

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of June 13, 2017

The regular meeting of the Warner Robins Planning and Zoning Commission was held on June 13, 2017, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, Ben Campbell, and Jeffrey Rowland. 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 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 May 9, 2017. 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. PRELIMINARY – RESUBMITTAL – Cottages at Charlestown Phase 3 – Keith Newton was present to represent ASIL Group, LLC. Mr. Newton stated that since the original submittal of the plans, one lot has been absorbed and deleted. Sherri Windham asked Mr. Newton if Lot 70C would require a variance, as it doesn't meet the minimum lot width requirement of 60ft. Mr. Newton stated that lot 70C has a larger front building setback, and is able to achieve the minimum lot width at the building setback. Mr. Newton stated that the plans were made with the intent to keep the homes away from the power lines that are located to the rear of some of the lots. 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.

2. Kenneth Felder – 300 Hillcrest Ave. – Requests permission to operate a Landscaping Business as a home occupation. Kenneth Felder was present. Mr. Blazi asked if Mr. Felder would only need a license for home office use. Mr. Felder confirmed the use of a home office only, and that all work would be conducted outside the home, and that all equipment would be stored in a trailer that is kept in his driveway. 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. Laurena Roberts – 204 Cheshire Dr. – Requests permission to operate a Women's Clothing Business as a home occupation. Laurena Roberts was present. Ms. Roberts stated that her business would be conducted online, but that she would occasionally have customers, one day per month, at the home for up to two hours. Mr. Campbell asked if the customers would be able to park in the driveway. Ms. Roberts stated that her customers have sometimes parked on the roadway. Mrs. Windham stated that on-street parking is prohibited. Ms. Roberts stated that she would arrange for customers to be able to park in her driveway and that she would set up appointments for them to come at certain times 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.

4. Daniel Charles II – 103 Fieldwalk Chase – Requests permission to T-shirt/Mugs/Caps Design Business as a home occupation. Daniel Charles was present. Mr. Charles stated that his business would be conducted online and that no traffic would be generated through his home. 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.

5. Terry Wright – 102 Pine Dr. – Requests permission to operate a Pressure Washing Business as a home occupation. Terry Wright was present. Mr. Wright stated that all work would be conducted at his clients' homes or businesses. 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.

6. Evan S. Haslund – 351 Somerset Dr. – Requests permission to operate a Cleaning Service Business as a home occupation. Evan Haslund was present. Mr. Haslund stated that he would employ additional workers within his business, but that there would never be any employees at his home. Mr. Haslund added that all work would be conducted at the clients' locations, and that his home would be used to schedule cleaning and make phone calls and emails. 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.

7. Sequina Dennis – 204 Narcisse Way – Requests permission to operate Cleaning Business as a home occupation. Sequina Dennis was present. Ms. Dennis stated that all cleaning supplies would be stored in her car, and that all work would be conducted at her clients' locations. 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.

8. Ronald Miller – 115 Fox Meadow Court – Requests permission to operate a Retail Sales Business as a home occupation. Ronald Miller was present. Mr. Miller stated that his business would be conducted online, and that goods would be shipped via UPS or FEDEX directly from manufacturers. No one was present in opposition.

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

9. Sonja Summerset – 116 Forest Lake Dr. – Requests permission to operate an Interior Home Renovation Business as a home occupation. Sonja Summerset was present. Ms. Summerset stated that she is requesting a license for a home office to schedule appointments and computer work. No one was present in opposition.

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

10. Sonja Summerset – 116 Forest Lake Dr. – Request permission to operate a Retail Business as a home occupation. Sonja Summerset was present. Ms. Summerset stated that she is requesting a license for a home office to schedule appointments and computer work. 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.

11. Rhonda King – 101 Margaret Terrace – Requests permission to operate an Online Retail Business as a home occupation. Rhonda King was present. Ms. King stated that her apparel would ship directly to her customers via online sale. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Rowland to recommend approval of the request. No one was present in opposition.

12. Alexander Liczewsky – 105 Sheldon Ridge Ct. – Requests permission to operate a Photography Business as a home occupation. Alexander Liczewsky was present. Mr. Liczewsky stated that all photo shoots would be done on-location, and that no photo shoots would be done at the home. Mr. Liczewsky added that he would conduct all other work on his computer and online. 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.

13. REZONING – Orchard Investment Properties, LLC requests the rezoning of Property located at the Northeast Corner of Moody Road and Alton Tucker Sr. Boulevard, also known as Tax Parcel [0W1330 030000], from the zoning of C-2[General Commercial District] to R-4[Multi-Family Residential District]. Chad Bryant was present to represent Orchard Investment Properties, LLC. Mr. Bryant stated that the intent was to zone the property back to residential for the development of town homes. 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 – Orchard Investment Properties, LLC requests the rezoning of property located at Alton Tucker Sr. Boulevard, GA Highway 96, and Robert Bryson Smith Parkway, also known as Tax Parcel [0W1330 0140000], totaling 126.6 acres, from the zoning of PUD[Planned Unit Development] to the zonings of R-3[General Residential] for a total of 76.92 acres, R-4[Multi-Family Residential] for a total of 23.70 acres, and C-2[General Commercial District] for a total of 11.38 acres. Chad Bryant was present to represent Orchard Investment Properties, LLC. Mr. Bryant provided the board with a depiction of the master plan for the development, and explained that the intent was to put commercial developments along Highway 96, with an apartment complex directly to the South of the commercial properties, and have the remainder of the acreage be developed at residential subdivisions to conform to the surrounding neighborhoods. Ralph McInvale, of 3237 Moody Road, asked to view the plan for development. Upon review of the plans, Mr. McInvale determined that he had no opposition.

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

15. REZONING – Orchard Investment Properties, LLC requests the rezoning of property located at Robert Bryson Smith Parkway, Northeast of Alton Tucker Sr. Boulevard, Tax Parcel [0W1330 038000] totaling 2.11 acres, from the zoning of PUD [Planned Unit Development] to the zoning of R-3[General Residential District]. Chad Bryant was present to represent Orchard Investment Properties, LLC. Mr. Bryant explained that this acreage would be a part of the plan for developing residential homes to conform to the surrounding neighborhoods. 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.

16. REZONING – Sager Glass Corp requests the rezoning of 508 Watson Boulevard totaling .66 acres from the zoning of C-3[Concentrated Commercial District] to C-2[General Commercial District]. Dinesh Patel was present to represent Sager Glass Corp. Mr. Blazi referenced the Staff Report and read aloud the Staff recommendation. Mr. Blazi stated that the Staff Report cites the 2014 Comprehensive plan, and that granting the rezoning would not support the City's plan for development. Mr. Patel stated that he has owned the store since 2005 and that it was closed while he was in search of a tenant. Mrs. Windham added that the store had been closed for over a year, and that the intended use of a gas station is no longer supported in a C-3 zoning class. Mr. Campbell asked what Mr. Patel could use his store for, in a C-3 zoning, if not a gas station. Mrs. Windham stated that Mr. Patel could still operate his convenience store, however, the use of the gas pumps would be prohibited. Mr. Patel stated that he had recently replaced the gas tanks underground and invested a substantial amount of money in the gas station, adding that his new tenant has already signed an agreement and invested money in the renovation of the store. 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.

17. ANNEXATION – Ernest W. Livingston, Jr. requests the annexation of a 5.223 acre portion of Tax Parcel [001220 001000] located at Booth Road and Russell Parkway, East of South Davis Extension, from the zoning of C-2[County] to C-2[City]. Joel DelliCarpini was present to represent Ernest W. Livingston Jr. Mr. Blazi asked if there would be a need to rezone the property. Mr. DelliCarpini stated that no rezoning would be necessary and that the current zoning would support the intended development of a LIDL grocery store. No one was present in opposition.

The motion was made by Head 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 6:17pm.