



# CITY OF WARNER ROBINS

## THE INTERNATIONAL CITY

### MAYOR

LaRhonda W. Patrick

### MEMBERS OF THE 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

James T. Drinkard

### CITY CLERK

Mandy Stella

### CITY ATTORNEY

Julia Bowen Mize

TO: PLANNING AND ZONING COMMISSION

FROM: MICHAEL MORIARTY

DATE: DECEMBER 3, 2025

SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING

The following items have been placed on the agenda for the Planning and Zoning meeting scheduled for **December 9, 2025 @ 5:30 P.M.:**

- Call to Order
- Pledge of Allegiance
- Adoption of Agenda
- Adoption of Minutes

### **HOME OCCUPATIONS**

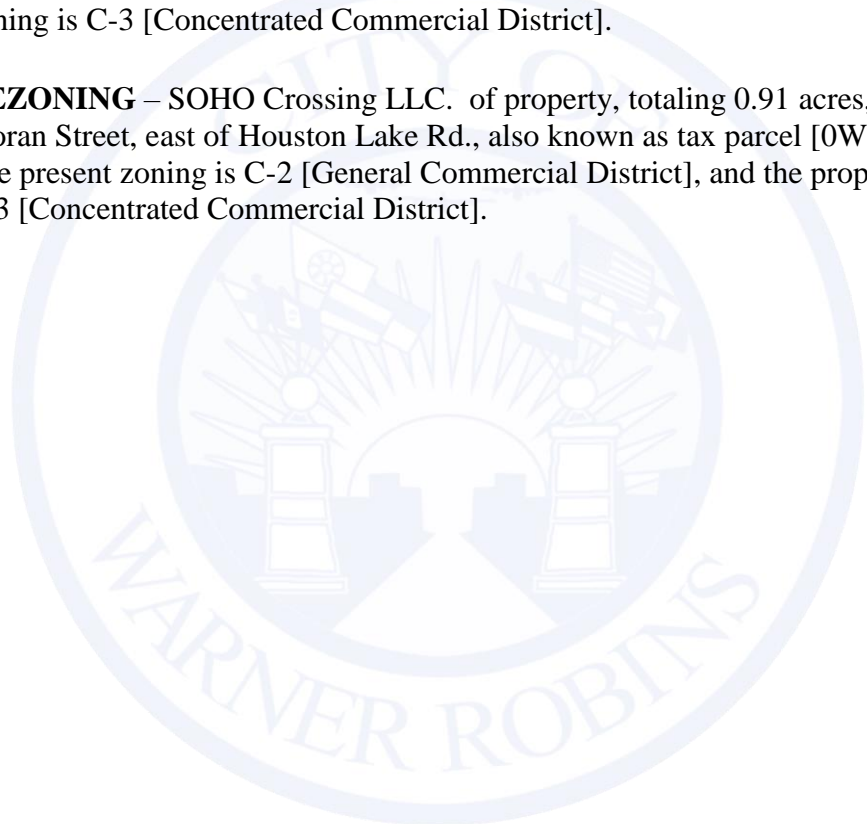
1. Wykenia Smith – 640 American Blvd. – Confectionary
2. Ariel Rivera – 123 Greenspan Way – Cottage Bakery
3. Tomas Silva – 308 Shannon Ridge Dr. – Taxi Service

### **ZONING ACTION**

4. **REZONING** – HARCO Construction INC. requests the rezoning of property, totaling 3.4 acres, located at the dead end of Oregon Trail just west of Johns Road, also known as tax parcel [0W19C0 019000]. The present zoning is R-2 [Single Family Residential District], and the proposed zoning is R-3 [General Residential District].

*(continued)*

5. **ANNEXATION** – NDS Housing Solutions LLC., requests the Annexation of property, totaling 1 acre more or less, located at 1093 Booth Rd., also known as tax parcel [00122A 100000]. The present zoning is R-4 [Multi-Family Residential District][County], and the proposed zoning is R-4 [Multi-Family Residential District] [City].
6. **REZONING** – HOCOGA Lands LLC. requests the rezoning of property, totaling 2.01 acres, located at 1278 S. Houston Lake Rd., also known as tax parcel [0W1020 052000]. The present zoning is C-2 [General Commercial District], and the proposed zoning is C-3 [Concentrated Commercial District].
7. **REZONING** – SOHO Crossing LLC. requests the rezoning of property, totaling 1.01 acres, located at 1280 S. Houston Lake Rd., also known as tax parcel [0W1020 053000]. The present zoning is C-2 [General Commercial District], and the proposed zoning is C-3 [Concentrated Commercial District].
8. **REZONING** – SOHO Crossing LLC. of property, totaling 0.91 acres, located along Moran Street, east of Houston Lake Rd., also known as tax parcel [0W1020 054000]. The present zoning is C-2 [General Commercial District], and the proposed zoning is 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.