



Regular Meeting

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

March 4th, 2024, 6:00 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
Adam Craft, County Attorney

- 1) Call to order-Chairman Neal Bennett called the meeting to order at 6:00 p.m.
- 2) Invocation-Jerad Johnson, Emmanuel Baptist Church
- 3) Pledge of Allegiance Leader-Guylee Washington
- 4) Any addition or deletion to March 4, 2025, Agenda-There were none.
- 5) Approval of Agenda March 4, 2025, Agenda-Commissioner David Lowman made a motion to approve the March 4, 2025, agenda. Commissioner Randy Dixon seconded the motion. The motion carried.
- 6) Public Comments
 - a) Austin Moore-discussion of the development of subdivisions and mobile home parks in Pierce County-Mr. Moore voiced concerns with the population of Pierce County growing. He is a firefighter and stated most emergency calls come from his district, district 3. With the community growing, the Firefighters and EMS are starting to feel overwhelmed. He asked the Board of Commissioners to consider the amount of housing per fire station and EMS responders.

Chairman Bennett stated that when the 10-year comprehensive plan comes up for discussion, that will be a good time to discuss the revision plan.

Commissioner David Lowman stated that the Public Safety Director, Blake James, does keep the Board aware of the needs for the Fire and EMS departments. EMS will possibly receive another ambulance and staff for a 12-hour shift. It takes an estimated 16 months to complete an ambulance from start to finish.

Commissioner Troy Mattox stated the Pierce County Planning and Codes Department do have subdivision and mobile home regulations in place.

- 7) Approval of Minutes from February 11, 2025, Public Hearing and Regular Meeting, and February 13th, 2025, Called Meeting-Commissioner Randy Dixon made motion to approve the February 11, 2025, Public Hearing and Regular Meeting, and February 13th, 2025minutes. Commissioner Troy Mattox seconded the motion. The motion carried.
- 8) Discussion and action on the request to rezone Parcel #034B-043, 1.18 acres at 3435 Moore Street, Blackshear, from Single-Family to Multi-Family to build apartments-Commissioner David Lowman asked if there would be erosion control in place for this project and he was assured by Mr. Cason that yes there would be. Commissioner David Lowman made a motion to approve the rezone Parcel #034B-043, 1.18 acres at 3435 Moore Street, Blackshear, from Single-Family to Multi-Family to build apartments. Commissioner Troy Mattox seconded the motion. The motion carried.
- 9) Discussion and action on the request to rezone Parcel #023-079, 39 acres on Ware Street, Blackshear, from Agriculture/Forestry to Single-Family for a single-family development-Commissioner Troy Mattox made a motion to approve the to rezone Parcel #023-079, 39 acres on Ware Street, Blackshear, from Agriculture/Forestry to Single-Family for a single-family development. Chairman Bennett asked for a second. Chairman Bennett seconded the motion. The motion carried.
- 10) Discussion and action on the request to rezone Parcel #049-072C, 26.26 Riggins Road, Blackshear, from Multi-Family to Neighborhood Commercial on 3 acres for an electrical company shop and Agriculture/Forestry on 23.26 acres for building a house in the future-Commissioner Randy Dixon said that due to the driveway being at 121 the owner would have to work with the GDOT on the project. Commissioner Graham Raley made a motion to approve the rezone Parcel #049-072C, 26.26 Riggins Road, Blackshear, from Multi-Family to Neighborhood Commercial on 3 acres for an electrical company shop and Agriculture/Forestry on 23.26 acres for building a house in the future. Commissioner Troy Mattox seconded the motion. The motion carried.
- 11) County Manager's Report and Financials-County Manager Raphel Maddox presented the monthly report. He also stated that during this meeting 3 rezonings were presented to the board and he commended the individuals involved with the decision-making process for following the rules and procedures to make sure it was done correctly.

12) Adjournment-Chairman Neal Bennett asked for a motion to adjourn. Commissioner Randy Dixon made a motion to adjourn at 6:20 p.m. Commissioner David Lowman 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