

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

TO: PLANNING AND ZONING COMMISSION  
FROM: MICHAEL MORIARTY, ZONING ASSISTANT  
DATE: MARCH 8, 2023  
SUBJECT: AGENDA FOR PLANNING AND ZONING MEETING

**MAYOR**  
LaRhonda W. Patrick

**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 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 **March 14, 2023 @ 5:30 P.M.**:

**Home Occupations**

1. **Morgan Cloud** – 208 Faybrook Dr. – Online pet supplies
2. **Lynn Roberts** – 119 Windover Way – Handyman Service
3. **Justin Stone** – 301 Bryson Way – Roofing Contractor
4. **Richard Porras** – 314 Waverly Ln. – Construction
5. **Chris Parker** – 232 Norman Ln. – Handyman Service
6. **Jeffery Baldwin** – 108 Sun Valley Dr. – Handyman Service
7. **Mark Cates** – 106 Narcisse Way – Travel Service
8. **Jennifer Thornton** – 102 Eric Dr. – Backyard Plant Nursery
9. **Adreyan Brown** – 101 Sidney David St. – Personal Care Service
10. **Christian Holt** – 111 Boundary Dr. – Vending Service

**Zoning Action**

11. **ANNEXATION/REZONING** – Freda Wallentine and Carol Low request the annexation and rezoning of properties, including all right-of-ways, together totaling 4.89 acres, located at 100 and 104 S. Amanda Place, also known as tax parcels [00074E 099000] and [00074E 172000]. The current zoning of both properties is R-1 [Single-Family Residential District][County] and the proposed zoning upon annexation of both properties is C-2 [General Commercial District][City].
12. **ANNEXATION/REZONING** – Martha Hilmes and Joseph Mosley request the annexation and rezoning of property, including all right-of-ways, totaling 0.895 acres, located at 313 Jerusalem Church Road, also known as tax parcel, [000500 05A000]. The current zoning of the property is R-AG [Residential Agricultural District] [County] and the proposed zoning is R-3 [General Residential District] [City].

**(continued)**

- 13. ANNEXATION** – Michael Howard requests the annexation of properties, comprised of portions thereof, including all right-of-ways, together totaling 12.61 acres, located at 2887 Highway 247 Connector, Peach County, also known as tax parcel D [053D 096], B [052B 065 A], and E [052B 065 A]. The current zoning of the property is C-2 [General Commercial District][Peach County], and the proposed zoning upon annexation is C-2 [General Commercial District][City of Warner Robins].
- 14. ANNEXATION** – Donald Free requests the annexation of property, including all right-of-ways, totaling 1.1 acres, located at 1277 S. Houston Lake Road, tax parcel [00077D005000]. The current zoning of the property is C-2 [General Commercial District][County] and the proposed zoning upon annexation is C-2 [General Commercial District][City].
- 15. REZONE** – Marian Walker Estate in REM requests the rezoning of properties, including all right-of-ways, together totaling 9.73 acres, located at 1822 Watson Blvd., also known as tax parcels, A [0W048M 001000], B [0W048M 24G000], and parcel C [0W048M 024000]. The current zoning of the properties is C-2 [General Commercial District], and the proposed zoning upon annexation is R-4 [Multi-family Residential District].
- 16. REZONE** – Casa Cajco, Inc, requests the rezoning of a portion of property, including all right-of-ways, totaling 4.75 acres, located at the northeast quadrant of the intersection of Lakeview Road and Tharpe Road, also known as tax parcel [0W1200 096000]. The current zoning of the property is C-2 [General Commercial District], and the proposed zoning upon annexation is R-4 [Multi Family Residential District].
- 17. REZONE** - Sujano LLC. requests the rezoning of property, including all right-of-ways, totaling 17.46 acres, located at the southeast corner of the intersection of S Houston Lake Road and S Corder Road, also known as tax parcel [0W0940 61B000]. The current zoning of the property is R-1 [Single Family Residential District][City], and the proposed zoning upon annexation is C-2 [General Commercial District][City].
- 18. ANNEXATION/REZONE** -- Silver Eagle Enterprises, LLC., requests the annexation and rezoning of property, including all right-of-ways, totaling 3.41 acres, located at 921 Highway 96, also known as tax parcel [000770 040000]. The current zoning of the property is C-1 [Neighborhood Commercial District][County], and the proposed zoning upon annexation is C-2 [General Commercial District][City].
- 19. PRELIMINARY PLAT** – Settler’s Landing