

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of May 10, 2016:

The regular meeting of the Warner Robins Planning and Zoning Commission was held on May 10, 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 April 12, 2016. Mr. Taylor made the motion for approval and Mr. Campbell seconded the motion. The motion carried unanimously.

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

1. Sarah Koehler – 109 Oxfordshire – Requests permission to operate a Cleaning Business as a home occupation. Sarah Koehler was present. Ms. Koehler stated that she provides all of her own cleaning supplies and stores the supplies in her home. 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.

2. Virginia Dawson – 703 N. Davis Dr – Requests permission to operate a Home Repair Business as a home occupation. Virginia Dawson was present. Ms. Dawson stated that her intent was to build additions, and remodel homes. Mr. Blazi asked if Ms. Dawson had a state license. Ms. Dawson stated that she does not have a state license, and was not aware that she needed one. Mr. Blazi stated that unless Ms. Dawson obtains a state license for construction, she will be unable to do anything more than minor home repair. Ms. Dawson requested that the board vote on her business license to be able to perform minor repairs until the time she is able to obtain her state license. No one was present in opposition.

The motion was made by Mr. Head with the stipulation that Ms. Dawson obtain a state license. The motion was seconded by Mr. Campbell to recommend the approval of the request. The motion carried unanimously.

3. Kenneth Calhoun – 738 Cornelia Dr – Requests permission to operate a Gift Basket Creation Business as a home occupation. Kenneth Calhoun was present. Mr. Calhoun stated that he had obtained a patent on a collapsible gift basket, and was requesting to be able to run his office from home. Mr. Calhoun stated that he would construct the baskets in his home, by receiving material shipments from the mail, and then mailing his products upon completion. No one was present in opposition.

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

4. Brenda Warren – 103 Hurston Ct – Requests permission to operate an Alteration/Sewing Business as a home occupation. Brenda Warren was present. Ms. Warren stated that she may have up to one customer at her home at a time, by appointment only. No one was present in opposition.

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

5. Tara Hill – 300 Staffordshire Ave – Requests permission to operate an Online T-shirt Design Business as a home occupation. Tara Hill was present. Ms. Hill stated that her business is web-based and will only require a computer and a phone to conduct her business, and that her products will be shipped directly to her customers' home from the manufacturer. 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.

6. Melissa Shipp – 103 Derbyshire Way – Requests permission to operate a Phlebotomy Services & CPR Instruction Business as a home occupation. Melissa Shipp was present. Ms. Shipp stated that her business is conducted at the police station, and that all biohazardous materials will be left at the police station to be disposed of, and that no materials will be brought home. Ms. Shipp also stated that her instruction classes will be held outside the home. No one was present in opposition.

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

7. Sheila V. Middleton – 405 Corder Rd – Requests permission to operate a Non-Profit Business as a home occupation. Sheila Middleton was present. Ms. Middleton stated that her work would be performed outside the home, often at high schools, or elsewhere to conduct fundraisers. 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.

8. Tina Orr – 319 Haywood Dr – Requests permission to operate a Home Office/Entrepreneur Business as a home occupation. Tina Orr stated that she is currently trying to obtain a patent for her product, and that her product will be shipped directly from the manufacturer to stores. No one was present in opposition.

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

9. Tameka J. Taylor – 9000 Watson Blvd. Apt. 1701 – Requests permission to operate an Event Planning Business as a home occupation. Tameka Taylor was not present.

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

10. Roosevelt Gadson – 109 Sun Valley Dr – Requests permission to operate a Resale pine straw Business as a home occupation. Roosevelt Gadson was present. Mr. Blazi asked if Mr. Gadson had resolved the issues with the storage of his pine straw that was addressed at the previous hearing. Mr. Gadson stated that all issues had been resolved, and that he had found a new location for storing his pine straw, outside the city. Mr. Rowland asked Mr. Gadson where he is storing his trailers. Mr. Gadson stated that he only keeps a small open trailer at his home, for general use, and that his other trailers for pine straw are located at his new location. Mr. Willis Fitts of 106 Sun Valley Drive asked if there was anything that could be done if Mr. Gadson does not adhere to regulations. Mr. Blazi advised that Mr. Fitts could contact the Code Enforcement office to report any violations. No one was present in opposition.

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

11. Robert Younger – 542 Terry St – Requests permission to operate a Trade Consulting Business as a home occupation. Robert Younger was present. Mr. Younger stated that he would be performing minor home repair and automotive work at his customers' homes, and provide cost estimates for clients seeking services related to home and auto repair. Mr. Taylor asked where Mr. Younger would store his tools. Mr. Younger stated that he utilizes basic hand tools that will be easily stored in the trunk of his car. No one was present in opposition.

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

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

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

13. Neil Hammaker – 1009 Briarcliff Rd – Requests permission to operate a Consulting Business as a home occupation. Neil Hammaker was present. Mr. Hammaker stated that he intended to be a consultant for a few businesses, and that he only required a home office. No one was present in opposition.

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

14. ANNEXATION – Tom Brightman requests the annexation of 104 Melanie Lane from the zoning of R-2[Single-Family Residential][County] to R-2[Single-Family Residential][City]. Tom Brightman was not present.

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

15. ANNEXATION – Tom Brightman requests the annexation of 1246 South Houston Lake Road from the zoning of C-2 [General Commercial District][County] to C-2 [General Commercial District][City]. Tom Brightman was not present.

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

16. VARIANCE – Cleve Cunningham requests a 25ft. front setback variance at 100 Spillers Way. Kamal Azar of 401 Cherry Street and Charles Stroud of 159 Westchester Drive, Macon Ga, were there to represent Cleve Cunningham. Kamal Azar stated that since filing the petition for the setback variance, they have altered their plans for the variance. Mr. Blazi called on Assistant City Engineer, Katherine Wade, for comments. Ms. Wade stated that in her comments that were forwarded to the staff regarding the variance request, that the engineering department recommended that the request be disapproved. Ms. Wade went on to state that additional time would be required to review the new request in order to make a new recommendation. Sherri Windham stated that no revisions to the request had been submitted to her office, and was unaware of the changes. Mr. Blazi stated that if Mr. Azar wishes to proceed with the vote, that the board would vote, or that if Mr. Azar requests to table the petition until further review can be made by the Engineering Department, that he may do so. Mr. Azar requested that the board make a motion to table the request until changes can be made in conjunction with the recommendation of the City Engineering Department.

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

17. PRELIMINARY – Woodbury Subdivision – Phase 2 – Michael Mason was present to represent Story, Clarke & Associates. Mr. Blazi asked Mr. Mason if they had yet complied with the stipulations that were forwarded by the Engineering Department. Mr. Mason stated that he had just received the letter from Katherine Wade, and that the changes would not present a problem. Katherine Wade stated that there were only a few minor changes to be made. Mr. Blazi asked if there would be an issue with having only one entrance and exit to the subdivision. Ms. Wade stated that at this time there is nothing that legally stipulates having another way in or out of the subdivision, but that future developments surrounding the subdivision will need to take care to make better access to and from the subdivision. Jim Taylor asked if Mr. Mason would have a problem correcting the angle of the intersection that the Engineering Department pointed out in their letter. Mr. Mason stated that in doing so, they may lose a lot, but that it would not be a problem to correct. No one was present in opposition.

The motion was made by Mr. Campbell to approve the request with the stipulations that the revisions be made with regards to the recommendations of the Engineering Department. Jim Taylor seconded the motion. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 6:20 P.M.