



Regular Meeting

705 College Avenue, 2nd Floor, Blackshear, GA 31516

March 3, 2026, 6:00 p.m.

Commissioners in attendance

Neal Bennett, Chairman
Troy Mattox, District 1
Graham Raley, District 2
Randy Dixon, District 3
David Lowman, District 4

Staff in attendance

Thomas Sauls, County Manager
Adam Craft, County Attorney
Donna Golding, County Clerk

1. Call to order-Chairman Neal Bennett called the meeting to order at 6:00 p.m.
2. Invocation Leader-Zach Cox, newly ordained Pastor at Smyrna Fellowship Church led the invocation.
3. Pledge of Allegiance Leader-Master Sergeant Joseph Gagin with 23 years military service. 10 years active-duty Air Force, 13 years Georgia Air National Guard, and current duty as an enlisted Engineer with the 202nd Engineering Installation Squadron stationed at Robins Air Force Base in Warner Robins, Ga. led the pledge of allegiance.
4. Approval of March 3, 2026, Agenda-Commissioner David Lowman made a motion to approve the March 3, 2026, agenda. Commissioner Randy Dixon seconded the motion. The motion carried.
5. Approval of February 10, 2026, Public Hearing and Regular Meeting Minutes-Commissioner Randy Dixon made a motion to approve the February 10th, 2026 regular meeting and public hearing minutes. Commissioner David Lowman seconded the motion. The motion carried.
6. Public Comments:
Stephanie Bell-Updates on seniors from the Agency on Aging Advisor Council meeting and Youth Legacy Leadership Project information and progress. Stephanie Bell updated the community on the senior (adult) prom. Stating the elderly Community enjoyed this activity.
7. A) Discussion and action to approve Ordinance 2026.3.3.1 to amend the code of Pierce County, Georgia, as amended for the purpose of setting standards for recreational vehicle parks. With no questions asked, Commissioner Randy Dixon

made a motion to approve the 2026.3.3.1 ordinance. Commissioner Troy Mattox seconded the motion. The motion carried.

ORDINANCE 2026.3.3.1

AN ORDINANCE TO AMEND THE CODE OF PIERCE COUNTY, GEORGIA, AS AMENDED, FOR THE PURPOSE OF SETTING STANDARDS FOR TINY HOMES AND TINY HOUSE DWELLING DEVELOPMENTS.

WHEREAS, the Pierce County Board of Commissioners is permitted by Georgia state law to exercise zoning powers, pursuant to Title 36, Chapter 66, Official Code of Georgia Annotated, as amended;

WHEREAS, the Pierce County Board of Commissioners desires to amend Pierce County's ordinances to set regulations, standards, and permissible uses related to Tiny Homes and Tiny House Dwelling Developments; and

WHEREAS, the Pierce County Board of Commissioners has determined that it is in the best interests of the citizens of Pierce County to amend Pierce County's ordinances to set regulations, standards, and permissible uses related to Tiny Homes and Tiny House Dwelling Developments.

NOW, THEREFORE, BE IT ORDAINED that the Pierce County Board of Commissioners, hereby adopts the following provisions:

Article XVI. Section 1601.- Tiny Homes and Tiny House Dwelling Developments

TINY HOUSES

1. Purpose

An ordinance of Pierce County, providing definitions relating to tiny houses and tiny house dwelling developments and standards to guide the development of tiny houses and tiny house dwelling developments to protect the public health, safety, and welfare and avoid significant impacts on resources and adjacent uses.

By enacting this ordinance, it is the intent of Pierce County to:

1. The purpose of the Tiny Homes Ordinance is to provide single-family detached residences with a smaller square footage floor plan than typically allowed.
2. Encourage the utilization of tiny houses, to the extent possible, in areas where any potential adverse effects on the community will be minimized.
3. Encourage the utilization of established public infrastructure for the development of tiny house dwelling developments.

2. Definitions

The word "person" includes a firm, partnership, company, corporation, or association.

The word "lot" includes the word "plot" or "parcel."

The word "building" includes the word "structure."

The word "shall" is always mandatory, and not merely discretionary.

The word "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied."

Abutting property. Any property that is immediately adjacent or contiguous to property proposed to be subdivided or that is located immediately across any road or public right-of-way.

Alleys. A public right-of-way, not intended to be a vehicular arterial or to provide the primary means of access to abutting property, but used for service access to the rear or side properties otherwise abutting a public street.

Applicant. Any person who submits subdivision plans to the county for the purpose of obtaining approval thereof.

Architect. A qualified person registered and currently licensed or otherwise authorized to practice architecture in the State of Georgia.

Buffer. That portion of a given lot, not covered by buildings, pavement, parking, access areas, and service areas, established as landscaped open space for the purposes of screening and separating properties. A buffer consists of trees, shrubs, and other natural vegetation, to be replanted where sparsely vegetated or disturbed.

Building line. A line beyond which no foundation wall or part of the structure of any building shall project, with the exception of roof overhang, walkways, and the subsurface projection of footings; provided, however, that such overhang does not exceed six feet and does not encroach upon the adjacent property or right-of-way.

Building. Any structure, except a manufactured home or mobile home, which has a roof and which is for the shelter, support, or enclosure of persons, animals, or property of any kind.

Comprehensive Plan. The most current Comprehensive Plan(s) for Pierce County and the Cities of Blackshear, Offerman, and Patterson, as duly adopted and subsequently amended by the respective member governments. This plan includes future land use designations, community work programs, and other elements for each respective local government.

Conditional Use Permit. A Conditional Use Permit is a use which, within certain districts specified by this ordinance, is not permitted as a matter of right but may be permitted within these districts by the applicable governing body (City Council or County Commission) after the Planning, Zoning, and Code Enforcement Board has reviewed the proposed use and provided a recommendation to the applicable governing body. Standards for Conditional Use Permit review are in [Appendix A,] Section [16-3](#).

Curb Cut. The providing of vehicular ingress and/or egress between a property and an abutting public street.

Developer. Same as subdivider (see definition).

Development. The act or process of erecting buildings, structures, or of making improvements to property, or laying out and dividing land.

Dwelling Unit. An enclosure of one or more rooms, including kitchen and bathroom facilities, designed or constructed as a unit for residential occupancy by one household.

Easement. A grant by the owner of land for the use of such land by others, including public usage, for a specific purpose or purposes.

Governing Authority. As used in this ordinance, the Board of County Commissioners of Pierce County and/or the City Councils of the Cities of Blackshear, Offerman, and/or Patterson, as applicable.

Hardship. A situation arising as the result of extraneous or unique circumstances which deprives the developer of the reasonable use of his/her land if the strict application of the various provisions of this article are applied. (See Variance)

Improvement plan. The second stage of plat or subdivision plan review.

Lot Width or Frontage. The width in linear feet of a lot or parcel where it abuts the right-of-way of any public street. In the case of corner lots and through lots, the longest side of the lot that runs adjacent to the right-of-way shall be considered the lot width. In the case of irregularly shaped lots, the side of the lot that most closely approximates a straight line and abuts the right-of-way shall be considered the lot width.

Lot, Corner. A lot having frontage on two or more public streets at their intersection.

Lot, Through. A lot other than a corner lot, having frontage on more than one street; or a corner lot having frontage on three or more streets.

Lot. A tract or parcel of land, held in a single ownership by one person, or in common ownership by more than one, which has both usable lot area and lot dimensions equal to or greater than the lot width and lot area requirements established by this ordinance for the zoning district in which such tract of land is located and for the use proposed for the tract of land.

Open Space. That required portion of a lot at ground level, unoccupied by enclosed buildings and available to all occupants of the property.

Owner(s). If a sole proprietorship, the proprietor; if a partnership, all partners (general and limited); if a corporation, all officers, directors, and persons holding at least ten percent (10%) of the outstanding shares.

Planning Staff. Qualified employees of the government of Pierce County or the Cities of Blackshear, Offerman, and Patterson charged with handling matters related to planning, such as comprehensive plans, future land use, subdivision of land, and other related matters. This definition shall include the Zoning Administrator, the Planning Director, their designees, and staff employed under their supervision, as appropriate.

Private right-of-way. A portion of land being used or to be used as a street, road, thoroughfare, crosswalk, pipe way, drainage canal, and/or other similar uses and designated by means of right-of-way but not deeded to the governing authority.

Public right-of-way. A portion of land being used or to be used as a public street, road, thoroughfare, crosswalk, pipe way, drainage canal, and/or other similar uses and designated by means of right-of-way deed to the governing authority.

Public water and sewage systems. A system owned and operated by Pierce County or one of its incorporated municipalities.

Residential Modular Building: A dwelling unit designed and constructed to comply with the Georgia State Residential Code.

Setback. The minimum distance required between the parcel boundary and a building or structure located on the parcel.

Site-Built Residential Dwelling (Stick-Built): Residential buildings or structures that are built on the construction site and not designed or intended to be moved or relocated. Site-Built dwellings shall meet the following codes: International Residential Code (IRC) with Georgia Amendments; International Plumbing Codes (IPC) with Georgia Amendments;

International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).

Street, public. Right-of-way dedicated to the city, county, state, or federal government, or owned by the city, county, state, or federal government, which is developed, maintained, and used primarily for the purpose of transportation and/or movement, by vehicle, foot, or other means, and for access to abutting property.

Tiny House: A single-family home, 400 square feet or less, excluding lofts and are subject to zoning requirements.

Tiny House Dwelling Development: A planned neighborhood of a minimum of 4 tiny homes and a maximum of 12 tiny homes.

Tiny House on Wheels (THOW): A manufactured mobile home which is intended as a full-time residence or year-round rental property and meets standards required by HUD.

Tract. A portion of land with definite and ascertainable limits or boundaries. (See definition of "Lot.")

Utility. Any community service available to the public by means of an overhead or underground distribution or collection system such as electricity, telephone, water, gas, and sewage disposal.

Variance. A relaxation of the standards of this Ordinance that will not be contrary to the public interest and where, owing to conditions peculiar to the property, the literal application of this Ordinance would cause an unnecessary hardship. The final action on variances is taken by the Zoning Board of Appeals after said board receives a recommendation from the Planning, Zoning, and Code Enforcement Board.

Yard, Front. That area of a lot lying between the abutting street right-of-way line and the principal building of the lot and extending across the front of a lot from side lot line to side lot line.

Yard, Rear. That area of a lot extending across the rear of a lot from side lot line to side lot line and lying between the rear lot line and the principal building on the lot.

Yard, Side. That area of a lot between the side lot line and the principal building on the lot extending from the front yard to the rear yard.

Zoning Administrator. The person, officer, or official and this authorized representative, whom the County Commission and/or City Councils have designated as their agent for the administration of these regulations.

Zoning District. A delineated section or sections of Pierce County and/or the Cities of Blackshear, Offerman, and Patterson for which the zoning regulations governing the use

of buildings and premises, the height of buildings, the size of yards, the intensity of use, and various other requirements are uniform.

3. Applicability

3.1. This ordinance shall apply to all tiny houses installed, constructed, or modified after the effective date of this Ordinance.

3.2. Tiny Houses in place before the effective date of this ordinance shall not be required to meet the requirements of this ordinance unless replacement, alteration, or expansion of home thereon is requested.

3.3 All tiny houses shall be designed, erected, and installed be following applicable local, State, and Federal codes, regulations, and standards.

4. Standards for Tiny Houses

Standards for Specific Uses and Activities for Site-Built, Residential (Modular) Industrialized Buildings, and Manufactured Mobile Homes.

4.1. No tiny house may be erected or installed without prior approval and shall meet all requirements of the state’s building codes. Only Site-Built Residential Dwelling type tiny homes are allowed in the city limits of Blackshear.

4.2. A Tiny House may be used as a Principal Dwelling with a Conditional Use Permit in the Multifamily and Single-Family Zoning Districts and shall meet all development standards within that zoning district.

4.3 A site-built and residential (modular) industrialized buildings tiny home shall meet the Design Standards for Single-Family Residential except for the minimum horizontal dimension of twenty-four (24) feet or required garage if having no more than one (1) dedicated sleeping area. A manufactured tiny home shall meet HUD and other industry requirements.

4.4. A Tiny House shall have the following:

a. Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches.

b. Separate bathroom with a toilet, lavatory, and shower or bathtub.

c. A separate closet.

4.5. Construction plans shall meet all County Building Codes and be required to be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service, and electrical service.

4.6. All light, ventilation, and life safety requirements shall be met.

5. Application and Approval

5.1. No tiny house may be erected or installed without a conditional use permit.

5.2. To obtain approval for the construction or installation of a tiny house, the applicant shall provide the following information to the Planning and Codes office:

1. One copy of typical specifications for proposed structures, including a description of design characteristics and material.

2. Certification that the tiny house meets all applicable codes for the site-built residential or manufactured home.

3. If the applicant is not the site owner, written notarized authorization from the site owner for the application.

4. An analysis showing the potential visual and aesthetic impacts on adjacent properties.

5. Additional information required by the Planning and Codes Office for a determination that all applicable zoning regulations are met.

6. Standards for Tiny House Dwelling Developments

6.1 A centralized common area shall be required of each development. The common area shall include usable public use spaces including lawns, gardens, and/or plazas. These areas shall be for the use of residents of the tiny house dwelling development.

6.2 Each dwelling unit shall be provided with an area of private open space. The private open space shall contain a minimum of 200 square feet of usable space and shall be separated from the common open space with a small hedge, picket fence, or other similar visual separation.

6.3 All homes must have both front and rear porches.

6.4 Common areas are to be maintained through the establishment of either a condo or homeowners association. Before approval is granted, the applicant shall submit covenants, deeds and homeowners' association bylaws and other documents guaranteeing maintenance and common fee ownership of public open space, community facilities, private roads and drives, and all other commonly owned and operated property.

6.5 Each lot per dwelling unit shall contain a minimum of 5,000 square feet per dwelling unit.

6.6 The minimum width per lot shall be 18 feet.

6.7 The minimum depth per lot shall be 50 feet.

6.8 All tiny/cottage homes shall maintain a minimum separation of 10 feet from other homes within the development. Flexible setbacks are permitted from lot boundaries to enable creative site design and to ensure the preservation of trees on site. County staff shall determine the appropriate setbacks with the developer during the site development review process.

7. Streets. The street and road system of any tiny home development shall give due consideration to the Comprehensive Plan and any applicable local, state, or federal transportation plans.

7.1 **Access:** Every lot of every tiny home development shall be about a public street or an approved private street, which shall be developed and maintained by the appropriate governing body. Where the development does not immediately adjoin a public street, the developer shall provide a public street to connect from an existing public street to the development.

7.2 **Alignment and continuation:** Streets within the tiny home development shall be so arranged to provide for the alignment and continuation of, or projection of, existing streets.

7.3 **Connectivity:** Streets within the tiny home development shall be so arranged as to maximize connectivity and minimize trip distances. Direct connectivity to nearby existing or proposed destinations, including but not limited to parks, schools, shops, or other neighborhoods, shall be provided.

7.4 **Cul-de-sacs:** Cul-de-sacs shall terminate in a circular turnaround having a right-of-way of not less than 90 feet in diameter. Paving within the turnaround shall have an outside diameter of not less than 70 feet. No cul-de-sac shall exceed 750 feet in length. Pedestrian connections from the ends of cul-de-sacs to other streets and nearby destinations shall be provided where

feasible. Where the end of a cul-de-sac is directly adjacent to a park or school, a direct pedestrian connection from the end of the cul-de-sac to said park or school shall be provided. Dead-end streets and dead-end alleys shall be prohibited unless terminated with a cul-de-sac.

- 7.5 **Ditches:** On non-curb-and-gutter sections, ditch side slopes shall be no greater than 4:1.
- 7.6 **Half-streets:** Half-streets (streets and alleys with substandard right-of-way) and one-way streets shall be prohibited.
- 7.7 **Intersections:** The centerline of no more than two (2) streets shall intersect at any one point. No street shall intersect another street at less than eighty (80) degrees and shall as nearly as possible intersect at ninety (90) degrees.
- 7.8 **Right-of-way radius:** The right-of-way radius at street intersections shall be no less than thirty (30) feet, except where Georgia Department of Transportation standards shall prevail.
- 7.9 **Curved streets:** The centerline radius shall not be less than three hundred and fifty (350) feet for arterial streets, and one hundred and twenty (120) feet for collector and local streets.
- 7.10 **Right-of-way extension:** Where the proposed tiny home development abuts undeveloped properties, it is essential that appropriate extensions of streets be left available to provide for future growth and development. Such street rights-of-way to facilitate future development shall be extended by dedication and improved to the boundary of the proposed subdivision.
- 7.11 **Distance between intersections:** No two intersections shall be closer than one hundred and twenty (120) feet from one another.
- 7.12 **Street names:** The developer shall indicate on the plat the proposed names of all streets within the tiny home development. A street that is obviously aligned with, or is an extension of, an existing previously named or numbered street shall bear said street's name. The names of all new streets within the development shall be subject to the review and approval of the Planning and Codes office. New street names shall not duplicate or closely resemble the names of streets already in existence within Pierce County.
- 7.13 **Right-of-way and pavement width:** Excessively wide streets shall be discouraged due to the accompanying effects of increased traffic speed and increased runoff from impervious surfaces. Street rights-of-way shall be measured between lot lines and shall be prescribed in this section. The pavement width shall be as prescribed below.

Street Classifications	Minimum right-of-way (in feet)	Minimum lane width	Maximum lane width
Arterial	100	Travel lane: 11 feet Center turn lane: 11 feet On-street parking: 8 feet Bicycle lane: 5 feet	Travel lane: 12 feet Center turn lane: 14 feet On-street parking: 10 feet Bicycle lane: 6 feet
Collector	80	Travel lane: 10 feet Center turn lane: 11 feet On-street parking: 7 feet Bicycle lane: 5 feet	Travel lane: 12 feet Center turn lane: 14 feet On-street parking: 9 feet Bicycle lane: 6 feet

Local Street	50	Travel lane: 9 feet On-street parking: 7 feet	Travel lane: 11 feet On-street parking: 8 feet
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7.14 **Additional rights-of-way:** If the tiny home developments boundary line lies adjacent to the right-of-way line of an existing street of less than minimum right-of-way width, the required extra right-of-way to bring the street to current standards shall be dedicated.

7.15 **Paving and Drainage:** The developer shall provide street paving and proper drainage control structures, which may include ditch slopes with grass cover, paved ditches, drainage canals, erosion control devices, retention ponds, and/or curb and gutter. Grass cover shall be established on all unpaved ditches and unpaved shoulders. All streets and roads shall be paved according to standards set by the Georgia Department of Transportation Standard Specifications for Roads and Bridges.

8. Storm Water Drainage: The developer shall provide adequate storm water drainage in accordance with these regulations and applicable specifications. Where drainage conditions dictate, open ditches shall be paved. The developer shall also provide for adequate drainage of springs or other ground water drainage.

The drainage system for a tiny home development shall be designed in accordance with sound engineering principles and procedures such that all salable parcels are positively drained.

The drainage system shall be designed to accommodate drainage from adjacent lands which naturally drain to or through the lands being developed. The drainage system shall be designed to not significantly affect the natural drainage onto adjacent lands unless appropriate easements are obtained by the developer from the owner of such adjacent lands concurring with the proposed drainage design. Evidence of such concurrence shall be submitted to the Zoning Administrator along with the improvement plans and specifications.

Drainage facilities that are designed to handle flowing water (for example, culverts and weirs) shall be hydraulically designed to function when subjected to the maximum flow rate that can be expected to occur with a 25-year storm event.

Drainage facilities that are designed to handle water accumulations (for example, detention ponds with overflow provisions) shall be designed to accommodate the maximum water level that can be expected to occur with a 25-year storm event. Necessary drainage facilities, including but not limited to culverts, rights-of-way, and easements, may be dedicated to the local government, at no expense to the local government, and at the option of the local government.

All drainage systems discharging into any creek, stream, or natural body of water, including but not limited to wetlands as determined by the U.S. Army Corps of Engineers, shall pass through an approved sedimentation or detention pond prior to such discharge.

A drainage, sedimentation, and soil erosion plan certified by a professional engineer or registered land surveyor shall be submitted to the Zoning Administrator simultaneous with the preliminary plat, at which time technical design criteria will be established. Said plan shall be consistent with the latest version of Best Management Practices as defined by the Georgia Department of Natural Resources.

9. Application and Approval

9.1. No tiny house dwelling development may be developed without site plan review and approval by the Pierce County Health Department. An approval letter from the Health Department must be presented to the Planning Commission for recommendation. Tiny house dwelling developments are allowable uses within the following zoning districts: Multifamily (MF) and Single Family (SF) with a Conditional Use Permit.

10. Appeal

10.1. If the owner of a tiny house or tiny house dwelling development is found to violate the provisions of this Ordinance, appeals should be made to the Planning and Codes Department.

11. Effectiveness, Interpretation, Separability

11.1. This Ordinance shall become effective immediately upon its adoption.

11.2. All other portions, parts, and provisions of the Development Code of Pierce County, as heretofore enacted and amended, shall remain in force and effect.

11.3. All Ordinances, or parts of Ordinances, in conflict herewith are replaced.

11.4. If any part of this Ordinance conflicts with any other applicable federal, state, or local regulation, the more restrictive regulation shall control.

11.5. If any section, clause, portion, or provision of this Ordinance is found unconstitutional, such invalidity shall not affect any other portion of this Ordinance.

This ordinance shall be effective upon its adoption by the Board of Commissioners.

Adopted this 3rd day of March, 2026 by the affirmative vote of a majority of the commissioners present at an official meeting of the Pierce County Board of Commissioners.

B) Discussion and action to approve Ordinance 2026.3.3.2 to amend the code of Pierce County, Georgia, as amended for the purpose of setting standards for tiny homes and tiny house dwelling developments. With no questions from the public Commissioner David Lowman made a motion to approve the 2026.3.3.2 ordinance. Commissioner Troy Mattox seconded the motion. The motion carried.

ORDINANCE 2026.3.3.2

AN ORDINANCE TO AMEND THE CODE OF PIERCE COUNTY, GEORGIA, AS AMENDED, FOR THE PURPOSE OF SETTING STANDARDS FOR RECREATIONAL VEHICLE PARKS.

WHEREAS, the Pierce County Board of Commissioners exercises the powers, duties, and responsibilities vested in such governing authority through local Acts and Georgia law; and

WHEREAS, Article IX, Section 2, Paragraph 1 of the Georgia Constitution provides counties the authority to adopt clearly reasonable ordinances, resolutions, or regulations relating

to its property, affairs, and local government for which no provision has been made by general law and which is not inconsistent with this Constitution or any local law applicable thereto;

WHEREAS, the Pierce County Board of Commissioners desires to amend Pierce County’s ordinances to set regulations, standards, and permissible uses related to Recreational Vehicle (RV) parks; and

WHEREAS, the Pierce County Board of Commissioners has determined that it is in the best interests of the citizens of Pierce County to amend Pierce County’s ordinances to set regulations, standards, and permissible uses related to Recreational Vehicle (RV) Parks.

NOW, THEREFORE BE IT ORDAINED by the Pierce County Board of Commissioners as follows

Section 1501 RV Park

1. Intent:

The intent of this district is to provide a sound and healthy residential area sufficient to meet the unique needs of tourists living in recreational vehicles (RV’s), to protect RV parks from encroachment by incompatible uses, and to encourage the proper placement of RV parks. It is intended that all RV parks be a desirable living area providing adequate open space. These parks shall only be permitted in the Agricultural Forestry Zone with a Conditional Use Permit

2. Definitions:

1. Recreational vehicle (hereafter referred to as “RV”) means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle or any structure inspected, approved and designated a recreational vehicle.
2. Recreational Vehicle Park (hereafter referred to as “RV Park”) means any single parcel of land upon which two (2) or more recreational vehicles are occupied for temporary sleeping purposes.
3. Dependent RV means a recreational vehicle that does not have any toilet or bathing facilities.
4. Independent RV means a recreational vehicle that does have toilet and bathing facilities and is self-contained.
5. Usable acre means the portion of land that may be fully developed without restriction by wetlands, wetland buffers or any other environmental conditions.

3. Uses of Right:

The following uses shall be permitted in RV Park:

1. RV’s both Dependent and Independent;
2. Playgrounds and parks;
3. Laundromats, Bathhouses and;
4. Accessory buildings and structures .

5. Tents and other Dependent Camping Structures

4. Park Regulations:

Uses of right in the RV Park shall conform to the following requirements:

1. Minimum RV Park area: 5 usable acres.
2. Minimum area for RV's, Buildings, Accessory Structures:
There shall be not less than 15 feet (15') clear space between trailers and buildings, not less than 10 feet (10') between trailers and internal driveways.
3. Minimum setback from exterior street: 30 feet.
4. Minimum setback from park perimeter property lines: 15 feet.
5. Minimum open space requirement:
5 percent of the net acreage (net acreage being the total acreage less the area of streets, drives, and other infrastructure)
6. Minimum width of interior drives with unobstructed public access:
20 feet, with 90 feet in diameter cul-de-sacs as to prevent dead-ends.
7. RV Parks shall have visual buffers such as shrubbery and/or opaque fencing at least six feet in height between the park and adjacent non-RV Park uses.
8. Each RV Park shall be graded and drained so that rainwater will not stand in pools or puddles.
9. All RV/Camping spaces shall abut on an interior drive of gravel or similar all-weather surface; parking spaces of gravel or similar all-weather surface sufficient to accommodate at least two automobiles shall be located on each RV/Camping space. Each camping space is to be clearly identifiable with a sign.
10. Grounded and weatherproof electrical outlets supplying at least 115 volts, 30 Amps shall be provided at each RV/Camping space. Power lines shall be located underground. All electrical work and material shall comply with State and Local Codes.
11. A sewer connection of not less than three inches (3") in diameter shall be furnished at each RV Space. Suitable fittings shall be provided at each sewer connection to permit a watertight junction to be made with the RV's sewer adapter outlet. Each sewer connection shall be so constructed that it can be closed and when not in use shall be capped to prevent escape of odors.
12. A water tap connection of not less than 3/4" in diameter shall be furnished at each RV Space.
13. All RV Parks shall be required to provide one dumpster space for every 25 RV/Camping spaces, or every portion thereof. Each dumpster space shall be enclosed on three sides by a chain-link, solid brick, concrete block, or uniformly painted board fence, and screened from sight from the adjoining

residences and adjacent streets. These spaces should be so designed and developed as to provide easy access to the private waste disposal company's maintenance vehicles. The number of dumpsters leased from the private waste disposal company by the RV Park owner shall be determined by need.

5. Sign Regulations:

1. Signs, illuminated or non-illuminated; not to exceed a combined total sign area of 100 square feet ; and that where a RV Park abuts a state primary highway, only one business identification sign, illuminated or non- illuminated, not to exceed a total sign area of 100 square feet per mobile home park.

6. Permit for RV Park:

1. Initial Permit for Park shall be reviewed by Planning Commission and approved by County Commission/City Council.
2. Initial Permit shall be accompanied by Permit Fee of \$1,500.00 per every 5 usable acres and include a Scaled Site Plan showing all driveways, entrances, electrical/plumbing layout, and any other info required by the Planning & Codes Department.
3. Initial Permit may require E&S Plans and Soil Erosion Site Plan. This requirement will be determined by the Planning & Codes Department.
4. Initial Permit must be approved by Health Department before Planning Commission makes final recommendations.
5. RV Park permits must be renewed annually. A renewal fee equal to Initial Permit fee shall be paid and an annual inspection conducted by the Planning Director. Upon passing inspection, the Planning Director may issue the permit without further review. If the Park fails inspection, the Owner has the right to appeal the Planning Director's Decision to the governing Commission/Council, otherwise, the Director's decision is final.
6. A permanent housing unit (Site built or Manufactured House) will be allowed for a ground's keeper.
7. Any RV that is to remain parked for longer than 90 days will need to apply for an annual permit from the Planning & Codes Department The annual permit shall be good for 12 months. The permit fee shall be \$250.00. This permit may be renewed annually as needed. The Planning &Codes Department shall issue a decal to be posted on the recreational vehicle in a conspicuous place.
8. When a park regulated under this ordinance is sold or its ownership transferred, the transferee must apply for a permit to the Planning & Codes Department within 60 days after the date of transfer. The applicant must

provide the department with a copy of the recorded deed or lease agreement before the department may issue a permit to the applicant.

This ordinance shall be effective upon its adoption by the Board of Commissioners.

Adopted this 3rd day of March , 2026 by the affirmative vote of a majority of the commissioners present at an official meeting of the Pierce County Board of Commissioners.

- 8. Discussion and action of the 2026 CDBG Potential Conflict of Interest-Chairman Neal Bennett presented the 2026 CDBG Potential Conflict of Interest information to the Commissioners.

1937 Carlton Adams Drive,
Valdosta, GA 31601
Phone (229) 333-5277
Fax (229) 333-5312



Memo

To: Local Governments Applying for 2026 CDBG Funding
From: SGRC – Community Development Division
Tonia Hendricks
Date: February 5, 2026
Re: Conflict of Interest Requirements

PLEASE BE ADVISED:

Local governments submitting 2026 CDBG applications must comply with Federal “Conflict of Interest” regulations. Any person who is an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or subrecipients which are applying for CDBG funding must pay strict attention to the following information:

If an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or subrecipients could be affected (in any way) by CDBG funding, a FULL DISCLOSURE must be submitted to the Georgia Department of Community Affairs (DCA) as part of the 2026 CDBG application. Additionally, the person(s) affected must not participate in project discussion, planning, or voting. Please notify the SGRC Community Development Division IMMEDIATELY if a conflict of interest is identified.

The Conflict of Interest provision in the “Common Rule”, (24 CFR 85.36 and 24 CFR 84.42) are applicable when a local government CDBG Recipient contracts for the procurement of goods and services AS WELL AS to all CDBG grants and activities. The following summarizes this regulation:

- A. **Conflicts Prohibited:** No persons described in paragraph B. below who exercise or have exercised any functions or responsibilities with respect to activities assisted with CDBG funds or who are in a position to participate in a decision making process or gain inside information with regard to these activities, may obtain a financial interest OR benefit from a CDBG-assisted activity, or have an interest in any contract, subcontract or agreement with respect hereto, or in the proceeds thereunder, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter.
- B. **Persons Covered.** The conflict of interest provisions of paragraph A. above applies to ANY person who is an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or subrecipients which are receiving or administering CDBG funds.

C. **Definition of Family or Business Ties.** DCA defines the meaning of the term “family or business ties” as follows:

- Family: “A group of people related by ancestry or marriage; relatives.”
- Business: “The buying and selling of commodities and services; commerce, trade.”
- Ties: “Something that connects, binds or joins; bond; link.”

D. **Exceptions:** Upon written request, DCA may grant an exception to the provisions of paragraph A above, on a case-by-case basis, before federal funds are expended. Exceptions can only be granted when DCA determines that the exception will serve to further the purpose of the CDBG Program and the effective and efficient administration of the CDBG program or project. To seek an exception, a written request for an exception must be submitted by the unit of local government to DCA which:

- Fully discloses the conflict or potential conflict of interest, prior to the unit of government undertaking any action which results or may result in a conflict of interest, real or apparent; and
- Describes how the conflict of interest was publicly disclosed; and
- Includes a written opinion of the local government’s attorney that the interest for which the exception is sought would not violate state or local law.

Please find enclosed a sample attorney’s letter and a sample certified meeting minutes document concerning possible conflicts of interest regarding CDBG applications and/or grants. If you have any questions or concerns regarding this Federal law, please call me as soon as possible. Please contact me immediately if there is the possibility of a conflict of interest issue.

Chairman Neal Bennett asked the Commissioners if anyone had any conflict with this 2026 CDBG project. Commissioner Troy Mattox stated that without any discrepancy he had no conflict of interest concerning the 2026 CDBG project. Commissioners Raley, Dixon, and Lowman responded by saying, “No, I have no conflict with the 2026 CDBG.”

9. Discussion and action to adopt 2026 CDBG Submittal Resolution-Chairman Neal Bennett presented the 2026 CDBG Submittal Resolution for adoption. Commissioner Randy Dixon made a motion to adopt the resolution to submit an application to obtain FY 2026 Community Development Block Grant (CDBG) funds for street paving and flood & drainage improvements. Commissioner Troy Mattox seconded the motion to adopt the resolution. The motion carried with all Commissioners and Chairman in agreeance to the adoption of this resolution.

RESOLUTION

OF THE PIERCE COUNTY COMMISSION
TO SUBMIT AN APPLICATION TO OBTAIN
FY 2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS
FOR STREET PAVING AND FLOOD & DRAINAGE IMPROVEMENTS

WHEREAS, the Pierce County Commission has identified a lack of sufficient funds to address the need for adequate Street Paving and Flood & Drainage Improvements; and

WHEREAS, Community Development Block Grant (CDBG) funds are sufficient to address these needs; and

WHEREAS, the Pierce County Commission has requested the staff of the Southern Georgia Regional Commission to assist in the preparation and administration of the FY 2026 Community Development Block Grant (CDBG) application; and

WHEREAS, the Pierce County Commission has chosen Statewide Engineering to provide pre- and post-award services as the project engineer for the FY 2026 Community Development Block Grant (CDBG) application; and

WHEREAS, the Pierce County Commission has agreed to provide sufficient matching funds and in-kind services to complete this project;

THEREFORE, be it resolved that the Pierce County Commission will submit a FY 2026 Community Development Block Grant (CDBG) application to address the identified needs.

SO RESOLVED this 3rd day of March, 2026.

K. Neal Bennett, Chairman

Thomas Sauls, Interim County Manager

10. Discussion and action to approve a Resolution to authorize Pierce County to contract with the Georgia Department of Transportation for Hacklebarney, Old River, Tyre Bridge, Sunset, and Trudie Road improvement projects. Commissioner Troy Mattox made a motion to approve the resolution to authorize Pierce County to contract with the Georgia Department of Transportation for Hacklebarney, Old River, Tyre Bridge, Sunset, and Trudie Road improvement projects. Commissioner David Lowman seconded the motion. The motion carried.

11. Discussion and action to surplus/trade lease CAT 420 Backhoe Loader for a new CAT 440 Backhoe Loader. The leased CAT 420 Backhoe Loader lease expires August 10th, 2026. If surplused/ traded now the county should have the new one by the expiration date in 4 to 5 months. COST

New- \$185,608

Trade- \$55,435

Total- \$130,173

OPERATOR ENVIRONMENT

Lighted gauge group	Hand and foot throttle
Interior rearview mirror	Automatic Engine Speed Control
ROPS canopy, Rear Fenders	One Touch Low Idle
2-inch retractable seat belt	Floor mat and Coat Strap
Tilt steering column	Lockable storage area
Steering knob	

SELL PRICE	185,608
EXT WARRANTY	Included
LESS GROSS TRADE ALLOWANCE	(55,435)
NET BALANCE DUE	130,173
TOTAL QUOTE PRICE	130,173

TRADE-INS

Model	Make	Serial Number	Year	Trade Allowance
420	CATERPILLAR, INC. (AA)	H8T01572	2021	55,435

WARRANTY

Standard Warranty: 12 months/unlimited hours
Extended Warranty: 440-12 MO/8760 HR PREMIER, 440-60 MO/5000 HR PREMIER

Accepted by _____ on _____

Signature

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

David Pinter

David Pinter
Machine Sales Representative

12. Discussion and action to surplus/trade (2) 2025 Mack Dump Trucks Vin 's 1M2GR4GC7SM047366 and 1M2GR4GC2SM047365-Commissionere David Lowman made a motion to use option B. Commissioner Graham Raley seconded the motion. The motion carried.

A) JM Wood Auction Company \$430,000 minus 7% commission of \$30,100 brings the county to make \$399,900. (would have to be driven to Alabama)



January 21st, 2026

Pierce County GA
Mr. Neal Bennett, Commissioner
312 Nichols St
Blackshear, GA 21516
Neal.bennett@piercecountyga.gov
912-281-6600

Re: Proposed Auctions: March 17-21, 2026

We want to thank you for allowing J.M. Wood Auction Company, Inc. the opportunity of submitting a proposal on the auction of your surplus equipment. Since 1973, J.M. Wood Auction Co. Inc. has conducted thousands of public auctions and sold billions of dollars of heavy machinery and trucks to buyers across the world. We believe our marketing methods along with our extensive global reach to buyers are necessary for you to achieve the true global market value of your assets.

- ❖ **Auction Location and Date:** The proposed auction will be March 17-21, 2026 at our one-hundred-acre permanent auction facility in Montgomery, Alabama.
- ❖ **Traditional Auction Marketing:** J.M. Wood Auction will promote and feature your equipment in our full color auction magazine. A personalized mailing list will be selected from our database of over 100,000 domestic and international buyers. We will select potential buyers to market to by targeting recent buying patterns, trending industries, and regional activity. Your auction will be promoted in numerous industry specific trade magazines as well as in over (300) newspapers reaching a broad range of potential buyers.
- ❖ **Online Auction Marketing:** Our team will go to work immediately posting your inventory with multiple photos and inspections on JMWood.com. Our website is an essential tool in reaching thousands of buyers who visit our site daily. Your inventory will also be posted on numerous worldwide industry related sites in front of millions of buyers searching for equipment for their operations in countries across the globe. Your equipment will also be featured in J.M. Wood Auction's award-winning social media marketing campaign consisting of outlets such as Face book, Twitter, YouTube and more. J.M. Wood Auction has been recognized by both Facebook and Constant Contact as one of their annual top performing marketing companies.

- ❖ **Auction Delivery, Pre-Auction Services and Set Up:** We encourage you to schedule delivery of your equipment to the auction facility as soon as possible. This allows adequate time for pre-auction services such as detailed inspection reports, photography, video, clean-up, and repairs. J.M. Wood Auction will provide the seller with a detailed report on any repairs and clean-up deemed necessary to make the equipment bring the maximum dollar. No repairs will be made without prior consent from seller. J.M Wood Auction will coordinate an on-site detailed clean-up service on the equipment listed on the sellers (Exhibit "A"). J.M. Wood Auction will have representatives aggressively marketing your equipment and answering questions from prospective buyers prior to the auction.
- ❖ **Auction Day:** With over 50 years in the auction business, it is in our blood. We live for auction day, and it is exciting! When you arrive at one of our world class drive through auction facilities you will find a team of professionals that know and love their job. A detailed auction catalog with lot numbers will be presented to all the pre-approved buyers on hand. The equipment will be paraded past the auction theatre full of attendees and broadcast live on the internet as well. We will furnish all personnel to conduct the auction, collect proceeds, and assist in load-out.
- ❖ **Online Auction Bidding:** JMWoodLive.com is our exclusive proprietary online bidding service. Since its inception, we have registered tens of thousands of pre-approved national and international buyers. Multiple photos of the exterior, interior and components of every item will be posted for online buyers. In addition, we provide detailed inspection services on any equipment the prospective buyer may need.
- ❖ **Buyer Services:** Prior to the auction, J.M. Wood Auction provides the buyer with detailed inspection services, financing options and logistical estimates. After the auction, we will coordinate coordination as well as dismantle and containerize equipment headed to the port.
- ❖ **Post Auction and Payment Terms:** J.M. Wood Auction will furnish a computerized statement of each item sold. We will issue seller a check for full settlement within **10 banking days** after the date of auction. Any service fees incurred such as clean-up, repairs, and transportation will be deducted from seller's final net proceeds.
- ❖ **Liens and Encumbrances:** Auctioneer acts as Seller's agent. Seller guarantees that he/she is the sole owner of items being sold and states that items are free of all mortgage's liens and encumbrances. Seller agrees to disclose all specific liens, blanket liens, mortgages, taxes, encumbrances or claims of any sort and states he is not connected to claim by Bankrupt Court or IRS. In the event, such claim should exist Seller agrees to pay all legal expense incurred by Auctioneer to protect and defend clear title. Seller hereby authorizes J.M. Wood Auction Co., Inc (hereby known as Auctioneer) at the absolute discretion of Auctioneer to carry out title searches in respect of the equipment at the expense of Seller, but in no case, shall Auctioneer have a duty to conduct, nor be responsible for the results of any such title search.

Proposal Options:

- ❖ **Option: (Financial Guarantee)**

- J.M. Wood Auction gives Pierce County Commission, a GROSS financial guarantee of **\$430,000.00** for the equipment listed below as per the specifications and conditions listed below. A commission rate of **7% Absolute** will be charged to gross sales.

INVENTORY: (2) 2025 Mack GR64F Tri Axle Dump Trucks (1M2GR4GC7SM047366 AND 1M2GR4GC2SM047365): Tri Axle, 455 HP Mack MP8 engine, Allison 4500 RDS A/T, 46K rears, 20K front, 16' Logan Body, 11R24.5 rear tires, 425/65R22.5 front tires, all alum

J.M. WOOD AUCTION COMPANY, INC. will provide, as a service to Pierce County Commission, a detailed report on any repairs deemed necessary to make the equipment bring the maximum dollar. J.M Wood Auction Co., Inc. will furnish a mandatory on-site detailed clean-up service. This clean-up service will be deducted from your net proceeds. Transportation charges will be deducted from net proceeds.

We would like to thank you for allowing J.M. Wood Auction Company, Inc. to present this proposal to you and we look forward to conducting your auction.

"We Turn Equipment into Cash."

Pierce County Commission

Date

Trey Murphy, Regional Manager
J.M. Wood Auction Co., Inc.

Date

B) Yoder and Frey for \$412,000 (would be picked up in Blackshear)



Date: 2-18-26

To: Pierce County Board of Commissioners Attn: Neal Bennett

From: Craig Foreman- Sales Territory Manager

Contact Info: Cell -912-337-8290; Email- craig.foreman@yoderandfrey.com

Yoder & Frey Auctioneers is pleased to have the opportunity to earn your business. Please see the proposal below regarding the purchase bid for 2- Mack Dump Trucks

***Option 1 Purchase-** Y&F would like to offer an outright purchase of the 2-2025 Mack Dump Trucks for the sum of \$412,000. Payment Via Electronic Wire will be made for the trucks prior to pick up. Yoder & Frey will be responsible for all freight costs to pick the trucks up from the Pierce Co. Road Department. Payment is guaranteed within 48 hours after receipt of invoice if trucks are free and clear. If there are any liens then payment will be made within 48hrs of lien release.

If you choose to accept the offer above, we will need your Bank Wire Instructions and Titled Vehicles will need to be invoiced to-

Yoder & Frey
300 Raymond Hill Rd.
Newnan, Ga. 30265

ST5 Tax Exempt Form can be Supplied If needed.

***Option 2- Gross Sale Guarantee:** We would consign the package of Trucks to be sold in our March sale at our location in Newnan, GA and offer a Gross Sale guarantee of \$445,000.00 less the 7% commission (\$31,150) net to the county \$413,850.00 less freight. We will split any proceeds over \$445,000.00 @ 75% Pierce County/25% Y&F. We could pay the guaranteed amount (less commission) in advance and settle the overage after the sale or settle all proceeds after the sale, whichever you prefer. Freight or freight cost is the responsibility of the County. (OR) Y&F can arrange freight for the equipment and deduct freight cost from the county's proceeds of the sale.

Thank you again for this opportunity and please reach out if you have any questions. My contact info is listed above.

Equipment Description

*2025 Mack GR64F Tri-Axle Dump Truck- SN-1M2GR4GC5SM047365

*2025 Mack GR64F Tri-Axle Dump Truck- SN-1M2GR4GC5SM047366

Respectfully,

Craig Foreman

13. Discussion and action to purchase (2) 2027 New Mack Trucks from Worldwide Equipment for \$223,275.62 each. Total cost being \$446,571.24. Trucks will arrive in mid-March- Commissioner Randy Dixon made a motion to approve the purchase of two 2027 Mack Trucks from Worldwide Equipment. Commissioner Graham Raley seconded the motion. The motion carried.

From: Chris Warren <Chris.Warren@thetruckpeople.com>
Sent: Tuesday, February 24, 2026 1:27 PM
To: Neal Bennett <Neal.Bennett@piercecountyga.gov>
Subject: New Mack Granites Pricing

Good afternoon Mr. Neal! As per our conversation, the replacement trucks for the September 2026 auction will be new 2027 Mack Granite's with MP – 8 (455 hp) Engines, Allison 4500 RDS transmissions, all aluminum wheels and 16' Ox Bodies with high lift gates. The total cost for each unit is \$223,285.62. Please let me know if you need anything further. Have a great afternoon, Mr. Neal!

2026 September Auction Pricing (Mack Granite)

Allison:	Ox 3 rd Axle:	\$ 227,156.70
	Mack 3rd Axle:	\$ 223,285.62
	No 3 rd Axle:	\$ 213,793.62
mDrive:	Ox 3 rd Axle:	\$ 212,365.55
	Mack 3 rd Axle:	\$ 209,442.47
	No 3 rd Axle:	\$ 199,002.47

*Coming Now
 March
 ALL ALUM wheels*

14. County Manager's Report



County Manager's Report for February 2026

Presented on March 3, 2026

Pierce County Board of Commissioners Meeting

COUNTY MANAGER'S MONTHLY HIGHLIGHT ACTIVITY FOR FEBRUARY 2026

Leadership meeting, Pierce County industrial development authority meeting, attended an equipment show in Perry Georgia with Road Superintendent Bruce Carter and Commissioner David Lowman, met the new county extension agent John Bennett, opened one bid for the county farm home (bid was rescinded by bidder), met with Hofstader Engineering Firm (discussion of future LMIG improvements), met with Statewide Engineering Firm (pre-bid con meeting for Tiger Field), Chairman Bennett attended the Pierce County Health Board meeting (still have flu and covid-19 vaccines available), met with county road department employees (Commissioner Dixon and Chairman Bennett were in attendance as well), Chairman Bennett attended the Southern Georgia Regional Commission council meeting, carried out personnel management, monitored the daily operations, maintenance and expenditures.

ELENA RYALS, HUMAN RESOURCE DIRECTOR

We have been working with Work source Georgia/Southern Georgia Regional Commission to utilize grant funds available for disaster recovery in our public works department. We've initially approved of a total of seven full-time temporary positions through this opportunity. These positions will work to provide labor support to our road department to improve road conditions throughout the county. Eligibility is focused on validating that applicants were employed during Hurricane Helene and unable to attend work at least one day during the established disaster period.

There are currently three vacant positions in the 911 center. We have conducted interviews in the past two weeks and have offered employment to three candidates. One is already a certified dispatcher with prior experience, the other two will have to be trained and certified. They will begin working within the next couple of weeks pending results from their drug and background screening.

There is currently one vacancy in the Tax Commissioner's Office. This position has been advertised, and applications are being reviewed to set interviews.

DEBRA WILLIAMSON, PIERCE COUNTY E911

911 CALL REPORT BY AGENCY

PCSO 313, BPD 379, PPD 12, GSP 5, DNR 1, STA1 217, STA2 38, MUTUAL AIDE REQUEST 4, MUTUAL AIDE RESPONSE 5, AVAC 5, CORONER 8, PATTERSON FIRE MED. ASSIST 3, BLACKSHEAR FIRE MED. ASSIST 4, PIERCE COUNTY FIRE MED. ASSIST 19, FIRE CALLS PCFD 82, GDOT 0, GFC 14, BSFD 44, PFD13, NSFD11, WFD 34, BVFD 20, OFFFD 12, OTTFD 22, SSFD 31, SUNSET 21, HACKFD 36, ROAD DEPT 4, BPW 0, PPW 0
TOTAL CALLS FOR FEBRUARY: 1357 TOTAL CALLS FOR JANUARY 1390
TOTAL FOR THE YEAR: 2747

PIERCE COUNTY EMS DIRECTOR AAS, NRP, NPQ-FOII, GA-CEM, DANIEL ROYAL

TOTAL CALLS	260	
TRANSPORT	172	
NON TRANSPORT	84	
RESPONSE FROM DISPATCH		260
CHUTE TIME		
MUTUAL AID/ REQUEST TO RESPONDED	0	
CANCELLED	0	
MUTUAL/ AID/ REQUEST FROM	5	
EMS ZONE 1	217	
EMS ZONE 2	38	

OFFICE OF THE SHERIFF, SHERIFF RAMSEY BENNETT

In February of 2026 the Office of the Sheriff dispatched 688 calls for service to deputies in addition to any calls dispatched by 911. The jail dispatched 2,577 calls inside the facility to jailers. There are 130 inmates in the Pierce County Jail.

PIERCE COUNTY FIRE CHIEF, CHRIS TODD

February 2026 Call Report

99 total calls
7 - Cancelled in Routes
3 - Power line/Utility lines down
1 - Gas leak
11 - Motor Vehicle Collisions
14 - Authorized Control Burns
18 - Medical Calls
1 - Railway Fire
9 - Illegal Burns
23 - Grass/Woods Fires
2 - Fire Alarms
4 - Structure Fires
4 - Public service calls (smoke alarm installs or inspections)
1 - Vehicle fire
1 - Smoke investigation

Grain Rescue Equipment has been ordered. (2025 AG South Grant Award)

Awarded a \$12,000 check from Woodman of the World (Battery powered Ventilation Fan, Rescue Struts have been ordered)

Applied for the 2026 Fireworks Tax Grant (88 Cancer Blocking Particulate Hoods and 2 Battery powered Ventilation Fans Requested)

All new County Volunteers have passed the Firefighter 1 test. They still need to pass skills and Hazmat to be certified.

Truck Updates:

All trucks passed 2026 pump test!
Hose Testing for all stations is being conducted on Thursday nights. Had 2 sections of 5" LDH fail testing

E44 - Relief valve needs repair (Brackett will be repairing on March 17th and 18th)

E2606 - Needs emergency lighting repair wiring burnt - Repair Completed
Brush 9 - Transmission - Repair Completed
2603 - Hose Reel not working, Truck sometimes struggling to pull - Repair Completed
E8 - Recirculating valve leaking (Brackett will be repairing on March 17th and 18th)
Tanker 2211 - Taillights not working - Repair Completed
2711 - Siren not working - Repair Completed
2306 - Fuel tank repair - Repair Completed
E26 - Possible computer/battery issues - Still having issues at TARP for repair
E33 - Water in Fuel - Still having issues at TARP for repair

CHRIS BOND, PLANNING AND FACILITIES DIRECTOR'S REPORT

Planning & Codes:

Processed seven (7) new home permits.
Performed sixty-six (66) inspections.
Accrued \$13,262.45 in permit fees.

Facilities:

Installed insulation at EMS.
Courthouse fountain turned back on (weather has warmed up).
Repaired AC unit at Senior Center.
Various repairs at Library.
Spent \$587.68 total on custodial products for all county buildings.
Spent total of \$1,083.80 on various repairs for all county buildings.

PUBLIC WORKS DPARTMENT, BRUCE CARTER

· Culverts Cleaned – 10 (by hand)· Roads built up – 5· Ditches dug – 125· Culverts installed/Replaced – 10· Potholes Patched – 9, Major – 1· Shoulders Patched – 1, Major - 3· Signs replaced – 17· New signs put up – 5· Total Road Miles Graded – 494 miles· Total Road Grader Miles – 2,162.51 Miles· Loads of dirt hauled – 297· Yards of Dirt Moved – 4,752 CuYds

PIERCE COUNTY RECREATION UPDATE, COACH MO BROWN

GRPA District Basketball Wrap Up, Pierce 8U Boys 4-way tie for 5th place. Pierce 8U Girls 2-way tie for 3rd place. Pierce 10U Boys 2-way tie for 3rd place. Pierce 10U Girls District Runner U. Pierce 12U Boys District Runner Up. Pierce 14U Boys 2-way tie for 3rd. Pierce 14U Girl's 3rd place 8U Boys District Winner Jeff Davis. 14U Boys District Winner Telfair County

Basketball Financials

Regular Season Final, Gate - \$13,597, Concessions - \$6510.43

District

District Tournament Fees – \$1300

District Gate – \$3524

District Concessions - \$1359.75

Spring Sports Update

Field Maintenance

Participation Numbers

Final Numbers (unknown until Monday)

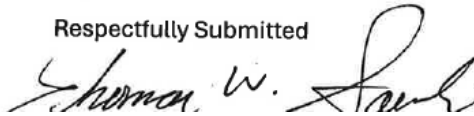
First night of Evals Wrap Up for Baseball (unknown until Monday night) Mon. 3/3/26

Evals for Softball Tues. 3/4/26

Evals for Soccer Thurs. 3/6/26

Projected start date April 13

Respectfully Submitted



15. Discussion and action to switch May's monthly meeting date from the 5th to the 12th due to new bid opening for Tiger Field. County Manager Thomas Sauls asked the Commissioners to change May's monthly meeting from the 5th to the 12th due to having to put out a bid package for Tiger Field. Stating the county had a bid opening for Tiger Field on March 2nd but the county didn't receive any bids. The engineering firm will be making addendums to the current package and will send them out again. Moving the meeting up a week will ensure that there is time to check all information regarding the proposal.

Mr. Neal,

Statewide Engineering had this project ready to let back in August 2025 with all the additional changes and upgrades requested by the county. The Regional Commission notified the county and engineer that DNR wanted to review these changes for approval prior to letting this project out for bid. The Regional Commission notified the county and Statewide in January 2026 that the request was approved.

With the delay of the DNR Approval, Statewide Engineering had to phase the project to meet the required deadline of the rec. department football program of September 1 to have activities completed. With this short schedule of time, Statewide Engineering held a mandatory pre-bid meeting to make sure all contractors bidding on this project were aware of the deadline.

Bid Opening was held on Monday, March 2, 2026, with no bidders submitting a proposal. Initial call to all bidders was made from the bid opening meeting. Contractors were extremely concerned about the deadlines and not meeting them for example of weather delays, material backorders, etc.

Therefore, the following timeline is proposed to the county for re-bid. Two weeks to call and have discussion with each required contractor that was on the bidder's list to inquire about the issues they had with the phasing, proposed work, deadlines, material ordering times, etc. Then time to revise specs and plans as required.

We would like to readvertise and send the ad back the legal organ on March 20, 2026, so that the ad would run on March 25, 2026 and again on Thursday, April 8, 2026. The ad must run for a period of 30 days; therefore, we are proposing a Bid Opening Date of April 30, 2026 at 11:00am. We understand that the regular county commission meeting would be on May 5, 2026. To perform our due diligence in review of the bids, checking for any errors, and verification of bonds, we would not meet the required time frames to have an engineering recommendation package to the county by May 5, 2026. **Would the county be open to moving the regular commission meeting to May 12th so that the project could be awarded and allowed to the stay on schedule with the grant time frames.**

Respectfully,

Mark Dill

Statewide Engineering, Inc.

516 Ashley Street E
Douglas, GA 31533

16. Adjournment-Commissioner David Lowman made a motion to adjourn the meeting at 6:45 p.m. Commissioner Troy Mattox seconded the motion. The motion carried.

Neal Bennett
Commission Chairman

Troy Mattox
Commissioner, District 1

Graham Raley
Commissioner, District 2

Randy Dixon
Commissioner, District 3

David Lowman
Commissioner, District 4

Donna Golding
County Clerk