

**MINUTES
PUBLIC HEARING
WARE COUNTY BOARD OF COMMISSIONERS
MONDAY JULY 13, 2026
4:30 p.m.**

The Ware County Board of Commissioners held a Public Hearing, Monday, July 13, 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 Timmy Lucas, Commissioner Jon Tindall
COMMISSIONERS ABSENT	None
STAFF PRESENT	County Manager James Shubert; Assistant County Attorney Jennifer Dorminey Herzog; County Clerk Melinda Brooks
PRESS	None
INVOCATION	The invocation was waived from the Work Session
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was waived from the Work Session

Request to Amend Article III and VII of Ware County Zoning Ordinance Resolution

Planning Director Dustin Minchew explained the proposed text amendments are to provide a definition and use-type definition in the zoning text for Offroad Motorized Vehicle Parks in Ware County as permitted use in C-2 Highway Commercial Districts and as conditional use in A Agriculture-Forestry Districts.

Article III, Section 302.68 defines “Offroad Motorized Vehicle Park” as a parcel or tract of land, whether publicly or privately owned, developed, operated, maintained, or designated for the recreational use, operation, riding, driving, racing, training, exhibition, or testing of motorized vehicles designed for or capable of travel over unpaved surfaces or rough terrain, including, but not limited to all-terrain vehicles (ATVs), utility task vehicles (UTVs), dirt bikes, motorcross, motorcycles, dune buggies, go-karts, four-wheel drive vehicles, off-highway vehicles (OHVs), and similar motorized recreational vehicles. Mr. Minchew said the section also states the term shall not include public streets, roads, or highways open to lawful vehicular traffic; temporary events conducted pursuant to a valid special event permit and not exceeding the duration limitations established by this Code; or Commercial automobile racetracks or speedways primarily designed for paved-surface motor vehicle racing.

Conditional uses set in Article VII, Section 703.2 and 707.5 state the minimum parcel size for areas with riding trails must be 100 acres, and competition style offroad racing facilities must be at least 20 acres. Riding areas and track must be at least 300 feet from residential properties. Both require a 100-foot vegetative buffer where adjacent to residential properties for the purpose of visual and sound dampening.

Support

No one spoke in support of the text amendment.

Oppose

No one spoke in opposition of the text amendment.

Added to Regular Meeting Agenda

Request to Amend Article VII of Ware County Zoning Resolution

Planning Director Minchew explained to the Commission the request to amend Article VII to allow poultry in residential zones for pets or private consumption. He read Article VII, Section 701.2, which gives the regulations for the housing of poultry. It also states that roosters are prohibited. He did note that this text amendment mirrors the City's zoning ordinance. The Commissioners briefly discussed whether property size should be taken into consideration.

Support

Raylan Guy spoke in support of the text amendment. She stated that she can have chickens on her side of Smith Road, but her neighbors across the street cannot. She feels that if the Commission will amend the text, it will make it fair for everyone.

Oppose

No one spoke in opposition.

Added to Regular Meeting Agenda

Request to Rezone 3895 Jamestown Road from C-1 to C-2

Planning Director Dustin Minchew said the applicant, Avi Patel, is requesting a zoning change from C1 Neighborhood Commercial to C-2 Highway Commercial to open a soul food restaurant. He has already been renovating the existing building, which was originally a convenience store. The Commission agreed that the upgrades to the building improve the neighborhood, and that a restaurant at that location will benefit the area.

Support

No one spoke in support.

Oppose

No one spoke in opposition.

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 was closed at 6:04 p. m.

Date proposed to be approved: August 10, 2026


Elmer Thrift, Chairman

ATTEST:


Melinda L. Brooks, County Clerk

8-12-2026
Date

