

# ***Waycross-Ware County Planning Commission***

305 Oak Street, Suite 157 Waycross GA 31501  
Telephone: (912) 287-4379 Fax: (912) 287-2467

## **August 14, 2025 AGENDA**

There will be a regular meeting of the Waycross-Ware County Planning Commission on Thursday, August 14, 2025. The lunch & work session will begin at 11:30AM and the regular session meeting will begin at 12:30 PM at the 305 Oak Street, Suite 113, Ware County Administration Building, Waycross, Georgia.

- I. Invocation and Pledge of Allegiance**
- II. Roll Call**
- III. Approval of June 12, 2025 regular meeting minutes.**
- IV. Declaration of Conflict of Interest.**
- V. Planning Commission Actions:**
- VI. Waycross Actions:**
  - A. Rezoning/Zoning: (None)
  - B. Annexation Zoning: (None)
  - C. Subdivisions: (None)
  - D. Other: (None)
- VII. Ware County Actions:**
  - A. Rezoning/Zoning:
    - 1. Rezoning of parcel numbers “050 03 015” (3450 Simmons Dr), “050 03 016”, “050 03 001”, “050 03 021”, & “050 03 002” from IP Industrial Park District to GI – General Industrial District
      - a) Requested by James Rubenbauer of the Waycross-Ware County Development Authority and on behalf of the property owners of “050 03 015” (The former Simmons property)
    - 2. Rezoning of 2401 State St, PN: “051D01 008 A” from R-90 Residential to C-3 General Commercial
      - a) Requested by Devin Strickland to rent the property for commercial use.
  - B. Subdivisions:
    - 1. Cottonbranch Estates (Revised Preliminary Plat)
      - a) New revised preliminary plat. Adjusts lots to 36 lots plus 1 open lot and 1 lot set aside for access for Nick Aldridge property to the south.
      - b) Wetlands have been delineated on updated plans
    - 2. ABC Properties Subdivision - Request has been cancelled per the applicant representative
  - C. Other: (None)
- VIII. Additional Items:**
  - A. Correspondence and Reports:
    - 1. Ware County - Training reminder
    - 2. City of Waycross (None)
  - B. Planning Commissioner’s Items
  - C. Chairman –
- IX. Next planned meeting is planned for Thursday September 11, 2025.**
- X. Adjournment**