

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of August 9, 2016

The regular meeting of the Warner Robins Planning and Zoning Commission was held on August 9, 2016, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, Jeffrey Rowland, Ben Campbell, and Jim Taylor. Sherri Windham, Forrest Walker, 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 July 12, 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. Clifford Kimbrough – 308 Minter Dr. – Requests permission to operate a Mobile Cigar Lounge Business as a home occupation. Clifford Kimbrough was present. Mr. Kimbrough stated that all business would be conducted outside the home. Mr. Campbell stated that City ordinance does not permit parking trailers on City streets or right-of-ways. Mr. Kimbrough stated that his business will take place at private events where his services would be provided as requested. Mr. Head stated that public gatherings would be permitted and that Mr. Kimbrough's business would be covered under those permits. 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. Michael Jenkins – 302 Myrtle St – Requests permission to operate a Roadside Assistance Business as a home occupation. Michael Jenkins was present. Mr. Jenkins stated that he utilized emergency lights and cones, and had all necessary tools to provide roadside assistance. 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. Bobby J. Thompkins – 6080 Lakeview Dr. Apt. 1205 – Requests permission to operate a Bread Delivery Business as a home occupation. Bobby Thompkins was not present.

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

4. Fredrick Johnson – 237 Leisure Lake Dr. – Requests permission to operate a Cleaning Services Business as a home occupation. Frederick Johnson was present. Mr. Blazi asked Mr. Johnson if he was aware of how to properly store his equipment. Mr. Johnson stated that he did understand how to store his equipment, and that his home would serve as an office space 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. Faith Richardson – 120 Barnesdale Dr. – Requests permission to operate a Sales in Beauty Accessories Business as a home occupation. Faith Richardson was present. Mr. Blazi asked Ms. Richardson where she primarily would conduct her business. Ms. Richardson stated that her home would serve as her primary place of business. Mr. Blazi informed Ms. Richardson that she is not permitted to put a sign in her yard. Ms. Windham informed Ms. Richardson that she is not permitted to hold group meetings or sessions at her home. Ms. Richardson stated that she would not object to the regulations. 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. 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. Rowland and seconded by Mr. Head to table the request. The motion carried unanimously.

7. ANNEXATION/REZONING – SKI Development, LLC requests the annexation of property located at Feagin Mill Road [tax parcel 000500 08A000] totaling 27.03 acres from the zoning of R-1[single-family residential district][county] to R-3[general residential district][city]. Micheal Mason of Story, Clarke and Associates was present to represent SKI Development, LLC. Mr. Blazi asked where the property was located in reference to the Tiffany. Mr. Mason provided that the property in question is located across the street from the Tiffany on Feagin Mill Road. No one was present in opposition.

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

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

8. PRELIMINARY – Cottages at Tiffany – Michael Mason was present to represent SKI Development, LLC. No one was present in opposition.

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

9. PRELIMINARY – Blue Ridge - Section 4 - Phase 1 – Chad Bryant was present to represent Ocmulgee, Inc. Mr. Bryant stated that they are proposing around 70 lots for the development. No one was present in opposition.

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

10. PROPERTIES SUBDIVIDING – Properties located at Cohen Walker Drive and Lake Joy Road. Chad Bryant was present to represent Ocmulgee, Inc. Mr. Blazi asked if the zonings are going to remain the same after the sub-dividing, and Mr. Bryant confirmed that they would. No one was present in opposition.

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

11. VARIANCE – 106 Token Court - Mark Robinson requests a 5ft front setback, 1ft side setback, and 10ft rear setback variance. Mark Robinson was present. Mr. Blazi called on City Engineer, Forrest Walker, for comments. Mr. Walker stated that he would object to the rear variance due to the possibility of creating problems if the storm pipe is too close to the proposed building lines. Mr. Walker added that he did not know the exact location of the storm pipe, but could make a better decision upon reviewing the precise location of the pipe in conjunction with the proposed building line. Mr. Walker stated that it is not desirable to be within close proximity to utility access easements. Mr. Blazi suggested making a motion with the stipulation that the requirements of the Engineering Department be satisfied after further review. No one was present in opposition.

The motion was made by Mr. Campbell and seconded by Mr. Head to approve the request contingent upon the requirement set by the Engineering Department being met. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 5:57pm.