

**MINUTES  
PUBLIC HEARING  
WARE COUNTY BOARD OF COMMISSIONERS  
MONDAY JULY 14, 2025  
5:00 p.m.**

**The Ware County Board of Commissioners held a Public Hearing, Monday, July 14, 2025 at 5:00 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 Barry Cox, Commissioner Jon Tindall
<b>COMMISSIONERS ABSENT</b>	Commissioner Timmy Lucas
<b>STAFF PRESENT</b>	County Manager James Shubert; Assistant County Attorney Rebecca Ditto, County Clerk Melinda Brooks
<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 at 5:10 p. m.

**Rezoning Request**

Interim Planning Director Dustin Minchew presented this request to rezone Lots 1-3 of Wacona Heights Phase 1 from R-90 to R-50 Residential for the purpose of building a 16-unit, 2-story residential structure. The Waycross-Ware County Planning Commission voted unanimously to approve this request at their June 12 meeting. The applicant is Blackgate Capital, LLC and was represented via phone by Reggie Yesufu.

Commissioner Tindall asked who would be responsible for the maintenance and upkeep of this property. Company representative Reggie Yesufu said that Blackgate, LLC would be responsible for the upkeep. He also noted that these units are for the working class, not high end or Section 8.

**Support**

Chairman Thrift asked if anyone present was in support of the rezoning request. No one spoke.

**Oppose**

Chairman Thrift asked if anyone present opposed the rezoning request. No one spoke.

Commissioner Tindall asked Interim Director Minchew if anyone had contacted his office to oppose. Mr. Minchew stated there had no calls received in opposition to the rezoning. Commissioner Burse noted that current zoning would only allow construction of 10 units. The rezoning would allow an additional six (6) units to be added to make better use of the land.

#### **Added to Regular Meeting Agenda**

##### **Request to Close/Abandon Alleyway in Block 134 of Emerson Park Subdivision**

This request is to close/abandon an alley located in block 14 of the Emerson Park Subdivision. The applicant, Cynthia Bennett, owns the property adjoining the alleyway.

Commissioner Tindall asked if there are utilities on the easement. Interim Planning Director Minchew stated he had spoken with Public Works Director Larry Thrift and there is nothing on this alleyway. The County does not maintain this alleyway. Chairman Thrift asked if there are water or telephone lines located there. Mr. Minchew said there is not. He also said Ware County owns fee simple titles, and the same person owns both sides of the alleyway.

##### **Support**

Chairman Thrift asked if anyone present was in support of the request to close the alleyway. No one spoke.

##### **Oppose**

Chairman Thrift asked if anyone opposed the request to close the alleyway. No one spoke.

#### **Added to Regular Meeting Agenda**

##### **Request to Amend Zoning Resolution Text to Permit Commissary Kitchens in all Agriculture Zoned Districts**

This is a request to amend the Ware County Zoning Resolution Text in Sections 302.9A, 302.19.A (Definitions), 707.2, 708.2, 708.A.2, & 708.B. (A, A-1, A-2, & A-3 Zoning Districts) to permit commissary kitchens in all agriculture zoning districts. Interim Planning Director Minchew explained these text amendments will cover all agriculture zoned areas and will allow for direct purchase from the kitchen for consumption off-site, such as bulk catering and grab and go (food trucks).

Commissioner Burse clarified that this has to be a stand-alone building as any kitchen approved by the health department. Mr. Minchew also noted the set-back requirements are the same.

##### **Support**

Chairman Thrift asked if anyone in the audience supported the text amendments. No one spoke.

##### **Oppose**

Chairman Thrift asked if anyone in the audience opposed the text amendments. No one spoke.


#### **Added to Regular Meeting Agenda**

## CLOSURE

Commissioner Tindall made a motion to close the public hearing. Commissioner Cox seconded the motion, which passed unanimously.

The public hearing was closed at 5:43 p. m.

Date proposed to be approved: August 11, 2025

  
Elmer Thrift, Chairman

ATTEST:

  
Melinda L. Brooks, County Clerk

8-13-2025  
Date

