

**MINUTES  
PUBLIC HEARING  
WARE COUNTY BOARD OF COMMISSIONERS  
MONDAY February 13, 2023  
5:12 p.m.**

**The Ware County Board of Commissioners held a Public Hearing, Monday, February 13, 2023 at 5:12 p.m. in the Ware County Commission Chambers, 305 Oak Street, Suite 201 Waycross, Georgia 31501 with Chairman Elmer Thrift presiding.**

<b>CALL TO ORDER</b>	Chairman Elmer Thrift
<b>COMMISSIONERS PRESENT</b>	Commissioner Steve Barnard, Commissioner Leonard Burse, Commissioner Timmy Lucas. Commissioner Jerry Pope
<b>COMMISSIONERS ABSENT</b>	None
<b>STAFF PRESENT</b>	County Manager Scott Moye; Assistant County Attorney Jennifer Dorminey Herzog
<b>PRESS</b>	Danny Bartlett - WJH
<b>INVOCATION</b>	The invocation was waived from Work Session
<b>PLEDGE OF ALLEGIANCE</b>	The Pledge of Allegiance was waived from Work Session

**Call to Order:**

Chairman Thrift called to order the public hearing for the application to rezone 2301 W. Jackson Street from R-75 (Residential) to R-75MH (Residential Mobile Home.) The applicant is Doug Altman. An amendment to that portion of the property that is the site of a former rail spur (referenced as a map sliver approximately 600' long by 20' wide) not be included in the rezone. This gap is not wide enough for development, but still allow access for a rear entry if desired.

**Rezoning Request – 23601 W. Jackson Street**

Chairman Thrift asked if there is any discussion or questions on the application.

The Chairman asked the County Manager if the Planning Commission is okay with the rezoning. CM Moye stated that the Planning Commission is recommending approval of this application. Assistant Planning Director Dustin Minchew told the Commission that the Planning Commission met on January 12 and approved this with the amendment that was mentioned earlier. There were no objections to the rezoning.

Commissioner Burse asked if there is already an existing mobile home park. Mr. Minchew stated there is a mobile home park next door and this rezoning will allow an expansion of that park. Chairman Thrift asked how many mobile homes will be added. Mr. Minchew stated that would be a question for the applicant. Mr. Altman stated that he is still in talks with Satilla Water and Sewer and Georgia Power about installing sewer and underground

power. Depending on the layout, there could be an additional 30-40 mobile homes added. Commissioner Burse then asked if the mobile homes will be provided or if the residents would bring their own. Mr. Altman responded that it will most likely be a combination of the two. He buys new mobile homes and has torn down all of the existing ones. Street lighting and security items have been added to make nicer affordable housing. Chairman Thrift asked if the streets will be paved. Mr. Altman told him that crushed milling has been placed on the roadways. The Chairman then said he thought the roads have to be paved. Mr. Altman and Mr. Minchew responded that these are private roadways which are not required to be paved. Mr. Minchew further stated that notice of the Public Hearing was posted on the property about three-and-a-half weeks ago and run in the newspaper. No one has offered opposition.

Commissioner Barnard asked Asst. Director Minchew about an existing mobile home park on Carswell Avenue in regards to getting it cleaned up. Mr. Minchew stated the last he has heard from Director Shubert was that letters had been mailed to the property owners, and they have seen results. He doesn't have any details since he doesn't work in Codes.

Chairman Thrift then asked if there was opposition to the rezoning. There was none.

**Added to Regular Meeting Agenda**

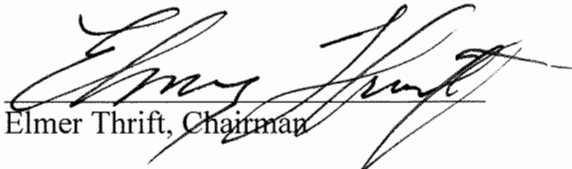
**CLOSURE**

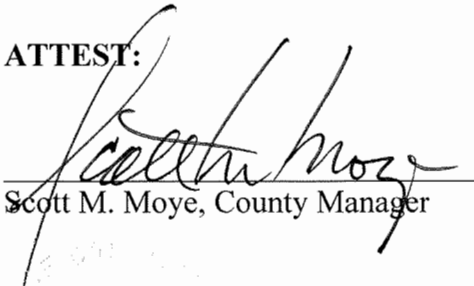
Motion was made by Commissioner Barnard to close the public hearing, with Commissioner Lucas seconding.

Commissioner Leonard Burse- aye; Commissioner Jerry Pope- aye; Commissioner Timmy Lucas- aye; Commissioner Steve Barnard- aye, Chairman Elmer Thrift- aye

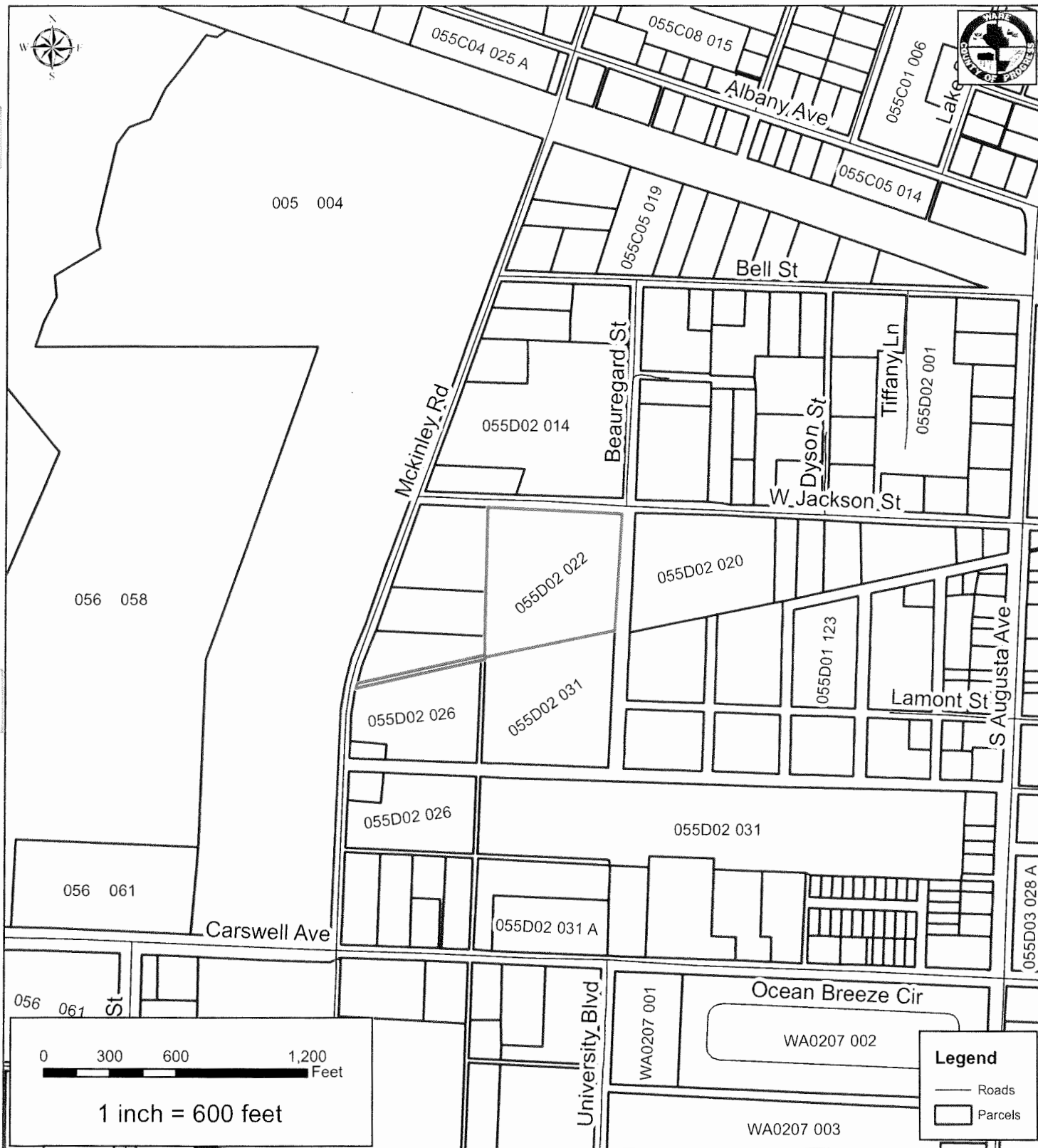
The public hearing was closed at 5:19PM.

Date proposed to be approved: March 13, 2023

  
Elmer Thrift, Chairman

**ATTEST:**  
  
Scott M. Moye, County Manager

03-14-2023  
Date



**Parcel Number: 055D02 022**  
**2301 W. Jackson Street**

**Location Map**

**Date Mapped: 01/10/2023**

The County provides this information with the understanding that it is not guaranteed to be accurate, correct or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness and timeliness of the materials presented. However, the County assumes no responsibility in the event that any information is incorrect. The County of assumes no liability for damages incurred directly or indirectly as a result of incomplete, incorrect or omitted information, even if the County is advised of the possibility that the information may not be accurate. The user of this information assumes all liability for their dependence on this information and assumes responsibility for the information.



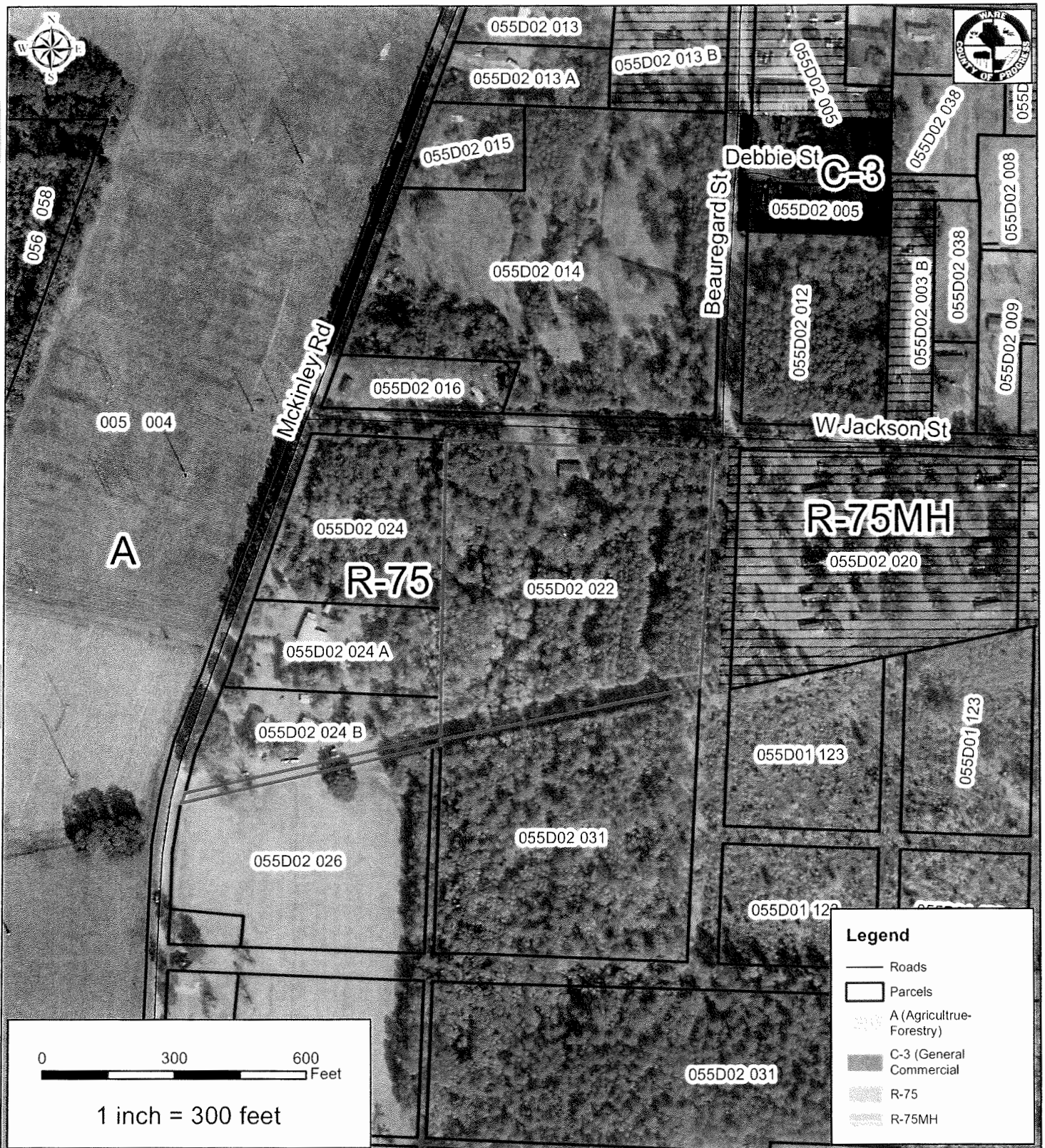
**Parcel Number: 055D02 022**  
**2301 W. Jackson Street**

**Aerial Map**

**Date Mapped: 01/10/2023**

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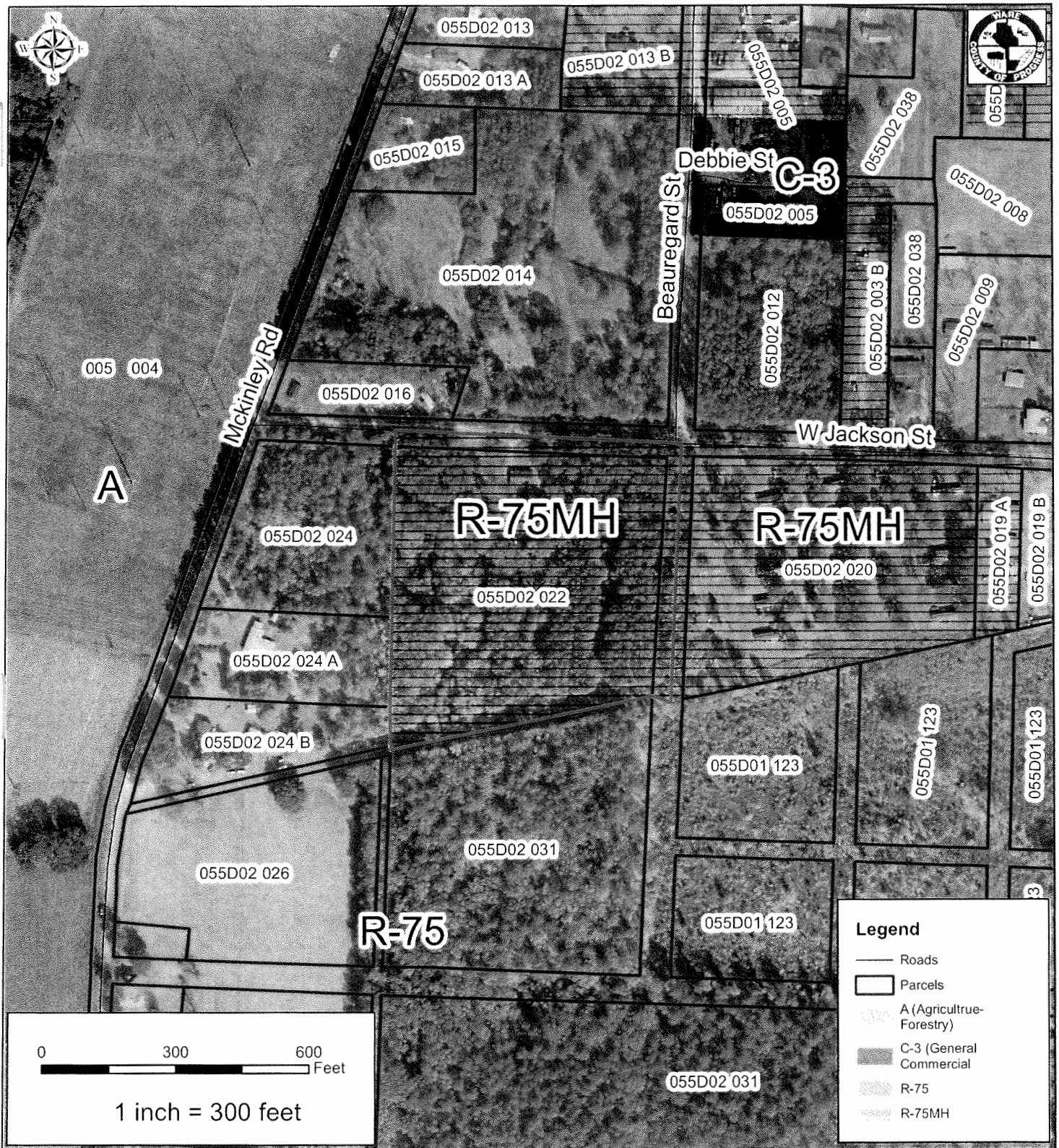




**Parcel Number: 055D02 022**  
**2301 W. Jackson Street**

**Current Zoning Map**  
**Date Mapped: 01/10/2023**

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**Parcel Number: 055D02 022**  
**2301 W. Jackson Street**

**Proposed Zoning Map**  
**Date Mapped: 1/26/2023**

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