

Pierce County Board of Commissioners
Public Hearing
Tuesday August 2, 2022
5:30 PM

Commissioners in Attendance

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

Staff in Attendance

Franklin Rozier, County Attorney
Jason Rubenbauer, County Manager/Clerk
Lindsay Thomas, Zoning Administrator
Chris Bond, Facilities & Planning Director

Chairman Bennett called the Public Hearing to order at 5:30 PM.

Chairman Bennett asked Commissioner David Lowman to provide the invocation and Commissioner Randy Dixon led the Pledge of Allegiance.

- **2022 Joint Comprehensive Plan Update for Pierce County & the Cities of Blackshear, Offerman, and Patterson**

Following a presentation from Elizabeth Backe with the Southern Georgia Regional Commission, Chairman Bennett called for any questions or comments from those in attendance. Having no questions or comments presented, Chairman Bennett called the Public Hearing adjourned at 5:43 PM.

Pierce County Board of Commissioners
Public Hearing
Tuesday August 2, 2022
5:45 PM

Commissioners in Attendance

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

Staff in Attendance

Franklin Rozier, County Attorney
Jason Rubenbauer, County Manager/Clerk
Lindsay Thomas, Zoning Administrator
Chris Bond, Facilities & Planning Director

Chairman Bennett called the Public Hearing to order at 5:45 PM.

- **Rezoning of 2.68 acres at the intersection of Hwy 84 and County Farm Road (Parcel #045-010B) from Agriculture Forestry to Neighborhood Commercial for the purpose of building a Dollar General**

Following a presentation from representative of Teramore Development, Chairman Bennett called for questions or concerns from the public. Commissioner Randy Dixon expressed his concerns with the access from US Hwy 84 and the access on County Farm Road due to the high traffic already experienced by students, parents, and teachers during peak school traffic hours. Teramore Development representative assured the Commission that they would work to make certain their plans for ingress and egress would be satisfactory to the Board and the Georgia Department of Transportation.

No other comments were presented by those in attendance.

- Beer, Wine, & Liquor Retail Pouring License application for Mossy Pond Outfitters, 3099 Mayberry Road, Patterson, GA 31557

There were no public comments presented for or against this request.

Pierce County Board of Commissioners
Regular Meeting Agenda
Tuesday, August 2, 2022 6:00 PM

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/Clerk
Lindsay Thomas, Zoning Administrator
Chris Bond, Facilities & Planning Director

1. **Call to Order**—Chairman Bennett called the meeting to order at 6:00 PM
2. **Invocation and Pledge of Allegiance**—Commissioner Mike Streat gave the invocation and Commissioner Randy Dixon led the Pledge of Allegiance
3. Approval of the Agenda

Commissioner Mike Streat made a motion to approve the agenda. Commissioner David Lowman seconded the motion. All Commissioner voted aye. Motion was unanimously approved.

4. Approval of Minutes
 - a. Public Hearing and Regular Meeting Minutes, July 5, 2022

Commission Randy Dixon made a motion to approve the July 5, 2022 Regular Meeting Minutes. Commissioner David Lowman seconded the motion. All Commissioners voted aye. Motion was unanimously approved.

5. Public Comments
 - a. Johnny Thigpen would like to offer a proposal to establish a Parks & Recreation Board or Advisory Committee

Mr. Thigpen presented a request to establish a Recreation Board that would report directly to the Board of Commissioners. It was recommended that a member of the Board of Commissioners serve on the Recreation Board as a liaison and that the County Manager would have no part in the recruitment, hiring, or management of the Recreation Director or any employees or operations of the Recreation Department.

Commissioner David Lowman made a motion to enact a Recreation Board that reports directly to the Board of Commissioners and would have one member of the Board of Commissioners to sit on the Recreation Board as a liaison. Commissioner Randy Dixon seconded the motion. All Commissioners voted aye. Motion was unanimously approved.

6. County Manager Report and June 2022 Financials—County Manager, Jason Rubenbauer, presented the following June 2022 Financials

Financial Report & County Manager Report

August 2, 2022

Financial Report as of 6/30/2022

- a. Current General Fund revenues are consistent with projections through June 2022
- b. EMS collections continue to increase
- c. SPLOST Revenues for June are 11% higher than last year while July SPLOST Revenues are up approximately 19% over last year
 - i. Transfers to reimburse the General Fund from the SPLOST fund for the jail addition are being processed and will continue until the previously approved amount has been fully collected
 - ii. Current collection rates from the SPLOST should allow for full collection of the jail addition expenses by January 2026 as anticipated. This allowed for you to fund this project without creating any financing or other means of debt service
- d. Expenditures overall remain in line as projected.

County Manager's Report

e. Departmental updates:

- i. EMS
 - 1. 275 medical responses for service in July
- ii. Fire
 - 1. 389 calls for 2022 with 6 calls for service this past weekend alone
 - 2. Effective August 1st, the new ISO rating of 5/5X has taken effect. Citizens are reminded to reach out to their homeowners insurance companies to see what savings may be available to them as a result of the improvements of our countywide rating
- iii. Planning & Codes
 - 1. Four (4) new homes permits were issued in July bringing the total new homes for 2022 to 40
 - a. This is eight (8) more than last year

iv. Roads

1. Big House Road pipe installation have been completed
 2. Crews are now focusing on:
 - a. Crump Road
 - b. Holland Road
 - c. Mill Branch
 - d. Meadow Wood Loop (delayed locate service due to utilities not able to find some of the wires listed)
 - e. McGauley Road
7. Discussion and Request to submit the 2022 Joint Comprehensive Plan Update for Pierce County & the Cities of Blackshear, Offerman, and Patterson to the Georgia Department of Community Affairs for approval.

Commissioner David Lowman made a motion to submit the 2022 Joint Comprehensive Plan Update to the Georgia Department of Community Affairs. Commissioner Dixon seconded the motion. All Commissioners voted aye. Motion was unanimously approved.

8. Discussion and Request to Approve a request by Teramore Development to rezone 2.68 acres at the intersection of Hwy 84 and County Farm Road (Parcel #045-010B) from Agriculture Forestry to Neighborhood Commercial for the purpose of building a Dollar General.

Commissioner Randy Dixon made a motion to approve the rezoning of Parcel #045-010B from Agriculture Forestry to Neighborhood Commercial for the purpose of building a Dollar General pending the approval of DOT and the Commissions plan review for safe ingress and egress of the parking lot. Commissioner Lowman seconded the motion. All Commissioners voted aye. Motion was unanimously approved.

9. Discussion and Request to Approve a request by Mossy Pond Outfitters, 3099 Mayberry Road, Patterson, GA 31557 to authorize a Beer, Wine, & Liquor Retail Pouring License.

Commissioner Randy Dixon made a motion to approve the request by Mossy Pond Outfitters to authorize a beer, wine, and liquor retail pouring license. Commissioner Lowman seconded the motion. All Commissioners voted aye. Motion was unanimously approved.

10. Discussion and Request to Approve a qualified contractor from the formal bids submitted for the Mill Branch and Cathleen Drive drainage projects to be paid from the Discretionary TIA Fund

Commissioner Randy Dixon made a motion to select Underground Excavating, Inc. as the contractor for the Mill Branch and Cathleen Drive projects for an amount not to exceed

\$247,243.00 which will be paid from the discretionary Transportation Investment Act Fund. Commissioner Lowman seconded the motion. All Commissioners voted aye. Motion was unanimously approved.

11. Discussion and Request to Approve a petition request from the residents of Ellington Plantation to accept the following roads to be maintained by Pierce County:

- a. Eagle Drive—approximately 1,415 feet in length and approximately 50 feet in width
- b. Fairway Lane—approximately 400 feet in length and approximately 40 feet in width

Commissioner Mike Streat made a motion to table the petition request pending more information relating to the cost of the proposed project to maintain Ellington Plantation roads if the county chose to accept them. Commissioner David Lowman seconded the motion. All Commissioners voted aye. Motion was tabled.

12. Discussion and Request to appoint a voting delegate for the 2022 ACCG Legislative Leadership Conference to be held on Jekyll Island September 28th—30th

Commissioner Randy Dixon made a motion to appoint Chairman Neal Bennett as the voting delegate at the 2022 ACCG Legislative Leadership Conference. Commissioner Lowman seconded the motion. All Commissioners voted aye. Motion was unanimously approved.

13. Adjourn

Commissioner Mike Streat made a motion to adjourn. Commissioner David Lowman seconded the motion. All Commissioners voted aye. The meeting was adjourned at 6:37 pm.

Neal Bennett

Harold Rozier

Mike Streat

Randy Dixon

David Lowman