

**MINUTES  
PUBLIC HEARING  
WARE COUNTY BOARD OF COMMISSIONERS  
MONDAY, DECEMBER 9, 2024  
4:30 p.m.**

**The Ware County Board of Commissioners held a Public Hearing, Monday, December 9, 2024, at 5:12 p.m. in the Ware County Commission Chambers, 305 Oak Street, Suite 201, Waycross, Georgia 31501 with Chairman Elmer Thrift presiding.**

<b>CALL TO ORDER</b>	Chairman Elmer Thrift
<b>COMMISSIONERS PRESENT</b>	Commissioner Leonard Burse; Commissioner Timmy Lucas; Commissioner Jerry Pope
<b>COMMISSIONERS ABSENT</b>	Commissioner Sammy Hendricks
<b>STAFF PRESENT</b>	Interim County Manager Melinda Brooks; Assistant County Attorney Jennifer Herzog; Deputy County Clerk Melissa Bennett
<b>PRESS</b>	Danny Bartlett, WJH
<b>INVOCATION</b>	The invocation was waived from Work Session
<b>PLEDGE OF ALLEGIANCE</b>	The Pledge of Allegiance was waived from Work Session

**Call to Order:**

Chairman Thrift called to order the public hearing for request to rezone the property located at the intersection of Dorothy Street and East Blackshear Avenue, a part of parcel number "051A04 059" from R-75MH Residential Mobile Homes District to C-1 Neighborhood Commercial District for the purpose of opening a retail business at this location.

**Rezoning Request**

Planning & Codes Director James Shubert explained that the applicant, Teramore Development, LLC is asking to rezone the area of approximately 3.623 acres for the purpose of building a Dollar General.

The Planning Commission reviewed the request and recommends that the County Commission approve the rezoning request. The Planning Commission also considered the school traffic in their decision.

Chairman Thrift asked if anyone in support of the rezoning.

Jason Kemp of Burchett & Kemp LLP, representing Teramore Development presented the Commission with proposed site plans. The plans also show the delivery trucks route and the deliveries are only once per week.

Chairman Thrift asked if anyone is opposing the rezoning. There were no public comments in opposition to the rezoning.

**Added to Regular Meeting Agenda**

**CLOSURE**

A motion was made by Commissioner Lucas to close the public hearing, with Commissioner Pope seconding the motion. The motion passed unanimously.

The public hearing was closed at 5:40 p.m.

Date proposed to be approved: July 14, 2025

**ATTEST:**

  
Melissa Bennett, Deputy County Clerk

  
Elmer Thrift, Chairman

7/16/2025  
Date

**/SEAL/**

