

Waycross-Ware County Planning Commission

305 Oak Street, Suite 157 Waycross GA 31501

Telephone: (912) 287-4379 Fax: (912) 287-2467

SEPTEMBER 11, 2025

AGENDA

There will be a regular meeting of the Waycross-Ware County Planning Commission on Thursday, September 11, 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 August 14, 2025 regular meeting minutes & August 27, 2025 special called 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. Ware County Zoning Text Amendment Article VIII – Minimum Rear Setback in LI – Limited Industrial.
 - a) Reduce min setback from 100’ to “25 feet from the rear property line. Wherever a property line abuts a railway right-of-way, this setback requirement may be waived for the sole purpose of providing a facility for direct loading and unloading between railway care and building.”
 - b) This is in line with GI – General Industrial
 - 2. Ware County Rezoning Request: 840 McKinley Rd
 - a) Request from Dongray Johnson to change zoning status from R-75 to R-75 MH for the purpose of placing single family homes on the property.
- B. Subdivisions:
 - 1. Mamooos Lands Subdivision
 - a) Preliminary Plat requested by Bobby Nanan
 - b) 10 new lots being created
 - c) Drainage & driveway approved by GDOT
 - 2. Wiregrass Place Subdivision
 - a) Preliminary Plat for planned 12-lot subdivision
 - b) Soil studies have been submitted and lot sizes meet requirements
 - c) To be served by county water w/private septic
- C. Other: (None)

VIII. Additional Items:

- A. Correspondence and Reports:
 - 1. Ware County

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- a)
- 2. City of Waycross (None)
- B. Planning Commissioner's Items
- C. Chairman –

IX. Next planned meeting is planned for Thursday October 9, 2025.

X. Adjournment