

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of May 9, 2017

The regular meeting of the Warner Robins Planning and Zoning Commission was held on May 9, 2017, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, Ben Campbell, Jeffrey Rowland and Jim Taylor. Sherri Windham, Darin Curtis, and Forrest Walker 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 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 April 11, 2017. 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. Rocky Ray – 300 Meyers Lake Dr. – Requests permission to operate a Pet Breeding Business as a home occupation. Rocky Ray was present. Mrs. Windham asked Mr. Ray how many dogs he has at his home. Mr. Ray stated that he currently has one male, and two female dogs. Mrs. Windham asked Mr. Ray what he intended to do with the puppies after birth. Mr. Ray stated that puppies would be ready to go to new homes after six weeks. Mrs. Windham stated that she wanted Mr. Ray to be aware that twelve weeks would be the maximum amount of time that Mr. Ray could have over the allowable amount of dogs at his home, and that after twelve weeks he would need to request a waiver, to be approved by Mayor and Council, in order to keep the animals longer than twelve weeks. Mr. Ray stated that he would comply with the city's regulations. 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. Vickey Pugh – 207 Madrid St. – Requests permission to operate a Trucking Shipping Business as a home occupation. Vickey Pugh was present. Mr. Blazi asked where Ms. Pugh intended to keep her truck. Ms. Pugh stated that the truck would be stored at her home, and there would not be any parking on the street. Ms. Pugh stated that her truck would leave the home and deliver shipments from warehouses to her clients' locations. 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.

3. Richard Tracy Schawo – 109 Mill Chase – Requests permission to operate Construction Business as a home occupation. Richard Schawo was present. Mr. Schawo stated that no lumber or materials would be stored at his home, and that all tools and equipment would be stored in his truck and enclosed trailer. Mr. Taylor asked if Mr. Schawo would keep any ladders in his truck. Mr. Schawo stated that the ladders would be kept on a rack on top of his trailer. Mr. Blazi asked if Mr. Schawo had any state licensing. Mr. Schawo stated that he would be working under a licensed contractor, and wouldn't be required to be licensed himself. 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.

4. Joshua Simpson – 114 Eastlake Dr. – Requests permission to operate a Concession Stand Business as a home occupation. Joshua Simpson was present. Mr. Simpson stated that he would provide concessions at events only, and not at his home. Mr. Blazi asked if Mr. Simpson would sell concessions out of a trailer. Mr. Simpson stated that he would use a pop up tent that would be stored inside a trailer for transporting. Mrs. Windham advised Mr. Simpson that special licensing may be required for the sale of food, and supplied Mr. Simpson with the numbers to the Department of Agriculture and the Department of Environmental Health, to find out if he needed any additional licensing to operate. Mr. Simpson stated that through his research, he was aware that he would need event-specific licensing, but that he would call the Departments of Agriculture and Environmental Health to find out if additional licensing would be required. 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.

5. Kimberly Smith – 317 Draper St. – Requests permission to operate a Taxi and Cab Business as a home occupation. Kimberly Smith was present. Ms. Smith stated that she would use her home as an office to make calls for dispatch. Ms. Smith was asked by Mrs. Windham if there would be any cars parked on the street. Ms. Smith stated that she would have all cars in the driveway. Mrs. Windham asked how many cars at one time Ms. Smith would have parked at her home. Ms. Smith stated that she would have her personal car, and a car for her driver to pick up. 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. Kimberly Smith – 317 Draper St – Requests permission to operate an Apparel and Wireless Telecom Business as a home occupation. Kimberly Smith was present. Ms. Smith stated that she would sell wedding dresses, cellphones and accessories, and that most of her merchandise would be stored in a warehouse, but that she would keep a mannequin for display at her home, so clients could come by appointment only to consult and choose a dress. No one was present in opposition.

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

7. Jennifer Fitzmorris – 308 King Forest Dr. – Requests permission to operate a Cleaning Business as a home occupation. Jennifer Fitzmorris was present. Mr. Blazi asked if Ms. Fitzmorris was familiar with how to properly store her chemicals. Ms. Fitzmorris confirmed that she was. 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.

8. Gary Todd Edwards – 105 Calder Lane – Requests permission to operate a Hunting/Fishing Guide Service Business as a home occupation. Gary Todd Edwards was present. Mr. Edwards stated that his business is internet based, and that all work would be performed at the clients' locations. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland. The motion carried unanimously.

9. Tai A. Martin – 1103 Corder Rd. Apt. H4 – Requests permission to operate a Cleaning Business as a home occupation. Tai Martin was present. Mr. Blazi asked if Ms. Martin was aware of how to properly store her chemicals. Ms. Martin confirmed that she was aware of how to store her chemicals. Mr. Taylor asked if Ms. Martin was allowed to operate her home office in an apartment complex. Ms. Martin confirmed that she was allowed, and the property manager provided a written letter of permission. No one was present in opposition.

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

10. REZONING- The City of Warner Robins requests the rezoning of Tax Parcel [0W005A 011000], located at Armed Forces Boulevard, East of Wellborn Road, totaling 19.95 acres from the zoning of C-1[Neighborhood Commercial District] to R-4[Multi-Family Residential District]. Gary Lee was present to represent the City of Warner Robins. Mr. Lee stated that the project is intended to provide homes to an area that is in need of redevelopment. Mr. Blazi asked if the location was near the newly developed VECTR Center and Memorial Park. Mr. Lee confirmed that it was. No one was present in opposition.

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

11. SPECIAL EXCEPTION – Pennrose Properties, LLC requests a special exception at Armed Forces Boulevard, East of Wellborn Road, Tax Parcel [0W005A 011000], to allow for the construction and use of a professional medical office in an R-4[Multi-Family Residential] zoning. Amon Martin was present to represent Pennrose Properties, LLC. Mr. Martin stated that the request for a special exception was made necessary because the lack of medical facilities in that particular area. Mr. Martin stated that as part of the planned development, Pennrose Properties would like to have medical offices as part of the community. No one was present in opposition.

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

12. VARIANCE - Pennrose Properties, LLC requests a parking variance to reduce the parking ratio from 1.5 to 1 parking spaces per dwelling unit, and to reduce the parking ratio for proposed medical offices from one space per 200sqft, to one space per 300sqft at Armed Forces Boulevard, East of Wellborn Road, Tax Parcel [0W005A 011000]. Amon Martin was present to represent Pennrose Properties, LLC. Mrs. Windham stated that she had conversations with the building official regarding the variance request, and that they didn't have any staff remarks to add. City Engineer, Forrest Walker stated there is additional off street parking available near this location that would supplement the existing parking space, and that the Engineering Department had no issue with the request. Andrew Walls of 207 Audoban Way asked how the parking variance would affect disabled parking spaces. Mr. Martin stated that his request would not affect the number of required disabled parking spaces. No one was present in opposition.

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

13. ANNEXATION - Debbie Carthen requests the annexation of 215 Wellston Drive from the zoning of R-1[Single Family Residential][County] to R-1[Single Family Residential][City] Debbie Carthen was present. Ms. Carthen stated that she was requesting annexation for utility purposes. Forrest Walker asked if Ms. Carthen had received a letter from the Utility Department regarding service availability. Ms. Carthen confirmed that she had. No one was present in opposition.

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

14. REZONING – The Bank of Perry requests the rezoning of a 4 acre portion of Tax Parcel [0W1060 022000] located at the Northeastern corner of Feagin Mill Road and Houston Lake Road from the zoning of PDE[Planned Development- Extraordinaire] to the zoning of C-2[General Commercial District]. Scott Free was present to represent the Bank of Perry. Mr. Free stated that the request was for a proposed storage unit development. No one was present in opposition.

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

15. ANNEXATION/REZONING - St. Andrews Court requests the annexation and rezoning of 4510 Highway 247 Connector, Byron GA 31008, from the zoning of R-3[Single Family Residential][Peach County] to R-4[Multi-Family Residential][City] John Collins was present to represent St. Andrews Court. Sam Husband, of Peach County, asked what the proposed development would be. Mr. Collins stated that the proposed development is for approximately 80 units for senior housing with ground floor entry. Paul Roberts of 100 Graystone Court, Byron GA 31088 stated that he was opposed low income apartments and that he is concerned with increased traffic and security issues for surrounding residents.

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

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

16. REZONING – Warner Robins First Assembly of God requests the rezoning of a 13.41 acre portion of 6040 Watson Boulevard from the zoning of R-1[Single Family Residential] to R-4[Multi Family Residential] John Collins was present to represent Warner Robins First Assembly of God. Mr. Collins stated that it was intent to use the property as a phase 2 for the proposed adjacent development. Mr. Collins explained that the property was behind the existing church and fronts Gunn Road. Mr. Collins added that the proposed development would consist of approximately 60-80 multi story units. Paul Roberts, 100 Graystone Court, Byron, GA 31088, cited traffic and crime increase as reason for opposition. Forrest Walker stated that Watson Boulevard was more than capable of handling the additional traffic from the proposed development, and that the projects would require road improvements such as turn lanes and deceleration lanes. Mr. Taylor asked Mr. Walker if those road improvements would provide additional safety for motorists. Mr. Walker confirmed that safety would be greatly increased with roadway improvements at the proposed development site.

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

17. PRELIMINARY – The Highlands at Statham’s Landing – Wayne Crowley was present to represent GSL Investment Holdings, LLC. Mr. Crowley cited comments that were provided to his client by the City Engineer, and stated that all comments and concerns would be addressed to satisfy the requirements of the City Engineer. Mr. Blazi asked if Mr. Crowley had met with the Homeowner’s Association to discuss covenants for the proposed development. Mr. Crowley stated that he had very recently met with the Homeowner’s Association, and that the details of the covenants have been acceptable to both his client, and the homeowner’s association. No one was present in opposition.

The motion was made by Mr. Taylor and seconded by Mr. Rowland to approve the request with the stipulation that all comments and concerns of the City Engineering Department are satisfied. The motion carried unanimously.

18. PRELIMINARY – Abigail’s Landing - Phase 2 – Michael Mason was present to represent Story, Clarke, and Associates. Mr. Mason explained that the proposed development was an extension of the previous phase, with the same sized lots and houses. No one was present in opposition.

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

19. PRELIMINARY – The Tiffany - Phase 7 - Michael Mason was present to represent Story, Clarke, and Associates. Mr. Mason explained that the proposed development was an extension of the previous phase, with the same sized lots and houses. No one was present in opposition.

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

20. ORDINANCE CHANGE – Section 114.2.6 - to repeal from the City’s zoning regulations the provision that require Home Occupation Applicants to “provide the zoning enforcement officer with the signature and addresses of all residents and/or property owners contiguous to the applicant’s property, including the owners of property lying directly across the adjacent rights-of-way.” No one was present in opposition.

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

21. PRELIMINARY –Dakota Ranch - Michael Mason was present to represent Story, Clarke, and Associates. Mr. Mason explained that the proposed development was an extension of the previous phase, with the same sized lots and houses, but that there have been changes made to the plat that were at the request of the City Engineer. Forrest Walker explained that due to the postal services new requirements, residential subdivision developments will be required to have mail kiosks on a common space. Mr. Walker added that the City’s regulations don’t support the use of common space, so the issue will soon need to be addressed. 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 with four yes votes, while Mr. Taylor abstained.

As there was no further business for discussion, the meeting was adjourned at 6:24pm.