

# WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of July 11, 2017

The regular meeting of the Warner Robins Planning and Zoning Commission was held on July 11, 2017, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, and Steve Miner. 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 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. Miner seconded the motion. The motion carried unanimously.

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

1. Alfreda Putman – 119 Booker Street – requests permission to operate an online ministry service as a home occupation. Alfreda Putman was present. Ms. Putman explained that her business was geared towards elderly people and disabled people who need their ministry custom tailored to their specific situations, and added that all ministry would be conducted online or over the phone and that there would be no customers in her home. No one was present in opposition.

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

2. Towanna Cummings – 712 Broderick Circle – requests permission to operate an apparel business as a home occupation. Towanna Cummings was present. Ms. Cummings stated that no customers would come to her home and that she would ship her apparel via her mailbox. 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.

3. Verocal Franklin – 301 Staffordshire Avenue – requests permission to operate a commercial cleaning business as a home occupation. Verocal Franklin was present. Ms. Franklin stated that all her work would be conducted at her clients' locations, and that no customers would come to her home. Mr. Blazi asked if Ms. Franklin would store her chemicals and supplies in her home. Ms. Franklin confirmed that her supplies would be stored in her home and vehicle. No one was present in opposition.

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

4. Leigh Ann Gates – 110 Roseine Drive – requests permission to operate a clothing business as a home occupation. Leigh Ann Gates was present. Ms. Gates stated that she would purchase second hand clothing and sell them online via her mailbox, and that no customers would come to her home. No one was present in opposition.

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

5. Daniel Delgado – 301 Belmont Drive – requests permission to operate a landscape maintenance business as home occupation. Daniel Delgado was present. Mr. Delgado stated that his work would be conducted at his clients' locations and that his equipment would be stored on his work truck and trailer. 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.

6. REZONING – Gayle N. Keeling and Pat Nixon request the rezoning of a portion of Tax Parcel [0W1010 028000] and [0W1010 030000] comprising 4.55 acres located at Cohen Walker Drive, East of Sutherlin Drive, from the zoning of C-2[General Commercial

District] to R-4[Multi-Family Residential District] Don Carter was present to represent Chatham Parke, LLC. Mr. Carter explained that his client was looking to expand the existing Chatham Parke apartment complex by 64 units, and that aesthetically and structurally the new units would conform to the existing units. No one was present in opposition. No one was present in opposition.

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

7. ANNEXATION/ REZONING – Gayle N. Keeling and Pat Nixon request the annexation and rezoning of a 2.70 acre portion of Tax Parcel [000780 227000] located at Highway 96 and Sutherlin Drive, North of Cohen Walker Drive from the zoning of C-2[General Commercial District][County] to R-4[Multi-Family Residential District][City]. Don Carter was present to represent Chatham Parke, LLC. Mr. Carter explained that it would be necessary to access the City’s utility services through annexation of this particular property, and that his client was looking to expand the existing Chatham Parke apartment complex by 64 units, and that aesthetically and structurally the new units would conform to the existing units. No one was present in opposition.

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

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

8. VARIANCE – Joel Thompson requests a 20ft Front Setback Variance at 202 Edgerton Way to allow for the construction of a carport 5ft from the front property line. Joel Thompson was present. Mr. Thompson explained that his garage was not large enough to accommodate all of his vehicles, and that he wished to build a carport that would match his house in appearance. Mr. Thompson explained that the proposed carport would have four (4) 6in x 6in posts mounted in the ground with concrete anchors to support the roof. City Engineer, Forrest Walker explained that front setbacks are relatively unheard of, and that the front building setback line is in place not only for safety of pedestrians and motorists, but to provide an open corridor and allow for ease of access to any potential utility lines. Mr. Walker explained that the proposed carport would be 5ft from the right-of-way and would be dangerous and set a bad precedent for the future. Sherri Windham stated that she had met with the City Building Official and had concluded that the Planning and Zoning Board would not be permitted to approve a front setback variance for a carport, per the provisions of section 93.3.8 of the City’s zoning regulations, adding that the entire subdivision had already been granted a 3ft side setback variance throughout. Mr. Blazi stated that per the regulations, that the Planning and Zoning board would not take a vote. Mr. Thompson acknowledged the decision and conceded his request.

As there was no further business for discussion, the meeting was adjourned at 5:56p.m.