

WARNER ROBINS PLANNING AND ZONING COMMISSION: Meeting of July 14, 2026

The regular meeting of the Warner Robins Planning and Zoning Commission was held on July 14, 2026, at 5:30 p.m. at City Hall. Commission members present were Todd Rissmiller, Jeffrey Rowland, Ashley Hortman, and Cartney Jones. Darin Curtis and Jake Cooper were also present representing the Planning Office.

Mr. Rissmiller called the meeting to order and requested a motion to adopt the agenda. Mr. Rowland moved to adopt the agenda, and Mr. Jones seconded the motion. The motion passed unanimously.

Mr. Rissmiller then requested a motion to approve the minutes of the previous meeting. Mr. Hortman moved to approve the minutes, and Mr. Rowland seconded the motion. The motion passed unanimously. Mr. Rissmiller then read the first item on the agenda.

1. REZONING - 329 Curtis Street

The City of Warner Robins requested the rezoning of approximately 0.42 acres located at 329 Curtis Street from M-1 [Wholesale and Light Industrial District] to R-2 [Single-Family Residential District]. Mr. Rissmiller opened the public hearing. Kate Hogan appeared on behalf of the City of Warner Robins. No one spoke in opposition. With no further questions or comments, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Hortman moved to recommend approval of the rezoning. Mr. Jones seconded the motion. The motion carried unanimously.

2. REZONING - 402 North 5th Street

The City of Warner Robins requested the rezoning of approximately 0.24 acres located at 402 North 5th Street from R-3 [General Residential District] to R-2 [Single-Family Residential District]. Mr. Rissmiller opened the public hearing. Kate Hogan appeared on behalf of the City of Warner Robins. No one spoke in opposition. With no further questions or comments, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Hortman moved to recommend approval of the rezoning. Mr. Jones seconded the motion. The motion carried unanimously.

3. REZONING - 409 Young Avenue

The City of Warner Robins requested the rezoning of approximately 0.42 acres located at 409 Young Avenue from R-3 [General Residential District] to R-2 [Single-Family Residential District]. Mr. Rissmiller opened the public hearing. Kate Hogan appeared on behalf of the City of Warner Robins. No one spoke in opposition. With no further questions or comments, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Hortman moved to recommend approval of the rezoning. Mr. Jones seconded the motion. The motion carried unanimously.

4. REZONING - 412 and 414 North 5th Street

The City of Warner Robins requested the rezoning of two properties totaling approximately 0.66 acres, located at 412 North 5th Street and 414 North 5th Street, from R-3 [General Residential District] to R-2 [Single-Family Residential District]. Mr. Rissmiller opened the public hearing. Kate Hogan appeared on behalf of the City of Warner Robins. No one spoke in opposition. With no further questions or comments, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Hortman moved to recommend approval of the rezoning. Mr. Jones seconded the motion. The motion carried unanimously.

5. REZONING - 325 Curtis Street and 325 1/2 Lydick Avenue

The City of Warner Robins requested the rezoning of two properties totaling approximately 0.31 acres, located at 325 Curtis Street and 325 1/2 Lydick Avenue, from M-1 [Wholesale and Light Industrial District] to R-3 [General Residential District]. Mr. Rissmiller opened the public hearing. Kate Hogan appeared on behalf of the City of Warner Robins. No one spoke in opposition. With no further questions or comments, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Hortman moved to recommend approval of the rezoning. Mr. Jones seconded the motion. The motion carried unanimously.

6. PRELIMINARY PLAT - Wisconsin Avenue Subdivision

Mr. Rissmiller opened the public hearing. Mr. Curtis presented the request and stated that staff recommended approval of the preliminary plat. He further stated that staff encouraged the developer to limit the number of driveway cuts to the greatest extent practicable. Brian Braun, representing Axis Engineering on behalf of the property owner, stated that the project team was working with the City to reduce driveway cuts. In response to Mr. Rissmiller, Mr. Braun explained that design work along Northside Drive and Wisconsin Avenue had sought to limit driveway access, with development occurring one or two units at a time. He noted that utility poles and stormwater infrastructure created constraints in some locations. Mr. Rowland requested additional clarification regarding the proposed driveway configuration. Mr. Braun stated that each unit would have two driveways capable of accommodating four parking spaces. Mr. Rowland then asked Mr. Curtis to clarify the City's concern regarding driveway reductions, and Mr. Curtis stated that the concern was primarily related to safety. No one spoke in opposition. With no further questions or comments, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Rowland moved to recommend approval of the preliminary plat, with the recommendation that the developer reduce the number of driveway cuts to the greatest extent practicable and continue working with City staff to achieve that objective. Mr. Jones seconded the motion. The motion carried unanimously.

7. REZONING - Estates AT LK, LLC / Estates Way

Estates AT LK, LLC requested the rezoning of approximately 42.12 acres located along the west side of Estates Way from M-2 [Industrial District] to R-1 [Single-Family Residential District]. Mr. Rissmiller opened the public hearing. Mr. Curtis presented the petition and stated that staff recommended approval. Cam Forrester presented the request on behalf of the applicant. Mr. Rissmiller asked how buffering would be addressed adjacent to surrounding commercial zoning. Mr. Forrester stated that the surrounding area was largely undeveloped and that existing natural vegetation would provide adequate buffering for the proposed residential area. No one spoke in opposition. With no further questions or comments, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Hortman moved to recommend approval of the rezoning. Mr. Rowland seconded the motion. The motion carried unanimously.

8. PRELIMINARY PLAT - Grand Estates Subdivision

Mr. Rissmiller opened the public hearing. Mr. Curtis presented the petition, and Mr. Forrester presented the preliminary plat on behalf of the applicant. Mr. Rowland asked for clarification regarding drainage on the property. Kate Hogan stated that an existing drainage feature was located within the vegetative easement on the property. No one spoke in opposition. With no further questions or comments, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Rowland moved to approve the preliminary plat. Mr. Jones seconded the motion. The motion carried unanimously.

9. SPECIAL EXCEPTION – GROUP HOME - 101 Regency Court

Delilah Varnum requested permission to operate a peer-supported recovery residence (group home) at 101 Regency Court, subject to Appendix C, Section 97 of the Zoning Code. Mr. Rissmiller opened the public hearing. Mr. Curtis presented the application and noted that no on-site care or services would be provided, and that the required 24-hour crisis-intervention plan had been approved by the Warner Robins Police Department. He further stated that staff offered no recommendation on the request. Ms. Varnum presented the proposed group home and explained its mission and scope of operation. Ms. Arron, of 126 Regency Court, stated that she was affiliated with the community's homeowners association and expressed concerns regarding maintenance of the neighborhood's covenant standards. She also requested clarification regarding the residents who would occupy the home. Ms. Varnum stated that residents would not be permitted to keep personal vehicles at the property; instead, one company vehicle would be used for transportation and was not expected to disrupt normal traffic. She further stated that residents would typically remain at the home for periods ranging from 90 days to six months. Mr. Curtis clarified that approval of the special exception would not change the zoning or tax status of the property and stated that the special exception would terminate if the property were sold or the group-home use ceased. With no further comments or opposition, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Jones moved to approve the special exception. Mr. Rowland seconded the motion. The motion carried unanimously.

10. REZONING - Alamo Opportunity Fund LLC / Highway 41

Alamo Opportunity Fund LLC requested the rezoning of approximately 8.741 acres located along the east side of Highway 41, immediately west of the Rosehill Subdivision, from R-1 [Single-Family Residential District] to PDE [Planned Unit Development Extraordinary District]. Mr. Rissmiller opened the public hearing. Mr. Curtis presented the petition and summarized the site's prior rezoning requests. He noted that the proposed driveway had not yet received GDOT approval, that internal streets within the development would be private, and that no regular vehicular access to the Rosehill Subdivision was proposed. He stated that the two developments would be separated by a locked gate reserved for first-responder access. Mr. Curtis also noted that planted and natural buffers were proposed between the developments and adjacent zoning districts, and that project amenities included a dog park and picnic area. Staff expressed support for the request. Rob Fricks presented the rezoning on behalf of the applicant and stated that he had been coordinating with the City arborist regarding planted buffers and vegetation. He stated that the residential portion of the development would remain private and suggested that plantings such as Japanese holly could be incorporated into the buffer between the developments. Henry O'Neill, of 123 Flora Drive, spoke in opposition and expressed concerns regarding stormwater runoff and separation between the developments. Cyndie Rodgers, of 206 Loudon Hill, also spoke in opposition, raising concerns regarding compatibility with the all-brick character of homes in the Rosehill Subdivision and the nature of the proposed commercial uses. Mr. Fricks responded that the proposed spacing would comply with City requirements, that residential units were anticipated to be priced at approximately \$280,000 and above, and that a substantial stormwater tract was included in the development to manage runoff. Heather Henslee also spoke in opposition and raised concerns regarding the height of the residential units and the proposed commercial uses. Mr. Curtis stated that the commercial layout was a principal component of the conceptual approval and that future commercial uses requiring site modifications could require revisions to the approved plans. Mr. Fricks stated that the project would seek to minimize light spill through the use of downward-facing fixtures and that the residential buildings would be limited to two stories. With no further comments or opposition, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Rowland moved to approve the rezoning with the condition that the entire site's landscaping buffers be installed as part of Phase 1 and that the planted buffer be established in coordination with the City arborist's recommendations. Mr. Hortman seconded the motion. The motion carried unanimously.

11. ANNEXATION/REZONING - Carter Sisters Properties LLC / 100 and 104 S. Amanda Place

Carter Sisters Properties LLC requested the annexation and rezoning of properties totaling approximately 4.53 acres, located at 100 and 104 S. Amanda Place. The properties were zoned R-1 [Single-Family Residential District] in the County, with C-2 [General Commercial District] requested upon annexation into the City. Mr. Rissmiller opened the public hearing. Mr. Curtis

presented the petition and stated that staff recommended approval of the annexation subject to the property being accessed only through interparcel connectivity with the adjoining commercial property to the south, utilizing the existing traffic signal. He also noted the County's restriction on commercial access to residential streets, including S. Amanda Place. John Fox represented Carter Sisters Properties LLC and presented the proposal. Kimberly Pritchett expressed concern that the buffer should be substantial enough to screen the proposed development from nearby residences and requested assurance that no access would be provided to S. Amanda Place. Mr. Fox stated that anticipated commercial uses could include retail, office space, or an upscale restaurant, and confirmed that interparcel connectivity would be provided to the signalized access point. Mr. Rissmiller requested additional information regarding buffering and lighting. Mr. Fox stated that the existing natural buffers would continue from the adjacent properties and confirmed that no commercial access would be provided to S. Amanda Place. With no further comments or opposition, Mr. Rissmiller closed the public hearing and called for a motion.

Mr. Hortman moved to approve the annexation of the properties. Mr. Rowland seconded the motion. The motion carried unanimously.

Mr. Hortman then moved to approve the rezoning of the properties with the stipulations that: (1) the existing natural buffer be retained and enhanced to provide year-round opaque screening from the adjoining residential district; (2) no commercial access be granted onto S. Houston Lake Road; and (3) a photometric study accompany any plans for development. Mr. Rowland seconded the motion. The motion carried unanimously.

There being no further business, the meeting adjourned at 8:30 p.m.