

*****DISCUSSION NOTES*****
PUBLIC HEARING (4)
07/15/2025

MAYOR: Waycross City Commission public hearing is now called to order. At this time, we will hear an explanation for the public hearing, and I will be a correct statement. Ladies and gentlemen, the format of conducting this public hearing will be in the following manner. The City Clerk will read the notice that was published in the Waycross Herald following the reading of the public notice. The appropriate department personnel will summarize and report regarding the petition. The petitioner shall have ten minutes to present reasons for the approval of the petition. Opponents of the petition shall have ten minutes to present reasons why the petition should not be approved. Anyone who wishes to speak in opposition of the petition should have registered with the City Clerk prior to the commencement of this hearing. Speakers should give their name and address, and if more than one person registers in opposition to petition, the one who registers first shall be entitled to use the ten minutes that will be present for the reasons and why the petition should not be approved. Following the ten-minute presentations, others will be permitted to speak. Each person so desiring to speak shall have three minutes to make the presentations. I will determine the order in which these presentations are made and follow the opportunity of all to speak. The City Commission will deliberate the issue and make its decision. Board decision will be deferred to a later date. At this time, I will designate our city's clerk. Mr. Nixon as the hearing's timekeeper at this particular juncture, we are now to hear the purpose for the hearing, and thereafter we will appeal from our city clerk. Leaving now the public notice. And then our Community Improvement department will call Mr. Clerk. Yes.

CITY CLERK: The public notice, the Commission of the City of Waycross has scheduled a public hearing to be held on July 15th, 2025, at 4:00 pm at City Hall, 417 Pendleton Street, Waycross, Georgia, for the purpose of considering an amendment to the Zoning Ordinance of the City of Waycross. A copy of the petition and a map of the area are available for public review in the office of the City Clerk at City Hall during normal business hours. The location of the property is Gilmore Street between Drane Street and Pendergast Street. Parcel number 05039. Present. Zoning classification R Dash 50 HD. Historic proposed zoning classification C-2. Highway. Commercial. The description of the property. All that tract of parcel of improved realty in the original lot of land. Number 202, in the eighth Land District of Ware County, Georgia. Being a part of the block number 11 in the city of Waycross, and more particularly described as beginning at a point on the west side of Gilmore Street, which point is 100ft north of the northwest corner of the intersection of Pendergast and Gilmore Street, running thence north and along the west side of Gilmore Street, a distance of 100ft, and to a point of, marking the boundary of the lands of Parker, formerly Stanton. Thence at a right angle, and in a westerly direction, at a distance of 140ft, to a point on the east margin of the alley. Thence in a southern direction, and along the east margin of said alley, a distance of 100ft to a point. Thence at a right angle, and in an eastern direction. A distance of 140ft into a point of the west margin of Gilmore Street, to the point or place of beginning. All runs along straight lines, and all points are marked by iron stakes driven into the ground that meets courses and distances of said track are according to a plan of survey thereof made by C.S. Aitken, Georgia Registered Surveyor number 586, on January 22nd, 1952, a copy of which plat is of record in the office of the City Clerk of the Superior Court of Ware County in plat book A at folio 2249. Reference to be said plat, and to be the record thereof, is hereby made for all purposes. The improvement on said realty consists of a two-story frame dwelling and garage outbuilding, known as number 406, on the west side of Gilmore Street. Property address is 406 Gilmore Street, Waycross, Georgia 31501. Back to you, Mr. Mayor.

MAYOR: Thank you, Mr. Clerk. At this time, we go to our community improvement department. Thank you, Mr. Mayor. Commissioners. Again, this is a petition to change the Waycross official zoning map of parcel 1105 039 from R 50 HD Historic to C2 highway commercial. The applicant is Remnant Church. They are the property owner with Pastor Caleb Lancaster as the agent. The purpose is to rezone the property to allow the use of the structure that's on site, to be used as a men's residential recovery center. The Waycross-ware County Planning Commission heard this request at their last meeting on June 12th, 2025, and adopted a motion to recommend approval of the request with the stipulation that a proposal does not come to fruition, or, if this ceases to operate, that it reverts back to the HD Historic

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District. Um. The analysis. The size of the location is approximately 0.32 acres in size. The property is bordered on the north by R 50 HD, which is houses and a church and office. On the south it's R 50 HD and C2, which is houses and commercial property. South will be going towards corridor Z. Um, to the east is R 50 HD houses and to the west is R 50 HD and C2 highway commercial. That's houses and commercial. That's going back towards um, the old Atlantic Coast Bank. Um, the owner again wants this property to run as a residential recovery center. The property can be served or is served by city water and sewer and city emergency services. This is a map of the area. Uh, the highlighted in red is the property in question. This is the zoning map. So, the green areas are the R 50 HD, the tan color is the office, and then the, um, pink and the pink with the hash marks. The key to the hash marks is just an STD overlay, which it's a C2 highway commercial with SUV overlay. Just says they have to have the first ten foot planted in grass or trees. Um, but it is showing C2 so that gives you an idea of what's zoned around it. And with that any questions?

MAYOR: Commission. Did you have any questions of our preapproval. This is your item. Yes sir. Yes. Thank you. The last thing I looked at that you had one before that one. So.

COMMISSIONER NELSON: Uh, in relation to that square. Whatever. Um, where is Corridor Z at?

MARC HAWKINS: Uh, to the south. Down. Down below, just off the screen on the bottom out there.

COMMISSIONER NELSON: So, my question is, could it be zoned something other than office commercial or something that we could keep other offices from popping up even though they're there.

MARC HAWKINS: Right. So, this would be C2. To, um, so go back to explain, uh, the type of facility they're going to run. Our city ordinance says it's only allowed in M medical or C-2. Um, so even if we made it. Oh, office, they still wouldn't be allowed to operate. So, uh, the C-2 is spot zoning, not the spot zoning is illegal. Um, it's frowned upon, but it's not illegal, and it happens in other places. The next question. Yeah, right. So, I mean, it does happen, but it's usually not practiced.

MAYOR: Any further questions? Thank you.

I understand the reason I say that is because based on this, you were just listening to the recommendation of the County planning Commission. I think they've already made their decision regarding that until it's available for that question to the commission. Are we going to go forward with what is requested? Okay. So, I'll ask the question, Commissioner, what is your pleasure Concerning this property. I request to excuse me, mayor. Generally, the reason why I have to say this. This is more of an educational thing for most people. When you sign up, you have to sign up prior to. And that was what my reading was just a few moments ago. So that I think we heard you in one of our meetings, make a presentation regarding this. The only concern we had was what the commission was going to allow for. I think that one of the statements that was already made was just a question about locality. And the main concern is not so much what the use of the building would be, but the zoning process and if that zoning will be for. Just say if it's going to be multi use if it's going to have a process of having two types. So, I think what the presentation was made by Community Improvement was that it is not going to open up a doorway to other groups to come in and have meetings of buildings of a similar sort. And that was the concern that the Commission has not so much the background of the building. The purpose for it, because we do know that it is a purpose and there is a need, but we just want to make sure that the commission understands that whatever decision we make today, it will not lock us into a one place for all. It is just for the purpose of this particular agent or this group to make their decision. So, all I need for me, tonight was just a motion and second. And I know that it will be the agent that Lancaster will promote having the opposition. So, there's nothing? No. We're only for what he has already presented before us. And they had to go back to the Planning Commission to make a distinction on the rezoning. And so, the question is what do we want to do regardless? Zoning, not so much. What's going to be that he's already made that presentation.

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Yeah. Um, if you choose to say something, please feel free. I open the door for you.

GUEST: I do. I would like to speak. Uh. Paul said, I believe, therefore I speak. So, I believe in this, and therefore I'd like to speak. Just for a moment. And I think that the fact that there is no opposition speaks for itself. you represent the people and the only people. That are represented here today are people who are for it. the word that might cause some confusion is that word spot zoning. Uh, that, uh, director Mark Hawkins used, but, uh, that you need to remember that you're just 100 and 150 yards away from commercial properties. so, I'm not so sure that that that defines spot zoning. Um, just the correlation of the distance of their commercial right here, that street on that map that they just showed that is commercial property and C2 commercial. There's a circle K that I could hit with a baseball from that property. I also want to highlight the joint where County way cross commission that I stood before. - where you have certain number of people that represent the city, a certain number of people that represent the county, um, voted that their approval on this matter with that stipulation. And I like that stipulation. And that stipulation is that unless, uh. Or that we should rezone this property, uh, and with the stipulation that if something happened and this didn't go through, then it would revert back to, uh, the R 50 historical, uh, or if it ceases to be, uh, function as we want it to function, then it would go back. And I think that's a great stipulation. I also want to say this, that we're not changing this to a commercial building. Per se. I would be concerned if I was the neighbors in that. Well, there's no opposition not to spoke, not showed up. Um, but my concern if I was a neighbor would be what, are they going to turn this house esthetic, but what's it going to look like? And we're going to keep it looking like a home. We want it to look like a home. Not only a home, we want it to look like a historical home. So that's our plan. And there's a lot of blight on that road. Um, this won't be a blighted property. And I think that's important. Not only will it not be blighted property, uh, you will see, uh, the people that will be staying at this house in this year program. You will see them be a benefit to this community and that. Definitely. That's true. Uh, your public works can take the day off, um, when it comes to Gilmore Street, because they're going to be bumping the curb and picking up the trash. And, uh, I think this is only going to be a benefit to the community. I'll say this, and then I'll be done because I feel like I'm on like two minutes and 30s that we don't have a male shortage in this community, in this region. We have a man shortage. Legacy House is about turning males into men, and our community will benefit from that. Our families will benefit from that. Our homes will benefit for that. And you, I think I can say this. You will be blessed as a result of you voting yes for this reason. Thank you. Thank you.

MAYOR: Having heard, Pastor Lancaster. I'll entertain a motion for the support.

COMMISSIONER NELSON: Mr. Mayor, I make motion to accept the rezoning from r50 hd to historic c2 highway commercial.

We have a motion from our Commissioner Nelson n to receive the proposal from the historic district to city highway commercial. Is there a second? We have a second from Commissioner Bennett

MARC HAWKINS: I think needs to be in that motion the stipulation as well.

HUEY SPEARMAN: Not only the stipulation, but how much time Are you willing to give in order for the new development to occur? Can't you just leave it open ended? You know, he may. Be thinking He has six months. You may be thinking Has three. Months, and then he thinks he has a year. He may think he has six months. So, you may want to give a time period. And what was the time frame that was given to you?

It was. There was no town.

CITY MANAGER: And Mr. Mayor. Point of information. I would Need to reassess that. If you're going to. Ask for. A timeline right now, you have to actually look at the building and all that. But that's going to be a stipulation.

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MAYOR: So, what we'll do is go ahead and vote on this motion. So, this is what I need from you. Just basically this was this was brought to me. Okay. No. No one was supposed to be talking about it. But the note here is when we have the opportunity right here to go ahead and make the ruling. The question was not about time frame. It was about zoning, but not zoning. There's a period of time when it can be taken back. So, we have not put a time frame on it. And did the WCC did they get?

COMMISSIONER NELSON: I make a motion. The business is in Lincoln, so you have to have that one that we approve the change pending the timeline given by the city government on their construction or moving forward on the building.

MAYOR: The motion is for the purpose of creating a timeline and giving the city manager an opportunity to go in and give us. Also, a particular time frame I'm looking at. I need a second. Second by Commissioner Bennet. And we will take a voice vote, District one. Yes, sir. Two. Yes. Yes. All right. So, with that, the motions that the Commissioner brought forward has been approved, and that is to wait for a timeline. And the city manager will give us that timeline, and we'll come back to this place again with that timeline or how we will present the presentation.

It's just a question. General question on going forward for me, for the agent, for the owner of this property and the and the and the thousand people that I represent at Remnant Church. I understand where I am right now. I'm in the middle of a vote, so I got to have that vote. You can have the question after the vote. Thank you. Okay. So, at this time I'll move for voting, and everybody has a vote. The vote was to amend the time frame. There was a time frame because there was nothing I hadn't said. So that then in turn, puts us in a position where what I do now, when I go into the temple, that means that I'm now waiting on the city manager to make a call, which means his team will have to go in and give me a time frame. That means he'll come back to this same place again, and then we'll rehear this time frame involved. That's all I do.

If I am in the order, I will ask the city manager, city attorney first to respond. And then I'm going to hear the question.

Mr. mayor, you that.

The.

Commission.

Has voted to approve.

The request for rezoning, subject to a timeline being determined by the city manager. So that has passed. And the only thing that's left to be done now is for the city manager to come back, uh, after he conducts whatever investigation, he needs to, uh, to do and make a recommendation on what that time is supposed to.

So, it does not forfeit their moving forward and doing what they're doing. It just gives us a time frame in which to get it started because it cannot be left open. This will be the same.

That's right.

And this is the information I was getting tomorrow and a good time to go.

Yeah. There was a question from the agent.

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GUEST: Yeah. The question is just for clarification on the timeline, what the timeline is for. Um, I understand that. I get that I understood the stipulation as far as that, when, uh, if this did not come into fruition, um. That we would. It would go back to the HD genre. I get that, uh, I understand that there would be a time frame on the stipulation of if it cease once started, that it ceased to be a residential recovery and discipleship center. What's the time frame in which it would go back to the historical district zoning? I've got that. What I have a question about is the timeline of construction and all of that. Now, the city manager can feel free to go to the property anytime he wants to. And look at that. Now, his timeline or Mr. Hawkins timeline of completion might be different than my timeline of completion. Uh, just based on finances, based on, um. There's a lot of work that has to be done. Also based on what is required from a code aspect. I've already met with the fire marshal, and we kind of got a pretty good idea about that. But I just want to make sure that this stipulation, if I'm correct about this construction stipulation of time, that it works for all of us, and that I have a voice to say that this I. I don't know if I can commit to that. Do you understand what I'm saying? Uh, I would love to say in six months I would be finished, that we would be finished. But I'm. I'm going to be honest with you. I'm not comfortable to say in six months, because all of these this this project is, is a is a work, a completion that's done as the funds come in right now, I believe that it there. It'll happen very quickly. But I'm still don't want to be held you know to a time frame that I'm not comfortable with. So, I just want to make sure that me the city manager, because I don't know if this is I'm talking as a pastor, not a formal code man or employee of the city of Waycross. I don't want to act like I, you know, I know a lot. I won't pretend like I don't, but the precedent of these stipulations I'm not aware of. But if this is if this is something that is typical, um. That's fine. I'm. I'm good with that. But I just I just want to make sure that we can all be on the same page, because I understand this won't come before. I'm not going to be talking to the mayor or the city manager and Mr. Hawkins or this commission. Uh, the city manager and Mr. Hawkins. I just want to know, what does that look like? What does that that that how we set up that time frame. What does that look like?

MAYOR: I'm going to look to our city attorney to speak to that Because We've Already commented before regarding the as that's where your clarity is going to come in, right?

HUEY SPEARMAN Well, Mr. Mayor The Planning Commission Concluded it's, uh, a stipulation in its recommendation, as we all know. And the question becomes, uh, well, how much time will it have before it reverts back? Now, that doesn't have to be a short timeline. Uh, the point is that we don't want to be sitting here ten years from now, and he still hasn't, uh, you know, made the conversion. So, I'm sure the manager will get with the pastor and this contractor. And I'm sure the manager will be. Very liberal. In how much time he needs, you know, based upon whatever the plans are, uh, you know, it could be two years down the road, 20 something. But if you don't put any timeline on it, then there's going to be disagreement about when it should revert back. You know, the church is. Going to say, well, you know. We thought we had two years. We thought we had five years. The commission may think something else, but if you put a timeline on this project, then, you know, just give them plenty of time to get it done and just don't leave it open ended for ten years down the road. That's the point.

MAYOR: I understood it was a statement that was actually made, was that the stipulation was made by the Waycross-ware County Planning Commission, and that stipulation required us to put a time on it in order for us to make certain that it does not just sit. That's all this is. And so, having had this conversation with the city manager and the pastor and with Cole, then they can come up with a determined time for us as a group. And that's all we do. Thank you. Okay. With that, I'll entertain a motion for adjournment. So, moving forward, we have a second. Second. All in favor? Aye. Aye. All Pose? No. Motion carries. This hearing is complete. We have another hearing.

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MAYOR: This hearing is now called to order. I will now explain to the rules and then we'll have a consideration of orientation. Ladies and gentlemen, the format for conducting this public hearing will be the following manner. The City clerk will read the notice that was published in the Journal Herald following the reading of the public notice. The appropriate department personnel will summarize a report regarding the petition. Petitioner shall have ten minutes to present reasons for the approval of the petition. Opponents of the petition shall have ten minutes to present reasons why the petition should not be approved. Anyone who wishes to speak in opposition or petition should have registered with the City Clerk prior to the commencement of this hearing. The speaker should give his or her name and address. If more than one person registers in opposition to the petition, the one who registers first shall be entitled to the use of the ten minutes to present the reasons why the petition should not be approved. Following the ten-minute presentations, others will be permitted to speak. Each person so desiring to speak shall have three minutes to make the presentations. I will determine the order in which these presentations are made and following the opportunity of all to speak. The City Commission will deliberate the issue and make its decision, or the decision will be deferred to a later date at this time. I will designate our city clerk, Mr. Nixon, as the hearing's

ASST CITY CLERK: Thank you, Mr. Mayor. Public notice. The commission of the City of Waycross has scheduled a public hearing to be held on July 15th, 2025, at 4:15 p.m. at City Hall, 417 Pemberton Street, Waycross, Georgia, for the purpose of considering an amendment to the zoning Ordinance of the City of Waycross. A copy of the petition and map of the area are available for public review in the office of the City Clerk at City Hall during normal business hours. Location of the property is College Street, between Martin Luther King Drive and Quarterman Street. Parcel number 07100768. Present. Zoning classification is R. S single family. Proposed zoning classification is R 45. Residential. Description of property. All that tract a parcel of land situated, lying and being in the city of Waycross, Bexar County, Georgia, consisting of 9.087 Seven acres and being made more particularly entire, being more particularly described as follows. Commencing at the eastern corner of the intersection of College Street and Martin Luther King. The point or place beginning of the tract herein described run thence south 41 degrees, 43 minutes, 14 seconds east along the northeastern margin of Martin Luther King Drive, a distance of 727.35ft to a point. Thence north 46 degrees, 55 minutes, 14 seconds east, a distance of 549.07ft to a point of the southeast margin of Quarterman Street. Running, it's 41 degrees at 38 minutes, 38 seconds west along the southwestern margin of Quarterman Street, a distance of 713.60ft, to a point at the western corner of the intersection of Quarterman Street and College Street, running south 48 degrees, 21 minutes, 22 seconds west along the southeastern margin of College Street, a distance of 1.87ft to the point or place of beginning said track, being further described as all of track A consisting of 5.620 acres in track B, consisting of 3.467 acres on that certain plat of survey prepared by Robert L Cheesman of H.W. Williams and Associates, Inc., Georgia. Registered Land Survey Number 2514. Dated February 28th, 2001, and recorded the Plat book A in the office of the clerk of the where Superior Court said plat being incorporated herein by reference for description and all other legal purposes. Property address, 1200 College Street, Waycross, Georgia 31501. Back to you, Mr. Mayor. Thank you, Mr. Clerk. At this time, we will hear from our community Improvement department.

MARC HAWKINS: Mr. mayor. Commissioners. Again, this is a petition to change the Waycross official zoning map parcel W to 1105 039 from Rs single family to R 45 Residential. The applicant is the City of Waycross as the property owner. The purpose is to rezone the property to allow the use of more density for single family homes. Um. The Planning Commission heard this request at the last meeting on June 12th, 2025, excuse me, and adopted a motion to recommend approval of this request with the stipulation that if the proposal fails to materialize, um, it reverts back to a single family. So, if you remember this piece of property that's under contract to the city, uh, the developer was looking at, um, the latex grant, uh, or the latex funds to build some houses on this property. Um, so the Planning Commission put the stipulation that if that's not, uh, that doesn't materialize and that doesn't happen, then it reverts back to single family. The size of the location is approximately 9.9 acres. The property

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is bordered on the north by our 50 residential and Rs. On the south by our 50 and Rs, both residential. To the east is Rs. Single family and to the west by our 50. Uh, the owner or the proposed owners wanting to, uh, the this be rezoned to allow more density of single-family residences. The single-family r 90 requires that the lots be 90 by 100. Uh, this will require the lots to be 45 by 100. Um, so he would get double the houses there to help make this project viable through the Latech program. Um, the property can be served by the City of Waycross Water and sewer emergency services within the City of Waycross EMS. So obviously, we we're counting, um, this is the aerial map. It's the old College Street school and then the zoning map. And again, the orange color is the R 50, uh, the green color to the north and west is the Rs single family.

MAYOR: And with that, any questions? I open this now to the Commissioner. Do you have any questions about Community Improvement Corporation? Mr. Gordon?

COMMISSIONER ROBERTS: So, you have a limit of houses that you're trying to build.

MARC HAWKINS: He did. So, the grant that he applied for, um. I think it was 40 houses, but that's putting in streets, um, dividing that up, putting in streets. I think it was 40. I think it was roughly somewhere in there. Um, they need to do on this.

COMMISSIONER ROBERTS: Is that 40 before the rezoning?

MARC HAWKINS: No. So according to know that would be if it got rezoning reason that would allow him to do 40. So basically, double what would be allowed if it's if currently you could probably get about 20 houses with the streets and everything in there, you can get roughly 20 houses, um, in these requests to, to do it this way, to get 40. Um, because of the way the light tech works, it's got to be complete certain requirements. And that's where that came in. But he served the citizens in that area. They want single family only. He's committed to doing single family. So, it would just allow him to put more houses to make it more viable to get this light tech, which is the tax credits, to help fund the project.

MAYOR: Did you have a follow up question for Mr. Hawkins?

MAYOR: Is there any other question on the question, Commissioner? Yes. Thank you.

COMMISSIONER BENNETT: So, these houses, they will be where they can own them? Not rent?

MARC HAWKINS: So, my talking with the developer, the way the law works is for 15 years it's a 15-year program. So, for 15 years they would be he would have to maintain them on them. And then at the end of 15 years, um, it comes off the program or you can reapply, get another 15-year tax credit. But his goal is at the end of 15 years is to come off that program and sell them to the tenants that are living there, or to other first time home buyers. So basically, so it would be rented the first 15 years.

MAYOR: So, this will be rent to own?

MARC HAWKINS: I'm not I'm not sure I know the first 15 years it's rented. He's looking into how he can do that. Um, because there are certain requirements based on the funds coming from the state, um, on how he can work that. Um, so that's his goal is to try and keep them in there, that they can purchase those.

COMMISSIONER BENNETT: So basically, he's pretty much making money profit where they are not, they would not actually be the homeowners to after 15 years depending on how he see fit that they took care of the houses or whatever. I thought the point was that they would be able to purchase these houses.

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MARC HAWKINS: I think, right, I think it's at the end of 15 years, my understanding of how long it was, and that would be more questions, because that's the developer side of it. And I don't get into that. I don't know that side of it. But excuse me, from my understanding, from my understanding the first 15 years, he would have to keep those. They did a lot from the two apartment complexes downtown. Um, so it's that same thing. So, the tax credits are a way to fund the project to build these houses.

COMMISSIONER BENNETT: It's like purchasing a home. If I purchase a home, I'll make, you know, my monthly payment, not as rent, but just say this is my specifics.

That's it.

MAYOR: Do you have anyone speak for this project or against it? Yes, Mr. Mayor. I'm not. He's at four Oracle. Okay.

ASST CITY CLERK: Please state your name and address for the record.

GUEST: Eunice Dixon 1207 Emma St. I am for it What you have to hear. History first, 60 years ago. I live at 1400 College Street. Commissioner Davis. 1300 College. Before it was ever a 1290. We had single family houses all up in here. We had two on this 1200 block. I don't remember the month or the month. But the hand in. The hand. It was Fair Street and Butler Street. It was a house built. For \$18 In the house there in the other houses as well. Some of them were homeowners. Some of us were renting, but it was all single family. No one knew who had bought. Then all of a sudden, we needed 1200 hospitals, and we were displaced. Commissioner Davis grandparents moved on Cliff Street. 18 and Garden Street, where they married. They moved on quarters. The other people don't know where they are, but they have someplace to go. So, everyone was displaced. But in that area, this area right here, you can see it. They were. Everything was single family house, whether it home, owner or renter. We never knew until they got this place. So, we need housing here. This is the rural area. Title, one schools. Dollar General's on every corner. That tells you something about where we are. But we do need housing. So, you are guaranteed income because we would like to have that single family housing over there. We want that. But saying it's got to be up, you got to purchase. If you work in a Dollar General and I'm not talking down on them. They might not be able to purchase right now, but they might be able to work up to it. But if we don't have anything available to them, they never get that cable. So, you all got to figure this out.

Thank you. Thank you.

MAYOR: I just talked to Miss Marrable today. She just came in, and she came to pay the bill for her mom that used to live in that very area. That. You were.

GUEST: Right. 1400. I was in the 1400 block. He was in the 1300 block, and he used to walk to his grandparents' house. We had a family neighborhood until we all were this well, we weren't this place, but 1200, that area, all of that was displaced, which. And that was before your time. So, all you know is the empty field. But I remember a neighborhood. So did Commissioner Davis. That's why he fought for that. And that's why I'm here for him. We want single family, whether it's rental, whether they buy whatever, make sure it's single family so they can have a family setting. You got parks over there, Bailey Park. You got stuff on. You just need to have some people over.

MAYOR: Is there anyone else? No, Mr. Mayor. Okay. Hearing none. Commission. You heard from Miss Dixon, who lived in the residence or in the area? It is being considered unless. Mr. Hawkins, did you have anything else to add?

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MARC HAWKINS: Yeah. I just wanted to make sure that I got the stipulation right. So, the stipulation from the Planning Commission was that it be rezoned with only single-family houses to be built, and that if it fails to materialize, that it reverts back to Rs. I don't know if I said that about the single family. You did. Say that that does not materialize. It reverts back to RSA.

MAYOR: We've heard in presentations. Is there a motion to receive this proposal? Thank you.

COMMISSIONER ROBERTS: I have a question. Before we receive it, I mean, I appreciate you, Miss Dixon. Um, and I would like to see, you know The Houses Over there as well. Single family. Um, now, we do have a little situation that could go with that as well as, uh, we don't know what the rent, what the amount of the rent is going to be, whether or not, uh, the people that, like you say, that work at Dollar General is going to be able to afford that rent or whether or not we're going to have a revolving door over there where they can't afford it, and then they moving in and out of it all the time. So, uh, so, I mean, you're looking at a 15-year period where well, somebody's renting a house, and you know, we're not going to be here for the rent if you understand what I do. I'm looking at I don't I don't mind about the housing, but what I'm saying is, like, whether or not they're going to be able to afford it, and we're not having another issue over there for us people moving in and out in the house. I know he's going to be over the houses. And then I keep, you know, doing a pretty good job doing a good job with the rest of the property. But I mean, that's what I'm looking at.

MAYOR: Thank you for your concern, Commissioner. And his concern. Again, test. You understand just the idea of how much would it cost? But that's not our concern here. Our concern is the zoning so that the houses can be built. So, we can consider that at another time. But I do know at this point we focus on why or whether we will change it from our five or our 50 residential to our 50 MH residential home. Is that what I'm talking about? I'm talking about from Rs.

MAYOR: Then I'll do that periodically. But do you understand the fact that going back to, you know, it'll go back to R's family if we don't? Do not make a decision. Which means that the field will stay open. Okay. So, I'll entertain a motion again for. The transference from one to the other.

Mr. mayor, I make a motion that we accept this, um, public hearing and move, uh, single family, um, that we add single family homes to Callie and Martin Luther King Drive and Cortland Street.

Okay, so we have a motion to receive the proposal that has been given to us. Is there a second?

I second.

Okay. Do we have a motion and a second. I'll move into voting. I'll call by districts district one.

HUEY SPEARMAN: Mr. mayor Before you Call the Voting. Just a Point Of order. Are you going to put a timeline on this development as well? I think that.

Was the.

Recommendation.

Of.

The Planning Commission. Was it?

I mean.

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MARC HAWKINS: That it would revert back. Revert back the latex, if I may, Mr. Mayor. The latex should be announced around September. October? Um, we'll be when he gets noticed that he does that. And then it'll be time for transferring of the paperwork. There are strict guidelines on when they have to start, and because its government aided. So, there's strict guidelines on all that. The rent and everything. So, um, but they should announce the awards in October, September, October, November. Somewhere in there.

MAYOR: Okay, so what the motion could be is that based upon the recommendation of the government's Lactaid, because they're going to have to go by that process, otherwise they will be brought back. So, I believe it's already received. But we just got to make sure that the awards are given. And we know specifically the time frame. And I think they'll give us the time frame based on what's coming up. You say September? October? So how do you propose to craft this motion?

HUEY SPEARMAN: The motion is to accept the recommendation of the Planning Commission, which is based on the criteria. I think that probably needs to be stated in the motion, and that will take care of the time.

MAYOR: Okay. Very good. And we can go back to our Commissioner Roberts and also Commissioner Bennett. Commissioner Bennett, you can restate first we have to we have to make an amendment to this. We can make an amendment. Yes. Okay. So, because the motion itself is correct, it's just that it needs to have according to the latest requirements.

COMMISSIONER BENNETT: So, I'd like to make an amendment to add to it that we are by September October. According to the latest. I like them then according to criteria set forth by Latech.

MAYOR: And then I will need your second on that. Mr. Roberts?

COMMISSIONER ROBERTS: Yes, sir. I'll second.

MAYOR: Okay. Having heard that, we'll move into voting with the modifications. We'll start with district one. Yes, sir. District two. District three and district five. Yes, sir. Thank you so very much. With that. That has been passed, and we can encourage those who are listening to note that movement is being made at this time. I entertain a motion for adjournment of this hearing to move to our next meeting. We have a motion from our Commissioner Nelson and second from our Commissioner Bennett. All in favor? Aye. All opposed? No. Motion carries. We're out.

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MAYOR: And now call the next hearing to order, and we will look at the consideration. Ladies and gentlemen, the format of the conducting. This hearing will be in the following manner. The city clerk will read the notice that was published in the Journal Herald following the reading of the public notice. The appropriate department personnel will summarize the report regarding the petition. the petitioner shall have ten minutes to present reasons for the approval of the petition. Opponents of the petition shall have ten minutes to present reasons why petition should not be approved. Anyone who wishes to speak in opposition of the petition should have registered with the City Clerk prior to the commencement of this hearing. The speaker should give his or her name and address. If more than one person registers in opposition to the petition, the one who registers first shall be entitled to use the ten minutes to present the reasons why the petition should not be approved. Following the ten-minute presentations, others will be permitted to speak. Each person so desired to speak shall have three minutes to make the presentations. I will determine the order in which these presentations are made. Following the opportunity of all to speak to city Commission will deliberate the issue and make its decision, or the decision will be deferred to a later date. At this time, we will live and eat our city's clerk, Mr. Nixon, as the hearing's timekeeper. Mr. clerk, thank you, Mr. Mayor.

ASST CITY CLERK: Public notice the Commission of the City of Waycross has scheduled a public hearing to be held on July 15th, 2025, at 4:30 p.m. at the City Hall, 417 Pendleton Street, Waycross, Georgia, for the purpose of considering an amendment to the zoning Ordinance of the City of Waycross, Georgia. A copy of the petition and a map of the area are available for public review in the office of the City Clerk at City Hall during normal business hours. Location of property is Bertha Street between Big Street and Sylvan Street. Parcel number WA0409031. Present. Zoning classification is R 50. Residential proposed zoning classification is R 50 MH residential. Mobile home. Description of property. All lots of 16 and 17 block N of Park Place, a subdivision of Waycross-ware County, and a shown and shown by plat of said subdivision recorded in plat. Book A, page 137. In the office of the Clerk of Superior Court of Ware County, Georgia, together with any and all improvements located thereon, and including a house known as 910 Bertha Street, Waycross, Georgia, said property being further identified as map and parcel number 0409031. The property address is 19 Bertha Street, Waycross, Georgia 31501. Back to you, Mr. Mayor. Thank you, Mr. Clerk. At this time, we will hear from our community improvement partners.

MARC HAWKINS: Thank you, Mr. Mayor. Commissioners. Again, this is a petition to change the Waycross official zoning map of parcel W0409031 from R 50 to R 50 MH. The applicant is Mr. L.J. Welch and Associates. Mr. Lewis Welch is the property owner. The purpose to rezone the property to allow the use of the existing mobile home that's on the property to be utilized again. The Planning Commission heard this request at their last meeting on June 12th of this year and adopted a motion to recommend approval of the request. The location size is approximately 0.22 acres. It is bordered on all four sides by R 50 residential. Um. The owner wants the existing mobile home to be able to stay on the property, and mobile home has been there for many years. Um, this area was rezoned back around probably 2008, um, as citywide, there were certain areas, um, so basically from - Darlington over to Glenmore and from corridor Z down to, um, just past, uh, Big Street. All of that was rezoned from R 50 inmates to the R 50. Um, the property obviously is served by the city water and sewer and city emergency services. This is an aerial map of the property. Again, you've got the red that shows the property. This is the zoning. The orange again shows the R 50. The brown section up to the north. Um, that's the Darlington Circle area. That's r 50. MH. Uh, the mobile home park is right behind Darlington Apartments. Um, and then to the south, you'll see, uh, that's the railroad. The dark gray is general industrial, and the light is the light industrial. So, any questions.

MAYOR: Commissioner? You have any questions of? Mr. Do you have anyone.

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ASST CITY CLERK: Yes, sir. Mr. mayor, you have Mr. Lewis Welch. Mr. Welch, could you please state your name and address for the record, please?

GUEST: Lewis Welch. 04891 Evergreen Road, Waycross, Georgia. Um, we found this house trailer. It looks more like a house to me than a trailer. Would you care to look at it? You'd think it were a house. Um, it's a 1998 Flintstone. It's been well maintained. Um, the hurricane that came through that caused such damage is sustained. None. No claims were made against it. Um, there's a family that lives there. They went to some sickness, some and cirrhosis of the liver, and the guy Said that good Lord, hearing at one time and then went back drinking. He developed it again. His wife bought him. She's still got her furniture and belongings inside the house. They want the house. Her dad and her brother, her preachers that are Hispanic. They are good people. Good, hard-working people. Um, the property taxes have been paid. Um, mobile home taxes have been paid. Everything's current. They've even maintained the property insurance, which has just been redoubled. Um, the year in the process of where they, uh, the husband got sick, and she divorced. That's where the water was turned off. I did not know that it had been turned off and surely, we wouldn't be here today talking about. Property if I did not. I'm afraid that there's six mobile homes in the area. Uh, I would claim this. This mobile home. The corner's been turned off for some time now, but the pressure washing it wouldn't break. It would be a benefit to the neighborhood and to the surrounding houses. It's very pertinent. Um. The lady that lives there and walks it and has merchandise there and, um, their belongings. Um, she's a hard worker. She works at Clayton Homes. Um, they're just good people. But the lady said earlier that, um, workforce, housing and residential area. This was clear. People that lived in it and by their own state, uh, they let the water collapse, and they want it back. They want to get into it. Pardon my nervousness. There's no problem. You understand? Thank you. Any questions?

MAYOR: Anyone have questions for Mr. Walsh? Thank you. Having heard the presentations made by our department head, as well as the proposed thoughts concerning the properties by Mr. Walsh, what is your opinion, Commissioner?

COMMISSIONER FELDER: May I make a motion that we accept the proposal from r50 residential to 250 mobile home residential.

MAYOR: Is there a second? Second. Is there a motion from Commissioner? Commissioner. Nelson, no questions and answers. All in favor. Hi. Hi. All opposed? Motion carries.

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MAYOR: We are back into the next public hearing. Ladies and gentlemen, the format of conducting the public hearing will be in the following manner. The city clerks. Will read the notice that was published in the Journal Herald following the meeting of the public notice the notice. The appropriate department personnel were summarized in this order regarding the petition. The petitioner shall have ten minutes to present reasons for the approval of petition. Opponents of petition shall have ten minutes to present reasons why the petition should not be approved. Anyone who wishes to speak in opposition of the petition should have registered with the City Clerk prior to the commencement of this hearing. The speaker should give his or her name and address. If more than one person registered as an opposition to the petitions, the one who registers first shall be entitled to reuse the ten minutes to present the reasons why the petition should not be approved. Following the ten-minute presentations, others will be permitted to speak. Each person so desiring the speech shall have three minutes to make the presentations that will determine the order in which these presentations are made. The following. The opportunity of all to speak. The Commission will deliberate the issue and make its decision, or the decision will be deferred to a later date. At this time, I was visiting our students, Mr. Nixon, as our heroes. Mr. Thank you, Mr. Mayor.

ASST CITY CLERK: Public notice. The Commission of the City of Waycross has scheduled a public hearing to be held on Tuesday, July 15th at 4:45 p.m. at the City Hall, 417 Pendleton Street, Waycross, Georgia, for the purpose of considering an amendment to the Waycross Zoning Ordinance. Text. Sections seven zero, 0.37, 0.485, 701.3 E, 701.485, 705.4 and seven 17.4 E pertaining to omitting text language regarding the side yard setback for residential structures in the zoning ordinance to make more uniform. Full text of this proposed amendment and the full text of the Waycross Zoning Ordinance are available for public review in the City Clerk's Office at Waycross City Hall, 417 Pendleton Street, Waycross, Georgia. During regular office hours. Back to you, Mr. Mayor. Thank you, Mr. Nixon. At this time, we look to our community improvement department.

MARC HAWKINS: Thank you, Mr. Mayor. Commissioners, this is the last petition that is to amend the provisions of the Waycross Zoning Ordinance. The sections that were stated. Um, the applicant is the city of Waycross. The purpose to amend the zoning text, to change the text of the side yard. Setbacks for residential use and zoning ordinance. The Planning Commission heard this request last month at their meeting and made a motion to approve the request. The proposed text again, if you recall, we met several times and discussed this in work sessions. Um, so currently, I don't know if y'all have papers, but currently, um, in residential neighborhoods, um, you have the side yard setbacks, you have a lease dimension and then both sides. What we discussed was just doing away. Taking out both sides in the least dimension would be, um, for instance, in the 700, uh, for RM 70, RM 75 residential, instead of it being eight feet on one side and 12 on the other, it would just be eight feet on either side. So, it'll give you more yard to do that. So, we went through and just struck out, uh, in any residential which would cover single family duplexes and multi-family, um, took out that, that requirement. So now it's just one side yard setback, uh, which again, is what I'm talking about and is what is kind of the industry standard now. So that's the proposed text is to strike all that out of all the code sections. So again, it would be for the RM 75, the section 701 which covers Rs R 90, R 75 and R 50. And then if you look at R 50 MH r 75 MH, they revert you to section 700. So that's why you don't see one for each one. Some of them point you back to these. Um, and again, it just covers the multifamily, the single family and duplexes and then also an office. And then the mixed use. So anywhere there was residential that didn't point you somewhere else is where we're striking that out. Does that make sense? Um, and again, it's just to make it more uniform and make it gives them a little bigger yard there. Any questions?

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MAYOR: Just one question from the. That question is would this be applied to those that came before us today? In those cases, if there was a situation of that sort, or is this going to be virtual or is this going to.

MARC HAWKINS: Well, it would be um, this would be starting from any date. So, um, it's not a real meeting tonight. So, if you approve it, be on the next meeting to read it the first time, the following meeting to read the second time, then it would be from that point on.

MAYOR: So, the two readings. From that second reading. Yes, that's my question. Thank you so much. Okay. Questions of the commission for Mr. Holmes.

COMMISSIONER ROBERTS: If you don't mind. Excuse me. You said from side to side is eight feet.

MARC HAWKINS: Well, it just depends on what district you're in. Um, like I said, the. Ah, because our 50, um, we'll just look at 710701.3. You've got r Rs, r 90, R 75 and 50 r 50. The lots have to be at least 50 foot wide and 100 foot deep. Um, the R 75 has to be at least 75 foot wide, 100 foot deep, and the Rs and the R 90 have to be at least 90 foot wide and 100 foot deep. Um, so if you look at those side yard setbacks, um, it will take R 50. The minimum setback is six foot and then both side Currently, it would be six feet on one side and a total of 15ft, so it'd be six on one side, nine on the other. Now they'll just be six on both sides. If you go to R 75, it'll be eight foot on both sides. And then R 90 and Rs will be ten foot on both sides. So, we didn't reduce any of that. We just took out the bigger cycles. Um, in the Rs. You've got to have ten on one side and 15 on the other. So, it did shrink those down a little bit.

COMMISSIONER ROBERTS: My question is this just kind of Follow up to what the stated earlier Um, about these changes if the commission does approve it. And so, we'll have the next meeting Then the second meeting, second meeting and then possibly approval. So do you foresee at all any reason these changes are voted on by this commission, impacting anyone in any other area. Will they be grandfathered in? My question may be correct. So, I think what you're saying.

MAYOR: The presentation by our director as well as have anyone speaking on our behalf. Yes, sir. Mr. Mayor. No one speaking at this time. So, at this point, we would entertain a motion to receive this presentation. On the Condition That you would change zoning.

MAYOR: We have a motion from Commissioner Nelson. Second. Hearing on the motion, guys. Second. At this time. We move to obtain a motion for adjournment of this meeting, and this time I'll make a motion for adjournment. Is there a second? Second? All in favor? All opposed? Motion carries.