



Pierce County Board of Commissioners

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

April 1, 2025, 5:45 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 not in attendance

Raphel Maddox, County Manager

Staff in attendance

Donna Golding, County Clerk

Adam Craft, County Attorney

Bruce Carter, Public Works Superintendent

Public Hearing

1. Call to order-Chairman Bennett called the meeting to order at 5:45 p.m.
2. Invocation and Pledge of Allegiance-Commissioner Dixon led the Invocation. Commissioner Troy Mattox led the Pledge of Allegiance.
3. Discussion to rezone for Parcel #036-064, 23.66 acres on Fox Run Circle, Blackshear, from Agriculture/Forestry to Single-Family for a subdivision-Chairman Bennett asked if anyone was in opposition of this. There was none. Chairman Bennett then asked if anyone wanted to speak in favor of this rezone. Jamie Groover, 6309 Sundell Circle Blackshear, Ga. 31516, phone number 904-699-9553 stated that he is having Sonny Bowen build the housing for the new subdivision. He has gone through the Health Department, Planning and Codes, and has spoken to Bruce with the Road Superintendent to make sure everything has been done properly. Chairman Bennett asked if he has turned in all the drainage plans. Mr. Groover

stated that he was told he didn't need to have drainage plans. Chairman Bennett stated he would investigate that. Commissioner David Lowman asked how many entrances would be at the subdivision. Mr. Groover stated there will be one off Tornado and one-off Chapel.

4. Discussion of Fox Run Estates Phase 2 for Subdivision-Chairman Bennett discussed this with the rezone.
5. Discussion to rezone Parcel #043-029, 50 acres on Hwy 121, Blackshear, from Agriculture/Forestry to Single-Family for residential purposes-Chairman Bennett asked if there was anyone in opposition to this rezone. Mr. Victor Gonzales, 523-355-6257 approached to speak against this rezone only to find out he was opposing the wrong parcel. Chairman Bennett asked if anyone wanted to speak for the rezone. Neal Griffis approached and stated he would like to build homes 2400 square feet. Chairman Dixon asked if the houses were going to be spec or custom. Mr. Griffis stated that they will all be spec homes unless someone asks for a custom build. Commissioner Lowman asked if the homes would have their own driveways, and Mr. Griffis stated each home would have their own.

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



Pierce County Board of Commissioners

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

April 1, 2025, 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 not in attendance

Raphel Maddox, County Manager

Staff in attendance

Donna Golding, County Clerk

Adam Craft, County Attorney

Bruce Carter, Public Works Superintendent

Regular Meeting

1. Call to order-Chairman Bennett called the meeting to order at 6:00 p.m.
2. Invocation Leader – Jason Long, Bethel Baptist
3. Pledge of Allegiance Leader – Daniel Royal, since 2020 he has been attached to the 4th Light Armored Reconnaissance Battalion Company F in Eastover South Carolina. Currently serving as a Hospital Corpsman First Class and the Leading Petty Officer of the Reserve Corpsman assigned to the unit serving alongside the Marines and providing their medical treatment and oversight
4. Any addition or deletion to the April 1, 2025, Agenda-There were no additions or deletions to the agenda.
5. Approval of April 1, 2025, Agenda-Commissioner Randy Dixon made a motion to approve the April 1, 2025, agenda. Commissioner David Lowman seconded the motion. The motion carried.

6. Approval of Minutes-02/26/25,02/27/25, 03/04/25 Public Hearings. 02/27/25 Called Meeting, and 03/04/25 Regular Meeting Minutes-Commissioner Randy Dixon made a motion to approve all minutes as read. Commissioner David Lowman seconded the motion. The motion carried.
7. Public comment
 - a. Don & Barbara Cox-Red Oak Loop-Mr. and Mrs. Cox stated that Red Oak Loop is a very dangerous dirt road having holes that your car can sink in. They stated they are worried about the lack of drainage and are scared they will not be able to leave when necessary.
 - b. Felton Batten-Roads, Drainage, and Budgets-Not in attendance.
 - c. Jesse Beasley-Drainage Problems on Deerwood Ln.-Not in attendance.
8. Discussion and action to approve the rezone for Parcel #036-064, 23.66 acres on Fox Run Circle, Blackshear, from Agriculture/Forestry to Single-Family for a subdivision-Commissioner David Lowman made a motion to approve the rezone. Commissioner Troy Mattox seconded the motion. The motion carried.
9. Discussion and action to approve Fox Run Estates Phase 2 for Subdivision- Chairman Neal Bennett stated having a drainage plan will be looked into. Mr. Groover agreed to send the Board something showing his drainage plan. Commissioner David Lowman made a motion to approve Phase 2 for a subdivision to be built on Fox Run Circle. Commissioner Graham Raley seconded the motion. The motion carried.
10. Discussion and action to approve the rezone Parcel #043-029, 50 acres on Hwy 121, Blackshear, from Agriculture/Forestry to Single-Family for residential purposes- Commissioner David Lowman made a motion to approve the rezone. Commissioner Graham Raley seconded the motion. The motion carried.
11. Discussion and action for Engineer on Tiger Field Project
 - a. Hofstadter & Associates-score 55
 - b. T.R. Long Engineering - score 56
 - c. Statewide Engineering - score 68 **Scored Highest**Commissioner Troy Mattox asked Chairman Neal Bennett for more information on Tiger Field. Chairman Neal Bennett explained this has been a project 3 years in the making. The county has received \$343,000.00 from a grant and the county will match that amount to redo Tiger Field and the walking track. Commissioner Graham Raley asked who scored the bids that came in. Chairman Neal Bennett

stated that the office staff scores them. Commissioner Graham Raley suggested the Commissioners score the bids. Chairman Neal Bennett stated that can be discussed for possible changes. Commissioner Randy Dixon made a motion to approve Statewide Engineering for the Tiger Field project. Commissioner Troy Mattox seconded the motion. The motion carried.

12. Discussion and action for Right of Way Mowing (Per Mile)

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|---------------------------|------------|--------------------|
| a. Tri Scapes | M-\$225.68 | W/Pick Up-\$233.66 |
| b. 4G Property | M-\$275.00 | W/Pick Up-\$325.00 |
| c. Servus Land Management | M-300.00 | W/Pick Up-\$350.00 |
| d. S & W Farms | M-\$385.00 | W/Pick Up-\$520.00 |

Commissioner Randy Dixon made a motion to approve the lowest bid to Tri Scapes at \$225.68 per mile for mowing and \$233.66 per mile for mowing and litter pick up. Commissioner Troy Mattox seconded the motion. The motion carried.

13. Discussion and approval of Alcohol License Ownership Change-Commissioner David Lowman made a motion to approve the ownership change for the alcohol license. Commissioner Troy Mattox seconded the motion. The motion carried.

14. Discussion to seek sealed bids for demolition of old volunteer fire building located at 4621 St. Johns Church Road-Chairman Neal Bennett presented demolition to the old fire station. Suggesting leaving the concrete slab for future use. Commissioner David Lowman made a motion to send for bid the demolition of the old fire station on 4621 St. Johns Church Road. Commissioner Graham Raley seconded the motion. The motion carried.

15. Discussion and action to approve a Time Extension Request on Golf Course Road TIA Project Band 2 from Roberts Civil Engineering -Chairman Neal Bennett stated that Roberts Civil Engineering asked for a 99-day extension. Hurricane Helene and the snowstorm have put the road project behind. Commissioner Troy Mattox made a motion to approve the 99-day extension for Robert's Engineering to complete the Golf Course Road project. Commissioner Randy Dixon seconded the motion. The motion carried.

16. Discussion and approval of Bid Specs for new ambulance-Chairman Neal Bennett asked Daniel Royal the EMS Director if this will be the same as what the county has now. Danial Royal stated it will be the same except for having a dodge chassis. Chairman Neal Bennett stated it will take roughly 18 months for it to come in. Closer to the date of being ready, then it will be decided how to pay for it.

Commissioner Randy Dixon made a motion to approve the specs for a new ambulance. Commissioner Graham Raley seconded the motion. The motion carried.

17. Discussion and approval to hire a Program Coordinator for the Rec-Dept.- Coach Maureen Brown the Recreation Director approached the board and stated with roughly 1,000 children signing up to participate in recreation sports, she needs more help. Coach Brown asked to hire a Program Coordinator. Chairman Neal Bennett told the Board that this is in the Recreation budget. Commissioner Randy Dixon made a motion to approve the hire of a Program Coordinator. Commissioner David Lowman seconded the motion. The motion carried.

18. Discussion and approval to purchase Rec-Help Desk for \$5700.00 (received one quote)-Coach Maureen Brown the Recreation Director stated this program will able all participants to see updated schedules, delays, and events with the recreation department. Participants will also be able to fill out all paperwork online and upload any information required. Chairman Neal Bennett asked if this was to be paid monthly. Coach Brown stated the \$5,700.00 was annually and included all the training. Chairman Neal Bennett asked who would manage this program. Coach Brown responded by saying the new Program Coordinator will manage this. Commissioner David Lowman made a motion to approve the purchase of Help Desk for \$5,700.00. Commissioner Graham Raley seconded the motion. The motion carried.

19. Executive Session-No executive session was needed.

20. Adjournment-Chairman Neal Bennett adjourned the meeting at 6:35 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

