

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of March 10, 2026

The regular meeting of the Warner Robins Planning and Zoning Commission was held on March 10, 2026, at 5:30 PM at City Hall. Those members present were Jeffrey Rowland, Sharon Broughton, Todd Rissmiller, Ashley Hortman and Cartney Jones. Darin Curtis was also present representing the planning office.

Mr. Rissmiller opened the meeting with the pledge of allegiance, and then explaining the procedures of the meeting and that due to regulation, all approved requests for any home occupation licenses, special exceptions, rezoning, and annexations, with the Planning and Zoning Commission would next be forwarded to Mayor and Council for final approval.

Mr. Rissmiller then asked for a motion to adopt the agenda for this meeting. Ms. Broughton made the motion to adopt the agenda and Mr. Rowland seconded the motion. The motion passed unanimously.

Mr. Rissmiller then asked for a motion to approve the minutes from the last meeting. Mr. Rowland made the motion to approve the minutes and Ms. Broughton seconded the motion. The motion passed unanimously.

Mr. Rissmiller then called the first list of items on the agenda.

1. **REZONING** – Alexis Investments, LLC requests the rezoning of the property totaling 309.4 acres, located on the south east side of Moody Road between Woodard Road and Bob White Road, also known as tax parcel [0W1330 089000]. The current zoning of the property is R-2[Single Family Residential District], and the proposed zoning upon annexation is R-3[General Residential District]. Mr. Rissmiller opened the public hearing.

Jeff Morgan, Kima Poole, & Gary Poole spoke in opposition to the request. Among the comments made: increased traffic, decreased property values, the prospect of duplexes, the removal of trees and natural buffers, drainage issues, school crowding, and the lack of a site plan were the basis of the residents' opposition.

Keith Newton was present to represent Alexis Investments, LLC, and stated that the project would consist of single family homes, and that the overall site could not be developed in its entirety, due to topographical, wetland, and transmission line challenges, which would decrease the overall density of the project. Additionally, the price per square-foot of the homes would be approximately \$185/sqft, adding to the value of the area.

Mr. Rissmiller closed the public hearing and called for a motion. Sharon Broughton made the motion to approve the request with the stipulation that the project be limited to single-family, detached, homes. Mr. Rowland seconded. The

motion carried unanimously.

2. **REZONING** – Alamo Opportunity Fund LLC requests the rezoning of property, totaling 8.75 acres, located along the east side of HWY 41, adjacent to the west of the Rose Hill subdivision and to the north of Carlton Ridge subdivision, and to the south of 2894 HWY 41, also known as tax parcel [0W1200 043000]. The present zoning is R-1[Single Family Residential District], and the proposed zoning is PDE [Planned Development Extraordinary District]. Mr. Rissmiller opened the public hearing.

Micheal Kysler, Henry O’Neill, Heather Henslee, and Roni Dooley spoke in opposition. Among the comments made: Connectivity concerns with Rosehill Subdivision, gate security and responsibility concerns, increased density and incompatibility with neighboring developments, increased noise, safety with neighboring air strip runways, redundant land use developments.

Rob Fricks was present to represent Alamo Opportunity Fund, LLC. Mr. Fricks stated that his client would be amenable to whatever restrictions or limitations placed on the project by staff, the commission, or council.

Mr. Curtis added that the gated configuration for Rose Hill Drive was only possible because of the proposed plan development district and the roads internally remaining private. The buffer surrounding the project was also provided at staff’s request.

Mr. Rissmiller closed the public hearing and called for a motion.

The motion was made by Mr. Rowland to recommend approval of the request, with the stipulation that the commercial component be limited to office spaces, not self-storage or laundromat, as shown. Mr. Hortman seconded the request. The motion carried with Mr. Hortman and Mr. Rowland voting yes, while Ms. Broughton and Mr. Jones voted no. Mr. Rissmiller broke the tie by voting yes.

As there was no other business, the meeting adjourned at 7:42 PM.