

# *Waycross-Ware County Planning Commission*

305 Oak Street, Suite 157 Waycross GA 31501  
Telephone: (912) 490-4379 Fax: (912) 490-2467

**June 11, 2026**

## **AGENDA**

There will be a regular meeting of the Waycross-Ware County Planning Commission on Thursday, June 11, 2026. 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 May 7, 2026 regular meeting minutes.**

**IV. Declaration of Conflict of Interest.**

**V. Planning Commission Actions:**

**VI. Waycross Actions:**

A. Rezoning/Zoning:

1. Request is to change the Waycross Official Zoning Map at parcel WA 0607 220 – Bailey Street from RS – Single-Family to R – 50 Residential with a stipulation that if the current proposed development fails to materialize the property would revert back to RS – Single Family
2. Request is to change the Waycross Official Zoning Map at a portion of parcel WA2304 004 from R – 90 Residential to O – Office

B. Annexation Zoning: (None)

C. Subdivisions: (None)

D. Other: (None)

**VII. Ware County Actions:**

A. Rezoning/Zoning:

1. Rezoning Request: 3895 Jamestown Rd request to rezone from C-1 Neighborhood Commercial to C-2 Highway Commercial for the purpose of allowing a restaurant to be located on the property.

B. Subdivisions:

1. Rowan's Place Subdivision (Final Plat)

C. Other:

1. Text Amendment: Amendment to Article VII regarding poultry in residential zones
  - a) Text Amendment to permit poultry being kept for private consumption use or as a pet in residential zoned areas
  - b) Roosters are not permitted.
  - c) Setbacks from poultry housing/coops must be 100' from adjacent residential dwellings for less than 25 poultry and 1000' from adjacent residential dwellings for 25 or more poultry.
2. Text Amendment: Amendment to Article VII regarding Offroad Motorized Vehicle Parks in A-Agriculture Zone & C-2 Highway Commercial
  - a) Includes definition, lot size requirements, setback requirements from residential properties, & vegetative buffer requirements.

**VIII. Additional Items:**

A. Correspondence and Reports:

1. Ware County

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- a) Thanks to outgoing member and discussion of new member from county.
- b) Discussion regarding topic of Cottage Courts/Cottage Court Developments

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

IX. Next planned meeting is planned for Thursday July 9, 2026.

X. **Adjournment**