

Pierce County Board of Commissioners
Public Hearing Minutes
Tuesday, May 4, 2021 5:45PM

Commissioners In Attendance

Neal Bennett, Chairman
Harold Rozier, District 1
Mike Streat, District 2
Randy Dixon, District 3
David Lowman, District 4

Staff in Attendance

Franklin Rozier, County Attorney
Jason Rubenbauer, County Manager
Amy Hitt, County Clerk

Chairman Bennett called the public hearing to order at 5:45pm.

1. Request from Teramore Development, LLC to rezone parcel #049B-002A, 2.5 acres on the corner of Highway 121 and St. Johns Church Rd from Agriculture/Forestry to Neighborhood Commercial for the purpose of constructing a retail store. – Linda Ward, Highway 121 – stated that her home is less than 1000 feet from this location. She has lived there for 14 years. Why would you want to come into a neighborhood? They have witnessed so many accidents at the intersection and don't understand why you would want more traffic there. We don't live in Atlanta, there's plenty of land not in residential neighborhood. Charles Ward, Highway 121 – what's going to go next? Traffic is going to increase, property value is going to go down. There are already four Dollar Generals in Pierce County, why do we need another one. This will be within 1000 feet of the intersection, will there be a traffic light put up? Please consider the residents of this area. Bill Nijem, Attorney for Teramore Development shared that this is a 2.5 acre parcel cut from a much larger parcel. There is a significant natural buffer. The store will be 10,000 sq ft. The property recently went from Multi-family to Agriculture Forestry. The Density and growth matches with the zoning map. Traffic is a part of growth. GDOT was consulted on this project to ensure it would not create a hazard on the state highway. There is no evidence that this project would negatively effect any property value. Request that the Board of Commissioners follow the recommendation of the Zoning Board to move forward with the project.

Chairman Bennett adjourned the public hearing at 5:58 pm

Pierce County Board of Commissioners
Regular Meeting Minutes
Tuesday, May 4, 2021 6:00PM

Commissioners In Attendance

Neal Bennett, Chairman
Harold Rozier, District 1
Mike Streat, District 2

Staff in Attendance

Randy Dixon, District 3
David Lowman, District 4
Franklin Rozier, County Attorney
Jason Rubenbauer, County Manager
Amy Hitt, County Clerk

1. Call to Order – Chairman Bennett called the meeting to order at 6:00pm.
2. Invocation and Pledge of Allegiance – Commissioner David Lowman gave an invocation and Commissioner Randy Dixon led the pledge of allegiance.
3. Approval of the Agenda

Commissioner Randy Dixon made a motion to approve the agenda as presented. Commissioner David Lowman seconded the motion and all voted aye. Motion was approved.

4. Approval of Minutes
 - a. Regular Meeting Minutes, April 6, 2021

Commissioner Randy Dixon made a motion to approve the minutes from the April 6, 2021 Regular meeting. Commissioner David Lowman seconded the motion and all voted aye. Motion was approved.

5. Public Comment – Ala Mae Myles, Patterson to discuss 3654 Ala Mae Lane needs to be fixed. I am walking to my house again. Item removed from the agenda.
6. County Manager Report and March 2021 Financials.

Financial Report & County Manager Report

May 4, 2021

- Financial Report as of 04/30/2021
 - a. Revenues remain a bit better than anticipated, especially in the Charges for Services. This is mostly due to an increase in auto sales resulting in more tags being sold and court operations back in operation at levels greater than the pandemic to help alleviate some of the backlog
 - b. The return of our Spring sports has significantly helped out Parks & Recreation
 - c. Sponsorships have already exceeded expectations for the year and are still being received.
 - d. Expenses are for departments are where they should be and everyone is doing well thus far even with a wetter than normal first quarter
- County Manager Report
 - a. American Rescue Plan Funds
 - i. U. S. Department of Treasury still has not released guidance of how funds are able to be utilized
 - ii. Working on a list of recommended projects that we will have work sessions on to discuss how we can best utilize the funds to help all areas of our operations be prepared should another pandemic like this hit

- b. 2020 Census Update
 - i. United States population grew 7.4% to 331,449,281
 - 1. Slowest growth rate since the 1940 census
 - 2. South had the greatest growth overall
 - ii. Georgia's 2020 population is 10,711,908 which is up 10.6% compared to the 2010 census
 - iii. Congressional seats resulted in an overall change of 7 affecting 13 states
 - 1. Georgia is unchanged in the number of congressional seats
 - 2. Each seat now represents 761,169 people which is up by about 50,000 from the 2010 census
 - iv. Finalized redistricting data for the counties is expected to be released by September 30, 2021

- c. Projects—
 - i. Golf Course Road (TIA)
 - 1. Received agreement to begin the design phase of the project.
 - 2. Had a virtual meeting with the engineering firm, GDOT TIA Personnel, Commissioner Rozier and Chairman Bennett on 04/26/2021
 - ii. Session Hill
 - 1. Receive a call from DOT this morning confirming the one-way street paving project
 - 2. Reason for the one-way streets is due to the lack of existing right-of-way and the inability to acquire more due to the location of the structures along the right-of way
 - 3. Project has been authorized for advertisement so I hope to see work to begin within the next 90 days or less
 - iii. Dean Still Road/Bowen Road (Additional LMIG)
 - 1. Dean Still Road closed on May 3, 2021 and will remain closed for approximately two months while the box culvert is replaced
 - 2. Once complete the contractor will then begin the Bowen Road project and will need to close the road there for the same estimated amount of time
 - iv. Jail Addition (2020 SPLOST)
 - 1. Project is currently 40% complete
 - 2. Isolation cells have block masonry build up around them
 - 3. Door frames and window frames in the housing unit have been set and the block masonry has been built up with the hollow-core top in place
 - 4. Anticipated completion date is now October 1, 2021

- Departmental Updates—

- v. Fire/EMA

- 1. Hazard Mitigation Planning

- a. Community Kick-off meeting was at 10:00 am this morning
 - b. Strongly encourage full participation to ensure that we have a plan that has us fully prepared for any event that may occur
 - c. Next meeting will be held May 18th at 10:00 am, 705 College Avenue, Blackshear, GA 31516

- vi. Facilities

- 1. Received word this morning that the archives building is being constructed

- 7. Discussion and request to approve recommendation from the Pierce County Joint Planning and Advisory Board to rezone 2.5 acres at parcel #049B-002A, on the corner of Hwy 121 & St Johns Church Rd from Agriculture/Forestry to Neighborhood Commercial for the purpose of constructing a retail store. Lindsay Thomas, Zoning Administrator reported that there was no one in attendance at the public hearing and meeting held by the Joint Planning and Advisory Board. The recommendation from them is to approve the request to rezone the 2.5 acres from AF to NC.

Commissioner David Lowman made a motion to approve the recommendation from the Pierce County Joint Planning and Advisory Board to rezone 2.5 acres at parcel #049B-002A, on the corner of Hwy 121 & St Johns Church Rd from Agriculture/Forestry to Neighborhood Commercial for the purpose of constructing a retail store. Commissioner Randy Dixon seconded the motion and all voted aye. Motion was approved.

- 8. Discussion and request to approve a 2% COLA for all employees to be effective July 1, 2021.

Commissioner Randy Dixon made a motion to approve a 2% COLA for all employees effective July 3, 2021. Commissioner Mike Streat seconded the motion and all voted aye. Motion was approved.

- 9. Adjourn – Chairman Bennett adjourned the meeting at 6:15PM