

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of August 8, 2017

The regular meeting of the Warner Robins Planning and Zoning Commission was held on August 8, 2017, at 5:30 PM at City Hall. Those members present were Eric Blazi, Arthur Head, Ben Campbell, Jeffrey Rowland, and Steve Miner. 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 July 11, 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. Kevan R. Pierre – 102 Blake Terrace. – Requests permission to operate Repair/Install LED Lighting on Motorcycles business as a home occupation. Kevan Pierre was present. Sherri Windham stated that under the provisions of section 95.5 in the City's Zoning regulation, work related to automobiles and their parts is prohibited as home occupation. Mr. Blazi stated that his interpretation of the applicant's request is that Mr. Pierre intended to essentially run a commercial repair garage from his home. Mr. Pierre stated that his business would be mobile and that he would be capable of conducting repairs and installations at locations outside the home. Mr. Miner asked if Mr. Pierre had a service vehicle for his business. Mr. Pierre stated that all tools and installation kits fit in his personal car, and that he does not own a service vehicle specifically for his business. Mr. Pierre added that the stipulations of not conducting installations and repairs at his home were agreeable and that he would comply with City regulations. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Campbell to recommend approval of the request with the stipulation that no repairs or installations be performed at Mr. Pierre's residence. The motion carried unanimously.

2. Kimberly Jones – 121 Eastlake Dr. – Requests permission to operate a Deck & Fence Construction Business as a home occupation. Kimberly Jones was present. Mrs. Windham stated that section 95.2.5 of the city zoning regulations prohibited the outside storage of materials and equipment. Ms. Jones stated that she had space to store her materials underneath her back deck that would keep items out of sight. Ms. Jones also added that she would only retain materials at her home, and that any materials stored at home would be excess from jobs she performs and that they would only be stored at the home until the materials can be returned to the supply stores. 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. Jamil D. Harris – 113 Tiffany Lane – Requests permission to operate a Video/Media Production/Management/Editing Business as a home occupation. Jamil Harris was present. Mr. Harris stated that his business would involve marketing and promotion solutions for businesses and videography services to his clients, and that the majority of his work would be conducted online and via social media. Mr. Harris explained that no clients would need to come to his home, and that meetings with clients would be at their location or at a public meeting place. No one was present in opposition.

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

4. Wanda Oplt – 402 Madison Place Parkway. – Requests permission to operate an Internet Sales Business as a home occupation. Wanda Oplt was present. Ms. Oplt stated that she would sell secondhand clothing and items via the internet, and that she would not have customers at her home. Ms. Oplt added that her items would ship via UPS or Fedex, and that her merchandise would be stored in her home. 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. Michael Radford – 204 Sylvia Place – Requests permission to operate a Business Consulting Business as a home occupation. Michael Radford was present. Mr. Radford stated that his business would be conducted online for webinars, but that he may also hold conferences at hotel conference centers, and that no clients would need to come to his home. 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.

6. John L. Killingsworth Jr. – 214 Pine Valley Dr. – Requests permission to operate an Auto Damage Appraiser Business as a home occupation. John Killingsworth was present. Mr. Killingsworth stated that he required a home office to make phone calls and handle paperwork, and that no clients would come to his home. No one was present in opposition.

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

7. Dominique Hollie – 421 Westcliff Circle – Requests permission to operate a Renovation Business as a home occupation. Dominique Hollie was present. Ms. Hollie stated that her home would be utilized as a place to make calls and schedule appointments, adding that her tools and equipment would be stored on a trailer, but that materials and supplies would be delivered directly to the customers' homes or locations. Mrs. Windham asked Mrs. Hollie if she intended to perform any work with electrical systems, HVAC, or plumbing. Ms. Hollie stated that her work would only consist of interior drywall and painting, and that no framing or structural work would be performed. 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.

8. ANNEXATION – The Houston County Board of Education requests the annexation of property (Tax Parcel 000780 03B000) located at Bear Country Boulevard, West of Jerry Barker Parkway, also known as “Out Parcel Jerry Barker W Etal”, containing 0.05 acres, from the zoning of C-2 [General Commercial][County] to the zoning of C-2[General Commercial][City]. Sherri Windham explained that the City of Warner Robins initiated the request for the Board of Education to apply for the annexations and rezoning of the three properties, and that it would serve to help clear up the City's zoning map in those locations. 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.

9. ANNEXATION – The Houston County Board of Education requests the annexation of Parcel 10A (Tax Parcel 000780 028000), totaling 20.40 acres, located at Bear Country Boulevard, West of Jerry Barker Parkway, from the zoning of C-2[General Commercial][County] to the zoning of C-2[General Commercial][City]. Sherri Windham explained that the City of Warner Robins initiated the request for the Board of Education to apply for the annexations and rezoning of the three properties, and that it would serve to help clear up the City's zoning map in those 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.

10. ANNEXATION/REZONING – The Houston County Board of Education requests the annexation and rezoning of a 0.29 acre portion (10' wide) of parcel 7A (Tax Parcel 000780 002000) located in the Northwest corner of Cohen Walker Drive and Bear Country Boulevard from the zoning of R-AG [Residential Agricultural][County] to the zoning of C-2 [General Commercial][City]. Sherri Windham explained that the City of Warner Robins initiated the request for the Board of Education to apply for the annexations and rezoning of the three properties, and that it would serve to help clear up the City's zoning map in those 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.

11. ORDINANCE- Adoption of the Official City Zoning Map – Mrs. Windham advised that there may have been some discrepancies in the adoption of changes over the years, so we need to readopt a full map to set the record straight and get a clean starting point moving forward. Mr. Blazi asked if the motion to adopt the map would be a motion to adopt it as it

is currently displayed. Mrs. Windham confirmed that the vote would be taken to adopt the map in it's current state. No one was present in opposition.

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

As there was no further business for discussion, the meeting was adjourned at 5:54p.m.