



Pierce County Board of Commissioners  
Public Hearing Minutes  
705 College Avenue, 2<sup>nd</sup> Floor, Blackshear, Ga. 31516  
Tuesday, March 5, 2024, 5.45 PM

Commissioners in Attendance Neal Bennett, Chairman

Harold Rozier, District 1  
Graham Raley, District 2  
Randy Dixon, District 3  
David Lowman, District 4

Staff in Attendance

Adam Craft, County Attorney  
Raphel Maddox, County Manager  
Donna Golding, County Clerk

1. Call to order-Chairman Neal Bennett called the meeting to order at 5:45p.m.
2. Request to rezone Parcels #034C-034, #034C-035, #034C-033, #034C-032, #034C-031, #034C-029, for a total of 4.68 acres on Ware Street and Myles Farm Road, Blackshear, from Agriculture/Forestry to Multi-Family to build duplexes.
3. Discussion-Chairman Neal Bennett asked if anyone opposed to come forward and speak.
  - a. Jacqueline Wallace, address 5270 Myles Farm Rd. Blackshear, Ga. 31516, phone number 912-449-4988, opposed the rezoning request. Stating that she doesn't want this due to traffic, population, pollution, noise, taxes, and the taking away of crops. Commissioner David Lowman was shown on a map where Jacqueline Wallace's property lined up with the property in question. Jacqueline Wallace turned in a petition to show that the community is opposed to the rezoning of this property.
  - b. Frank Myles, 3036 Session Hill Lane, Blackshear Ga. 31516, phone number 229-507-3461, opposed the rezoning request. Frank Myles

owns 60 acres of land on both sides of the property that is asking to be rezoned. Frank Myles is concerned that having duplexes will interfere with the care of his farm animals and will make his lively hood difficult.

- c. Cynthia Eady, PO Box 696 Blackshear Ga. 31516, phone number 229-894-0253, is opposed to this rezoning request. Cynthia Eady is concerned that the population and traffic will affect bee pollination. Also, Cynthia Eady is worried about losing the memories she has from there.
- d. Edward McClendon, 3036 Session Hill Lane, Blackshear Ga. 31516, phone number 912-286-7415 opposes the request for rezoning. Edward McClendon is worried he will lose his crops and farm animals due to traffic congestion.
- e. Andrea Miles, no known address, or phone number, opposes the request to rezone. Andrea Miles wants to keep it a family community, doesn't want to bring in crime and outsiders.
- f. Glenn Newberry, no known address, or phone number, opposes the request to rezone. Glenn Newberry owns land on both sides of the property asking to be rezoned and has concerns about traffic and pollution affecting his crops and roads.

Discussion-Chairman Neal Bennett asked for those in favor of the rezone to come forward and speak.

- a. Attorney Dan Bennett, 825 Main St. Blackshear, Ga 31516, phone number 912-449-9392. Attorney Dan Bennett spoke on Dr. Brent Waters' behalf requesting the rezone of this property. Attorney Dan Bennett stated that Dr. Brent Waters wants these duplexes to have more affordable housing. The need for housing in our area is much needed.
- b. Clay Thomas, Crossway Realty, 302 Screven Ave. Waycross Ga. 31501, phone number 912-319-7104, stated that the need for housing for traveling nurses and doctors is in high demand. Real estate is getting hard to come by. There isn't anywhere locally for traveling nurses and doctors to stay. He states this will help the community and the hospital. Clay Thomas also said that the building of the duplexes will not hurt property taxes but will help. If anything, it will help.

Commissioner David Lowman asked how many duplexes are in the plans. Attorney Dan Bennett stated that there's going to be 7 duplexes with a total of 14 units. Commissioner David Lowman also asked if it was possible to put a private drive coming off Ware St. stating this will help with some of the traffic problems that the community is concerned about.

- 4. Adjourn-Chairman Neal Bennett adjourned Public Hearing at 6:13 p.m.

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Neal Bennett  
Commission Chairman

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Harold Rozier  
Commissioner, District 1



Chairman Neal Bennett asked if there was anything that needed to be added or deleted from the agenda. Commissioner Graham Raley asked to amend #11 for a correction of contract effective date. The date needs to be corrected from May 1, 2024, through April 30, 2025, to Jan. 1, 2024, through Dec. 31, 2024. Commissioner Harold Rozier made a motion to accept. Commissioner Randy Dixon seconded the motion. The motion carried.

5. Approval of March 5, 2024, Regular Meeting Agenda

Chairman Neal Bennett asked for a motion to approve the March 5, 2024, Regular Meeting Agenda. Commissioner Randy Dixon made the motion to approve the agenda. Commissioner David Lowman seconded the motion. The motion was carried.

6. Approval of Feb. 6, 2024, Regular Meeting Minutes

Chairman Neal Bennett asked for a motion to approve the Feb. 6, 2024, Regular Meeting Minutes. Commissioner Randy Dixon made a motion to approve. Commissioner Graham Raley seconded. The motion carried.

7. Recognition of the 8U Girls Class C Basketball District winners

Recreation Department Director, Maureen Brown introduced the team to the board and community with a speech to follow.

8. County Employee of the Month

Chairman Neal Bennett asked Commissioner Harold Rozier to give the announcement for the County Employee of the Month. Commissioner Harold Rozier introduced Jacob Dixon from the Road Department as the County Employee of the Month.

# PIERCE COUNTY, GEORGIA

## BOARD OF COMMISSIONERS



K. NEAL BENNETT, CHAIRMAN  
HAROLD ROZIER, DISTRICT 1  
GRAHAM RALEY, DISTRICT 2  
RANDY DIXON, DISTRICT 3  
DAVID LOWMAN, DISTRICT 4  
RAPHEL MADDOX, COUNTY MANAGER

March 2, 2024

Elena Ryals  
Human Resources

RE: Nomination for Employee of the Month

Dear Mrs. Ryals:

Please accept the following nomination information for Employee of the Month.

Jacob Dixon is a shining example of dedication and excellence. His commitment to the county is unwavering, consistently going above and beyond in service to his community. Jacob's willingness to learn is unparalleled, always seeking new knowledge and skills to improve his work.

Jacob effectively utilizes his equipment operating skills to maximize efficiency and productivity. His willingness to work outside normal hours demonstrates his dedication to the job and the community. Jacob's adaptability to ever-changing situations is remarkable, always staying calm under pressure and finding solutions to challenges.

Safety is a top priority for Jacob, always mindful of best practices and ensuring a safe work environment for himself and his colleagues. His proactive approach to conducting preventative maintenance on equipment showcases his commitment to keeping operations running smoothly. Overall, Jacob Dixon is a true asset to Pierce County, embodying the qualities of a model employee.

Thank You.

Bruce Carter  
Road Superintendent

A handwritten signature in blue ink, appearing to read "Bruce Carter".

P.O. Box 679 - 312 Nichols St. - Blackshear, Georgia 31516 - Phone (912) 449-2022 - Fax (912) 449-2024  
Pierce County is an Equal Opportunity Employer and Service Provider  
[www.piercecountyga.gov](http://www.piercecountyga.gov)

9. Request to rezone Parcels #034C-034, #034C-035, #034C-033, #034C-032, #034C-031, #034C-029, for a total of 4.68 acres on Ware Street and Myles Farm Road, Blackshear, from Agriculture/Forestry to Multi-Family to build duplexes.

Chairman Neal Bennett asked for a motion to rezone parcels #034C-034, #034C-035, #034C-033, #034C-032, #034C-031, #034C-029, for a total of 4.68 acres on Ware Street and Myles Farm Road, Blackshear, from Agriculture/Forestry to Multi-Family to build duplexes.

Commissioner Randy Dixon asked Attorney Dan Bennett if the duplexes can have private access from Ware St. to minimize traffic down Myles Farm Road. Attorney Dan Bennett said that shouldn't be an issue. Commissioner Harold Rozier made a motion to approve. Commissioner David Lowman seconded the motion. The motion carried.

**STAFF REPORT**

File Number: RZ-12-23-16928-16933

**MEETING DATES:**

Planning & Zoning Hearing & Meeting: February 12, 2024-No meeting due to lack of quorum.

Pierce County BOC: March 5, 2024

**GENERAL INFORMATION:**

**Item & Purpose:** Request to rezone Ware Street and Myles Farm Rd, Blackshear, 4.68 acres, Parcels #034C-034, #034C-035, #034C-033, #034C-032, #034C-031, #034C-029 from (AF) Agriculture/Forestry to (MF) Multi-Family to build duplexes.

**Applicant & Contact:** Brencat Properties, LLC

**Phone:** (912) 288-0565

**File Date:** December 19, 2023

**CURRENT LAND USE:**

**Subject Property/Lots:** Residential

**North:** Residential

**East:** Residential

**South:** Residential

**West:** Residential

**CURRENT ZONING:**

**Subject Property:** (AF) Agriculture/Forestry

**North:** (AF) Agriculture/Forestry

**East:** (AF) Agriculture/Forestry

**South:** (AF) Agriculture/Forestry

**West:** (AF) Agriculture/Forestry

**STAFF ANALYSIS**

**Standards for Exercise of Zoning Powers:**

- 1) **Whether the proposed rezoning request will permit a use that is suitable, in view of the existing land use pattern of adjacent and nearby property.**

Based on area zoning, re-zoning would be in view of nearby uses.

- 2) **Whether the proposed rezoning would result in the possible creation of an isolated district unrelated to adjacent and nearby districts.**

The rezone would not create an isolated district due to mixed zoning districts in the area.

- 3) **Whether changed or changing conditions make the passage of the proposed amendment reasonable.**

The proposed rezoning request is of reasonable conditions.

- 4) **Whether the proposed change will adversely influence existing conditions in the neighborhood or the county at large.**

The proposed rezoning request is not expected to negatively influence existing conditions.

- 5) **Whether the proposed amendment would result in potential impacts on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.**

The FEMA Flood Map has property located in the X zone, which means that property is located out of the flood zone. No other environment impacts are projected.

- 6) **Whether the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities would be reasonable when considering the proposed change.**

No public infrastructure improvements are needed.

- 7) **Whether the proposed change will be detrimental to the value or improvement of the development of adjacent or nearby property in accordance with existing requirements.**

The proposed rezoning request is not expected to create detrimental impacts on adjacent properties.

- 8) **The extent to which the zoning decision is consistent with the 2022 Pierce County Joint Comprehensive Plan.**

The decision to approve would be consistent with the Comprehensive Plan.

**PIERCE COUNTY  
REZONING APPLICATION**

<b>OFFICIAL USE ONLY</b>		
Date Received: <u>2/15/23</u>	Project Number: <u>16928</u>	PC Hearing Date: <u>2/16/23</u>
PC Recommendation: _____	CC Hearing Date: <u>3/5/24</u>	CC Action: _____

Please complete this form in its entirety. Attach additional sheets if needed. All property owners must sign this form. Incomplete submittal may result in delay of processing.

Name of Applicant/Agent BRENCAT PROPERTIES, LLC Phone 912-288-0565  
(May be left blank if the applicant is the same as the property owner)

Company Name BRENCAT PROPERTIES, LLC

Address 1454 RIDGEWOOD DRIVE, BLACKSHEAR, GA 31516

Owner(s) of Record SAME AS APPLICANT Phone \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

**Property Information**

Tax map - Block - Parcel No 034C - 034 - \_\_\_\_\_ Total acreage of property .78

Location of property (i.e., Street address OR east side of Main Street, 1/4 mile north of First Street) \_\_\_\_\_

WARE STREET AND MYLES FARM ROAD, BLACKSHEAR, GA

Current zoning AF Current land use VACANT

Lot characteristics (wooded, field, developed, etc.) OPEN LOT

Are there any structures currently on the property? NO If so, please describe and indicate if they will remain after the rezoning: \_\_\_\_\_

Contiguous land uses: North OPEN LOT South WARE STREET

East OPEN LOT West RESIDENCE

Current access (roads): WARE STREET AND MYLES FARM ROAD

Existing utilities: SATILLA REMC



**Proposed Information**

Proposed Zoning MULTI-FAMILY Proposed use CONSTRUCTION OF A DUPLEX

Proposed water WELL WATER Proposed sewer SEPTIC SYSTEM

Do you plan to subdivide the property? NO If so, please answer the following:

Proposed number of lots \_\_\_\_\_ Proposed improvements (roads, water system, etc.):  
\_\_\_\_\_

Proposed access: \_\_\_\_\_

**NOTE: Applicants are strongly encouraged to submit a sketch plan with the rezoning application.**

Justification for rezoning request: PIERCE COUNTY IS IN SIGNIFICANT NEED OF ADDITIONAL, AFFORDABLE HOUSING.

**Adjacent Property Owners** (Attach additional pages if needed – Provide all names in one list)

Name BRENGAT PROPERTIES, LLC Name SIBYL JOYCE MOORE

Address 1454 RIDGEWOOD DRIVE Address 3765 WARE STREET  
BLACKSHEAR, GA 31516 BLACKSHEAR, GA 31516

Name BRENGAT PROPERTIES, LLC Name CHARLIE SMILEY

Address 1454 RIDGEWOOD DRIVE Address 3728 WARE STREET  
BLACKSHEAR, GA 31516 BLACKSHEAR, GA 31516

Name \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

**Certification**

I (We), the undersigned, do hereby certify the I (we), are the owners of the property affected by this proposed amendment to the Pierce County Zoning Ordinance by virtue of a deed dated 12-8-2023 on file in the office of the Clerk of the Superior Court of Pierce County, in Deed Book 1258, page 210-211. Furthermore, I (we) attest that the information contained herein is true and complete to the best of my (our) knowledge.

Owner's signature Gordon R. White Date 12-18-23

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

**PIERCE COUNTY**  
**REZONING APPLICATION**

<b>OFFICIAL USE ONLY</b>		
Date Received: <u>1/21/24</u>	Project Number: <u>16929</u>	PC Hearing Date: <u>2/12/24</u>
PC Recommendation: _____	CC Hearing Date: <u>3/5/24</u>	CC Action: _____

Please complete this form in its entirety. Attach additional sheets if needed. All property owners must sign this form. Incomplete submittal may result in delay of processing.

Name of Applicant/Agent BRENGAT PROPERTIES, LLC Phone 912-288-0565  
(May be left blank if the applicant is the same as the property owner)

Company Name BRENGAT PROPERTIES, LLC

Address 1454 RIDGEWOOD DRIVE, BLACKSHEAR, GA 31516

Owner(s) of Record SAME AS APPLICANT Phone \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

**Property Information**

Tax map - Block - Parcel No 034C - 035 - Total acreage of property .78

Location of property (i.e., Street address OR east side of Main Street, 1/2 mile north of First Street) \_\_\_\_\_  
MYLES FARM ROAD, BLACKSHEAR, GA

Current zoning AF Current land use VACANT

Lot characteristics (wooded, field, developed, etc.) OPEN LOT

Are there any structures currently on the property? NO If so, please describe and indicate if they will remain after the rezoning: \_\_\_\_\_

Contiguous land uses: North OLD HOME TO BE DEMOLISHED South OPEN LOT

East MYLES FARM ROAD West OPEN LOT

Current access (roads): MYLES FARM ROAD

Existing utilities: SATILLA REMC

**Proposed Information**

Proposed Zoning MULTI-FAMILY Proposed use CONSTRUCTION OF A DUPLEX

Proposed water WELL WATER Proposed sewer SEPTIC SYSTEM

Do you plan to subdivide the property? NO If so, please answer the following:

Proposed number of lots \_\_\_\_\_ Proposed improvements (roads, water system, etc.):  
\_\_\_\_\_

Proposed access: \_\_\_\_\_

**NOTE: Applicants are strongly encouraged to submit a sketch plan with the rezoning application.**

Justification for rezoning request: PIERCE COUNTY IS IN SIGNIFICANT NEED OF ADDITIONAL, AFFORDABLE HOUSING.

**Adjacent Property Owners** (Attach additional pages if needed – Provide all names in one list)

Name BRENCAT PROPERTIES, LLC

Name VIOLA C. BRYANT

Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Address 3802 WARE STREET  
BLACKSHEAR, GA 31516

Name BRENCAT PROPERTIES, LLC

Name MARLENE DAVIS

Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Address 1783 WARE STREET  
BLACKSHEAR, GA 31516

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

**Certification**

I (We), the undersigned, do hereby certify the I (we), are the owners of the property affected by this proposed amendment to the Pierce County Zoning Ordinance by virtue of a deed dated 12-8-2023 on file in the office of the Clerk of the Superior Court of Pierce County, in Deed Book 1258, page 207-209. Furthermore, I (we) attest that the information contained herein is true and complete to the best of my (our) knowledge.

Owner's signature Gordon Pitt Date 12-18-23

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

**PIERCE COUNTY  
REZONING APPLICATION**

<b>OFFICIAL USE ONLY</b>		
Date Received: <u>12/19/23</u>	Project Number: <u>116930</u>	PC Hearing Date: <u>2/12/24</u>
PC Recommendation: _____	CC Hearing Date: <u>3/5/24</u>	CC Action: _____

Please complete this form in its entirety. Attach additional sheets if needed. All property owners must sign this form. Incomplete submittal may result in delay of processing.

**Name of Applicant/Agent** BRENCAT PROPERTIES, LLC Phone 912-288-0565  
(May be left blank if the applicant is the same as the property owner)

Company Name BRENCAT PROPERTIES, LLC

Address 1454 RIDGEWOOD DRIVE, BLACKSHEAR, GA 31516

**Owner(s) of Record** SAME AS APPLICANT Phone \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

**Property Information**

Tax map - Block - Parcel No 034C - 033 - Total acreage of property .78

Location of property (i.e., Street address OR east side of Main Street, 1/2 mile north of First Street) \_\_\_\_\_

5401 MYLES FARM ROAD, BLACKSHEAR, GA 31516

Current zoning AF Current land use OLD HOME THAT NEEDS DEMOLISHING

Lot characteristics (wooded, field, developed, etc.) OPEN LOT

Are there any structures currently on the property? YES If so, please describe and indicate if they will remain after the rezoning: OLD HOME WILL BE DEMOLISHED

Contiguous land uses: North OPEN LOT South OPEN LOT

East MYLES FARM ROAD West OPEN LOT

Current access (roads): MYLES FARM ROAD

Existing utilities: SATILLA REMC

**Proposed Information**

Proposed Zoning MULTI-FAMILY Proposed use CONSTRUCTION OF A DUPLEX

Proposed water WELL WATER Proposed sewer SEPTIC SYSTEM

Do you plan to subdivide the property? NO If so, please answer the following:

Proposed number of lots \_\_\_\_\_ Proposed improvements (roads, water system, etc.):  
\_\_\_\_\_

Proposed access: \_\_\_\_\_

**NOTE: Applicants are strongly encouraged to submit a sketch plan with the rezoning application.**

Justification for rezoning request: PIERCE COUNTY IS IN SIGNIFICANT NEED OF ADDITIONAL, AFFORDABLE HOUSING.

**Adjacent Property Owners** (Attach additional pages if needed – Provide all names in one list)

Name BRENCAT PROPERTIES, LLC  
Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

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Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Name BRENCAT PROPERTIES, LLC  
Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Name ESTATE OF JAMES SURRENCY  
C/O JANET MONROE  
Address 1075 UNIVERSITY AVENUE  
APT. 10-D  
BRONX, NY 10452

Name VIOLA C. BRYANT  
Address 3802 WARE STREET  
BLACKSHEAR, GA 31516

**Certification**

I (We), the undersigned, do hereby certify the I (we), are the owners of the property affected by this proposed amendment to the Pierce County Zoning Ordinance by virtue of a deed dated 12-8-2023 on file in the office of the Clerk of the Superior Court of Pierce County, in Deed Book 1258, page 207-209. Furthermore, I (we) attest that the information contained herein is true and complete to the best of my (our) knowledge.

Owner's signature *Gracie Pt. Walter* Date 12-18-23

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

**PIERCE COUNTY  
REZONING APPLICATION**

**OFFICIAL USE ONLY**

Date Received: 2/12/20 Project Number: 16431 PC Hearing Date: 2/12/24  
PC Recommendation: \_\_\_\_\_ CC Hearing Date: 3/5/24 CC Action: \_\_\_\_\_

Please complete this form in its entirety. Attach additional sheets if needed. All property owners must sign this form. Incomplete submittal may result in delay of processing.

Name of Applicant/Agent BRENCAT PROPERTIES, LLC Phone 912-288-0565  
(May be left blank if the applicant is the same as the property owner)

Company Name BRENCAT PROPERTIES, LLC

Address 1454 RIDGEWOOD DRIVE, BLACKSHEAR, GA 31516

Owner(s) of Record SAME AS APPLICANT Phone \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

**Property Information**

Tax map – Block – Parcel No 034C - 032 Total acreage of property .78

Location of property (i.e., Street address OR east side of Main Street, ½ mile north of First Street) \_\_\_\_\_

5397 MYLES FARM ROAD, BLACKSHEAR, GA

Current zoning AF Current land use VACANT

Lot characteristics (wooded, field, developed, etc.) OPEN LOT

Are there any structures currently on the property? NO If so, please describe and indicate if they will remain after the rezoning: \_\_\_\_\_

Contiguous land uses: North OPEN LOT South OPEN LOT

East OLD HOME TO BE DEMOLISHED West RESIDENCE

Current access (roads): MYLES FARM ROAD

Existing utilities: SATILLA REMC

**Proposed Information**

Proposed Zoning MULTI-FAMILY Proposed use CONSTRUCTION OF A DUPLEX

Proposed water WELL WATER Proposed sewer SEPTIC SYSTEM

Do you plan to subdivide the property? NO If so, please answer the following:

Proposed number of lots \_\_\_\_\_ Proposed improvements (roads, water system, etc.): \_\_\_\_\_

Proposed access: \_\_\_\_\_

**NOTE: Applicants are strongly encouraged to submit a sketch plan with the rezoning application.**

Justification for rezoning request: PIERCE COUNTY IS IN SIGNIFICANT NEED OF ADDITIONAL, AFFORDABLE HOUSING.

**Adjacent Property Owners** (Attach additional pages if needed – Provide all names in one list)

Name ESTATE OF JAMES SURRENCY  
C/O JANET MONROE  
Address 1075 UNIVERSITY AVENUE  
APT 10-D  
BRONX, NY 10452

Name BRENGAT PROPERTIES, LLC  
Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Name BRENGAT PROPERTIES, LLC  
Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Name CHARLIE SMILEY  
Address 8728 WARE STREET  
BLACKSHEAR, GA 31516

Name \_\_\_\_\_  
Address \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_

**Certification**

I (We), the undersigned, do hereby certify that I (we), are the owners of the property affected by this proposed amendment to the Pierce County Zoning Ordinance by virtue of a deed dated 12-8-2023 on file in the office of the Clerk of the Superior Court of Pierce County, in Deed Book 1258, page 207-209. Furthermore, I (we) attest that the information contained herein is true and complete to the best of my (our) knowledge.

Owner's signature *Gracie R. White* Date 12-18-23

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_



**PIERCE COUNTY  
REZONING APPLICATION**

**OFFICIAL USE ONLY**

Date Received: 12/19/23 Project Number: 16932 PC Hearing Date: 2/12/24  
PC Recommendation: \_\_\_\_\_ CC Hearing Date: 3/5/24 CC Action: \_\_\_\_\_

Please complete this form in its entirety. Attach additional sheets if needed. All property owners must sign this form. Incomplete submittal may result in delay of processing.

Name of Applicant/Agent BRENCAT PROPERTIES, LLC Phone 912-288-0565  
(May be left blank if the applicant is the same as the property owner)

Company Name BRENCAT PROPERTIES, LLC

Address 1454 RIDGEWOOD DRIVE, BLACKSHEAR, GA 31516

Owner(s) of Record SAME AS APPLICANT Phone \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

**Property Information**

Tax map - Block - Parcel No 034C - 031 - \_\_\_\_\_ Total acreage of property .78

Location of property (i.e., Street address OR east side of Main Street, ½ mile north of First Street) \_\_\_\_\_

MYLES FARM ROAD, BLACKSHEAR, GA

Current zoning AF Current land use VACANT

Lot characteristics (wooded, field, developed, etc.) OPEN LOT

Are there any structures currently on the property? NO If so, please describe and indicate if they will remain after the rezoning: \_\_\_\_\_

Contiguous land uses: North OPEN LOT South OLD HOME THAT WILL BE DEMOLISHED

East MYLES FARM ROAD West OPEN LOT

Current access (roads): MYLES FARM ROAD

Existing utilities: SATILLA REMC



**Proposed Information**

Proposed Zoning MULTI-FAMILY Proposed use CONSTRUCTION OF A DUPLEX

Proposed water WELL WATER Proposed sewer SEPTIC SYSTEM

Do you plan to subdivide the property? NO If so, please answer the following:

Proposed number of lots \_\_\_\_\_ Proposed improvements (roads, water system, etc.):  
\_\_\_\_\_

Proposed access: \_\_\_\_\_

**NOTE: Applicants are strongly encouraged to submit a sketch plan with the rezoning application.**

Justification for rezoning request: PIERCE COUNTY IS IN SIGNIFICANT NEED OF ADDITIONAL, AFFORDABLE HOUSING.

**Adjacent Property Owners** (Attach additional pages if needed – Provide all names in one list)

Name BRENCAT PROPERTIES, LLC

Name VIOLA C. BRYANT

Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Address 3802 WARE STREET  
BLACKSHEAR, GA 31516

Name BRENCAT PROPERTIES, LLC

Name ESTATE OF JAMES SURRENCY

Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Address 1075 UNIVERSITY AVENUE  
APT 10-D  
BRONX, NY 10452

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

**Certification**

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Owner's signature *Crash Pt* Date 12-18-23

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

**PIERCE COUNTY  
REZONING APPLICATION**

**OFFICIAL USE ONLY**

Date Received: 2/19/23 Project Number: 16933 PC Hearing Date: 2/12/24  
PC Recommendation: \_\_\_\_\_ CC Hearing Date: 3/5/24 CC Action: \_\_\_\_\_

Please complete this form in its entirety. Attach additional sheets if needed. All property owners must sign this form. Incomplete submittal may result in delay of processing.

Name of Applicant/Agent BRENCAT PROPERTIES, LLC Phone 912-288-0565  
(May be left blank if the applicant is the same as the property owner)

Company Name BRENCAT PROPERTIES, LLC

Address 1454 RIDGEWOOD DRIVE, BLACKSHEAR, GA 31516

Owner(s) of Record SAME AS APPLICANT Phone \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

**Property Information**

Tax map – Block – Parcel No 034C - 029 - Total acreage of property .78

Location of property (i.e., Street address OR east side of Main Street, ½ mile north of First Street) \_\_\_\_\_

MYLES FARM ROAD, BLACKSHEAR, GA

Current zoning AF Current land use VACANT

Lot characteristics (wooded, field, developed, etc.) OPEN LOT

Are there any structures currently on the property? NO If so, please describe and indicate if they will remain after the rezoning: \_\_\_\_\_

Contiguous land uses: North WOODED LOT South OPEN LOT

East MYLES FARM ROAD West OPEN LOT

Current access (roads): MYLES FARM ROAD, BLACKSHEAR, GA 31516

Existing utilities: SATILLA REMC

**Proposed Information**

Proposed Zoning MULTI-FAMILY Proposed use CONSTRUCTION OF A DUPLEX

Proposed water WELL WATER Proposed sewer SEPTIC SYSTEM

Do you plan to subdivide the property? NO If so, please answer the following:

Proposed number of lots \_\_\_\_\_ Proposed improvements (roads, water system, etc.):  
\_\_\_\_\_

Proposed access: \_\_\_\_\_

**NOTE: Applicants are strongly encouraged to submit a sketch plan with the rezoning application.**

Justification for rezoning request: PIERCE COUNTY IS IN SIGNIFICANT NEED OF ADDITIONAL, AFFORDABLE HOUSING.

**Adjacent Property Owners** (Attach additional pages if needed – Provide all names in one list)

Name EXQUISITE DENTAL CARE, INC.

Name VIOLA G. BRYANT

Address P. O. BOX 696  
BLACKSHEAR, GA 31516

Address 3802 WARE STREET  
BLACKSHEAR, GA 31516

Name BRENCAT PROPERTIES, LLC

Name MERCER SURENCY SIMPSON

Address 1454 RIDGEWOOD DRIVE  
BLACKSHEAR, GA 31516

Address 64 CONSERVATION DRIVE  
SAVANNAH, GA 31419

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

**Certification**

I (We), the undersigned, do hereby certify the I (we), are the owners of the property affected by this proposed amendment to the Pierce County Zoning Ordinance by virtue of a deed dated 12-8-2023 on file in the office of the Clerk of the Superior Court of Pierce County, in Deed Book 1258, page 207-209. Furthermore, I (we) attest that the information contained herein is true and complete to the best of my (our) knowledge.

Owner's signature *Carlin Pt. Utter* Date 12-18-23

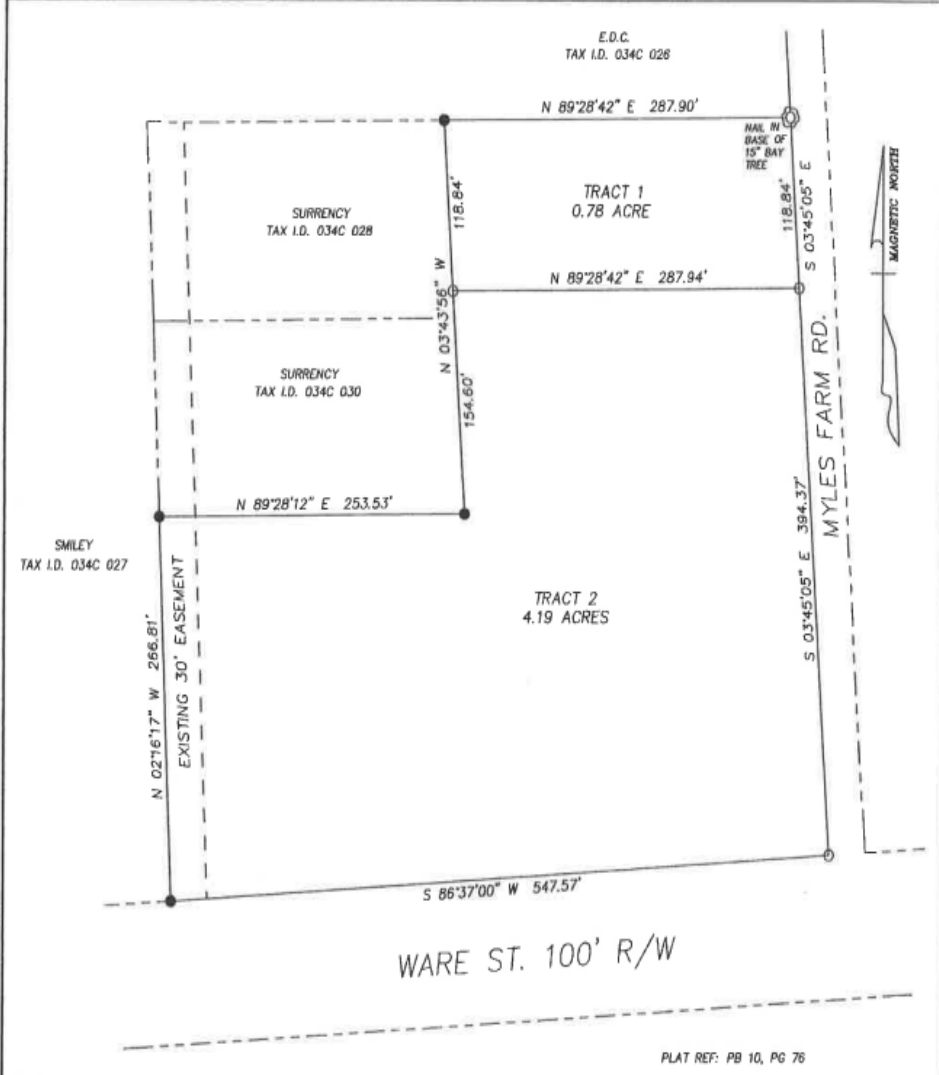
Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

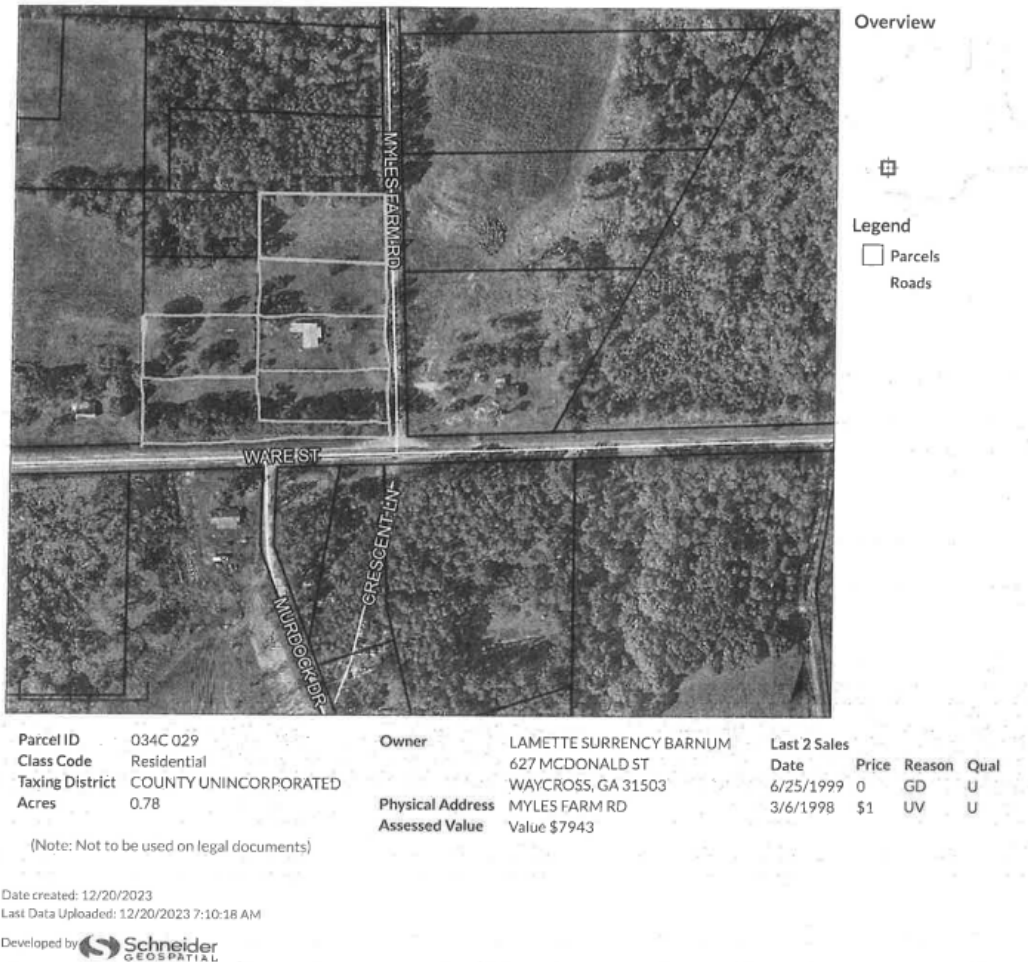
*Cheryl Shaw 4/10/24*

PIERCE COUNTY PLANNING AND CODES



<p><b>LEGEND</b></p> <p>IRON PIN FOUND ●</p> <p>0.5" IRON PIN SET ○</p>		<p>DUNCAN &amp; ASSOCIATES SURVEYING, Inc.</p> <p>5789 DEER TR. BLACKSHEAR, GA.</p> <p>31516 (912)449-3440</p>	<p>DUNCAN &amp; ASSOCIATES DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.</p>	<p>0 75' 150'</p> <p>SCALE IN FEET</p>
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<p>This property is not located in a 100 year flood zone.</p> <p>The field data upon which this map or plat is based on is from an open traverse and radial survey.</p> <p>This map or plat has been calculated for closure and is found to be accurate within one foot in 287900 feet.</p> <p>Equipment used: TOPCON GPT 3003W</p>	<p>SURVEY FOR: <b>BRENCAT PROPERTIES</b></p>	
	<p>PLAT DATE: 04/02/24</p>	<p>SURVEY DATE: 8/18/23</p>
	<p>SURVEY OF: TRACT 1 &amp; TRACT 2 IN LAND LOT 1 9th LAND DISTRICT</p>	
<p>PIERCE COUNTY, GEORGIA</p>		<p>SCALE: 1"=75'</p>



- Request from Fire Chief Santo Nino for county purchase of property 5955-A Owens Rd. Patterson, Ga. 31557, Parcel #069-031 to build an Otter Creek Fire Station in the future. Total of 2.77 acres.

Fire Chief Santo Nino stated that the community is growing and with the community growing the Fire Station needs to grow. Fire Chief Santo Nino states that at the current location, the station cannot make improvements. If the county were to purchase this property it would have many advantages, landing pad for helicopters, mass casualty point, and has three road access. Chairman Neal Bennett stated it was in the perfect location. The agreed purchase amount for this property is \$10,000. Chairman Neal Bennett asked for a motion to purchase this property for a future fire house. Commissioner David Lowman made a motion to accept. Randy Dixon seconded the motion. The motion was carried.



BK:22 PG:173-173

P2024000040

FILED IN OFFICE  
CLERK OF COURT  
03/12/2024 05:23 PM  
THOMAS SALES, CLERK  
SUPERIOR COURT  
PIERCE COUNTY, GA

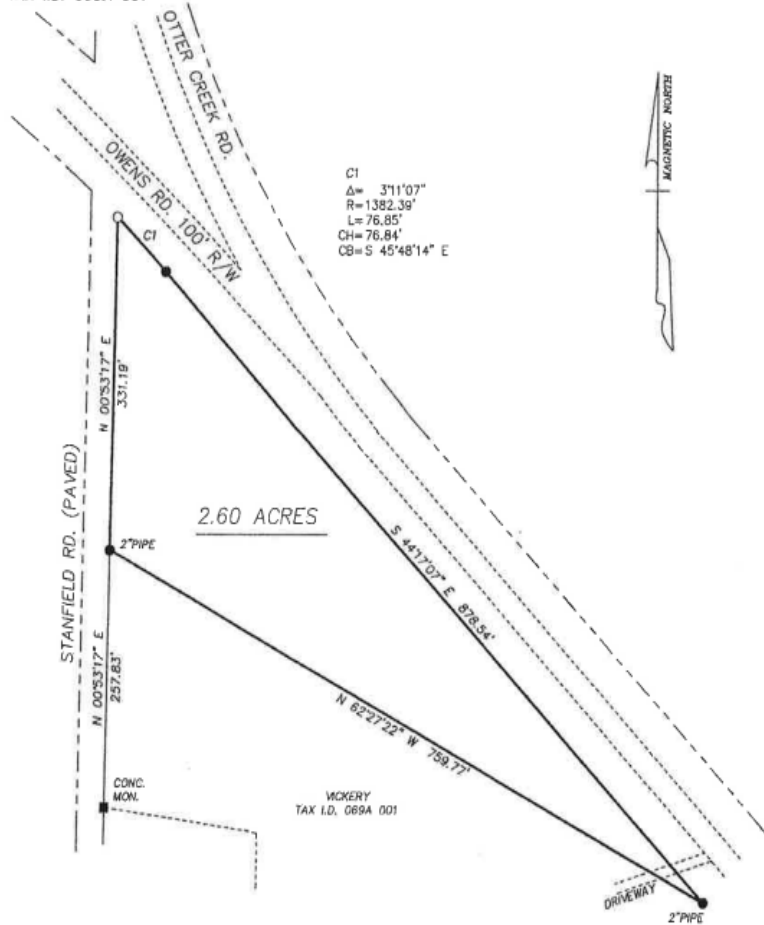
*Thomas W. Sales*

9338511094  
PARTICIPANT ID

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*AS*

RETRACEMENT SURVEY OF  
TAX I.D. 069A 001



PLAT REF: PB 7, PG 124

<b>LEGEND</b>	IRON PIN FOUND ●	DUNCAN & ASSOCIATES SURVEYING, INC. 5789 DEER TR. BLACKSHEAR, GA. 31516 (912)449-3440	DUNCAN & ASSOCIATES DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.	0 100' 200' SCALE IN FEET
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This property is not located in a 100 year flood zone.

The field data upon which this map or plat is based on is from an open traverse and radial survey.

This map or plat has been calculated for closure and is found to be accurate within one foot in 204635 feet.

Equipment used: TOPCON GPT 3003W



SURVEY FOR:  
PIERCE COUNTY BOARD OF COMMISSIONERS

PLAT DATE: 3/12/24 SURVEY DATE: 3/12/24 SCALE: 1"=100' SURVEY PARTY: DUNCAN LONG

SURVEY OF:  
2.60 ACRES IN LAND LOT 231,  
4th LAND DISTRICT

PIERCE COUNTY, GEORGIA

**A**  
 Owner GORDON RAULERSON  
 5955 OWENS RD  
 PATTERSON, GA 31557  
 Physical Address 5955 A OWENS RD  
 Assessed Value Value \$16048

**B.**  
 Owner GORDON S & PHYLLIS C RAULERSON  
 5955 OWENS ROAD  
 PATTERSON, GA 31557  
 Physical Address 5955 B OWENS RD  
 Assessed Value Value \$272875

\* Ms. Phyllis Raulerson is the administrator over his estate/Property. (on file @ Probate)

\* If possible, she would like the /acre where she lives also surveyed and markers put up.

**qPublic.net**™ Pierce County, GA



Overview

Legend  
 Parcels  
 Roads

Parcel ID 069 031  
 Class Code Residential  
 Taxing District COUNTY UNINCORPORATED  
 Acres 2.77

Owner GORDON RAULERSON  
 5955 OWENS RD  
 PATTERSON, GA 31557  
 Physical Address 5955 A OWENS RD  
 Assessed Value Value \$16048

Last 2 Sales		Reason	Qual
Date	Price		
3/25/1998	\$1	GD	U
8/27/1976	\$37500	LM	Q

(Note: Not to be used on legal documents)

Date created: 2/15/2024  
 Last Data Uploaded: 2/14/2024 6:22:07 PM

Developed by **Schneider**  
 GEOSPATIAL

Parcel ID	069 028	Owner	GORDON S & PHYLLIS C RAULERSON	Last 2 Sales			
Class Code	Residential		5955 OWENS ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY UNINCORPORATED		PATTERSON, GA 31557	4/3/1984	0	UI	U
Acres	1.0	Physical Address	5955 B OWENS RD	9/9/1970	0	FM	Q
		Assessed Value	Value \$272875				

(Note: Not to be used on legal documents)

Date created: 2/15/2024  
 Last Data Uploaded: 2/14/2024 6:22:07 PM  
 Developed by Schneider  
 G K O S P A T I A L

11. Discussion and possible action to continue with Engineer of Record for Jan. 1, 2024, through Dec. 31, 2024

Chairman Neal Bennett asked for a motion to continue with Engineer of Record for the term of Jan. 1, 2024, through Dec. 21, 2024. Commissioner David Lowman made a motion to keep Engineer of Record. Commissioner Graham Raley seconded the motion. The motion carried.

12. County Manager’s Report and Financials

County Manager Raphel Maddox spoke and said how proud he is of the county. Everyone is working diligently to provide fast and safe service for the community.





County Manager's Report for January 2024  
Presented March 5th, 2024

Pierce County Board of Commissioners Meeting

**Financial Report:**

Revenues are on budget through January 31<sup>st</sup>. Expenditures are on budget through January 31<sup>st</sup>. All departments are within their budgets.

Budget for FY 2025 will begin shortly. Inflationary growth and recommended organizational growth will result in increased budgetary needs.

Revenue YTD:

- Recreation Fund - \$182,594.03
- TSPLOST - \$158,963.72
- LOST - \$1,696,498.33

**Other Administration:**

- Two New Ambulances are now in Service
- The recreation department should bid for Engineering Services next week.

**Pierce County Government Departments:**

**1. Emergency Medical Services (EMS)**

255 EMS calls  
 159 Patient Transports  
 responded to five calls for mutual aid  
 requested mutual aid once  
 Collected 53,049.57

Fire- 3500

68 Total Personnel: (2) Full time and (66) Volunteer Firefighters.  
 Fleet Status: (8) Primary Engines and (5) Tenders in operation.  
 January- 44 February- 43  
 43 Calls for the month of January consisting of 2- Structures Fires, 20- Other Fires, 5- Vehicle Accidents and 5 Medical Assist.  
 Pierce Firefighters conducted Annual and Refresher AED/CPR Mandatory Training conducted by our Fire Officers.  
 Pierce Firefighters attended 16 Hour Farm Medic Course at the Blackburn Training Facility in Ware County.  
 Project 1: Southside Station 5 w/ office and bathroom at 95% with the flooring and shower needing installed.  
 Project 2: Bearville Station 8 w/ bathroom at 0% as of February 2024.

EMA- 3920  
 Attended Incident Bomb Response Course in New Mexico at no cost to Pierce County.  
 FEMA Site Visit with FEMA and GEMA reference DR-4738 Hurricane Idalia (Moore Street, Pierce E911 and Pierce Library.)

**Planning Dept:**

125 inspections performed  
 8 new residential building permits issued  
 Total fees for permits: \$8,402.90

**Facilities:** Electrical upgrades completed by Boyette Electric for Station 1 bays to comply with new ambulance requirements.

**2. E-911**

Calls in November – EMS: 320, Fire: 105, LE: 979  
 Pierce Sheriff 739 + 262 + Internal (3746) = ~~4,747~~ Blackshear PD (634) - Patterson PD (48)

**February Summary Report**

Culverts Cleaned – 18  
 Roads built up – 5.  
 Ditches dug – 75.  
 Outfalls Cleaned/Dug – 11  
 Culverts installed/Replaced – 5  
 Potholes Patched – 175, Major 28  
 Shoulders Patched – 20, Major 2.  
 Beaver dams cleaned – 80.  
 Signs replaced – 15.

Total Road Grader Miles – 770.45Miles.  
Loads of Dirt hauled – 280.  
Yards of Dirt Moved – 4,480 CuYds

Fixed Driveways – 11.

**Special Projects:**

Golf Course Rd: Contractor has resumed project.  
Carnes Rd: (County) Drainage improvements underway.  
Tabby Rd: (County) Drainage improvements underway.  
Rufus Rd. (County) Drainage improvements underway.  
Old River Rd. (County) pre-project preparation complete.  
Cross Swamp Rd. (County) pre-project preparation underway.  
Alabaha Woods Drive/Folks Circle: (Public Safety Improvements) Project underway 50% complete

Respectfully submitted,

Raphel D. Maddox  
County Manager

### 13. Adjournment

Chairman Neal Bennett adjourned meeting at 7:04 p.m.

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Neal Bennett  
Commission Chairman

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Harold Rozier  
Commissioner, District 1

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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