

Waycross-Ware County Planning Commission

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

September 10, 2026

AGENDA

There will be a regular meeting of the Waycross-Ware County Planning Commission on Thursday, September 10, 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 August 13, 2026 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:
 - a) Final Plat Approval Request for West Point Center, LLC
- D. Other: (None)

VII. Ware County Actions:

- A. Rezoning/Zoning:
 - 1. 3190 Smith Dr – Request for Rezone from LI (Limited Industrial) to GI (General Industrial) with conditional use for transfer station
 - a) Ryland Environmental Inc has requested the rezoning of what is currently parcel number “050 04 020” or 3190 Smith Dr
 - b) Planned use on site is new business office & truck scale to service currently zoned adjacent property where transfer station is located.
 - 2. Rezoning Request “051C06 007” & “051C06 011” from R-75 Residential to C-3 General Commercial
 - a) Was intended to be included in previous corrective rezoning approved by the Ware County Commission on December 7, 2025 but was not included due to an oversight.
 - b) Planned use as
- B. Subdivisions:
 - 1. Survey for Catface LLC for 6 lot subdivide on Corbitt Rd, parcel number “103 028 A”
 - a) Was tabled at the August 2026 meeting to allow them to provide a maintenance agreement.
- C. Other: Text Amendment:
 - 1. Fee Schedule Changes
 - a) Revisions to fees for Planning related items.
 - 2. Revision to Subdivision Regulations
 - a) Reduction of flag lot access width to 25’

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3. Amend Ware County Zoning Resolution by amending Articles XI & XII regarding signage for notices
 - a) Reducing minimum sign size from 7 sq feet to 3 sq ft as well adjustment to notice on sign.
 - b) Reduction of sign size from 7sq ft to 3 sq ft for variances.
4. Revision to Ware County Subdivision Regulations – Adding definition for “Simple Subdivision”
 - a) No specific definition in the regs for that type.
 - b) There to clarify any legal questions or issues.

VIII. Additional Items:

- A. Correspondence and Reports:
 1. Ware County
 - a) Discussion regarding food trucks & food truck ordinance
 - (1) City of Waycross ordinance example discussion
 - (2) Other communities’ example
 - (3) 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 –

IX. Next planned meeting is planned for Thursday October 8, 2026.

X. Adjournment