

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 24, 2021

**MEMBERS OF
COUNCIL**

SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING SCHEDULED FOR
JUNE 8, 2021

Post 1
Derek Mack

The following items have been placed on the agenda for the Planning and Zoning meeting
scheduled for June 8, 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. **Tommy Hewitt – 202 Forest Hill Drive** – request permission to operate a cleaning service business as a home occupation.
2. **Lawanda Okoduwa – 106 Wetherby Court** – requests permission to operate handmade soaps and cosmetics business as a home occupation.
3. **Jamilah McKenzie – 109 Rex Court** – requests permission to operate a grant and consulting business as a home occupation.
4. **Raymond Hanson – 101 Gloucester Road** – requests permission to operate a handyman 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. **Janeé I. Freeman-Dranberg – 110 Pebblebrook East**– requests permission to operate an online retail business as a home occupation.
8. **Catina Scott – 104 Prestige Drive** – requests permission to operate a home baking business as a home occupation.
9. **Jacqueline Cockrell – 108 Chipper Street** – requests permission to operate a graphic design business as a home occupation.
10. **Bryant B. Madison – 113 Sun Valley Drive** – requests permission to operate a landscaping 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. Justine Amey – 105 Anderson Court** – requests permission to operate a hair salon business as a home occupation.
- 12. Annette Whitaker – 102 Oak Forest Court** – requests permission to operate an online business as a home occupation.
- 13. Tukeithia M. Walters – 302 Margeson Drive** – request permission to operate a house cleaning business as a home occupation.
- 14. Teresa Freeman – 234 Avondale Circle** – request permission to operate a online retail business as a home occupation.
- 15. James Messick – 102 Dogwood Drive** – request permission to operate a mobile welding business as a home occupation.
- 16. Collis Chambliss – 245 Leisure Lake Drive** – request permission to operate a cleaning business as a home occupation.
- 17. Antwuan Sims – 406 Hedlund Drive** – request permission to operate a landscaping business as a home occupation.
- 18. Cynthia Carr – 133 Edna Place** – request permission to operate a cleaning business as a home occupation.
- 19. Elijah Maurice -- 124 MaryJay Drive** – request permission to operate an online retail business as a home occupation.
- 20. Franklin R. McKinley – 132 Porkie Drive** – request permission to operate a handyman business as a home occupation.
- 21. Trena Maxwell-Windom – 1205 Leverette Road, Apt. 604** – request permission to operate a non-profit business as a home occupation.
- 22. Carlos D. Gomez – 208 Debra Drive** – request permission to operate a concrete business as a home occupation.
- 23. Antwanece Mathis – 101 Tiffland Court** – requests permission to operate a delivery, currier, and moving service as a home occupation.
- 24. Sicheria Johnson – 405 Tracy Terrace** – request permission to operate a child care business as a home occupation.
- 25. Leonard Kawi – 212 Haywood Drive** – request permission to operate an appliance repair business as a home occupation.

(continued)

- 26. Jason Pincus – 102 Lincolnshire Way** – request permission to operate a handyman detailing business as a home occupation.
- 27. Eric Langston – 110 Wrights Mill Circle** – request permission to operate a professional pooper scooper business as a home occupation.
- 28. Jennifer Primus – 401 Post Oak Way** – request permission to operate a inflatable rental business a home occupation.
- 29. ANNEXATION** – Anna Christine Nobles and Perkins Nobles request the annexation of 3321 Hwy 41 N, totaling 2.8 acres, from the zoning of R-AG[Residential Agricultural District][Peach County] to the zoning of R-AG[Residential Agricultural District][City]
- 30. 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-2[Single Family Residential].
- 31. ANNEXATION/REZONING** – Annie C. Ryals, Trust requests the annexation and rezoning of properties, together totaling 58.34 acres, located at Tucker Road, AKA tax parcels [00076A 07A000] and [00076A 066000] from the zoning of R-1[Single Family Residential District][County] to the zoning of R-1[Single Family Residential District][City] and R-2[Single Family Residential District][City].
- 32. PROPERTY SUBDIVIDING** – civilogistix - 700 Hwy 96
- 33. PRELIMINARY** – Northlake Village – North Houston Development, LLC requests the approval of the preliminary plan for the Northlake Village Subdivision with the following **variances** on all lots:
- 10’ minimum lot width variance
 - 2’ side setback variance
 - A 1,250sqft minimum lot area variance
- 34. REZONING** – Amrit Holdings, LLLP - requests the rezoning of property totaling 1.23 acres, located at Robins West Parkway, from the zoning of C-2[General Commercial] to the zoning of R-4[Multi-Family Residential 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.