

CITY OF WARNER ROBINS
GEORGIA'S INTERNATIONAL CITY - CHARTERED 1943
"A CITY OF CHARACTER"

MEMORANDUM

TO: PLANNING AND ZONING COMMISSION

FROM: SHERRI WINDHAM

DATE: MAY 15, 2019

SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING SCHEDULED JUNE 11, 2019

MAYOR
Randy Toms

**MEMBERS OF
COUNCIL**

Post 1
Daron Lee

Post 2
Carolyn Robbins

Post 3
Keith Lauritsen

Post 4
Tim Thomas

Post 5
Clifford Holmes, Jr.

Post 6
Larry Curtis, Jr

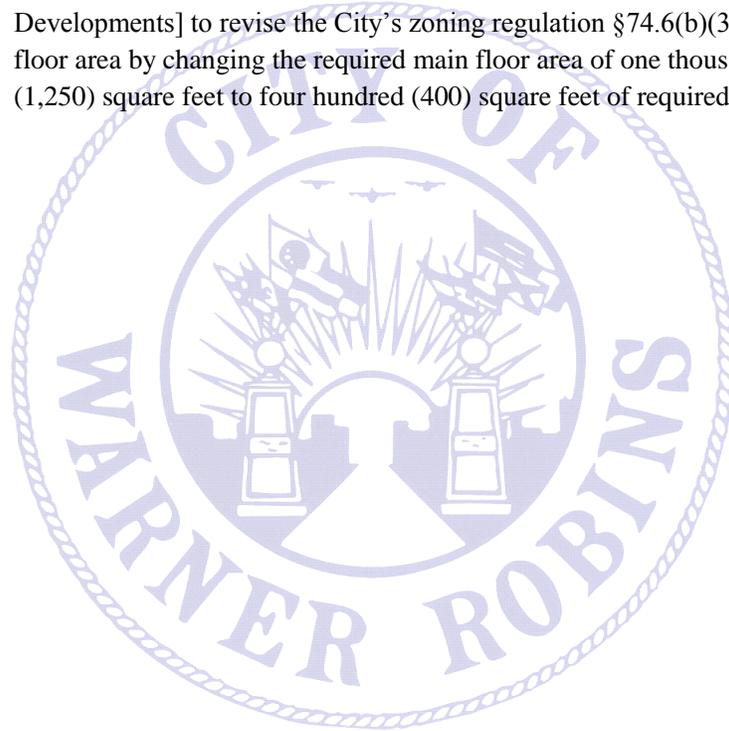
CITY CLERK
Kathy Opitz
Interim

CITY ATTORNEY
James E. Elliott

The following items have been placed on the agenda for the Planning and Zoning meeting scheduled for June 11, 2019 at 5:30 P.M.:

1. Yvonne Spencer – 116 Lisa Drive, Apt. 67 – request permission to operate an online business as a home occupation.
2. Francisco Cosme – 122 Idle Ridge Drive – request permission to operate a landscaping business as a home occupation.
3. Jammie Bronner – 112 Rolling Woods Circle – request permission to operate an Auto Detailing business as a home occupation.
4. Kwatoria L. Bryant – 308 Wilmington Drive – request to operate a mobile jewelry sales business as a home occupation.
5. Douglas Colindres – 222 Choctaw Street – request to operate a painting business as a home occupation.
6. Melissa Koppel – 105 Rew Court – request to operate a decoration business as a home occupation.
7. Matthew Hudson – 402 McArthur Blvd. – request permission to operate a transportation business as a home occupation.
8. Kimberly Roach – 100 Mount Pilot Court – request permission to operate a mobile notary business as a home occupation.
9. Keith Sentak – 205 Minter Drive – request permission to operate an online sales business as a home occupation.
10. Amy Ellis – 415 Tug Court – request permission to operate a marketing business as a home occupation.
11. ANNEXATION – 2 Docs, LLC requests the annexation of property located at Starlight Drive, West of Peach Blossom Road, and East of Butten Drive from the zoning of C-2[General Commercial][County] to C-2[General Commercial][City]

12. ANNEXATION/REZONING – Alexis Investments, LLC and ASIL Group, LLC request the annexation and rezoning of Tracts A, B, & C totaling 71.05 acres from the zoning of R-1[Single Family Residential][County] to the zoning of R-3[General Residential][City].
13. PRELIMINARY – Woodlands Phase 7
14. PRELIMINARY – Cottages at Charlestown Phase 4
15. 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
16. VARIANCE – Sean Rollins requests a 15ft rear setback variance at 900 Corder Road
17. 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.



Speaking to a Public Hearing Item Protocol

In the interest of time and to ensure fairness of all persons who appear before the Planning and Zoning Commission to speak for or against a public hearing item, speakers will be limited to three (3) minutes each to address Planning and Zoning Commission except as described herein. One speaker for the Petitioner may address the Planning and Zoning Commission for no more than 10 minutes, unless extended by the Chairperson. In an effort to help the Planning and Zoning Commission and the general public to better understand the issues, the Chairperson requests that a city staff member address the Planning and Zoning commission from the podium. Speakers from the general public may only speak when recognized by the Chairperson during the public hearing. Speakers will be asked to come to the podium to address the Planning and Zoning Commission for three (3) minutes and they shall state their name and resident address for the record.

Speakers addressing the Planning and Zoning Commission on a public hearing item should coordinate comments to respect Planning and Zoning Commission time limits. Groups should select a spokesperson to present the major points that summarized their position and opinions. Speakers are urged to be brief and non-repetitive with their comments. Comments shall specifically address the public hearing item before the Planning and Zoning Commission and the speaker shall maintain appropriate tone and decorum when addressing the Planning and Zoning Commission. The Planning and Zoning Commission may ask questions of the applicant, speakers, or staff during these proceedings only for the purpose of clarifying information. The speaker shall not direct derogatory comments to any individual, organization or business. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the Planning and Zoning Commission. Once the public hearing is closed on an item, there will be no further opportunity for formal or informal public input at the Planning and Zoning Commission meeting.

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Planning and Zoning Commission of the City of Warner Robins, Georgia on proposed zoning decisions shall be conducted as follows:

- All public hearings by the Planning and Zoning Commission on zoning amendments shall be overseen by the Chairperson.
- The Chairperson shall open the hearing by stating the specific zoning amendments being considered at the public hearing and further stating the printed copies of the adopted standards governing the exercise of the Planning and Zoning Commission's zoning power and the procedures governing the hearing are available to the public.
- The Secretary of Planning and Zoning shall advise the Planning and Zoning Commission of any information and/or recommendations when applicable.
- The Chairperson shall determine the number of attendees who desire to testify or present evidence at the hearing.
- When there is a large number of individuals wishing to testify at a hearing, the Chairperson may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponent's, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence and expert opinion; opponents of the proposed decision shall have an equal period of time. The Chairperson may grant additional time; provided, however, an equal period of time shall be granted both sides.
- The petitioner requesting such zoning decision, or the applicant's agent, shall be recognized first and shall be permitted to present and explain the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- After all individuals have had an opportunity to speak in accordance with subparagraph [6] above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak. The Chairperson may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.
- It shall be the duty of the Chairperson to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.
- Once all parties have concluded their testimony, the Chairperson shall adjourn the public hearing.