

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of February 9, 2016:

The regular meeting of the Warner Robins Planning and Zoning Commission was held on February 9, 2016, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, and Ben Campbell. Sherri Windham and Darin Curtis were also present.

Mr. Blazi opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mr. Blazi explained that due to state regulations all home occupation requests would now be forwarded to Mayor and Council for final approval. Mr. Blazi called on Mrs. Windham to provide any staff remarks for petitions being heard.

Mr. Blazi asked for a motion to approve the minutes from the Planning and Zoning meeting of December 8, 2015. Mr. Rowland made the motion for approval and Mr. Head seconded the motion. The motion carried unanimously.

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

1. Andre Toliver – 9000 Watson Boulevard – requests permission to operate a trucking business as a home occupation. Mary Toliver was present to represent Andre Toliver. Mr. Blazi asked where the truck would be stored. Ms. Toliver stated that Mr. Toliver already owns a truck that is not being stored at the home, and that the home would be designated as an office space only. No one was present in opposition.

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

2. Deborah Martin – 204 Wake Forest Drive – requests permission to operate a pet sitting business as a home occupation. Deborah Martin was present. Ms. Martin stated that her business would be to go to the clients' homes to take care of the pets, and that her home would be a place to make phone calls and schedule appointments. No one was present in opposition.

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

3. Denise De Leon – 138 Vernon Drive – requests permission to operate a building supply business as a home occupation. Denise De Leon was present. Ms. De Leon stated that she and her husband would provide samples to her clients, and order the building supplies of their choice. Mr. Blazi asked if Ms. De Leon would be storing the supplies in her home. Ms. De Leon stated that until they can purchase a commercial location, they will not be storing supplies, and that they will order supplies on an as needed basis. No one was present in opposition.

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

4. Linda B. Ward – 110 Luster Court – requests permission to operate an inspection business as a home occupation. Linda Ward was present. Mr. Blazi asked if Ms. Ward would be conducting inspections outside her home, and Ms. Ward confirmed that she would. Ms. Ward stated that her home would be used as an office only. No one was present in opposition.

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

5. Sonja Florence – 1219 South Houston Lake Road Apt. 41 – requests permission to operate a janitorial cleaning service as a home occupation. Sonja Florence was not present.

The motion was made by Mr. Head and seconded by Mr. Campbell to table the request due to failure of representation. The motion carried unanimously.

6. Henry Holston III – 211 A Woodcrest Circle – requests permission to operate a non-emergency transportation service as a home occupation. Henry Holston III was present. Mr. Holston stated that his business would provide transportation to people to and from appointments, and that he would keep a van in his driveway as his primary work vehicle.

No one was present in opposition.

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

7. Santresa R. Weldon – 105 Renoir Lane – requests permission to operate a beauty salon as a home occupation. Santresa Weldon was present. Mr. Blazi asked if Ms. Weldon had been informed of the rules and regulations of home occupations, and was she aware that she may only have one client in her home at a time, and that clients may only park in the driveway. Ms. Weldon stated that she was unaware of those regulations, but would be willing to comply. Sherri Windham stated that all rules and regulations were included in the application that Ms. Weldon had signed. Mr. Blazi called on any opposition. Josh Campbell, of 104 Renoir Lane, stated that there have been multiple complaints from the tenants that reside in his home. Josh Campbell went on to provide picture evidence of the state of the cul-de-sac on multiple occasions. Josh Campbell cited increased traffic, loud music, improper parking along the cul-de-sac, and the danger of not being emergency vehicle accessible as common complaints from his tenants. Mr. Blazi asked Ms. Weldon if she had sent letters to surrounding residents, or had acquired signatures. Mrs. Windham stated that Ms. Weldon had complied with sending letters, and obtaining signatures. Mr. Rowland asked how often there were complaints about the business. Josh Campbell stated that he frequently gets emails, but was unaware of how many he has received to date. Mr. Rowland asked how many cars belonged to Ms. Weldon. Ms. Weldon stated that two of the cars were hers. Mr. Rowland noted that there were eight cars in one of the pictures presented to the board. Ms. Weldon claimed that there were multiple family members present to help get the salon ready for business.

The motion was made by Mr. Head and seconded by Mr. Ben Campbell to recommend approval of the request on a six month term conditional to her compliance with City regulations. The motion carried unanimously.

8. Timothy A. Anderson – 100 Flagler Way – requests permission to operate a fruit stand business as a home occupation. Timothy Anderson was present. Mr. Anderson stated that he would be harvesting produce from his garden to take to Farmer’s Markets. Mrs. Windham asked if there would be any pesticides used in the farming of the produce. Mr. Anderson stated that his produce would be all organic, and that no harmful pesticides would be used. Mrs. Windham asked about the compost, and if there would be any odors associated with it. Mr. Anderson stated that he would use organic compost, and that the odor would be that of an earthy smell, and not a rotten odor. Mr. Anderson stated that his compost would consist of things like lawn clippings and leaves. Mr. Rowland asked how big the garden would be. Mr. Anderson stated that he had set aside about a fourth of an acre of his lot for gardening. Mr. Blazi stated that due to the unique nature of this case, he wasn’t aware of any reason he shouldn’t be allowed to obtain his license. Mr. Mason Dean, of 121 Orchard Street, Tifton, GA, stated that in his research into the franchise, there was no further licensing needed to run the business. Mr. Anderson stated that all of his neighbors signed off on his application gladly, and that he feels they fully support him. Mrs. Windham asked how many people would be harvesting the produce. Mr. Anderson stated that he wishes to provide work for up to two disabled veterans, and that his children were also going to help. Mrs. Windham stated that according to City regulation, any person that lives outside the home, and works in the business would be considered an employee, and that there are no extra employees permitted with home based businesses. Mr. Anderson stated that he would be willing to comply with those regulations. No one was present in opposition.

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

Mr. Blazi addressed the board about his gratitude and respect for the service of Clayton Mays, who served on the Planning and Zoning Board for many years. The Board agreed that he will be missed, as he has chosen to not renew his term on the board.

As there was no further business for discussion, the meeting was adjourned at 6:05 P.M.