

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of June 11, 2019

The regular meeting of the Warner Robins Planning and Zoning Commission was held on June 11, 2019, at 5:30 PM at City Hall. Those members present were Arthur Head, Eric Blazi, Joyce Phillips, Jeffrey Rowland, and Steve Miner. Sherri Windham and Darin Curtis was also present.

Mr. Head opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mr. Head 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. Head asked Ms. 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. Head asked for a motion to approve the minutes from the Planning and Zoning meeting held on May 14, 2019. Mr. Miner made the motion for approval and Mr. Rowland seconded the motion. The motion carried unanimously.

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

1. Yvonne Spencer – 116 Lisa Drive, Apt. 67 – request permission to operate an online business as a home occupation. Yvonne Spencer was present. Mr. Blazi asked Ms. Spencer if she would ship directly to her clients; Ms. Spencer confirmed that she would. No one was present in opposition.

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

2. Francisco Cosme – 122 Idle Ridge Drive – request permission to operate a landscaping business as a home occupation. Estefani Cosme was present to represent Francisco Cosme. Mr. Head asked where Mr. Cosme would store his equipment. Ms. Cosme stated that the equipment would be stored in an enclosed trailer in the backyard of their home. No one was present in opposition.

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

3. Jammie Bronner – 112 Rolling Woods Circle – request permission to operate an Auto Detailing business as a home occupation. Jammie Bronner was present. Mr. Blazi asked if Mr. Bronner would have customers come to his home. Mr. Bronner stated that he would perform detailing at the home, as well as at his clients' locations. Mrs. Windham advised Mr. Bronner that performing auto detailing at the home would be prohibited. Mr. Bronner acknowledged that he understood, and would comply with the City's regulation.

The motion was made by Mr. Blazi and seconded by Mr. Miner to recommend approval of the request with the stipulation that no customers would receive auto detailing service at the home. The motion carried unanimously.

4. Kwatoria L. Bryant – 308 Wilmington Drive – request to operate a mobile jewelry sales business as a home occupation. Kwatoria Bryant was present. Mr. Blazi asked if Ms. Bryant would invite customers to shop at her home. Ms. Bryant stated that her original intent included customers shopping at her home, but that she instead wishes to purchase a mobile trailer to cater to events, and that she acknowledges that no customers would be allowed to shop at her home. No one was present in opposition.

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

5. Douglas Colindres – 222 Choctaw Street – request to operate a painting business as a home occupation. Douglas Colindres was present. Mr. Head asked where Mr. Colindres’s supplies would be stored. Mr. Colindres stated that no supplies would be stored, and that all supplies would be delivered directly to his job sites, and that all leftover supplies would be left for the client. No one was present in opposition.

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

6. Melissa Koppel – 105 Rew Court – request to operate a decoration business as a home occupation. Melissa Koppel was present. Ms. Koppel stated that no customers would come to her home. No one was present in opposition.

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

7. Matthew Hudson – 402 McArthur Blvd. – request permission to operate a transportation business as a home occupation. Matthew Hudson was present. Mathew Hudson was present. Mr. Hudson explained that the Air Force Base started a program to incentivize people to carpool and cut back on traffic. Ms. Phillips asked where Mr. Hudson’s riders would park. Mr. Hudson explained that he would pick up his clients and take them to work, and from work he would take them home. No one was present in opposition.

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

8. Kimberly Roach – 100 Mount Pilot Court – request permission to operate a mobile notary business as a home occupation. Kimberly Roach was present. Ms. Roach explained that she would travel to clients’ locations and notarize documents as needed. No one was present in opposition.

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

9. Keith Sentak – 205 Minter Drive – request permission to operate an online sales business as a home occupation. Keith Sentak was present. Mr. Sentak explained that no customers would come to his home, and that his products would ship directly to customers. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mrs. Phillips to recommend approval of the request. The motion carried unanimously.

10. Amy Ellis – 415 Tug Court – request permission to operate a marketing business as a home occupation. Amy Ellis was not present.

The motion was made by Mr. Miner and seconded by Mr. Blazi to table the request. The motion carried unanimously.

11. ANNEXATION – 2 Docs, LLC requests the annexation of property located at Starlight Drive, West of Peach Blossom Road, and East of Bitten Drive from the zoning of C-2[General Commercial][County] to C-2[General Commercial][City] Vernard Hodges was present to represent 2 Docs, LLC. Dr. Hodges explained that the time had come to expand his facility and add additional parking, and that the request was being made with that in mind. No one was present in opposition.

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

12. PRELIMINARY – Cottages at Charlestown Phase 4 – Keith Newton was present to represent ASIL Group, LLC. Mr. Newton stated that the layout received an additional 10 lots since it’s original approval, and that no changes were made otherwise. Mrs. Windham

noted the comments that were received from the Engineering Department regarding the notations on the plat. Mr. Newton stated that the revision would not be a problem. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Miner to approve the request. The motion carried unanimously.

13. PROPERTY SUBDIVIDING – property totaling 8.2 acres located on the South side of Lakeview Road, West of Rose Hill Drive, East of Nandina Court – Tax Parcel 0W1200 001000 – Ted Waddle Jr. was present to represent Waddle and Company. Mr. Waddle explained that the subdividing of additional properties from this tract of land may require adjustments to the easement in the future, but that until that time, the easement depicted would be adequate for drainage and utilities to the subdivided portions. No one was present in opposition.

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

14. VARIANCE – Sean Rollins requests a 15ft rear setback variance at 900 Corder Road – Sean Rollins was present. Mr. Rollins explained that he owned the properties to the South and to the West, which are also the properties that would be affected by the request. Mr. Rollins added that approval of the request would allow him to construct his desired building and parking in a way that would also prevent drainage into the adjacent properties. No one was present in opposition.

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

15. ORDINANCE - amendment to Section 74.6 [Standards for Cottage Housing Developments] to revise the City's zoning regulation §74.6(b)(3)- Lot Coverage and floor area by changing the required main floor area of one thousand two hundred fifty (1,250) square feet to four hundred (400) square feet of required main floor area. Mrs. Windham stated that the State had already adopted this regulation as it's definition of what can be considered a tiny home, and that the local jurisdictions must also adopt the regulation. No one was present in opposition.

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

As there was no further business for discussion, the meeting was adjourned at 6:14 p.m.