

Hatcher Estates

Homeowner's Association Inc Meeting with Warner Robins City Officials

Meeting 07-07-2026

This meeting was established for members of the community to hear the latest information available to city officials about the construction area along Russell Parkway as well as to ask questions / voice concerns.

City officials present:

Charlie Bibb (Council Member & neighbor in Buckhead Forest)

Kevin Lashley (Council Member)

James Drinkard (City Administrator)

Darin Curtis (Manger for Planning and Zoning)

John Coley (Stormwater Superintendent)

Vic Savage (Interim Assistant Director of Building and Inspections)

Colten Holley (Engineer – Plan Review)

Main points:

1. The long portion of the property has been subdivided so there are now three tracts of property. The new split is aligned with Paddington Way. All three are now zoned C2.
 - a. Warner Robins code does not require site plans at the time of rezoning, but the owner has stated a professional office park is the intent. Occupational restrictions may apply in addition to zoning restrictions.
2. Only frontage road and stormwater maintenance plans have been submitted to the city for the long portion of the property. No building plans have been received.
3. Only grading plans have been submitted for the corner parcel. No building plans have been received.
4. Warner Robins currently has a moratorium on new liquor, vape, CBD, and tobacco stores. This was recently extended to allow for code updates regarding these types of stores.
5. The city has no insight into either of the developers' schedule.
6. Resident Concerns:
 - a. Wildlife from the wooded area has moved into yards.
 - b. Stormwater retention:
 - i. The developed site vs. the in-development site have different stormwater management

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- ii. The east drainage area does not yet have an outflow pipe installed. This must be done before the development is complete. It will be designed to slowly drain into the city's stormwater system (within a day or so after rainfall)
 - iii. Vegetation in the retention area is beneficial to help absorb some of the water.
 - iv. The property owner must maintain the drainage area
 - v. City code has setbacks only for structures, not for drainage areas, so it is allowed to be adjacent to the fence-line. Stability of the bank adjacent to the fence is typically solved with vegetation.
 - vi. Under Georgia law, a developer cannot increase the amount of stormwater runoff onto adjacent properties.
 - c. Utility companies are not responsible for damage to plantings or sprinklers within utility easement areas
 - d. Paddington Way will not be a thru-street. It should no-longer be used to access the construction site; access is now from Russell Parkway.
 - e. Standing water leads to mosquito problems. The developer must add mosquito tablets and the city will spray tomorrow.
7. Residents were encourage to obtain the GoGov app to report issues to the city.