

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of September 14, 2021

The regular meeting of the Warner Robins Planning and Zoning Commission was held on September 14, 2021, at 5:30 PM at City Hall. Those members present were Arthur Head, Joyce Phillips, Miranda Britt, and Todd Rissmiller. Darin Curtis, Gabriel Ramirez, and Josh Buchanan were also present.

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

Mr. Rissmiller asked for a motion to approve the minutes from the Planning and Zoning meeting held on August 10, 2021. Mr. Head made the motion to approve the minutes and Mrs. Phillips seconded the motion. The motion carried unanimously.

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

1. Yolanda Richmond – 213 Westcliff Circle, Apt. A – requests permission to operate a consulting business as a home occupation. Yolanda Richmond was not present.

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

2. Amber Freeman – 109 Kettle River Lane – requests permission to operate an online counseling business as a home occupation. Amber Freeman was present. No one was present in opposition.

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

3. Brenda Johnson – 109 Alex Circle – requests permission to operate a retail business as a home occupation. Brenda Johnson was present. No one was present in opposition.

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

4. Danielle Alford – 441 Feagin Mill Road – requests permission to operate a waste removal service as a home occupation. Danielle Alford was present. Ms. Alford explained that her service would streamline the waste removal for multi-family facilities by providing door-to-door collection of trash. No one was present in opposition.

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

5. Tamika Head – 205 Overlook Drive – requests permission to operate a tutoring business **and** a staffing business as a home occupation. Tamika Head was present. Arthur Head explained that due to his relationship with Tamika Head, he would abstain from voting. No one was present in opposition.

The motion was made by Ms. Britt and seconded by Mrs. Phillips to recommend approval of the request. The motion carried with three yes votes, while Mr. Head abstained.

6. Tamarco Head – 205 Overlook Drive – requests permission to operate a mobile car audio installation service as a home occupation. Mr. Head explained that due to his relationship with Tamarco Head, he would abstain from voting. No one was present in opposition.

The motion was made by Ms. Britt and seconded by Mrs. Phillips to recommend approval of the request. The motion carried with three yes votes, while Mr. Head abstained.

7. Alonzo Lane – 104 Sonja Drive – requests permission to operate a lawn care service as a home occupation. Alonzo Lane 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.

8. Lawanda Okuduwa – 106 Wetherby Court – requests permission to operate a vending machine rental business as a home occupation. Lawanda Okuduwa was present. Ms. Okuduwa explained that her machines would be purchased as necessary and placed in various businesses to sell pre-packaged snacks. 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. Toshiba Jackson – 203 Memorial Terrace #D – requests permission to operate a cleaning service as a home occupation. Toshiba 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.

10. Tanya Hicks – 1129 Kathleen Bynum Drive – requests permission to operate a retail business as a home occupation. Tanya Hicks was not present.

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

11. George Lawrence, Jr. – 332 Mike Street – requests permission to operate a lawn care business as a home occupation. George Lawrence was present. No one was present in opposition.

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

12. Deshonna Woodard – 86 Santangelo Court – requests permission to operate a retail sales business as a home occupation. Deshonna Woodard was present. No one was present in opposition.

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

13. Linda Cleveland – 100 Narcisse Way – requests permission to operate a childcare business as a home occupation. Linda Cleveland was present. Ms. Britt asked how many children Ms. Cleveland would provide care for. Ms. Cleveland stated that she would keep up to 6 children, as per the state regulation. No one was present in opposition.

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

14. Bruce Jenkins – 206 Oxford Lane – requests permission to operate a lawn care business as a home occupation. Bruce Jenkins was present.

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

15. Jasmine Presley – 118 Chasen Court – requests permission to operate a dryer vent cleaning service as a home occupation. Jasmine Presley was present. No one was present in opposition.

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

16. Tarrence Chatman – 606 Beechwood Drive – requests permission to operate a cleaning and sanitization service as a home occupation. Tarrence Chatman was present. No one was present in opposition.

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

17. Patrick West – 104 O’Brien Drive – requests permission to operate a lawn care business as a home occupation. Patrick West was present. No one was present in opposition.

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

18. Kyrstal Walker – 202 Tortoise Drive – requests permission to operate a tax service as a home occupation. Kyrstal Walker was present. No one was present in opposition.

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

19. Pretrice Taylor – 121 Monticello Drive – requests permission to operate a retail business as a home occupation. Pretrice Taylor was present. No one was present in opposition.

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

20. Selah Green – 156 Little John Lane – requests permission to operate a retail business as a home occupation. Selah Green was present. No one was present in opposition.

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

21. Paul Travitzky – 610 Bernard Drive – requests permission to operate a digital media/advertising business as a home occupation. Paul Travitzky was present. No one was present in opposition.

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

22. Brandon Josey – 105 Woodridge Court – requests permission to operate a firearm sales business as a home occupation. Brandon Josey was present. Mr. Josey explained that his inventory would always remain locked in a safe and secured as required by law. Mr. Curtis added that Mr. Josey is currently being inspected by the ATF for compliance with regulations, including compliance with City code. No one was present in opposition.

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

23. REZONING – Bry-Mel Homes request the rezoning of property located at Dunbar

Road, North of the intersection of Dunbar Road and Carl Vinson Parkway from the zonings of R-1[Single Family Residential] and R-3[General Residential] to the zoning of R-3[General Residential] and C-2[General Commercial] Larry Warnock was present to represent Bry-Mel Homes. Mr. Warnock stated that the rezoning was initiated due to the scrutiny that the original intent of the property faced. Mr. Warnock added that after negotiations with Houston County led to an acceptable medium for both parties, his current request would facilitate a modified version of his original plan. Mr. Warnock stated that if approved, he would deed a 10ft buffer zone over to each property owner in the Heritage subdivision that shares a property line with the subject property. 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. PRELIMINARY – CAMERON MANOR – Larry Warnock was present to represent Bry-Mel Homes. Mr. Warnock explained that with the zoning of his property secured, he plans to build the Cameron Manor Subdivision, but is still unsure that the name will ultimately remain as Cameron Manor. Mr. Curtis stated that notice of the change in name for the development should be provided to his office, if changed. Mr. Curtis stated that in the review of the preliminary plan, he noticed that some lots were notated as deficient in the minimum lot width requirements. Mr. Curtis stated that while the necessary changes could be made prior to final approval, the approval of the preliminary did not equate to the approval of a variance on deficient lots. Mr. Curtis also read aloud the comments received by Houston County, to include the need to obtain driveway permits for Sullivan and Dunbar Road and the need to serve the residents with City Water by the insallation of two master meters on the site. No one was present in opposition.

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

25. PRELIMINARY – ORCHARD HILLS SUBDIVISION – Kyle Snell was present to represent Bryant Engineering. Mr. Curtis stated that the zoning was notated incorrectly on the plan, but that the notation could be corrected prior to the final plan approval. Mr. Curtis then read aloud the comments received regarding the development, to include the stipulation that sidewalks be included on the portion of Robert Bryson Smith right-of-way adjacent to the development, as well as Houston County’s concern that due to water issues in the area should be noted and that the County would like to be included in the remainder of the review and design process. No one was present in opposition.

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

26. PRELIMINARY – BRYSON CROSSING SUBDIVISION – Kyle Snell was present to represent. Bryant Engineering. Mr. Curtis stated that the zoning was

notated incorrectly on the plan, but that the notation could be corrected prior to the final plan approval. Mr. Curtis then read aloud the comments received regarding the development, to include the stipulation that sidewalks be included on the portion of Alton Tucker Sr. Boulevard right-of-way adjacent to the development, as well as Houston County's concern that due to water issues in the area should be noted and that the County would like to be included in the remainder of the review and design process. No one was present in opposition.

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

27. REZONING – Bonaire United Methodist Church requests the rezoning of property located on the East side of Hwy 247, South of Sandy Run Road, from the zoning of R-1[Single Family Residential] to the zoning of C-2[General Commercial] Oliver Bateman was present to represent Bonaire United Methodist Church. Mr. Curtis read aloud the comments received from Houston County, to include the mention that water performance could be an issue in the area and that the County would like to be included in the progress of the development. Varie Rustin was present to ask questions regarding the development's effect on sewer availability, as she owns property to the South of the subject site. Mr. Curtis advised the board that he had met with Ms. Rustin prior to the Planning Commission meeting, and that he had advised Ms. Rustin to meet with the City's Utility Engineers to discuss the potential of sewer services being available at her site. Mr. Rissmiller advised Ms. Rustin that the board was only able to discuss the petitioner's request to rezone the property, and that the zoning board doesn't have any information to provide regarding service availability at her location. Mr. Curtis encouraged Ms. Rustin to reach out to William Abarca, City Utility Engineer, and mentioned that as growth continues along the Hwy 247 Corridor, the likelihood of her property having infrastructure within reach will only increase. 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. SPECIAL EXCEPTION – 200 Tabor Drive – American Patriots CMA, Inc. requests permission to operate a club/lodge in an R-4[Multi-Family Residential District] per the provision of section 71.4.3 – [Uses allowed by special exception] of the zoning ordinance. Jeff Pruitt was present to represent the American Patriots, Inc. Mr. Pruitt stated that his non-profit organization consists of 13 members, and that they needed a place to hold between two and four monthly meetings. Mr. Pruitt stated that his organization is charitable and gives back to the community all year long. Mr. Pruitt added that his intent was to help clean up the area and add extra security and safety measures such as security cameras on the grounds to help assist law enforcement. Mr. Pruitt added that if approved, his members would host a community barbecue and invite nearby residents to visit and learn who the American Patriots CMA are. Mr. Pruitt stated that his organization has also extended an invitation to the adjacent church to allow its members to use 200

Tabor Drive as overflow parking for the church, when not in use. No one was present in opposition.

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

As there was no further business, the meeting was adjourned at 6:44p.m.