnership. Mrs. Broughton opened the public hearing. Mr. Curtis stated that the county requested that the developer schedule a meeting with county and city staff to determine the best location for the access into the subject site, and that access would require a permit from Houston County. No one was present in opposition. Mrs. Broughton closed the public hearing and entertained a motion.

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

8. **REZONING** – FZY Watson LLC. – requests the rezoning of property located at 4030 Watson Boulevard, from the zoning of M-2 [Industrial District] to the zoning of C-2 [General Commercial District]. Darin Curtis stated that this property’s zoning was incongruent and uncharacteristic of the Watson Boulevard commercial corridor, and that the developer agreed to rezone the property at the request of Mr. Curtis in order to prevent the future potential for industrial developments along Watson Boulevard. No one was present in opposition.

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

9. **ANNEXATION/REZONING** – The Development Authority of Peach County requests the annexation and rezoning of a 9.33-acre parcel of property located at the northwest side of the intersection of Crestview Church Road Extension and Pete’s Way, from the zoning of R-AG [Agricultural Residential District] [County] to the zoning of M-2 [General Industrial District] [City] Jill Bowen was present to represent the Peach County JDA. No one was present in opposition. Mrs. Broughton closed the public hearing.

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

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

10. **ANNEXATION** – The Houston County School District – requests the annexation of a 6.49-acre parcel of property located at, 210 Cohen Walker Road, from the zoning of R-AG [Agricultural Residential District] [County] to the zoning of R-AG {Agricultural Residential District} [City] Mrs. Broughton opened the public hearing. No one was present in opposition.

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

11. **ANNEXATION/REZONING** – Halpern Properties LLC. – requests the annexation of a 1.58-acre portion of 700 Highway 96 from the zoning of C-2 [General Commercial District] [County], R-1 [Single-Family Residential District] [County], R-AG [Agricultural Residential District] [County], to the zoning of C-2 [General Commercial District] [City] Steve West was present to represent Halpern Properties, LLC. Mrs. Broughton opened the public hearing. Darin Curtis stated that the county had requested a second pre-design meeting with county and city staff to discuss utilities with the developer. In addition, Mr. Curtis stated that his recommendation

was for the board to consider approval with the stipulation that the right-in/right-out access, as shown on the conceptual drawing provided with the application be restricted, and that access into the development be made to come from the rear of the property, and from the proposed conceptual roadway aligning with Starlight Drive on the south side of Hwy 96. Mr. West stated that his firm was not given adequate notice of the staff recommendation, and that he believes that a right-in/right-out would not be detrimental to the roadway at Hwy 96 and that the application of this recommendation would effectively, "kill the deal." Mr. West stated that his firm examined the code, as it was written, and did not see any regulatory language to suggest this restriction in his due diligence. Mr. Curtis stated that the City was becoming proactive in access management and that until an access management regulation was put in place, the zoning board is authorized to apply stipulations to proposed developments. Mr. Rowland asked if the restriction to access at that location would prevent any future access into the property; Mr. Curtis stated that the application of the stipulation would not prevent the developer from obtaining additional land to build access to or from the site. No one was present in opposition. Mrs. Broughton closed the public hearing and entertained a motion.

The motion was made by Mr. Rissmiller to approve the request to annex with the stipulation that access be restricted from Hwy 96. No second was offered. The motion died.

The motion was made by Mr. Rowland and seconded by Ms. Britt to recommend approval of the request to annex with the stipulation that a joint pre-design meeting be held with city and county staff prior to the submittal of plans. The motion carried unanimously.

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

As there was no further business, the meeting was adjourned at 7:45pm.