

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of July 12, 2016

The regular meeting of the Warner Robins Planning and Zoning Commission was held on July 12, 2016, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, and Jim Taylor. 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 regulations, all approved requests with the Planning and Zoning Commission would next be forwarded to Mayor and Council for final approval. Mr. Blazi asked Mrs. Windham to provide any staff remarks at this time for petitions being heard.

Mr. Blazi asked for a motion to approve the minutes from the Planning and Zoning meeting held on June 14, 2016. Mr. Head made the motion for approval and Mr. Taylor seconded the motion. The motion carried unanimously.

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

1. Yaneth Cervantes – 413 Wisconsin Ave – Requests permission to operate a Construction Stucco Business as a home occupation. Yaneth Cervantes was present. Ms. Cervantes stated that her supplies would be stored in her home. Mr. Taylor asked if Ms. Cervantes kept any equipment at her home. Ms. Cervantes stated that all equipment would be stored in her work truck, which will be parked at her 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

2. Jessica Bostic – 119 Meadowcliff Circle – Requests permission to operate a Non-Profit Organization Business as a home occupation. Jessica Bostic was present. Ms. Bostic stated that her program was for a non-profit company that is a community outreach program targeted toward youth. Sherri Windham asked Ms. Bostic if she had obtained her 501-C3 designation. Ms. Bostic stated that she had not, and that she is only requesting a business license for the home office, until she can obtain her non-profit designation. Ms. Windham informed Ms. Bostic that in order to obtain a business license as a non-profit organization, she must provide her 501-C3 to the City Clerk's office when receiving her license. 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.

3. Jarrod Bryce Merriman – 300 Kestral Way – Requests permission to operate a Marketing Business as a home occupation. Jarrod Bryce Merriman was present. Mr. Merriman stated that his marketing business will be conducted online, and that he only requires a home office. No one was present in opposition.

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

4. Michelle Vancura – 202 Weston Drive – Requests permission to operate a Cosmetic Sales (online and local craft events) Business as a home occupation. Ms. Vancura stated that her products were all natural. Mr. Blazi asked if there would be any customers in her home. Ms. Vancura stated that there would be no customers in her home, and that sales would be handled online. No one was present in opposition.

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

5. Jim R. Jennings – 115 Little John Lane – Requests permission to operate a Sales Lead, Website Improvement Business as a home occupation. Jim Jennings was present. Mr. Jennings stated that his business is an Internet-based and all his work would be conducted online. 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.

6. Kenneth Fairchild – 102 Karen Drive – Requests permission to operate a Home Repairs/Construction Business as a home occupation. Kenneth Fairchild was not present. The motion was made by Mr. Head and seconded by Mr. Taylor to table the request. The

motion carried unanimously.

7. Adam Cochran – 220 Blue Ridge Lane – Requests permission to operate a Painting Business as a home occupation. Adam Cochran was present. Mr. Cochran stated that no materials would be stored at his home, and that he would only keep one work van at his 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.

8. ANNEXATION – Juan Carlos Colindres requests the Annexation of 310 Brady Drive from R-1[County] to R-1[City]. Juan Carlos Colindres was present. Mireya Sanchez was present to translate for Juan Carlos Colindres. Ms. Sanchez confirmed that the request was for annexation only, and that the property would not be rezoned. 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.

9. SPECIAL EXCEPTION – Juan Carlos Colindres requests a special exception at 310 Brady Drive to operate a Church in an R-1[Single Family Residential District] zoning. Mireya Sanchez was present to translate for Juan Carlos Colindres. Mr. Blazi stated that he had reviewed the staff comments and that the staff had recommended that the request be recommended for approval. Mr. Taylor stated that 310 Brady Drive is overgrown and wooded presently and asked Mr. Colindres if the entire lot would be cleared and cleaned. Ms. Sanchez stated that Mr. Colindres intended to clear and maintain the entire lot, if approved. 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.

10. PRELIMINARY – The Overlook at Stathams Landing. Wayne Crowley was present to represent the property owner. Mr. Crowley stated that the original request had been modified since submitted and that they had reduced the requested number of lots from 41 to 36, and had added a detention pond. Mr. Blazi asked if the comments from the City Engineering department were also reflected in the revision. Mr. Crowley confirmed that they were. Mr. Taylor asked if there will be need for a variance on the lots that had not met the 65ft. minimum lot width. Mr. Crowley stated that if variances were required, then the property owner would not object. No one was present in opposition.

The motion was made by Mr. Taylor and seconded by Mr. Head to approve the request with variances as needed. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 5:48pm.