

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of April 12, 2016:

The regular meeting of the Warner Robins Planning and Zoning Commission was held on April 12, 2016, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, Jeffrey Rowland, Jim Taylor 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 March 8, 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. Jonathan Sims – 1203 Green St – Requests permission to operate a Taxi Business as a home occupation. Jonathan Sims was present. Mr. Sims stated that his home would serve as a place to take phone calls, and that all work would be performed outside the home. Mr. Blazi asked Mrs. Windham if Mr. Sims needed any additional licensing prior to receiving his home occupation license. Mrs. Windham advised that Mr. Sims would be instructed on any additional licensing that is required, by the Clerk's office. Mrs. Windham inquired about the type of vehicle Mr. Sims would be using for his service, and where it would be kept. Mr. Sims stated that he would use his Dodge Neon for client transportation, and that it would be stored under his carport. 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. Billy Tucker – 214 Wilsons Creek Bend – Requests permission to operate a Publishing Business as a home occupation. Billy Tucker was present. Mr. Tucker stated that he had previously held a business license at his previous address for a number of years, and that he is requesting to transfer that license to his new address. 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.

3. Roosevelt Gadson – 109 Sun Valley Drive – Requests permission to operate a Pinestraw Sales Business as a home occupation. Roosevelt Gadson was present. Mr. Gadson stated that he uses a semi-truck to transfer his pinestraw that he picks up from a field, or retailer. Mr. Gadson stated that he also keeps many trailers at his home for storing and transferring pinestraw. Mr. Blazi asked where Mr. Gadson stores the trailers. Mr. Gadson stated that the trailers are kept in his backyard, and that he has a chain-link fence around the backyard. Mr. Gadson also stated that he had a Pod storage container to hold pinestraw as well. Mr. Blazi asked what Mr. Gadson uses to transfer the Pod container. Mr. Gadson advised that he uses a semi-truck to transport the containers. Mr. Blazi asked Mrs. Windham if Mr. Gadson had obtained all the necessary signatures for his application. Mrs. Windham stated that Mr. Gadson had sent certified mail in lieu of signatures. Mr. Blazi called on any opposition. Ron Sprouse, of 107 Sun Valley Drive stated that he has already asked Mr. Gadson not to operate his business in the neighborhood, and complained that there is constantly pinestraw in his yard and pool. Mr. Sprouse stated that there is loud noise from the trucks in and out of Mr. Gadson's home going late into the night, and that it is hard to sleep. Willis Steads, of 106 Sun Valley Drive, stated that he agreed with Mr. Sprouse that traffic to and from Mr. Gadson's home has been a problem, and that there have been instances where the semi-truck has held up the flow of traffic in the

neighborhood. Mr. Steads stated that Mr. Gadson has kept pine straw stacked high against the fence adjacent to the neighbors' homes, and that the pine straw will get into the other yards. Mr. Steads offered pictures to the board as proof of his sighting of Mr. Gadson's business. Mr. Steads also stated that he was not notified of the request. Mr. Campbell stated that according to Mr. Gadson's application, that up to 1,500 bales of pine straw could be kept on his property at a time. Mr. Gadson stated that he has only had 800 bales at one time. Mr. Blazi asked if Mr. Gadson could store his pine straw at another location. Mr. Gadson stated that he would need time to make arrangements. Mr. Blazi asked Mrs. Windham for additional comments. Mrs. Windham stated that according to regulation, no outside storage is allowed. Mr. Blazi asked if Mr. Gadson would prefer to have the board vote, or table the request until Mr. Gadson can address the issues of storage for his pine straw. Mr. Gadson agreed to table the request until the requirements have been met.

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

4. Robert Younger – 542 Terry St – Requests permission to operate a Trade Consulting Business as a home occupation. Robert Younger was not present.

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

5. Carrie Mimms – 123 Greenspan Way – Requests permission to operate a Group Therapy Business as a home occupation. Carrie Mimms was present. Mr. Blazi asked if Ms. Mimms intends to hold therapy at her home. Ms. Mimms stated that all therapy would be held outside the home, often in the courthouse. Mr. Blazi asked if Ms. Mimms was licensed to counsel. Ms. Mimms confirmed that she was. No one was present in opposition.

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

6. Katayia Brown – 320 Carl Vinson Pkwy Apt 628F – Requests permission to operate an Online Retail Business as a home occupation. Katayia Brown was not present.

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

7. Neil Hammaker – 1009 Briarcliff Rd – Requests permission to operate a Consulting Business as a home occupation. Neil Hammaker was not present.

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

8. Katherine Robinson – 104 Loyola Ct – Requests permission to operate a Cleaning Business as a home occupation. Katherine Robinson was present. Ms. Robinson stated that all supplies would be stored in her home. 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.

9. REZONING – Charles Edwards requests the zoning change for 877 Walnut Street totaling .55 acres from the zoning of R-4[Multi-Family Residential] to M-1[Wholesale and Light Industrial]. Charles Edwards was present. Mr. Edwards stated that he had removed almost all the trees on the property and that he is currently planning to add a metal roof to the building on the property, and have it re-sided. Mr. Blazi read the staff report from Mr. Edwards' application and stated that the staff recommends that the zoning change be approved. Mr. Edwards had many questions for the board, but was advised by Mrs. Windham that the board was not the appropriate authority to answer such questions. Mr. Edwards

conceded his questions and allowed for the board to call for a vote. No one was present in opposition.

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

10. REZONING – Chad Bryant requests the zoning change of Tax Parcel 0W1330 027000 totaling 20.79 acres located West of Walnut Ridge subdivision on Old Perry Road from the zoning of R-2 [Single-Family Residential] to R-3[General Residential]. Casey Graham was present to represent Ocmulgee, Inc. Mr. Graham stated that the purpose of rezoning would be to change the lot sizes for the proposed subdivision. No one was present in opposition.

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

11. ANNEXATION/REZONING – Tab Bullard requests the Annexation and zoning change of an 11.5 acre portion of Tax Parcel 001220 001000 located at Russell Parkway, Wellborn Road, and Booth Road from the zoning of C-2[General Commercial District][County] to R-4[Multi-Family Residential][City]. Tab Bullard was present. Mr. Bullard explained that they wish to annex and rezone the property with the intent to build a 192 unit apartment community. Jim Taylor asked about the product that Zimmerman Properties is proposing to develop. Mr. Bullard stated that the apartments will be very attractive to the market area. Mr. Bullard stated that there will be three story buildings with breezeways and that there will be one, two, and three bedroom apartments available. 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 for annexation. The motion carried unanimously.

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

As there was no further business for discussion, the meeting was adjourned at 6:10 P.M.