

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of April 10, 2018

The regular meeting of the Warner Robins Planning and Zoning Commission was held on April 10, 2018, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, Jeffrey Rowland, Steve Miner, 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 regulations, all approved requests for home occupation licenses, rezonings, annexations, and special exceptions 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 for petitions being heard. Mr. Curtis read aloud the procedures for public hearings, providing the following information:

When the Public Hearing is opened, members of the Board will receive public input on the proposed rezoning. No action on their part will be taken until the Chair declares the hearing complete. The Chair will allow each side equal opportunity to the floor, with a minimum of 10 minutes per side (if desired). Individual members of the public will be given up to five minutes to state their case. Those in support of the issue will be heard then; those in opposition to the issue will be heard. Prior to closing the public hearing input portion of the meeting, City staff and the public will be given the opportunity to ask questions of either or both sides of the issue. When the Chair is assured that input is complete, the public hearing shall be ended and the Board may then debate the issue and entertain a motion on their recommendation to the Mayor and Council. All speakers from the public are asked to follow these rules:

- Come to the microphone and state your name, address, and neighborhood if any, prior to making remarks.
- Keep remarks limited to five minutes and please do not repeat other's comments.
- Address all comments to the Chair.

Mr. Blazi asked for a motion to approve the minutes from the Planning and Zoning meeting held on March 13, 2018. Mr. Head 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. Gordon Hicks – 86 Oliver Drive – requests permission to operate a HVAC business as a home occupation – Gordon Hicks was present. Mr. Blazi asked if Mr. Hicks would store or repair any HVAC units at his home. Mr. Hicks stated that he would not, and that all work would be conducted on location. 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. Andre Waters – 107 Oakridge Drive – requests permission to operate a logistics business as a home occupation. Andre Waters was present. Mr. Waters stated that he only requires the use of a home office, and that all of his work at the home would be administrative. No one was present in opposition.

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

3. Kimberly Harley – 105 Klaus Terrace – requests permission to operate a consulting business as a home occupation. Kimberly Harley was present. Mr. Blazi asked Ms. Harley what type of consulting she would be doing. Ms. Harley stated that she was focusing her consulting on sales and marketing, and that all work would be administrative. 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.

4. Janee Ford – 716 Broderick Circle – requests permission to operate a photography business as a home occupation. Janee Ford was present. Ms. Ford stated that she specialized in lifestyle and portrait photography, but that all shooting would be at her clients’ locations, and that her home office would only require phone and computer usage. No one was present in opposition.

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

5. Jonathan Henderson – 115 Tom Chapman Blvd Apt 413 – requests permission to operate consulting business. Jonathan Henderson was present. Mr. Blazi asked Mr. Henderson to explain what type of consulting he would be doing. Mr. Henderson stated that his business would focus on social media and marketing, and that work at his residence would be administrative only. No one was present in opposition.

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

6. Yolanda Martz – 404 Marion Way - requests permission to operate a non-profit construction business as a home occupation. Yolanda Martz was present. Ms. Martz stated that all work and material would be conducted and purchased in Africa, and that all work from her home would be administrative. 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.

7. ANNEXATION - Rescue Mission of Middle Georgia, Inc. – requests the rezoning of property totaling 2.503 Acres tax parcel[000780 333000] located on the South side of Hwy 96, West of Houston Lake Road from the zoning of C-2[General Commercial][County] to C-2[General Commercial][City]. Oliver Bateman was present to represent Rescue Mission of Middle Georgia, Inc. Mr. Blazi opened the public hearing. Mr. Bateman explained that the request for annexation was made with the intent to obtain City services, and that no zoning change would be necessary for the property owners’ intended use. No one was present in opposition. Mr. Blazi closed the public hearing and entertained a motion.

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

8. ANNEXATION/REZONING – Haywood M. and Mary Ellen Murphy request the rezoning of 716 Lake Joy road from the zoning of R-1[Single Family Residential][County] to C-2[General Commercial][City] George Eichler was present to represent Haywood and Mary Ellen Murphy. Mr. Blazi opened the public hearing. Mr. Eichler stated that commercial property surrounds the subject property, and that the requested zoning would conform, if approved. No one was present in opposition. Mr. Blazi closed the public hearing and entertained a motion.

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

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

9. VARIANCE – Pennrose, LLC – requests the following variances for tax parcels [0W005A 011000] and [0W005A 013000] located at South Armed Forces Boulevard:
 - Reduced Minimum Lot Area for three-story buildings (from 2,500sqft/unit to 1,600sqft/unit)
 - Increased Maximum Lot Coverage for three-story buildings (from 40% to 60%)

- Reduced Front Yard Setback (from 20ft to 10ft)

Amon Martin was present to represent Pennrose, LLC. Mr. Martin stated that the request for a variance was made to allow the construction on both Phase 1 and Phase 2 of the Pennrose Development. Mr. Blazi asked Ms. Windham if she had received additional comments from any other departments. Ms. Windham stated that neither the City Engineer, nor the Building Official had any outstanding issue with the request. Pamela Coachman, of 400 Marion Way, asked specific questions regarding the location of the property, to which Mr. Martin answered. Mr. Martin answered the various question of Ms. Coachman, stating that construction, if the variance is approved, would begin in September 2018, and that it would take 12 months to complete. Ms. Coachman stated that she did not want to have low income housing near her neighborhood, citing potential crime and drugs as her reasoning. Mr. Martin stated that Pennrose builds high quality products, and will continue to own and operate their developments for a minimum of 15 years after construction. Mr. Blazi called for a motion.

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

10. PLANNING & ZONING CHAIRMAN TERMS

		<u>CHAIR TERM</u>	<u>CO-CHAIR TERM</u>
1.	Eric Blazi	July 2017	July 2018
2.	Arthur Head	July 2018	July 2019
3.	Ben Campbell	July 2019	July 2020
4.	Jeffery Rowland	July 2020	July 2021
5.	Steve Miner	July 2021	July 2022

It was discussed by the board, and agreed upon that the position of Chairman will rotate annually, with the previous chairman being designated as Co-Chairman to the incoming Chairman.

As there was no further business for discussion, the meeting was adjourned at 5:42 p.m.