



Pierce County Board of Commissioners

Public Hearing

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

June 3, 2025, 5:45 p.m.

SUMMARY

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

Raphel Maddox, County Manager

Donna Golding, County Clerk

Staff not in attendance

Adam Craft, County Attorney

1. Call to order-Chairman Neal Bennett called the meeting to order at 5:45 p.m.
2. Invocation and Pledge of Allegiance-Commissioner David Lowman led the invocation and Commissioner Troy Mattox led the pledge of allegiance.
3. Discussion for the rezoning of Sunflower Childcare Center located at parcel #045A-033, .46 acres at 4023 Meadow Circle, Blackshear, from Single-Family to Commercial to be able to keep more children. The Joint Planning Board recommended denial-Chairman Neal Bennett asked the community attendees if anyone would like to speak in favor of the rezone. Storm Peacock, the owner of the childcare center stated that the need for childcare in our county is a need, and he is trying to provide that. Mr. Peacock was asked how many children the childcare center currently has and how many children the childcare center is wanting to keep in the future. He stated he has 12 children now and wants to have as many as the state will allow, which he believes to be 30 children. Mr. Peacock stated that in a previous meeting he was asked about having enough parking. He stated that there is enough parking for 4 vehicles in the driveway. Mr. Peacock stated that he has the support of his neighbors. The Board asked if the childcare center was septic and well or is it connected with the city.

Mr. Mike Peacock spoke in favor of the rezone. Then spoke on the sewage and water. Stating that it has septic and is city water.

Commissioner Troy Maddox asked if there were any other buildings on the property. Mr. Mike Peacock stated there were no other buildings on the property.

Chairman Neal Bennett asked the attendees if there was anyone in opposition of this rezone.

Brian Wagner, 4009 Meadow Circle, phone number 912-387-7769 stated that he is in opposition to the rezoning of this property. Mr. Wagner is concerned about the increase in traffic. He is also worried about other people in the future turning houses into businesses.

Thomas? 4019 Meadow Circle, phone number 912-550-8490 is also opposed to the rezone stating he doesn't want to worry about his children playing in the yard. No one respects Meadow Circle being a residential area. People speed down the road and an increase in vehicles will make it worse.

Sarah Wall, 4026 Meadow Circle, phone number 912-614-9343 stated that the intention to have a childcare center is a great idea but is concerned about the dropping off and picking up of children. There isn't enough room to fit 2 cars in the driveway; stating that it will cause problems in the neighborhood.

Tiffany Hewett, 4071 Meadow Circle, phone number 229-457-2097, stated children walk and ride bikes in the neighborhood and she doesn't agree with a residential place becoming more than it already is. The speed limit sign needs to be changed; it is too fast for in the small residential area.

4. Adjournment-Chairman Neal Bennett adjourned the meeting at 6:00 p.m.

Neal Bennett
Commission Chairman

Randy Dixon
Commissioner, District 3

Troy Mattox
Commissioner, District 1

David Lowman
Commissioner, District 4

Graham Raley
Commissioner, District 2

Donna Golding
County Clerk