

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

MEMORANDUM

TO: PLANNING AND ZONING COMMISSION  
FROM: SHERRI WINDHAM  
DATE: APRIL 29, 2019  
SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING SCHEDULED  
MAY 14, 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 May 14, 2019 at 5:30 P.M.:

1. Brittany Cato – 226 Randy Circle – requests permission to operate a cleaning business as a home occupation.
2. Jennifer Poissant – 102 Sonja Drive – requests permission to operate a candle sales business as a home occupation.
3. Merquis Ross – 527 Arrie Drive – requests permission to operate an organist for hire business as a home occupation.
4. Alisha Brown – 6080 Lakeview Road, Apt. 307 – request permission to operate a counseling business as a home occupation.
5. James E. Jamerson – 312 Haywood Drive – request permission to operate a program manager business as a home occupation.
6. Kimberly Roach – 100 Mount Pilot Court – request permission to operate a mobile notary business as a home occupation.
7. Michael Mays – 105 Kim Way – request permission to operate a water emergency leaks mitigation business as a home occupation.
8. Tomika Prouty – 111 Newton Lane – request permission to operate an internet sales business as a home occupation.
9. Le'Trece Hill – 109 Latham Drive – request permission to operate an online clothing business as a home occupation.
10. Amy Ellis – 415 Tug Court – request permission to operate an affiliate marketing business as a home occupation.
11. Shawn Troy Chaney – 301 Grand Avenue – request permission to operate a handyman business as a home occupation.
12. Isidro Renteria-Silva – 105 Dalton Court – request permission to operate a photography business as a home occupation.
13. Angelica Watson – 321 Forest Hill Drive – request permission to operate a home inspection business as a home occupation.

14. Sandra Watson – 121 Deerwood Circle – request permission to operate a pool cleaning service as a home occupation.
15. Kristie Coney – 115 Malachi Drive – request permission to operate a book publishing business as a home occupation.
16. Shenell Stansbury – 204 Donna Drive – request permission to operate an online sales business as a home occupation.
17. Keith Sentak – 205 Minter Drive – request permission to operate an online sales business as a home occupation.
18. 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.
19. ANNEXATION/REZONING – The McGee Family Limited Partnership requests the annexation and rezoning of property totaling 4.52 acres located at the Northwest corner of Cohen Walker Drive and Karl Drive from the zoning of PUD[Planned Unit Development][County] to C-2[General Commercial][City].
20. REZONING – The Warner Robins Housing Authority requests the rezoning of property totaling 2.41 acres located at Vickie Drive, East of N Davis Drive from the zoning of R-4[Multi-Family Residential] to the zoning of PDR[Planned Development – Residential]
21. ANNEXATION/REZONING – Carlton H. & Ella O’Neal Sledge Farm, Inc. request the annexation and rezoning of property totaling 19.602 acres located in the Southeast corner of Russell Parkway and I-75 from the zoning of R-AG[Residential Agricultural][Peach County] to the zoning of C-2[General Commercial][City]
22. ANNEXATION – Museum of Aviation Foundation at Robins AFB requests the annexation of property totaling 4.73 acres located at 200 Hwy 247 from the zoning of C-2[General Commercial][County] to C-2[General Commercial][City]

**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.