

**MINUTES
PUBLIC HEARING
WARE COUNTY BOARD OF COMMISSIONERS
MONDAY OCTOBER 9, 2023
4:30 p.m.**

The Ware County Board of Commissioners held a Public Hearing, Monday, October 9, 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 Steve Barnard, Commissioner Leonard Burse, Commissioner Timmy Lucas, Commissioner Jerry Pope
COMMISSIONERS ABSENT	
STAFF PRESENT	County Manager Scott Moye; Assistant County Attorney Jennifer Dorminey Herzog
PRESS	None
INVOCATION	The invocation was waived from Work Session
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was waived from Work Session

Proposed Text Amendments to the Ware County Subdivision Regulations: Sections IV, V, & VI. Add Section V, Subsection M: Recreational Vehicle (RV) Parks & Commercial Campgrounds

Call to Order:

Chairman Thrift called to order the public hearing to propose an amendment to the Ware County Subdivision Regulations.

Chairman Thrift asked Planning and Codes Director James Shubert to explain the changes that he is requesting. Director Shubert listed several of the changes, including Section IV adding the County Engineer as a party to review the plats for drainage. The time frame for submitting a plat to the Planning Commission was increased from 10 to 30 days. A checklist was added to be signed by all departments that shall be submitted with the final plat. Another change was for the fee to be paid to the Planning and Codes Department instead of the Planning and Codes Director. He said the main change is to add section M. Recreational Vehicles (RV) Parks & Commercial Campgrounds because there are no regulations on RV parks. Director Shubert stated in a nutshell the regulations include a 200-foot buffer from any residence, park must be a minimum of 5 acres, minimum size of camping site is 360 square feet for a tent site and 1200 square feet for campers and recreational vehicles. He added there must be a minimum of 100 feet of road frontage and outdoor lighting is

required. Some type of recreational activity must be provided, such as a walking track. Guidelines were developed for the streets which do not have to be paved; however, they do require some type of approved surface material (milling material or crush and run). There are residency requirements and site design standards for the development phase.

Commissioner Burse asked if Ware County currently has any RV parks. Director Shubert said there is one established on Scapa Rd and U.S. 1. Currently there is one that is being built on New Mexico Avenue and Wadley Road on a 6- to 8-acre tract. He said another person has applied for septic tanks out Brunswick Highway and another one has applied for some things on Aycock Rd. There is another on Jacksonville Highway. He said there is a lot of interest in building. When Commissioner Burse asked for clarification, Director Shubert said there is one functional RV park and one with 12 sites that doesn't have any tenants. Chairman Thrift asked if there anything in the regulations about bringing in dangerous dogs (like pit bulls). He asked the other Commissioners what they thought about restricting dogs coming into the parks. Commissioner Barnard said it would be the park owner's responsibility to what happens in the park. Director Shubert said there is a County Ordinance which set up a leash law, the dogs would not be allowed to roam loose across the park grounds. Commissioner Pope asked that the names of the Chairman and Clerk be updated as well as add the leash law to the new section M. Chairman Thrift asked if there was anyone in attendance who opposed the amendment. No one spoke up. He said the amendment would be carried to the regular meeting.

CLOSURE

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

The public hearing was closed at 5:45 p. m.

Date proposed to be approved: November 13, 2023


Elmer Thrift, Chairman

ATTEST:


Melinda L. Brooks, County Clerk

11-14-2023
Date

