

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

TO: PLANNING AND ZONING COMMISSION

FROM: SHERRI WINDHAM

MAYOR
Randy Toms

DATE: FEBRUARY 1, 2020

**MEMBERS OF
COUNCIL**

SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING SCHEDULED
FOR FEBRUARY 9, 2021

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.

The following items have been placed on the agenda for the Planning and Zoning meeting scheduled for February 9, 2021 at 5:30 P.M.:

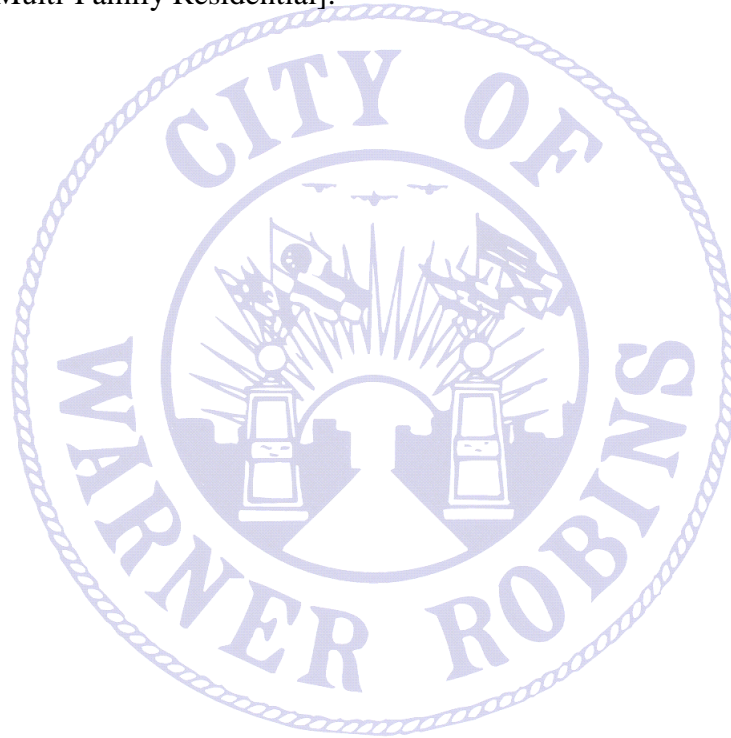
1. **Yolander Bridges – 301 Wisconsin Avenue** – requests permission to operate a home healthcare business as a home occupation.
2. **Wilfredo Gonzalez – 115 Emerald Court** – requests permission to operate an auto brokerage as a home occupation.
3. **Michele Lee Yerdon – 159 Little John Lane** – requests permission to operate a residential cleaning business as a home occupation.
4. **Shuntiuna L. Johnson – 6080 Lakeview Drive Apt. 707** – requests permission to operate a beauty and cosmetics retail business as a home occupation.
5. **Velisha Bishop – 202 Kingsbury Circle** – requests permission to operate a self-care product retail business as a home occupation.
6. **Cynthia Harris – 1311 Laura Avenue** – requests permission to operate a mobile auto detailing business as a home occupation.
7. **Geraldine Lovell – 136 Linda Kay Court** – request permission to operate a craft business as a home occupation.
8. **REZONING – Alpine Valley Properties, LLC** – requests the rezoning of properties known as Tract C-1 and C-2 located at Old Perry Road, West of Bellwood Avenue, AKA as tax parcels [0W1330 024000] and [0W1330 025000], together totaling 38.16 acres from the zoning of R-2[Single Family Residential] to the zoning of R-3[General Residential].
9. **REZONING – S&B Properties, LLC** – requests the rezoning of 801 Corder Road tax parcel [0W0810 009000] totaling 0.51 acres from the zoning of R-2[Single Family Residential] to C-2[General Commercial].

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

OF COUNSEL
James E. Elliott, Jr.

- 11. ANNEXATION/REZONING – ASIL Group, LLC** – requests the annexation and rezoning of properties, together totaling 61.31 acres, located at E Bob White Road, West of Old Perry Road, also known as tax parcels [001050 118000], a 13.92 acre portion of [001050 048000], and a right-of-way on the Westernmost end of E Bob White Road known as “Tract A”, totaling 0.22 acres from the zoning of R-2[Single Family Residential] to the zoning of R-3[General Residential]
- 12. PRELIMINARY** – The Woodlands Phase 6
- 13. VARIANCE** – Chanter Simmons requests a variance at 133 Larkspur Lane to allow for an additional driveway access from Oglethorpe Drive to the rear of her property at 133 Larkspur Lane.
- 14. 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].



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.