

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

TO: PLANNING AND ZONING COMMISSION

FROM: DARIN CURTIS

MAYOR
Randy Toms

DATE: MAY 4, 2021

**MEMBERS OF
COUNCIL**

SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING SCHEDULED FOR
MAY 11, 2021

Post 1
Derek Mack

The following items have been placed on the agenda for the Planning and Zoning meeting
scheduled for May 11, 2021 at 5:30 P.M.:

Post 2
Charlie Bibb

Post 3
Keith Lauritsen

Post 4
Kevin Lashley

Post 5
Clifford Holmes, Jr.

Post 6
Larry Curtis, Jr.

1. **Sarah Braswell – 200 Brentfield Drive** – request permission to operate a specialty gifts business as a home occupation.
2. **Donna L. Reid – 133 Hidden Creek Circle** – requests permission to operate an online retail business as a home occupation.
3. **Anna Zurita – 508 Woods Edge Way** – requests permission to operate a T-shirt printing business as a home occupation.
4. **Valencia La'Shae Gooden – 131 Wall Street, Apt. 117** – requests permission to operate an online retail business as a home occupation.
5. **CB Brown, Jr. – 303 Laverne Drive** – requests permission to operate a handyman business as a home occupation.
6. **Valerie Nguyen – 101 Barberry Court** – requests permission to operate an arts and crafts business as a home occupation.
7. **Robert L. Kendricks – 228 Evergreen Street** – requests permission to operate a mobile mechanic business as a home occupation.
8. **Kevin Collazo – 201 Wilmington Drive** – requests permission to operate a home inspections, Pressure Washing, and Cleaning business as a home occupation.
9. **Colin A. Brown – 508 Tallulah Trial** – requests permission to operate a handyman business as a home occupation.
10. **Matthew Brenner, Jr. – 102 Deven Court** – requests permission to operate a lawn care business as a home occupation.

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CITY ADMINISTRATOR
David Corbin

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

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11. **Scott Dawson – 108 Pellimore Drive** – requests permission to operate a Live Action Role Playing (LARP) business as a home occupation.
12. **Robins Marshburn – 209 Virginia Drive** – requests permission to operate an online T-shirt business as a home occupation.
13. **Taylor Hicks – 401 Bernard Drive** – request permission to operate a plumbing business as a home occupation.
14. **Eric Langston – 110 Wrights Mill Circle** – request permission to operate a professional pooper scooper business as a home occupation.
15. **Octavia L. Wynn – 305 Emory Drive** – request permission to operate an e-commerce business as a home occupation.
16. **Tyree Stephens – 104 Bay Street** – request permission to operate a lawn care business as a home occupation.
17. **La’Corya Johnson – 121 Mockingbird Lane** – request permission to operate an online retail business as a home occupation.
18. **Cynthia Carr – 133 Edna Place** – request permission to operate a cleaning business as a home occupation.
19. **James Lawson – 737 North Davis Drive** – request permission to operate an asphalt seal coating business as a home occupation.
20. **Greg Doss – 101 Roseine Drive** – request permission to operate a consultant business as a home occupation.
21. **Thelma Wilcox – 118 Tommy Terrace** – request permission to operate a yard card rentals business as a home occupation.
22. **Stacy Renfroe – 104 Twelfth Fairway** – request permission to operate a home cleaning business as a home occupation.
23. **Rogers Jackson – 102 Boquet Court** – request permission to operate a lawn care business as a home occupation.
24. **Kenneth Calhoun – 738 Cornelia Drive** – request permission to operate an online gift basket business as a home occupation.

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25. **Reginald Leggett – 205 Merlot Drive** – request permission to operate a mobile detailing business as a home occupation.
26. **Caitlyn Greathouse – 302 Clairmont Drive** – request permission to operate a flower arrangement business as a home occupation.
27. **Alisha Sherman-Waters – 107 Oakridge Drive** – request permission to operate a beauty supply business a home occupation.
28. **Damari Ralls – 109 Catskill Lane** – request permission to operate a wooden pallet reselling business as a home occupation.
29. **Danny Wright – 111 Thorndale Drive** – request permission to operate a pressure washing business as a home occupation.
30. **Ivette Hobbs – 1005 Elberta Road, Apt. 87** – request permission to operate an online retail business as a home occupation.
31. **Lisette Feliz – 474 Feagin Mill Road** – request permission to operate a church alter repair business as a home occupation.
32. **Coranne T. Polk – 602 Fieldstone Road** – request permission to operate an education business and an online sales as a home occupation.
33. **Shameka Williams – 308 A North 5th Street** – requests permission to operate an online t-shirt design business as a home occupation.
34. **Stephanie Green – 604 McArthur Boulevard** – request permission to operate an online clothing business as a home occupation.
35. **Gary L. McNutt – 102 Sammy Court** – request permission to operate an architectural design business as a home occupation.
36. **Diana Rogers – 115 Monticello Drive** – requests permission to operate a home health care business as a home occupation.
37. **ANNEXATION** – Bry-Mel Homes, Inc. requests the annexation and rezoning of property totaling 14.12 acres, located Northwest of the intersection of Carl Vinson Parkway and Dunbar Road, from the zoning of R-1[Single-Family Residential][County] to the zoning of R-1[Single-Family Residential District][City]
38. **ANNEXATION/REZONING** – Bry-Mel Homes, Inc. requests the annexation and rezoning of property totaling 1.00 acre located at Sullivan Road, AKA tax parcel [000710 073000] from the zoning of R-1[Single-Family Residential District][County] to the zoning of R-3[General Residential District][City]

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- 39. ANNEXATION/REZONING** – NK Properties East, LLC requests the annexation and rezoning of a 1.12 acre portion of 700 Hwy 96 from the zonings of R-AG[Residential Agricultural][County], R-1[Single-Family Residential][County], and C-2[General Commercial District][County] to the zoning of C-2[General Commercial District][County].
- 40. REZONING** – S&B Properties requests the rezoning of 311 and 309 Laverne Drive from the zoning of R-2[Single Family Residential] to the zoning of C-2[General Commercial]
- 41. REZONING** – Three Oaks Construction & Development, Inc., requests the rezoning of property situated adjacent and to the North of the Jasmine Estates subdivision and adjacent and to the Southwest of the Governor’s Estates subdivision, totaling 57.60 acres from the zoning of R-1[Single Family Residential] to the zoning of R-3[General Residential].
- 42. PRELIMINARY** – Blue Ridge - Section 6
- 43. PRELIMINARY** – Northlake Village
- 44. PRELIMINARY** – Beau Claire Subdivision
- 45. REZONING** – Houston Healthcare Properties, Inc. requests the rezoning of a 12.81 acre portion of 114 Sutherlin Drive from the zoning of C-2[General Commercial District] to the zoning of C-3[Concentrated Commercial District]
- 46. SPECIAL EXCEPTION** – Houston Healthcare Properties, Inc. requests a special exception for a 12.81 acre portion of 114 Sutherlin Drive to allow for the construction of residential structures with no commercial features or functions in a C-3[Concentrated Commercial District].

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.