

**MINUTES
PUBLIC HEARING
WARE COUNTY BOARD OF COMMISSIONERS
MONDAY AUGUST 14, 2023
5:05 p.m.**

The Ware County Board of Commissioners held a Public Hearing, Monday, August 14, at 5:05 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 Steve Barnard, Commissioner Leonard Burse, Commissioner Timmy Lucas, Commissioner Jerry Pope
COMMISSIONERS ABSENT	None
STAFF PRESENT	County Manager Scott Moye; Assistant County Attorney Jennifer Dorminey Herzog
PRESS	Danny Bartlett - WJH
INVOCATION	The invocation was waived from Work Session
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was waived from Work Session

Call to Order – Rezoning Request – 251 County Line Road.

Chairman Thrift called to order the public hearing for the request by Jason Woodard, landowner, to rezone his property at 251 County Line Road from A-1 (Agriculture) to A (Agriculture) so as to permit the use of an RV park.

A recommendation for approval was not made by the Planning Commission during their July 13, 2023 meeting. A motion to recommend approval died for lack of a second and no other motions were presented.

Chairman Thrift asked Planning and Codes Director James Shubert to give more information. Director Shubert said the site is 3.85 acres. There is no access to public utilities. There will have to be a private well and septic system on this property. He showed maps of the property on the screen. He said the condition of the road when it starts raining makes it boggy and full of water. The extra traffic from an RV park would make the road conditions worse.

Opposition:

Keith Boatright – 4301 Millers Road, Waycross:

Mr. Boatright stated he chose his property because of location and zoning which would protect his investment. He feels this RV park, like most in the County, would turn into a homestead which would negatively affect his property value. He brought a photo of the dirt road and said he was told the school was unable to travel down Cox Road, so the kids were

having to meet the bus at the corner adjacent to proposed RV park site. He said the extra traffic would not be safe for the children.

Donald Cunningham – 550 County Line Road, Waycross:

Mr. Cunningham stated he knows the landowner. He said this will not be a regular RV park, but will be There will be for people living in RVs full time. This will lower the value of the surrounding properties. He understands that true RV parks have swimming pools, bath houses, a place to check in, a little store for propane and firewood, but this proposed place will not be like that.

Perry Hendrix – 502 County Line Road, Waycross:

Mr. Hendrix stated a double wide mobile home is on this property and about a dozen vehicles are already parking there. He said two counties are maintaining the road, but it remains a mess. Extra traffic to an RV park will only make it worse.

Brandy Hendrix – 502 County Line Road, Waycross:

Mrs. Hendrix spoke after the Commission comments. She stated there are transmission lines buried in the front yards on the east side (Brantley County), Georgia Power would have to be involved to move those lines to give easement to pave the road. She said the neighborhood is quiet. Everyone knows each other and gets along well. They don't want to see a lot of people coming in. The children are already waiting on the school bus at the end of the road, and the parents don't want to have to worry about their safety.

Support: NONE

Commission Comments:

Commissioner Barnard asked Director Shubert asked if there is a code on the books to prevent stop someone from converting a mobile home park to an RV park. Director Shubert said there is not, but Planning and Codes is currently working on proposing amendments to allow RV parks in the C2 district and A zoning district as conditional uses. This means future RV parks would have to meet certain criteria and be approved by the County Commission.

Commissioner Barnard then asked if Brantley County has an ordinance preventing people from living in RVs. Director Shubert said he heard that was true. He said that he could bring one to the Commission. He has proposed it before (unofficially) and received word from previous Commissioners asking why he was doing that, so he didn't want to waste his time drafting something that wouldn't be approved.

Commissioner Pope asked how many RVs will the health department allow to hook to one septic system. Director Shubert said four RVs. Commissioner Pope said he feels this is a way to get around a subdivision regulation by hooking four permanent RVs to one system and that creates a big problem. This is a problem that could happen. Director Shubert agreed. Commissioner Pope said this is in his district. He has been to this road with the Public Works Director and tried to qualify for a CDBG grant to pave County Line Road. The problem is theoretically Brantley County owns half of the road. Brantley has shown no interest in helping with the paving. It still requires constant maintenance and is not conducive to increased traffic. Director Shubert said even if the road was paved, without

cooperation from Brantley, you would still be driving on a hard bottom pond. Commissioner Pope agreed that the drainage would be to the Brantley side.

Commissioner Burse asked if Ware County grades the Brantley County road. Commissioner Pope asked Public Works Director Michael Brooks if Brantley every grades the road. He stepped up and said that both counties grade the road. When it's wet, there is no way to drain it. The water runs toward to the Brantley side. Commissioner Burse asked Public Works Director Brooks if the two counties try coordinate their schedules. He responded that they can't coordinate. Commissioner Lucas asked if each county grades the whole road when they go. Public Works Director responded that each county grades the whole width of the road. He further explained that both counties are fighting the drainage battle because the property owners in Brantley will not give any easement for the drainage. Planning and Codes Director Shubert added that these property owners have fences right at the shoulder behind the ditch.

CLOSURE

Motion was made by Commissioner Barnard to close the public hearing with Commissioner Lucas seconding. The motion passed unanimously.


The public hearing was closed at 5:25 p.m.

Date proposed to be approved: September 11, 2023

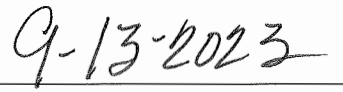


Elmer Thrift, Chairman

ATTEST:



Melinda L. Brooks, County Clerk



Date

