

**MINUTES
PUBLIC HEARING
WARE COUNTY BOARD OF COMMISSIONERS
MONDAY NOVEMBER 13, 2023
5:15 p.m.**

The Ware County Board of Commissioners held a Public Hearing, Monday, November 13, at 5:15 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	E. J. Pond - WJH
INVOCATION	The invocation was waived from Work Session
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was waived from Work Session

Call to Order:

Chairman Thrift called to order the public hearing

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

Rezoning Request – Parcels: 055B-211, 055B-212, & 055B-212A

The applicant, Teramore Development, LLC, has requested rezoning of the parcel numbers (055B 211, 055B 212, & 055B 212A) from MU (Mixed Use) and SDD MU (Special Development District Mixed Use to C-2 (Highway Commercial) & SDD C-2 (Special Development District Highway Commercial) for the purpose of allowing a 12,000 sq. ft. retail facility. The Waycross-Ware County Planning Commission unanimously approved the request for rezoning during their regular meeting on October 12, 2023.

Planning & Codes Director James Shubert read the staff report regarding the property and application. He said he has had one call from a citizen who was not against the rezoning, but he was unsure about the retention pond. He spoke with the engineer, and said the retention pond will be where the office building is now. The pond could drain within 24 hours and will be a dry pond. When asked where would the pond drain, Director Shubert said it would go into the street drainage eventually. Commissioner Pope asked if the majority of the property would be covered by the building and parking lot. Director Shubert said it would. There will be a 40 feet buffer on the side of the residential area for quiet in the neighborhood. The existing structure will be demolished. The Commission was not

necessarily in favor of a retention pond. The engineer working with Teramore Development explained that they do a pre- and post-development analysis to make sure there is not a decrease in the runoff. The retention pond will keep the drainage from moving too fast and flooding the area.

County Engineer Brandon Wallace stated there are drainage issues on Albany Avenue due to age and size of pipes. The County has had to clean the pipes around the intersection several times. He explained more about the need for the retention pond and said he appreciated seeing it included in the plans. Commissioner Burse asked about the requirements. Engineer Wallace explained that a study conducted in the 1990s recommended that the City and County adopt a storm drain ordinance. The County never did, but the City of Waycross has a storm drain ordinance in place. The representatives of Teramore Development, LLC stated they would be happy to put a fence around the retention pond for reasons of safety.

There were no public comments in support of or in opposition to the rezoning.

Added to Regular Meeting Agenda

Road Closing/Abandonment – California Avenue from Connecticut Ave. to New York Ave.

Mr. Irvin Thompson has requested to close/abandon a portion of California Avenue. The proposed road closing begins at the southeastern margin of Connecticut Avenue right of way and extends southeasterly to the northwestern margin of the New York Avenue right of way. This is located in the Emerson Park Subdivision.

Planning and Codes Director James Shubert said he has spoken to all of the property owners along the west side of California Avenue. Mr. Thompson owns all of the property on the east side of the road. The other property owners do not have a problem with the road being closed. He said the road has been graded in the past, but he doesn't think very many people use the road. The Chairman asked if the notice of hearing had been posted at the site. Director Shubert assured him that it had. It was also in the newspaper. He explained that people wanting to get from Connecticut Avenue to New York Avenue would now have to use Oregon Avenue instead of California Avenue. There are no water, sewer, or power lines on this road.

Mr. Thompson was not present due to recently having surgery. No one was present in opposition to the road closing/abandonment.

Added to Regular Meeting Agenda

Road Closing Abandonment – New Jersey Avenue & Alley from New Mexico Ave. to Arizona Ave.

Mr. Stacy Melton has requested to close/abandon a portion of New Jersey Avenue and an alley located in the Emerson Park Subdivision in the Land Lot 215 of the 8th Land District. The proposed road closing begins at the northeastern margin of New Mexico Avenue right of way and extends northeasterly to the southwestern margin of the Arizona Avenue right of way. The proposed alley closing begins at the northeastern margin of New Mexico Avenue right of way and extends northeasterly to the southwestern margin of the Arizona Avenue right of way. The length is approximately 500 feet.

The owner's plans are to redesign and re-subdivide the land. He owns all of the block except the lots facing Pennsylvania Avenue. Chairman Thrift asked if there are water or utilities on that road. Director Shubert told him there are none. He said there is no roadway, only big trees.

Added to Regular Meeting Agenda

CLOSURE

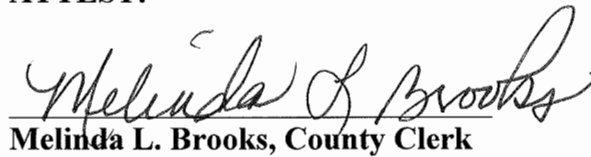
Motion was made by Commissioner Barnard to close the public hearing, with Commissioner Burse seconding the motion. The motion passed unanimously.

The public hearing was closed at 5:40 p. m.

Date proposed to be approved: December 11, 2023


Elmer Thrift, Chairman

ATTEST:


Melinda L. Brooks, County Clerk

12-12-2023
Date

