

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

TO: PLANNING AND ZONING COMMISSION

FROM: DARIN CURTIS

DATE: AUGUST 5, 2021

SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING SCHEDULED FOR AUGUST 10, 2021

MAYOR
Randy Toms

MEMBERS OF COUNCIL

Post 1
Derek Mack

Post 2
Charlie Bibb

Post 3
Keith Lauritsen

Post 4
Kevin Lashley

Post 5
Clifford Holmes, Jr.

Post 6
Larry Curtis, Jr.

CITY ADMINISTRATOR
David Corbin

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

The following items have been placed on the agenda for the Planning and Zoning meeting scheduled for August 10, 2021 at 5:30 P.M.:

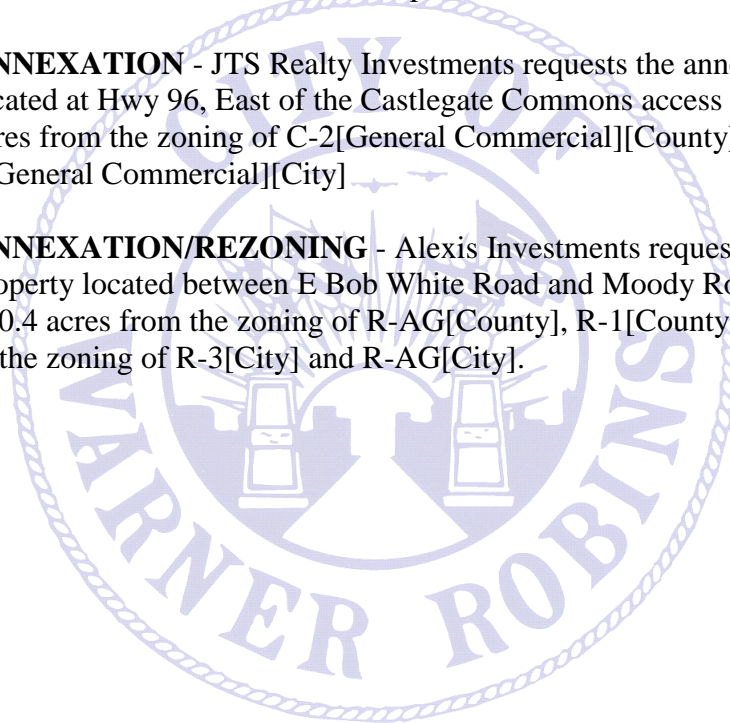
1. **Thindwia Cabiness-Moore – 203 Pine Trace Lane** – requests permission to operate a counseling business as a home occupation.
2. **Juan Galindo Carmona – 605 Oakview Square** – requests permission to operate construction business as a home occupation.
3. **Brian Harris – 907 Corder Road, Apt. I4** – requests permission to operate an online retail business as a home occupation.
4. **James Wonnum – 209 Johns Road** – requests permission to operate a lawn care business as a home occupation.
5. **Tanzania Lundy – 421 Alabama Avenue** – requests permission to operate an ice cream truck business as a home occupation.
6. **Timothy Merth, Sr. – 223 Sunset Drive** – requests permission to home inspections and home repairs business as a home occupation.
7. **Tracy Simpkins – 107 Jackson Street** – requests permission to operate a counseling business as a home occupation.
8. **Leslie Washington – 112 Shawnee Avenue** – requests permission to operate a cleaning business as a home occupation.
9. **Aiea Jackson – 408 South Pleasant Hill Road** – requests permission to operate an online boutique business as a home occupation.

(continued)

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 ♦ FAX (478) 929-1124 ♦ www.wrga.gov

10. **Erin Jones – 6080 Lakeview Road, Apt. 1906** – requests permission to operate a home inspection business as a home occupation.
11. **Tabitha Samayoa – 100 Wenlock Circle** – requests permission to operate an online coffee sales business as a home occupation.
12. **Joshua Young – 322 Tracy Terrace** – requests permission to operate a handyman business as a home occupation.
13. **Darryl Anthony Moseley – 101 Lancelot Court** – request permission to operate a lawn care business as a home occupation.
14. **Harmony Baham – 200 Larkwood bend** – request permission to operate a lawn care business as a home occupation.
15. **ANNEXATION** - JTS Realty Investments requests the annexation of property located at Hwy 96, East of the Castlegate Commons access road, totaling 3.83 acres from the zoning of C-2[General Commercial][County] to the zoning of C-2[General Commercial][City]
16. **ANNEXATION/REZONING** - Alexis Investments requests the annexation of property located between E Bob White Road and Moody Road, together totaling 100.4 acres from the zoning of R-AG[County], R-1[County], and PUD[County] to the zoning of R-3[City] and R-AG[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.