



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

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TO: PLANNING AND ZONING COMMISSION

FROM: MICHAEL MORIARTY

DATE: NOVEMBER 7, 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 **November 18, 2025 @ 5:30 P.M.**:

1. Call to Order
2. Pledge of Allegiance
3. Adoption of Agenda
4. Adoption of Minutes

HOME OCCUPATIONS

5. Shawanna Howard – 107 Tranquil Pointe – Home Daycare
6. Charla Gregory – 155 Larkspur – Home Daycare
7. Heather Screen – 222 Landings Pointe Ln. – Bakery
8. Tammy Downey – 311 Gawin Dr. – Cleaning Service
9. Siri Lerum – 112 Lacey Oak Ln. – IT Security
10. Tamia Jones – 110 Peach Blossom Rd – Admin Office for Home Healthcare

ZONING ACTIONS

11. **ANNEXATION/REZONING** – Annie C. Ryals Trust requests the annexation and rezoning of properties, together totaling 12.73 acres, located at 901 S. Houston Lake Rd., also known as tax parcels [000750 087000], [000750 017000], and [000750 080000]. The present zoning is R-1 [Single Family Residential District][County], and the proposed zoning is C-2 [General Commercial District][City].

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- 12. REZONING** – Orchard Investment Properties, requests the rezoning of properties, totaling 55.74 acres, located at the east corner of HWY 96 and Robert Bryson Smith Parkway, also known as tax parcels [0W1330 014000] and [0W1330 038000]. The present zoning is R-3 [General Residential District] and R-4[Multi-Family Residential District], and the proposed zoning is PDR [Planned Development Residential].
- 13. VARIANCE** – Arianna Enterprises, LLC., requests a variance at 1000 Corder Rd., to the requirements of Appendix C – Section 96 regarding the minimum distance an automobile service station must be from a residential district.
- 14. SPECIAL EXCEPTION** – International Church of Foursquare requests a special exception for the property at 1723 Elberta Rd. to allow for the use of the property as a church.
- 15. PRELIMINARY PLAT** – Boone Tract Subdivision
- 16. PRELIMINARY PLAT** – Abbeville Square Section 2.

ZONING CODE - TEXT AMENDMENTS

- 17. 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, Sections [32: Definitions] & [73.2.3: Uses allowed by Special Exception in an M-2 zoning district], relating to the definition of Data Centers and designation of their permitted zoning district.
- 18. 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, Sections [32: Definitions] and [72.2.3 Permitted uses within the C-2 General Commercial District] relating to package liquor stores, smoke, and vape shops.

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.