

Waycross-Ware County Planning Commission

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

August 13, 2026 AGENDA

There will be a regular meeting of the Waycross-Ware County Planning Commission on Thursday, August 13, 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 June 11, 2026 regular meeting minutes.

IV. Approval of June 25, 2026

V. Declaration of Conflict of Interest.

VI. Planning Commission Actions:

- A. Vote on Chair & Vice Chair positions

VII. Waycross Actions:

- A. Rezoning/Zoning: (None)
B. Annexation Zoning: (None)
C. Subdivisions:
1. Survey for Terry Luke for a 4-tract subdivision
a) Consists of 4 tracts of land and a 60' access road on what is currently parcel number "WA0412 064" for potential commercial development.
D. Other: (None)

VIII. Ware County Actions:

- A. Rezoning/Zoning:
1. Rezoning Request 070A 001 – R-75MH to C-2 Highway Commercial
a) Rezoning for the purpose of putting existing RV Park in use type compliance with zoning ordinance.
B. Subdivisions:
1. Survey for Catface LLC for 6 lot subdivide on Corbitt Rd, parcel number "103 028 A"
C. Other: Text Amendment:
1. Fee Schedule Adjustments for Planning Commission related fees
2. Text Amendment for R-50, R-75, R-50MH, R-75MH, R-90, R-45, & RS – Regarding Private Gatherings as a permitted use with rules regarding them.
3. Revision of Subdivision Regulations:
a) Permitting use of park model or cottages in RV Parks with a limit of no more than 10% of total units being dedicated to this use.
4. Private Road Name Request – Saylor Ln
a) Located on parcel number "024 019 E" as a private drive

IX. Additional Items:

- A. Correspondence and Reports:

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1. Ware County
 - a) Discussion of new application process for those interested in joining the Waycross-Ware County Planning Commission (new paper form & web form options)
 - b) Discussion regarding cottage court communities or tiny home developments
 - (1) Refer to tiny homes used as small subdivisions or condos
 - (2) Example from Pierce County, DeKalb County, & Raleigh NC
 - c) Discussion regarding food trucks & food truck ordinance
 - (1) City of Waycross ordinance example discussion
 - (a) Example of Waycross Ordinance, Hapeville, Savannah, & Thomaston GA
 - (2) Discussion of the possibility of adding food truck courts as a permitted use in certain zoning types.
2. City of Waycross (None)
- B. Planning Commissioner's Items
- C. Chairman –

X. Next planned meeting is planned for Thursday September 10, 2026.

XI. Adjournment