

Waycross-Ware County Planning Commission

305 Oak Street, Suite 157 Waycross GA 31501

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NOVEMBER 13, 2025

AGENDA

There will be a regular meeting of the Waycross-Ware County Planning Commission on Tuesday, November 13, 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 October 9, 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 Request: 355 E. Blackshear Ave (Parcel "051A03 044 H" from R-50MH Residential Manufactured Homes to C-1 Neighborhood Commercial
 - a) Request to rezone from R-50MH to C-1 Neighborhood Commercial
 - b) For the purpose of using existing structures for a television/recording studio
 - 2. Rezoning Request: Northern 1 acre portion of parcel number "036H03 002" from RS-Residential to A-1 Agriculture-Forestry
 - a) Requested by Josh Hodges to let family place a manufactured home on the northern 1 acre of the parcel.
 - 3. Rezoning Request: Rezoning of portions of parcel 051C05 012, 051C05 013, & 051C05 014 from R-75 (Residential District) to C-3 (General Commercial District) State Street- County
 - a) Request to remove split parcel status and make these remainder portions match the same zoning type as the main parcel.
 - 4. Text Amendment – Utility-Scale Energy Storage
 - (1) Add Definition for Utility-Scale Energy Storage Facilities (302.67)
 - (2) Add conditional use for Utility-Scale Energy Storage Facilities to A- Agriculture-Forestry District (707.5) & GI-General Industrial District (706.3). with a setback requirement from existing residences of 1000'
 - B. Subdivisions:
 - 1. Mammos Lands Subdivision (Final Plat)
 - a) Request for final plat of Mammos Lands Subdivision.
 - C. Other: (None)
- VIII. Additional Items:**
 - A. Correspondence and Reports:
 - 1. Ware County (None)
 - 2. City of Waycross (None)
 - B. Planning Commissioner's Items
 - C. Chairman Items
- IX. Next planned meeting is planned for Thursday December 11, 2025.**
- X. Adjournment**