



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

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TO: PLANNING AND ZONING COMMISSION

FROM: MICHAEL MORIARTY

DATE: JULY 1, 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 **August 12, 2025 @ 5:30 P.M.:**

Home Occupations

1. **Jonathan Baston** – 500 Southern Woods Trail – Pressure Washing
2. **Jamel Mejia** – 614 Broderick Cir. – Cleaning Service
3. **Charmaine Turner** – 17 Willow Lake Dr. – Wellness Coaching
4. **Morgan McCollough** – 226 Lasso Dr. – Car Seat Cleaning Service
5. **Denise Minnick** – 210 Buckhead Forrest. – Business Consultant
6. **Colby Million** – 319 Minter Dr. – Pressure Washing
7. **Keeley Allen** – 322 Bruce St. – Lemonade Vendor
8. **Frank Diolosa** – 201 Huxley Terr. – Online Store
9. **Yobany Mejia** – 102 Imperial Cir. – Taxi Service

Zoning Items

10. **REZONING** – Robins Royal Hospitality. requests the rezoning of property, totaling 5.303 acres, located at 2024 Watson Blvd., also known as tax parcel [0W069A 004000]. The present zoning is C-2 [General Commercial District] and the proposed zoning is R-4 [Multi Family Residential District].
11. **REZONING** – Robins Royal Hospitality. requests the rezoning of property, totaling 0.226 acres, located at 2024 Watson Blvd., also known as tax parcel [0W069A 062000]. The present zoning is C-2 [General Commercial District] and the proposed zoning is R-4 [Multi Family Residential District].
12. **VARIANCE** – Robins Royal Hospitality, requests a variance at the property located at 2024 Watson Blvd., for R-4 [Multi Family Residential District] to allow for up to 115 multifamily residential units, which is over the number allowed by right in the zoning ordinance based on lot size.
13. **REZONING** – Caleb Properties LLC., requests the rezoning of property, totaling 24.22 acres, located on the west side of Corder Rd., directly across the street from Coldwater Creek Apartments and north of the intersection of Corder Rd. and S. Houston Lake Rd., also known as tax parcels [0W67A0 037000] and [0W67A0 027000]. The present zoning is C-2 [General Commercial District], and the proposed zoning upon rezoning is, R-4 [Multi Family Residential District].
14. **REZONING --** Castaway Self Storage & Car Wash, requests the rezoning of property, totaling 7.44 acres, located at the north west corner of the intersection of HWY 41 and Monticello Dr., also known as tax parcel [0W0970 316000]. The present zoning is C-2 [General Commercial District], and the proposed zoning upon rezoning is, R-4 [Multi Family Residential District].
15. **REZONING** – Mary Hickey, requests the rezoning of property, totaling 2.457 acres, located at 1400 S. Davis Dr., also known as tax parcel [0W007B 20H000]. The present zoning is R-4 [Multi Family Residential District], and the proposed zoning upon rezoning is, C-2 [General Commercial District].
16. **REZONING --** KKLN properties LLC., requests the rezoning of property, including all right-of-ways, totaling 3.46 acres, located at the south east side of the intersection at HWY 41 and Osigian Blvd., also known as tax parcel [0W78D0 036000]. The present zoning is R-1 [Single Family Residential District], and the proposed zoning upon rezoning is C-2 [General Commercial District]

17. **REZONING -- DHANLAXMIJI INC.**, requests the rezoning of property, totaling 1.75 acres, located at 860 HWY 96, tract A-3, also known as tax parcel [0W1030 070000]. The present zoning is C-2 [General Commercial District], and the proposed zoning upon rezoning is, R-4 [Multi Family Residential District].
18. **ANNEXATION/REZONING -- Dhanraj Properties LLC.**, requests the annexation and rezoning of the property, totaling 13.38 acres, located between Sutherlin Dr. and S. Houston Lake Dr., south of HWY 96 and north of Cohen Walker Rd. Also known as tax parcel [000780 227000]. The present zoning is C-2 [General Commercial District] [County], and the proposed zoning upon annexation is R- [Multi Family Residential District].
19. **REZONING – David McCroy**, requests the rezoning of a portion of the property, totaling 56.3 acres, located north of the subdivision, “Jasmine Estates”, and south west of the subdivision “Governors Estates”., also known as tax parcel [0W1330 039000]. The present zoning is R-1[Single Family Residential District], and the proposed zoning is R-2 [Single Family Residential District]. *[revised 8/8/25]*
20. **ANNEXATION -- Grove Park Developers**, requests the annexation of properties, including all right-of-ways, totaling 45.69 acres, located directly south of Dover Meadows subdivision, east of Tara Estates subdivision, west of Air Park Estates subdivision, and north of the Willows subdivision, also known as tax parcels [000770 101000] and [000770 102000]. The present zoning is R-2 [Single Family Residential District] [County], and the proposed zoning upon annexation is R-2 [Single Family Residential District] [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.