



**Pierce County Board of Commissioners**

**Public Hearing**

705 College Avenue, 2<sup>nd</sup> Floor, Blackshear, GA 31516

March 4th, 2024, 5:30 p.m.

**Summary**

Commissioners in attendance	Neal Bennett, Chairman Troy Mattox, District 1 Randy Dixon, District 3 David Lowman, District 4
Commissioner not in attendance	Graham Raley, District 2
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 5:30 p.m.
2. Invocation and Pledge of Allegiance-Commissioner David Lowman led the invocation. Commissioner Troy Mattox led the pledge of allegiance.
3. J W Cason Investments, LLC requests to rezone Parcel #034B-043, 1.18 acres at 3435 Moore Street, Blackshear, from Single-Family to Multi-Family to build apartments- Chairman Neal Bennett asked if anyone would like to speak in opposition to the rezone. There was no opposition. Chairman Bennett then asked if anyone would like to speak for the rezone. Weston Cason, 912-722-9957 stated that Pierce County is growing, and people want to move here but there is a lack of housing. He would like to build four duplexes, a total of eight units. Commissioner David Lowman asked where the entrance would be. Mr. Cason said that it would come off Moore St. Commissioner Lowman asked if he would be willing to speak with the Commissioners with ideas for another entrance. Mr. Cason is willing to cooperate with the county and welcomes suggestions.
4. Grey Jax Investments, LLC requests to rezone Parcel #023-079, 39 acres on Ware Street, Blackshear, from Agriculture/Forestry to Single-Family for a single-family development- Chairman Neal Bennett asked if there was anyone in opposition that would like to speak. There was no one. Chairman Bennett then asked if there was anyone in favor of this rezone that would like to speak. Attorney Dan Bennett, 912-449-9392 spoke on behalf of Clay Thomas and Michael Dambrosio. He asked for the rezone to allow 31 homes to be built. The homes will value between \$300,000.00 to \$450,000.00. Pierce County needs housing for the growth of the county.

Mr. Tommy Melton stood up and asked if anything had been done on the property. Mr. Dambrosio stated that a soil report had been done but that is it. He then asked if he had gone through the process correctly. Mr. Dambrosio stated that he has gone through the process the correct way, the way it is intended to be done. Mr. Melton commended Mr. Dambrosio for going through the proper channels to make sure the house building process has been done correctly.

5. Southern Land Investments, LLC requests to rezone Parcel #049-072C, 26.26 acres on 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-Chairman Neal Bennett asked if anyone was in opposition of this rezone. No one spoke in opposition to it. Mr. Jordan Dupont, 912-288-2282 is the current owner to this property and stated the person purchasing the property would like to build a personal shop and a house in the future.
6. Public Comment-no further comments
7. Adjournment-Chairman Neal Bennett asked for motion to adjourn the public hearing. Commissioner David Lowman made a motion to adjourn at 5:41 p.m. Commissioner Randy Dixon seconded the motion. The motion carried.

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Neal Bennett  
Commission Chairman

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Troy Mattox  
Commissioner, District 1

Not In Attendance  
Graham Raley  
Commissioner, District 2

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Randy Dixon  
Commissioner, District 3

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David Lowman  
Commissioner, District 4

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Donna Golding  
County Clerk

