



# CITY OF WARNER ROBINS

## THE INTERNATIONAL CITY

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### CITY ATTORNEY

Julia Bowen Mize

TO: PLANNING AND ZONING COMMISSION

FROM: MICHAEL MORIARTY

DATE: October 6, 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 **October 14, 2025 @ 5:30 P.M.**:

### Home Occupations

1. **Lissette Mensah** – 717 Meadowridge Dr. – Real Estate Investment
2. **Ross Peery** – 1208 Camden Ct. – Mental Health Counselor
3. **Cheunita Cruz** – 118 Northeast Dr. – Wellness Coach
4. **Jermayne Hamilton** – 114 Blue Mist Ln. – Sports Training and Apparel
5. **Marion Horne** – 101 Magnolia Ave. – Tax Preparation
6. **Eric Garcia** – 600 Tug Ct. – Cleaning Service
7. **Shayunda Lockhart** – 906 Arrowhead Trail – Home Care
8. **Keven Noel** – 115 Colonial Rd. – Lawn Care/ Bike Repair
9. **Travis Vicks** – 2241 Moody Rd. Apt. 52 – Lawn Care
10. **Tyrese Sultan** – 203 Audubon Way – Lawn Care
11. **Sharamane Jackson** – 106 Lacey Oak Ln. – Forestry Mulching

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**12. Zalak Patel** – 116 Dewberry Trl. – Home Health

**ZONING ACTIONS**

**13. ANNEXATION** – Southern Media Group, requests the annexation of property, including all right-of-ways, totaling 0.35 acres, located at the south west side of the intersection at South Houston Lake Rd. and Oasis Ave., also known as tax parcel [00075A 078000]. The present zoning is C-2 [General Commercial District] [County], and the proposed zoning upon annexation is C-2 [General Commercial District] [City].

**14. ANNEXATION/REZONING** – Charles Randle requests the annexation and rezoning of property, including all right-of-ways and entirety of Duskmoore Dr., totaling 8.75 acres, located at the north west side of the intersection at Lake Joy Rd. and Duskmoore Dr., also known as tax parcel [000510 36A000]. The present zoning is R-1[Single Family Residential District] [County], and the proposed zoning upon annexation is R-1[Single Family Residential District] [City] and R-3[General Residential [District]][City].

**15. ANNEXATION/REZONING** – Charles Randle requests the annexation and rezoning of property, including all right-of-ways, and entirety of Duskmoore Dr., totaling 7.45 acres, located at the south west side of the intersection at Lake Joy Rd. and Duskmoore Dr., also known as tax parcel [000510 36B000]. The present zoning is R-1[Single Family Residential District] [County], and the proposed zoning upon annexation is R-3[General Residential District] [City], C-3[Concentrated Commercial District] [City], and C-2 [General Commercial District] [City].

**16. ANNEXATION/REZONING** -- Gunn Properties LLC., requests the annexation and rezoning of property, including all right-of-ways, totaling 55.448 acres, situated south west of the intersection of Pete’s Way and Robins Industrial Blvd. On the south side of Robins Industrial Blvd., also known as tax parcel [001220 008000], tract 3-B. The present zoning is R-AG [Residential Agricultural District] [County], and the proposed zoning upon annexation is M-2 [Industrial District] [City].

**17. ANNEXATION/REZONING** -- Weyman D. Evans and Robert L. Richardson Jr., requests the annexation and rezoning of property, including all right-of-ways, totaling 25.924 acres, situated to the south of Duskmoore Dr., having frontage along the west side of Lake Joy Rd. and north of HWY 96, also known as tax parcels [000520 249000] and [000520 250000]. The present zoning is R-AG [Residential Agricultural District] [County], and the proposed zoning upon annexation is PDE [Planned Development Extraordinary District] [City].

**18. ANNEXATION** – The Boeing Company requests the annexation of property, including all right-of-ways, totaling 1.54 acres, located at the south west corner of the intersection of Russell Parkway and Wellborn Rd., also known as tax parcel [001220 008000]. The present zoning is C-2 [General Commercial District] [County], and the proposed zoning upon annexation is C-2 [General Commercial District] [City].

### **ZONING CODE AMENDMENTS**

**19. ZONING CODE AMENDMENT** --The Planning & Zoning Commission of the City of Warner Robins, will hear a request pertaining to the amendment of the City's Zoning Regulations to establish a text amendment Warner Robins' Code of Ordinances, Appendix C, Article IX, sections 71, 95, and 114, et. Seq., relating to the required submission of site plans, conceptual plans, and access layouts for rezoning efforts.

**20. ZONING CODE AMENDMENT** -- The Planning & Zoning Commission of the City of Warner Robins will hear a request pertaining to the amendment of the City's Zoning Regulations to establish a text amendment Warner Robins' Code of Ordinances, Appendix C, relating to general developmental landscaping requirements and the preservation of existing trees.

**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.