

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of March 8, 2016:

The regular meeting of the Warner Robins Planning and Zoning Commission was held on March 8, 2016, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, Jeffrey Rowland 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 February 9, 2016. Mr. Head made the motion for approval and Mr. Rowland seconded the motion. The motion carried unanimously.

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

1. Randall Ray – 406 Willow Ave – Requests permission to operate a Janitorial Business as a home occupation. Randall Ray was present. Mr. Blazi asked where Mr. Ray would store his cleaning supplies. Mr. Ray stated that most of his equipment will be stored inside his work truck, while the rest would be kept in a workshop in his backyard. 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. Carmen Todman – 238 Ward St – Requests permission to operate a Cleaning/Maintenance Business as a home occupation. Clyde Berkley of 238 Ward Street was present to represent Carmen Todman. Mr. Berkley stated that all equipment would be kept locked in the work truck. 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.

3. Mark Wolfenden – 101 Pocono Ct – Requests permission to operate a Mobile DJ Business as a home occupation. Mark Wolfenden was present. Mr. Wolfenden stated that all audio equipment would be stored in the work van. 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.

4. Dereck White – 109 Haverhill Cir – Requests permission to operate a Landscaping Business as a home occupation. Dereck White was present. Mr. White stated that his intent is to use his home as an office 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.

5. Sonja Florence – 1219 S Houston Lake Rd #41 – Requests permission to operate a Janitorial Business as a home occupation. Sonja Florence was present. Mr. Blazi asked where Ms. Florence intended to store her supplies. Ms. Florence stated that they would be stored inside her home. Mr. Blazi asked Mrs. Windham if Ms. Florence had gotten permission from her landlord to operate a business. Mrs. Windham stated that her application provided that the complex manager consented to the request. 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.

6. REZONING – Kelly Burke – requests the rezoning of 0 Lakeview Road [Tax Parcel 0W1200 009000] totaling 8.26 Acres from the zoning of PDR[Planned Unit Development District] to R-4[Multi-Family Residential District]. Kelly Burke was present. Mr. Burke stated that he did not understand why the agenda had shown his request for rezoning as R-4, and that it should be a request for R-1 zoning, to mirror Regency Place Section 1. Mrs. Windham stated that the reason that the application, turned in by Mr. Burke, showed a request for R-4 zoning, is to make the intended lot

sizes permissible, and that it was no mistake. Mrs. Windham also stated that Regency Place Section 1 is also zoned R-4, and that the lot sizes dictated the zoning be R-4. Mrs. Windham also stated that to meet the criteria for R-1 zoning, the lot sizes would need to be much larger. Mr. Burke stated that he would not seek R-1 zoning, and that to create Section 2 of Regency Place identical to Section 1, he would not change his original request for R-4 zoning. 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. PRELIMINARY – REGENCY PLACE SUBDIVISION – SECTION 2 – Preliminary approval with the following variances: Non-Radial lot lines on lots 15-B, 16-B, 2-D & 3-D. Micheal Mason of Story, Clarke & Associates was present. Mr. Blazi asked if the Engineering Department had made any recommendations. Mrs. Windham stated that she received a letter from the Engineering Department stating that they recommend the Preliminary Plat be approved as submitted. 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.

As there was no further business for discussion, the meeting was adjourned at 5:40 P.M.