

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of October 11, 2016

The regular meeting of the Warner Robins Planning and Zoning Commission was held on October 11, 2016, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, Jeffrey Rowland, 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 September 13, 2016. Mr. Rowland made the motion for approval and Mr. Head seconded the motion. The motion carried unanimously.

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

1. LaTonya Houston – 1008 Feagin Mill Rd. Apt. 15 – Requests permission to operate a Cleaning Business as a home occupation. LaTonya Houston was present. Mr. Blazi asked if Ms. Houston had completed her application and Ms. Houston confirmed that she had. No one was present in opposition.

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

2. Amanda Starkweather – 119 Alanwood Court. – Requests permission to operate Fencing Business as a home occupation. Robert Starkweather was present to represent Amanda Starkweather. Mr. Blazi asked how Ms. Starkweather planned to store her materials. Mr. Starkweather stated that no material would be stored at home, and that they would be taken directly from place of purchase to the clients' job sites. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend 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. Ralph Sheard – 724 Houston Rd. Apt. A – Requests permission to operate a Landscape Maintenance Business as a home occupation. Ralph Sheard was present. Mr. Blazi asked if Mr. Sheard would be taking his mower to the clients' site to work. Mr. Sheard stated that all work would be conducted at the clients' sites. 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.

5. Carol Lamar – 204 Frances St. – Requests permission to operate General Cleaning Business as a home occupation. Carol Omar was present. 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.

6. Lora Whitehead – 104 Sonja Dr. – Requests permission to operate a Home Childcare Business as a home occupation. Lora Whitehead was present. Ms. Whitehead stated that she is moving and requesting her home occupation license be updated. Mrs. Windham asked if Ms. Whitehead had an updated state license to reflect her new address. Ms. Whitehead stated that she did not have an updated state license reflecting her current address. Mrs. Windham advised that in order to obtain the business license, Ms. Whitehead would have to provide a current state license. Ms. Whitehead stated that she would comply. 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. ANNEXATION – Hefner Holdings, LLC requests the annexation of 2972 Hwy 247 Connector from the zoning of C-2[County] to C-2[City]. Chad Oliver was present to represent Hefner Holdings, LLC. Mr. Oliver stated that his intent is to build a Zaxby's restaurant at the location being annexed. Mr. Blazi asked if there would be need for a zoning change. Mrs. Windham stated that no zoning change would be necessary. No one was present in opposition.

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

8. ANNEXATION – The Houston County Board of Commissioners requests the annexation of 101 Solomon Road totaling 24.24 acres from the zoning of R-AG [County] to R-AG[City]. Mr. Blazi asked if there was any opposition. Luther Solomon-155 Solomon Road asked why the property has been requested to be annexed. Mr. Blazi stated that the Board of Commissioners requested annexation, and that they have likely requested annexation to obtain city services.

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

9. ANNEXATION/REZONING – Alexis Investments, LLC requests the annexation and rezoning of property located West of Old Perry Road, South of Woodard Road, and east of Mood Road totaling 114.2 acres from the zoning of R-AG[Residential Agricultural District][County] to R-3[General Residential District][City]. Bill Woodard of 107 Woodard Road stated that he hunts nearby and asked if he would still be allowed to continue hunting if the property is annexed. Mr. Blazi stated that if Mr. Woodard plans to hunt within the city limits, he would need a special permit, and that state regulations would restrict where he can shoot a firearm, but that if Mr. Woodard hunts outside of city limits it wouldn't make a difference if he hunts on land that abuts city limits. Kenneth Derr of 152 Woodard Road stated that he hunts on land nearby and wanted to know if all of Woodard Road would be annexed. Mr. Blazi advised that not all of Woodard Road would be annexed, and that properties could not be annexed without a request from the owner. Luther Solomon of 155 Solomon Road stated that traffic is a safety issue currently and that he hopes that the new development would not negatively affect it. Gerald Pounds of 212 Antebellum Circle stated that he owns property nearby and hunts with his grandchildren and asked how much of his land would be annexed and if he would still be allowed to hunt. Mr. Blazi reminded Mr. Pounds that no property can be annexed without the property owner's request, and that Mr. Pounds could still hunt, but would need to comply with the County's regulation and wouldn't be able to shoot towards a house. Cason Anderson of 1833 Houston Lake Road stated that he is the Vice President of Houston County Farm Bureau and farms the pecans on that property, and that the Planning and Zoning Board should concern themselves less with the air force base, and should realize that there is more to Houston County than commercial development. Mr. Blazi called on a representative from Alexis Investments, LLC. Keith Newton was present to represent Alexis Investments, LLC. Mr. Newton stated that the project development has been in the making for years and is a result of collaboration with Houston County and the City of Warner Robins. Mr. Newton added that there have already been meetings with both jurisdictions to discuss fire safety, water, sewer, and traffic. Mr. Newton advised that the proposed development is across from Veteran's High School, and that the project would create one of the premiere developments in the county. Mr. Rowland asked what the price point and average square footage would be for the development. Mr. Newton stated that price range would be from two to six hundred thousand, and that the average square footage would range from 1,800sqft to 7,000sqft. Mr. Solomon asked if he would be able to get City sewer service at his house. Mr. Blazi advised that Mr. Solomon would have to request annexation to receive sewer service.

The motion was made by Mr. Taylor and seconded by Mr. Rowland to recommend approval for annexation. The motion carried unanimously.

The motion was made by Mr. Head and seconded by Mr. Taylor to recommend approval for rezoning. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 6:00pm.