

Planning Commission Meeting Minutes  
City of Warner Robins  
April 30, 2026  
5:30 p.m.

The Warner Robins Planning Commission held a special-called meeting on April 30, 2026, at 5:30 p.m., in lieu of the regular meeting of April 14 (cancelled).

Planning Commission members present were Todd Rissmiller, Ashley Hortman, Jeffrey Rowland, Sharon Broughton, and Cartney Jones. City staff present was Darin Curtis.

1. **SPECIAL EXCEPTION** – Group Home – 215 Burr Drive

Serina Sherman requested permission to operate a group home for foster care at 215 Burr Drive.

Mr. Rissmiller opened the public hearing.

Serina Sherman represented the case. Ms. Sherman stated that she intends to offer speech, social, and psychiatric services to juvenile foster children.

Darin Curtis stated that Ms. Sherman needed to obtain a state license prior to being heard before the Mayor and Council.

No one was present to speak in opposition.

Mr. Rissmiller closed the public hearing.

Ms. Broughton made a motion to approve the request with the stipulation that the state license be submitted to the Planning and Zoning Office prior to the request moving forward to the Council hearing. Mr. Hortman seconded the motion. The motion carried unanimously.

2. **PRELIMINARY PLAT** – Governors Estates

Mr. Rissmiller opened the public hearing.

Chad Bryant was present to represent the owner of the property.

Monica Wilson, a resident of Highway 127, asked whether the new development would share the Governors Estates covenants or be part of the homeowners association.

Mr. Bryant stated that, as the subdivision design engineer, he is unaware of the builder's plan in that regard.

No one was present to speak in opposition.

Mr. Rissmiller closed the public hearing.

Mr. Rowland made a motion to approve the request. Mr. Jones seconded the motion. The motion carried unanimously.

3. **ANNEXATION** - Castaway Self Storage & Carwash, LLC requests the annexation of 727 Old Perry Road and 2717 Highway 127, totaling 13.53 acres, at the current zoning of R-AG, Residential Agricultural, from Houston County to the City of Warner Robins.

Mr. Rissmiller opened the public hearing.

Chad Bryant was present to represent the property owner. Mr. Bryant stated that, as the site had access to city services, his client wished to annex into the city limits at the current zoning.

Heather Talton, of 703 Old Perry Road, stated that Houston County objected to the land use requested during a previous attempt to annex the property. Ms. Talton stated that the property was registered to a car wash and storage company, which caused her concern that the eventual intent may be to develop the property for commercial use. She expressed concern that the requested annexation could allow the property to enter the city at the current zoning and later be pursued for a different use.

Ronda Hitch, of East Bob White Road, asked why the property needed to be annexed into the city. Her concern centered on the reason for the annexation and what would change for the surrounding area if the property became part of the City of Warner Robins.

Monica Wilson, of 2669 Highway 127, stated that she believed the applicant was using a “loophole” in order to eventually pursue commercial development. Ms. Wilson also stated that ongoing construction in the surrounding area had caused damage to residents’ yards. She further expressed that residents felt excluded from conversations about construction impacts, drainage, property damage, and other issues affecting nearby homes.

Heather Talton also stated that the Woodlands development had caused drainage issues in the area. She expressed concern that additional development or future changes to the property could worsen existing stormwater and drainage problems for nearby residents.

Kathy Talton and Jason Talton cited concerns related to traffic in the area. They stated that additional development could further aggravate safety concerns near the intersection and along the surrounding roadways, particularly if traffic volumes increased or if access conditions changed.

Tom Morris, of 2698 Highway 127, stated that if the petition for annexation was approved, Houston County Commissioners would no longer have a say in the zoning of the property after one year. He expressed concern that the property could later be rezoned or developed in a way that would not be subject to the same county review.

Mr. Rissmiller closed the public hearing.

Mr. Rowland made a motion to approve the request. Mr. Hortman seconded the motion. The motion carried unanimously.

There being no further business, the meeting was adjourned at 7:47 p.m.