

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of January 13, 2026

The regular meeting of the Warner Robins Planning and Zoning Commission was held on January 13, 2026, at 5:30 PM at City Hall. Those members present were, Jeffery Rowland, Sharon Broughton and Todd Rissmiller. Two new members in attendance were Ashley Hortman and Cartney Jones. Michael Moriarty and Darin Curtis were also present representing planning staff.

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 home occupation licenses, rezoning, annexations, and special exceptions 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. Taylor 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. Zoning actions.

1. **REZONING** – HOCOGA Lands LLC. requests the rezoning of property, totaling 2.01 acres, located at 1278 S. Houston Lake Rd., also known as tax parcel [0W1020 052000]. The present zoning is C-2 [General Commercial District], and the proposed zoning is C-3 [Concentrated Commercial District].

These three items were heard at once but would be voted on separately since it was the same developer and the properties were contiguous with each other.

Darin Curtis presented petition to the board and the staff recommendations as follows:

Staff recommends support in favor for the request to rezone the property at it's from a C-2 designation to a C-3 designation. But encouraged the board to have an open discussion about the request.

Jim Rollins was present representing the owner. No one was present in opposition.

A motion was made by Mr. Rowland to approve the proposed rezoning request. For the HOCOGA parcel. Mr. Jones seconded the motion. The motion carried unanimously.

2. **REZONING** – SOHO Crossing LLC. requests the rezoning of property, totaling 1.01 acres, located at 1280 S. Houston Lake Rd., also known as tax parcel [0W1020 053000]. The present zoning is C-2 [General Commercial District], and the proposed zoning is C-3 [Concentrated Commercial District].

A motion was made by Ms. Broughton to approve the proposed rezoning request for the SOHO crossing parcel. Mr. Hortman seconded the motion. The motion carried unanimously.

3. **REZONING** – SOHO Crossing LLC. of property, totaling 0.91 acres, located along Moran Street, east of Houston Lake Rd., also known as tax parcel [0W1020 054000]. The present zoning is C-2 [General Commercial District], and the proposed zoning is C-3 [Concentrated Commercial District].

A motion was made by Ms. Broughton to approve the proposed rezoning request for the SOHO crossing parcel. Mr. Jones seconded the motion. The motion carried unanimously.

4. **ANNEXATION/REZONE** – Harikrishna B. Patel and Shital H. Patel, requests the annexation and rezoning of property, including all right-of-ways, totaling 4.0 acres, located at 1302 Feagin Mill Rd., also known as tax parcel [000770 013000]. The present zoning is RAG [Residential Agricultural District] [County], and the proposed zoning upon annexation is R-4 [Multi Family Residential District] [City]

Darin Curtis presented petition to the board and the staff recommendations as follows:

Staff recommends support in favor for the request to annex/rezone the property at its current designation of RAG to a R-4 designation.

Darren Crozier was present to represent the owner. There was no one present in opposition.

A motion was made by Ms. Broughton to approve the proposed annexation request. Mr. Hortman seconded the motion. The motion carried unanimously.

A motion was made by Mr. Rowland to approve the proposed rezoning request. Ms. Broughton seconded the motion. The motion carried unanimously.

5. **ANNEXATION/REZONING** – Charles Randle requests the annexation and rezoning of property, including all right-of-ways, totaling 8.75 acres, located at the north west side of the intersection at Lake Joy Rd. and Duskmoore Dr., also known as tax parcel [000510 36A000]. The present zoning is R-1 [Single Family Residential District] [County], and the proposed zoning upon annexation is R-2 [Single Family Residential District] [City].

Darin Curtis presented petition to the board and the staff recommendations as follows:

Staff recommends support in favor for the request to annex/rezone the property from a R-1 designation to a R-2 designation.

Brian Braun was present to represent the owner. There were several people in attendance in opposition.

Opposition as follows:

1. Mr. Gary Jones, 106 Gardenia Drive
Mr. Jones concerns were that R-2 did not conform to the R-1 standards of Weatherby Plantation, increased traffic, water runoff and flooding, and wanted the board to reduce the number of homes proposed.
2. Mark Masten, 200 Winston Court
Mr. Matsen's concerns were, increased traffic.
3. Mr. David Wilkin, 202 Winston Court
Mr. Wilkin was concerned about increased traffic and the R-2 designation.

Mr. Braun the addressed the concerns and stated that there were only 26 R-2 lots on the north side of Duskmoore.

Mr. Rissmiller then closed the public portion of the petition request.

A motion was made by Mr. Rowland to approve the proposed annexation request. Ms. Broughton seconded the motion. The motion carried unanimously.

A motion was made by Mr. Rowland to approve the proposed rezoning request. Ms. Broughton seconded the motion. The motion carried unanimously.

6. **ANNEXATION/REZONING** – Charles Randle requests the annexation and rezoning of property, including all right-of-ways, totaling 7.45 acres, located at the south west side of the intersection at Lake Joy Rd. and Duskmoores Dr., also known as tax parcel [000510 36B000]. The present zoning is R-1 [Single Family Residential District] [County], and the proposed zoning upon annexation is R-2 [Single Family Residential District] [City], for 5.15 acres on the west portion of the property and C-2 [General Commercial District] [City], for 2.3 acres on the east portion of the property facing Lake Joy Rd.

Darin Curtis presented petition to the board and the staff recommendations as follows:

Staff recommends support in favor for the request to annex/rezone the property from a R-1 designation to a R-2 designation.

Brian Braun was present to represent the owner. There were several people in attendance in opposition.

1. Chris Dekker, 202 Sansbury Trail
Mr. Dekker's concerns were traffic concerns, and the fact the C-2 is incorporated into a residential neighborhood. Wants the board to not approve the C-2 portion.
2. Mr. Gary Jones, 106 Gardenia Drive
Mr. Jones concerns increased traffic, water runoff and flooding, and wanted the board to tell him where the access gate for the C-2 portion would be.

Mr. Braun again addressed these concerns.

Mr. Rissmiller then closed the public portion of the petition request.

A motion was made by Ms. Broughton to approve the proposed annexation request. Mr. Hortman seconded the motion. The motion carried unanimously.

A motion was made by Ms. Broughton to approve the proposed rezoning request. Mr. Rowland seconded the motion. The motion carried unanimously.

7. **PRELIMINARY PLAT**– Air Park Subdivision.

Darin Curtis presented petition to the board and the staff recommendations as follows:

Staff recommends support in favor for the request to approve the preliminary plat as presented to the P&Z office.

A motion was made by Mr. Rowland to approve the proposed preliminary plat request. Mr. Jones seconded the motion. The motion carried unanimously.

As there was no other business, the meeting adjourned at 7:15 PM.

DRAFT