

**MINUTES
PUBLIC HEARING
WARE COUNTY BOARD OF COMMISSIONERS
MONDAY, MAY 11, 2026
4:30 p.m.**

The Ware County Board of Commissioners held a Public Hearing, Monday, May 11, 2026, at 4:30 p.m. in the Ware County Commission Chambers, 305 Oak Street, Suite 201, Waycross, Georgia 31501, with Chairman Elmer Thrift presiding.

CALL TO ORDER	Chairman Elmer Thrift
COMMISSIONERS PRESENT	Commissioner Barry Cox, Commissioner Leonard Burse, Commissioner Jon Tindall
COMMISSIONERS ABSENT	Commissioner Timmy Lucas
STAFF PRESENT	County Manager James Shubert; Assistant County Attorney Jennifer Dorminey Herzog; County Clerk Melinda Brooks
PRESS	Danny Bartlett - WJH
INVOCATION	The invocation was waived from the Work Session
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was waived from the Work Session

Call to Order: Chairman Thrift called the public hearing to order.

Presentation of 2026 Joint Comprehensive Plan for Waycross and Ware County
Marcus McConico of Southern Georgia Regional Commission presented the 2026 Joint Comprehensive Plan to the Commission, stating it is required to be updated every five (5) years to be eligible for grants. He noted the work plan portion is updated every five (5) years, but there are other elements that are updated every ten (10) years. There is a requirement to hold three (3) stakeholder meetings while updating the plan. Mr. McConico said there have been at least five (5) of these meetings. Regulations require that he present this at a public hearing before the Commission can vote to approve submitting the plan to the Department of Community Affairs (DCA). The plan is over 180 pages long, and includes updates to the work program, transportation portion, and other areas.
Added to Regular Meeting Agenda

Request Close/Abandon Roscoe Mixon Road
Interim Planning Director Dustin Minchew presented the request to close/abandon a 1,012-foot portion of Roscoe Mixon Road. This portion was involved in a land swap between the County and nearby property owners to relocate Roscoe Mixon Road. Following approval by the County, this is to release the former route of the roadway to the adjacent landowners. The former portion of the road is approximately 1,012 feet long and runs from N. Clough Bay Road to the remainder portion connected to the new road route.

Support

No one spoke.

Oppose

No one spoke.

Added to Regular Meeting Agenda

Request to Rezone 2401 Adams from R-75 MH to A-1

Interim Planning Director Dustin Minchew explained that Amanda Raleigh applied to rezone an approximately 1.01-acre property located at 2401 Adams Street, parcel number "051B02 013" from R-75 MH Residential Manufactured Home District to A-1

Agriculture/Forestry District for the purpose of keeping animals, including various forms of poultry, on the property. He mentioned the property was zoned A-1 in 1977 but changed to R-75 MH. Stables, chicken coops, and other housing for animals must be kept 100 feet from the property line

County Manager Shubert explained to the Commission that property cannot be rezoned if it will create a nuisance to neighbors. Interim Director Minchew stated that code enforcement officers have had issues with animal nuisances, such as them getting loose. He showed an online street view of the property with animals visible in the backyard.

Support

Raylan Guy – District 3 Commissioner Candidate

Mrs. Guy told the Commission she went on a ride-along with Officer Hanson, and the property has been updated since this photo. She said she would like to see the County's ordinances mirror that of the City, which allows chickens to be kept, but with regulations.

Mr. Shubert told the Commission that currently the County does not allow chickens in residential zoned areas. He did state that he had previously been involved in discussions regarding changing the County's wording and adopting the same regulations that the City has.

Oppose

None

Added to Regular Meeting Agenda

CLOSURE

Commissioner Burse made a motion to close the public hearing. Commissioner Tindall seconded the motion, which passed unanimously. The public hearing closed at 4:56 p. m.

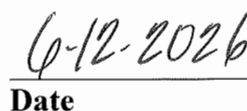
Date proposed to be approved: June 8, 2026

ATTEST:



Melinda L. Brooks, County Clerk


Elmer Thrift, Chairman


Date

