

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

TO: PLANNING AND ZONING COMMISSION

FROM: SHERRI WINDHAM

DATE: JANUARY 6, 2020

SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING SCHEDULED FOR JANUARY 12, 2021

MAYOR
Randy Toms

MEMBERS OF COUNCIL

Post 1
Daron Lee
Post 2
Charlie Bibb
Post 3
Keith Lauritsen
Post 4
Kevin Lashley
Post 5
Clifford Holmes, Jr.
Post 6
Larry Curtis, Jr.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

OF COUNSEL
James E. Elliott, Jr.

The following items have been placed on the agenda for the Planning and Zoning meeting scheduled for January 12, 2021 at 5:30 P.M.:

1. **Walter H. Johnson – 101 Westwood Drive** – requests permission to operate a trucking business as a home occupation.
2. **Neetra Womack – 204 Ridgeland Drive** – requests permission to operate an ice cream/snack truck business as a home occupation.
3. **Yolander Bridges – 301 Wisconsin Avenue** – requests permission to operate a home health care business as a home occupation.
4. **Cassandra Hill – 407 Johnson Road** – requests permission to operate an online crafts sales business as a home occupation.
5. **Jessica Robinson – 109 Browning Pt.** – requests permission to operate an online sales business as a home occupation.
6. **Frankie McDearmid – 121 Hickory Street** – requests permission to operate a childcare business as a home occupation.
7. **Rickey S. Usinger – 200 Foxtail Chase** – requests permission to operate a land clearing business as a home occupation.
8. **Charla Gregory – 105 Grappa Court** – requests permission to operate a childcare business as a home occupation.
9. **Kyle J. Bennett – 416 Hunts Landing Drive** – requests permission to operate an electrician business as a home occupation.
10. **Chris Ross – 1515 Leverette Road** – requests permission to operate a lawn care business as a home occupation.

- 11. Norman D. Jernigan – 221 Dunmury Place** – requests permission to operate an IT staffing services business as a home occupation.
- 12. Matthew Warren – 205 Faybrook Drive** – requests permission to operate an HVAC business as a home occupation.
- 13. David Pollack – 303 Kirkwood Circle** – requests permission to operate a plumbing business as a home occupation.
- 14. Jessica Ratliff – 215 Wynn Place** – requests permission to operate a lawn care business as a home occupation.
- 15. Juwight Hutchinson, Sr. – 219 Adirondac Way** – requests permission to operate a firearms and ammunition sales business as a home occupation.
- 16. Videa Watson – 321 Forest Hill Drive**– requests permission to operate an online retail business as a home occupation.
- 17. Princess Heath – 411 Westcliff Circle** – requests permission to operate an online sales business as a home occupation.
- 18. James Watson, Jr. – 121 Deerwood Circle** – requests permission to operate a lawn care business as a home occupation.
- 19. Julissa Fountain – 208 Thomas Boulevard** – requests permission to operate an online retail business as a home occupation.
- 20. Richard Jenkins – 1304 Leverette Road** – requests permission to operate a janitorial business as a home occupation.
- 21. Sammie Williams – 102 Francis Street** – requests permission to operate a lawn care service as a home occupation.
- 22. Victor N. Rigole – 314 Bellemeade Circle** – requests permission to operate an online artwork sales as a home occupation.
- 23. Kimberly Spivey – 102 Woods Edge Way** – requests permission to operate a childcare business as a home occupation.
- 24. Sanderia Carter – 705 March Street** – requests permission to operate an online sales business as a home occupation.
- 25. Shalandria Flowers – 110 Stoney Creek Drive** – requests permission to operate a masonry business as a home occupation.
- 26. Estuardo Polanco – 201 N Paul Street** – request permission to operate a handyman business as a home occupation.

- 27. Libra Taylor – 503 Cheshire Drive** – request permission to operate a online soaps sales business as a home occupation.
- 28. Twanda Williams – 105 Eric Drive** – requests permission to operate a online sales business as a home occupation.
- 29. Jeffrey P. Desilets – 102 Oak Bay Court** – request permission to operate a renewable energy consulting business as a home occupation.
- 30. Callie Rackely Carr – 244 Peachtree Circle** – request permission to operate a travel agency and wedding/event planning businesses as a home occupation.
- 31. Baster M. Taylor – 110 Tor Drive** – request permission to operate a supply services business as a home occupation.
- 32. REZONING** - MHPJR, LLC requests the rezoning of property located at Northlake Drive, South of the intersection of Northlake Drive and North Sky Drive, totaling 14.69 acres, from the zoning of R-3[General Residential] to R-4[Multi-Family Residential].
- 33. REZONING** – Platinum Roofing, LLC requests the rezoning of 931 Corder Road from the zoning of R-4[Multi-Family Residential] to the zoning of C-2[General Commercial].
- 34. REZONING** – Estate of Joe A. Wynn and Roba J Wynn (William B Wynn, Executor) requests the rezoning of property located at Wynn Place, having frontage on the North Side of Russell Parkway, adjacent to the South of the VECTR Center, totaling 40.4 acres (Tax parcels # [0W006A 20A000], [0W006A 20C000], & [0W006A 020000]) from the zoning of R-2 [General Commercial District][City], M-2[General Industrial District], and C-2[General Commercial District][City] to the zoning of R-4 [Multi-Family Residential District][City].
- 35. PRELIMINARY** – Estates at Lake Joy
- 36. SCHEDULE FOR 2021 PLANNING AND ZONING COMMISSION MEETINGS**

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.