

**MINUTES
PUBLIC HEARING
WARE COUNTY BOARD OF COMMISSIONERS
MAY 11, 2009**

The Ware County Board of Commissioners met in a Public Hearing at 6:00 p.m. on Monday, May 11, 2009 in the Ware County Commission Chambers with Chairman Jimmy Brown presiding.

CALL TO ORDER: Chairman Jimmy Brown.

COMMISSIONERS PRESENT: Chairman Jimmy Brown, Commissioners Kathy E. Davis, Carlos Nelson, Victor Aldridge and Gene Dixon.

STAFF PRESENT: County Manager Gail Boyd, County Clerk Pam Gibson and County Attorney Huey W. Spearman.

INVOCATION: Commissioner Davis gave the invocation.

PLEDGE OF ALLEGIANCE: Chairman Brown led the Pledge of Allegiance.

WARE COUNTY ZONING RESOLUTION TEXT AMENDMENTS: ARTICLE VIII, AREA YARD AND HEIGHT REQUIREMENTS – TO INCREASE DENSITY REQUIREMENTS FOR DUPLEX DWELLINGS TO 10,000 SQUARE FEET PER STRUCTURE IN THE R-90 ZONING DISTRICT, 9,000 SQUARE FEET IN THE R-75 ZONING DISTRICT AND 6,000 SQUARE FEET IN THE R-50 ZONING DISTRICTS AND WHERE SEWER IS AVAILABLE - - COUNTY: James Shubert representing the Planning Department said the purpose is to allow landowners and developers to use vacant lands within the unincorporated county urban area, surrounding Waycross city limits, where public sewer is available, to place slightly higher (medium) density residential buildings within area not zoned RS Residential Single-family. Existing low-density residential area (one to seven d.u. per acre) currently allow duplexes at 22,000 square feet. The new standard will then conform to the two-family residential density standards in other counties on land having access to sewer. The area, yard and height requirements are also shown for lots having access to either public sewer or individual septic tank.

CITIZENS:

In favor – none.

In opposition – none.

It was agreed to add this item to the agenda.

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WARE COUNTY SUBDIVISION REGULATIONS TEXT AMENDMENT - - AMEND SECTION V BY ADDING NEW SECTION V.L. RECREATIONAL DIVISIONS - - COUNTY: James Shubert representing the Planning Department said the purpose is to allow development in an area with inadequate land for curb and gutter or eighty foot-wide streets with dirt ditches serving the recreational attraction. This condition would require a new definition for “recreational subdivision” with private streets on a thirty-foot right-of-way maintained by the property owners with a homeowners’ agreement to provide for street and recreation attraction maintenance depending upon the type and characteristics of the “recreational” attraction serving the subdivision.

CITIZENS:

In favor – none.

In opposition – none.

It was agreed to add this item to the agenda.

ADJOURNMENT: Commissioner Davis moved to adjourn the Public Hearing with Commissioner Nelson seconding. Commissioner Dixon – yea, Commissioner Davis – yea, Commissioner Nelson – yea, Commissioner Aldridge – yea, Chairman Brown – yea. The motion carried.

Date approved: June 8, 2009

Pamela C. Gibson, Clerk

Jimmy Brown, Chairman

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