

# 2022 Joint Comprehensive Plan Update For Pierce County & the Cities of Blackshear, Offerman, and Patterson

Adopted October 4, 2022





Prepared by:  
Pierce County  
City of Blackshear  
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Photos courtesy of SGRC, local jurisdictions, and GMA staff

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## **I. Chapter 110-12-1. Minimum Standards and Procedures for Local Comprehensive Planning**

### **1. Introduction**

The 2022 Comprehensive Plan for Pierce County and the Cities of Blackshear, Offerman, and Patterson was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Local Comprehensive Planning Standards, this Plan consists of the following elements:

- Community Vision & Goals
- Needs and Opportunities
- Broadband Services Element
- Community Policies
- Community Work Program
- Economic Development Element
- Land Use Element (as Pierce County and the Cities of Blackshear, Offerman, and Patterson are communities with zoning or equivalent land development regulations subject to the Zoning Procedures Law).

### **2. Community Involvement**

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the community. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the community:

a) Stakeholders were identified. These included:

- The local governments' elected officials and staff
- Joint Planning Commission
- Local educational institution (Pierce County Board of Education)
- The Pierce County Chamber of Commerce
- Pierce County Industrial and Building Development Authority
- Public safety departments, including police, fire, and the Pierce County Emergency Management Agency
- Satilla Riverkeeper
- Main Street Manager
- Local businesses and industries
- The general public

- b) Participation techniques were identified. Techniques used included public hearings and meetings open to the public with open discussion; printed public information in local newspapers; e-mail correspondence with stakeholders; individual meetings with local government officials; and information on the Southern Georgia Regional Commission's website, local government websites, and social media.
- c) A participation program was conducted. This included an initial public hearing to give an overview of the plan update and receive initial public comments; three workshops, open to the public, for the development of the plan update; and a final public hearing to receive any final public comments before transmitting the plan draft to DCA for review. Identified stakeholders were invited to all the meetings and attended, yielding specific input in plan content.
- d) Public participation activities were documented. The documentation of public participation activities is included in the Appendix to this plan, which contains sign-in sheets and published advertisements.

### **1st Public Hearing – “Kick-Off”**

The public hearing kicking off the comprehensive planning process was held on January 4, 2022 at the Pierce County Administration Building in Patterson. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update.

### **First workshop**

The first workshop was held on February 10, 2022. The purpose of the workshop was to update the goals in the comprehensive plan. This was done through open discussion, using the goals from the previous comprehensive plan as a starting point. SGRC staff took notes from the discussion, revised the goals based on those notes, and shared the results with stakeholders via e-mail. Additional comments and edits were received via e-mail and were included by SGRC staff as part of the preparation of the draft plan document.

In addition, a SWOT analysis was performed in which each attendee noted the community's strengths, weaknesses, opportunities, and threats. The results of this SWOT analysis were used to further inform the Needs and Opportunities. The results of the SWOT analysis are included in the Appendix.



## Second workshop

The second workshop was held on March 31, 2022. The purpose of the workshop was to review the needs, opportunities, and policies from the previous plan update. This was done through open discussion, using the newly revised goals, needs, and opportunities and the policies from the previous comprehensive plan as a starting point. SGRC staff took notes from the discussion and revised the goals, needs, and opportunities based on those notes. The results of the SWOT Analysis from the 1<sup>st</sup> workshop were also provided.





### **Third workshop**

The third workshop was held on July 14, 2022. The purpose of the workshop was to review the Land Use Element, character area maps, and broadband maps. This was done through open discussion and viewing of the maps in a setting where all attendees had the opportunity to make notes on the maps for suggested changes to the character areas. Notes from the discussion made by SGRC staff, and notes made on the maps, were then used by SGRC GIS staff to update the character area maps and incorporate the input from the workshop.

### **Final public hearing**

A final public hearing was held on August 2, 2022 in order to present the final version of the plan to the community, receive any additional public input, and approve the transmittal of the draft plan to DCA. The plan was transmitted to DCA directly after the public hearing.

### **Adoption**

The 2022 Comprehensive Plan Update for Pierce County and the Cities of Blackshear, Offerman, and Patterson was adopted by Pierce County on October 4, 2022. The City of Offerman adopted the plan on September 27, 2022; the City of Blackshear adopted the plan on October 11, 2022; and the City of Patterson adopted the plan on October 13, 2022. The resolutions are provided in the Appendix.

### 3. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan applicable to their area and the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria (Chapter 391-3-16), to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

#### Suwannee-Satilla Regional Water Plan

Pierce County and the Cities of Blackshear, Offerman, and Patterson are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.



**Suwannee-Satilla Regional Water Plan Area Map**

**Source: Suwannee-Satilla Regional Water Plan**

<https://waterplanning.georgia.gov/suwannee-satilla-water-planning-region>

#### Suwannee-Satilla Regional Water Plan Goals:

- 1) Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs, including all agricultural sectors (this includes the agro-forestry economy of the region).
- 2) Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
- 3) Manage the region's and state's water resources in a manner that preserves and protects private property rights.
- 4) Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
- 5) Identify opportunities to optimize existing and future supplies and water and wastewater



infrastructure.

- 6) Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
- 7) Protect and manage surface and groundwater recharge areas to ensure sufficient long term water supplies for the region.
- 8) Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
- 9) Protect and maintain regional water-dependent recreational opportunities.
- 10) Identify opportunities to manage stormwater to improve water quantity and quality.
- 11) Identify and implement cost-effective water management strategies.
- 12) Seek to provide economically affordable power and water resource service to all citizens of the region.
- 13) Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond. The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Future work program activities in this plan related to water quality management practices mentioned in the Regional Water Plan are highlighted in italics following the practices below. Additionally, notes regarding water quality needs within Pierce County are included in the appendix to this plan.

#### Short Term Water Quantity Management Practices (0-10 Years)

- 1) Utilize surface water and groundwater sources within the available resource capacities
- 2) Water conservation.
- 3) Data collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps (forecast methodology assumptions and Resource Assessment modeling).
- 4) Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns.
- 5) Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply.
- 6) Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns.
- 7) Evaluate the potential to use existing storage to address 7Q10 low flow concerns.
- 8) Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow Concerns.

#### Short-Term Water Quality Management Practices (0 – 10 Years):

- e) Point Sources:
  - a. Support and fund current permitting and waste load allocation process to improve the treatment of wastewater and increase treatment capacity.
  - b. Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

- f) Non-Point Sources:
  - a. Data collection to confirm the source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
  - b. Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices
  
- g) Non-point Source Existing Impairments:
  - a. Total maximum daily load listed streams: Improve data on the source of pollutant and length of impairment; identify opportunities to leverage funds, and implement non-point source Best Management Practices

Longer-term (20- to 40-year) water quantity and quality management practices include:

- Improve the infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify the feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

<b>Pierce County Work Program Item Related to Regional Water Plan</b>
<i>Repair dirt roads through Better Back Roads guidelines and techniques.</i>
<i>Implement public infrastructure projects that improve drainage and transportation systems, including maintaining and rehabilitating drainage canals in the County and all Cities.</i>
<b>City of Blackshear Work Program Item Related to Regional Water Plan</b>
<i>Evaluate current water distribution and sewage collection systems, determine and correct deficiencies (including new well/water tower), add AMI meter infrastructure to reduce water loss, and maximize capacity for future growth areas.</i>
<b>City of Offerman Work Program Items Related to Regional Water Plan</b>
<i>Provide funding for programs that attract businesses compatible with our goals, natural resources, and unique geological features.</i>
<i>Maintain compliance of new and existing development with septic regulations.</i>
<b>City of Patterson Work Program Items Related to Regional Water Plan</b>
<i>Evaluate current water distribution and sewage collection systems, determine and correct deficiencies, and maximize capacity for future growth areas.</i>

Chapter 391-3-16, Rules for Environmental Planning Criteria

The Rules for Environmental Planning Criteria deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of which is not applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry, or agricultural services.

The environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development regulations.

## II. Plan Elements

### 1. Vision and Goals

#### Community Vision

- **Foster community pride and community ownership;**
- **Continue efforts for a higher quality of life for all the citizenry;**
- **Promote not only economic stability but also economic growth while retaining the rural charm and character of the community;**
- **Foster a safe and secure environment for residents and visitors.**

#### **Goals**

To Pierce County and the Cities of Blackshear and Patterson, this vision means:

- 1) **Economic Development Goal**  
Being a community where new development and/or redevelopment is a high priority and promotes economic diversity and growth through a stable local economy compatible with planned growth, economic opportunities, and prosperity for all residents with an improved quality of life.
- 2) **Housing Goal**  
Promoting an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community;
- 3) **Natural Resources Goal**  
Being a community where the natural environment is respected and preserved, including but not limited to agricultural/forestry land and its watershed (Satilla, Little Satilla and Alabaha Rivers). Opportunities to provide additional greenways, parkland and other open space features will be sought as new development is integrated into the community;
- 4) **Cultural Resources Goal**  
Protecting and enhancing the community's unique qualities, including historic preservation.
- 5) **Community Facilities Goal**  
Having exemplary educational and recreational facilities; providing infrastructure and services in a cost-effective manner in order to maintain a high quality of life, including Broadband infrastructure.
- 6) **Transportation Goal**  
Addressing the transportation needs, challenges, and opportunities of all community residents while supporting desired growth patterns;
- 7) **Intergovernmental Coordination Goal**  
Ensuring excellent collaboration and cooperation between local governments; and
- 8) **Land Use Goal**  
Having distinct character areas that reflect the community's unique identity.

## **2. Needs and Opportunities**

The Needs and Opportunities listed in this section were developed by stakeholders and residents as part of the 2022 Comprehensive Plan Update process. The method used to develop the Needs and Opportunities was open discussion among stakeholders during community workshops, during which a consensus was reached regarding what the Needs and Opportunities should be and how they should be updated. Input from stakeholders, including the results of a SWOT analysis conducted in the first workshop, was gathered by Southern Georgia Regional Commission staff and then organized into this section of the Comprehensive Plan. Additional input sent via e-mail and phone calls was integrated into the draft plan document by SGRC staff, and many successive drafts of the plan were reviewed by the stakeholders and publicized via the SGRC website before the draft was finalized. High priority and urgent needs appear in bold text.

### **1. Economic Development**

#### **Needs:**

Diversified employment opportunities

Skilled labor force

Diversification of economy

Business recruitment

Business expansion

Diverse training within schools and colleges

#### **Increase Jobs**

Workforce Development

Retain Graduates

#### **Address Broadband Infrastructure needs**

Acquire additional land for Industrial Parks

#### **Opportunities:**

Focus economic recruitment initiatives on business and industry matching the skill-sets of the local labor force and requiring minimal infrastructure needs.

Develop and promote a new industrial park area in order to attract new industry.

Encourage and collaborate on continued expansion of local job training programs.

Promote small business development.

The rail industry and port expansions provide expanding economic opportunities.

Improvements to broadband infrastructure could encourage businesses to locate in the county – this could also encourage new workers to relocate here and to keep existing young people from moving to larger cities

Focus on workforce development

## **2. Housing**

### **Needs:**

Additional diversity in the housing stock

Address blight in areas where it exists

Support and encourage affordable housing

Seek opportunities for infill development

Expansion of water and sewer in community neighborhood areas

### **Address abandonment of mobile homes**

Address tiny homes, vacation rentals, and the long-term housing of campers

### **Opportunities:**

To reduce the number of septic tanks being installed, promote development in areas of the County that are in close proximity to municipalities where water and sewer are available, for larger developments.

Continue to update ordinances and codes to protect against insufficient and poor quality in residential development.

Explore establishment of an impact fee system and public/private shared cost proposals in preparation for future speculative housing development.

Coordinate efforts of Planning Commissions in ordinance compliance and development of compatible uses and design criteria in historic districts and neighborhoods.

Expansion of water and sewer infrastructure can be beneficial for economic development, and also for housing (by reducing insurance premiums, etc.).

Code enforcement, strong ordinances, and other tools can be used to reduce or eliminate blight.

Consider housing assistance support through CDBG grant program

## **3. Natural Resources**

### **Needs:**

Preserve agricultural resources

Preserve open space/greenspace

**Capture single-use plastic waste and control litter**

Prevent the establishment of housing adjacent to the floodplain

Prevent residential development with insufficient ingress/egress adjacent to rail lines

Consider updating beautification of major gateway areas

**Create multi-use trail**

Safeguard groundwater resources

Conserve corridors utilized by wildlife

Avoid development in sensitive natural areas

**Opportunities:**

Prioritize areas for additional greenspace acquisition/designation.

Focus on a Service Delivery Strategy agreement between the County and Cities to extend water and sewer services into areas where septic failures are suspected that will assist in protecting the area's groundwater recharge area and the watershed(s).

Protecting the principal groundwater recharge areas for the Miocene-Pliocene Aquifer, which is located in the southwest section of Pierce County. A large amount of development has occurred in and around this site, including the construction of the Waycross City sewage treatment plant.

Through a public/private partnership, a park in the GA-121 boat ramp area could be developed with multiple options such as a gazebo for enjoying the rivers and increasing quality of life options for residents and visitors

A behavior change program could be introduced to inform residents of the risks of littering to the natural environment and the Little Satilla, Satilla, and Alabama Rivers.

Plant more street trees, gateway areas, and add landscaping to parking areas

Protect groundwater resources through land use policies and regulation

Community beautification efforts could increase the quality of life for residents and would make a better first impression for visitors to the community

**4. Cultural Resources**

**Needs:**

**Protect historic resources**

**Opportunities:**

Preserve historic, archaeological, and cultural resources

Create and/or participate in formal programs to promote cultural resources and increase cultural tourism.

Promote the use of state, federal, and local financial incentives for rehabilitating historic properties by private owners.

Promote the development of heritage education programs of the varied cultures which make up the County.

## **5. Community Facilities and Services**

### **Needs:**

Expansion of Emergency Services and Public Safety

Adequate drainage on dirt roads

Minimum depth requirement for utilities in the right-of-way

Expansion of government facilities, including an Annex to house Court Services

### **Expand Broadband infrastructure**

Recruit and retain public safety staff

**Provide community facilities and infrastructure in areas where growth and development is planned to occur**

### **Infrastructure development and maintenance**

### **Opportunities:**

Explore inter-jurisdictional and inter-agency opportunities for infrastructure expansion maximizing the efficiency of financial investment.

Evaluate current water distribution to determine and correct deficiencies in order to maximize water flow, pressure, and fire protection to future growth areas.

Evaluate current sewage collection systems to determine possible areas of infiltration and make needed corrections to maximize sewer capacity for future growth areas.

Continue local enforcement of state guidelines related to septic tank usage and drain field requirements.

Explore areas where impact fee requirements would facilitate expedited infrastructure improvements.

Secure property and assist in recreational facilities planning for centralized facilities.



Continue to enhance the strategic implementation plan for Emergency Services, Public Safety, and Code Enforcement which is based on anticipated growth trends and targeted to high growth areas.

A space study could be conducted to assess governments' needs.

Citizen reporting and engagement apps are an easy and convenient way for residents of the county and cities to report maintenance issues.

In locations where the addition of fiber broadband infrastructure may be practical at some point in the future, conduit could be installed during local construction projects. This can occur during the upgrading or repair of water or sewer pipes and/or the repair or construction of road/sidewalk projects.

Public/Private Partnerships and relationships with EMC's could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

## **6. Transportation**

### **Needs:**

Paved and resurfaced roads

Public transit service on the weekends

Pedestrian and bicycle infrastructure

Trail infrastructure for recreational hiking and biking

Traffic calming measures in residential areas

ADA ramps for sidewalks and intersections

Increase railroad crossing safety measures

Increase the provision of necessary infrastructure for Electric Vehicles through public/private partnerships

### **Opportunities:**

Work closely with Georgia DOT in developing plans for paving dirt roads in high density areas.

Develop a corridor congestion management plan with functional classifications to determine curve, cuts and access points along Highway 84 along with development and adoption of a right-of-way ordinance for future development in this area and all future commercial, industrial, and residential development.

U.S. Highway 32 four-laning through Bristol will afford opportunities for development and make the area more easily accessible for truck traffic, especially for agricultural products.

Increase the number of Electric Vehicle Charging Stations in the County

## **7. Intergovernmental Coordination**

### **Needs:**

Expand community involvement and participation

### **Opportunities:**

Develop participation programs that reach out to diverse populations

Leverage technology to interact with the community

Continue to enhance and comply with the Service Delivery Strategy

Collaborate and coordinate with local non-profits to meet county-wide goals

## **8. Land Use**

### **Needs:**

Infill development

Retain conservation areas such as the Little Satilla, Satilla, and Alabaha Rivers, their tributaries, and critical wetland areas

### **Opportunities:**

Encourage in-fill development where feasible; this can spur reinvestment and a reinvigoration of development.

Reserve land for commercial/industrial growth on the Future Land Use map in areas with sufficient infrastructure and access to accommodate economic development initiatives.

Create public/private partnerships that identify financially feasible opportunities for preserving agricultural land and greenspace.

Encourage traditional neighborhood development.

Create greenways and pedestrian trails, as well as providing more sidewalks within the Cities and requiring developers to pave streets and provide sidewalks within new developments.

Guide growth to areas with existing infrastructure or potential connection

### **3. Analysis of Data and Information**

#### **Pierce County**

According to the 2020 U.S. Census, the 2020 estimated population of Pierce County is 19,716, an increase of 5.1% since the 2010 census population of 18,758. Pierce County is located within the Waycross Micropolitan Statistical Area which also includes Ware County. The population is 50% female and 50% male. 24.9% of the population is under age 18, and 17.1% is over age 65. According to the American Community Survey (2016-2020 data), there are an estimated 7,178 households. 76% of housing units are owner-occupied. The median home value is \$107,700 and the median gross rent is \$704.

85.7% of the population is White, 10.1% Black or African American, 0.3% American Indian and Alaska Native, and 1% two or more races. Hispanic or Latino (of any race) are estimated to be 5.0% of the population.

55.8% of the population aged 16 years and older is in the labor force. The median annual household income is \$48,969. An estimated 16.5% of people live in households with income below the federal poverty level. The median age is 39.7. 2% of the working population aged 16 years and older do not have access to a vehicle.

#### **City of Blackshear**

According to the U.S. Census, the 2020 estimated population of the City of Blackshear is 3,506, an increase of 1.8% since the 2010 census. According to the American Community Survey (2016-2020 data), the population is 52.3% female and 47.7% male. 18.1% of the population is under age 18, and 22.3% is over age 65. The median age is 47.1, compared to a value of 36.9 in Georgia. There are 1,546 households. 68.5% of housing units are owner-occupied. The median home value is \$99,100 and the median gross rent is \$708.

28.2% of the population is Black or African American and 69.1% White. Hispanic or Latino (of any race) are 1.3% of the population.

46% of the population aged 16 years and older is in the labor force. The median annual household income is \$28,393. 26.3% of people live in households with income below the federal poverty level. 7.5% of the population has veteran status. 5.7% of the working population aged 16 years and older do not have access to a vehicle.

#### **City of Offerman**

According to the U.S. Census, the 2020 estimated population of the City of Offerman is 450, an increase of 2% since the 2010 census. According to the American Community Survey (2016-2020 data), the population is 37.5% female and 62.5% male. 57.4% of the population is under age 18, and 12.9% is over age 65. The median age is 13.8, compared to a value of 36.9 in Georgia. There are 176 households. 76.7% of housing units are owner-occupied. The median home value is \$58,800 and the median gross rent is \$622.

39.5% of the population is Black or African American and 46.9% White. Hispanic or Latino (of any race) are 13.3% of the population.

47.3% of the population aged 16 years and older is in the labor force. The median annual household income is \$26,667. 50.6% of people live in households with income below the federal poverty level. 1.5% of the population has veteran status. 1.7% of the working population aged 16 years and older do not have access to a vehicle.

#### City of Patterson

According to the U.S. Census, the 2020 estimated population of the City of Patterson is 749, an increase of 2.6% since the 2010 census. According to the American Community Survey (2016-2020 data), the population is 54.3% female and 45.7% male. 23.6% of the population is under age 18, and 17.5% is over age 65. The median age is 36.3, compared to a value of 36.9 in Georgia. There are 311 households. 58.5% of housing units are owner-occupied. The median home value is \$104,300 and the median gross rent is \$628.

9.4% of the population is Black or African American and 90.6% White. Hispanic or Latino (of any race) are 0% of the population.

55.3% of the population aged 16 years and older is in the labor force. The median annual household income is \$58,750. 10.3% of people live in households with income below the federal poverty level. 1.6% of the population has veteran status. 2.6% of the working population aged 16 years and older do not have access to a vehicle.

#### 4. Broadband Element

The Georgia legislature, in recognition of the importance of broadband infrastructure to the vitality of communities passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018. The Act provides for broadband services<sup>1</sup> planning, deployment, and incentives, along with other purposes. It also requires comprehensive plans to include the promotion of the deployment of broadband services. Pierce County and the Cities of Blackshear, Offerman, and Patterson recognize the importance of broadband expansion to economic development and quality of life for residents.

Provision of broadband services enables access by residents to a number of vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband along with improvement in the provision of broadband services can address concerns of resident out-migration. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. It is difficult to educate upcoming generations of students in web literacy and digital skills training without adequate broadband speed and connectivity. The Covid-19 pandemic has highlighted the importance of home broadband availability and quality as all students and many workers studied and worked remotely.

The latest data shown in the map below identifies 26% of the locations in Pierce County as unserved. This analysis is based on a broadband availability map made available in June, 2020 and most recently updated in July, 2022. The new map utilizes more granular data than the previously utilized Federal Communications Commission (FCC) map. 90.8% of households in Pierce County have a computer, compared to 92% of households statewide.<sup>2</sup> Broadband internet subscriptions in the County are held by 69.1% of households, compared to 84.4% within the state.<sup>3</sup>

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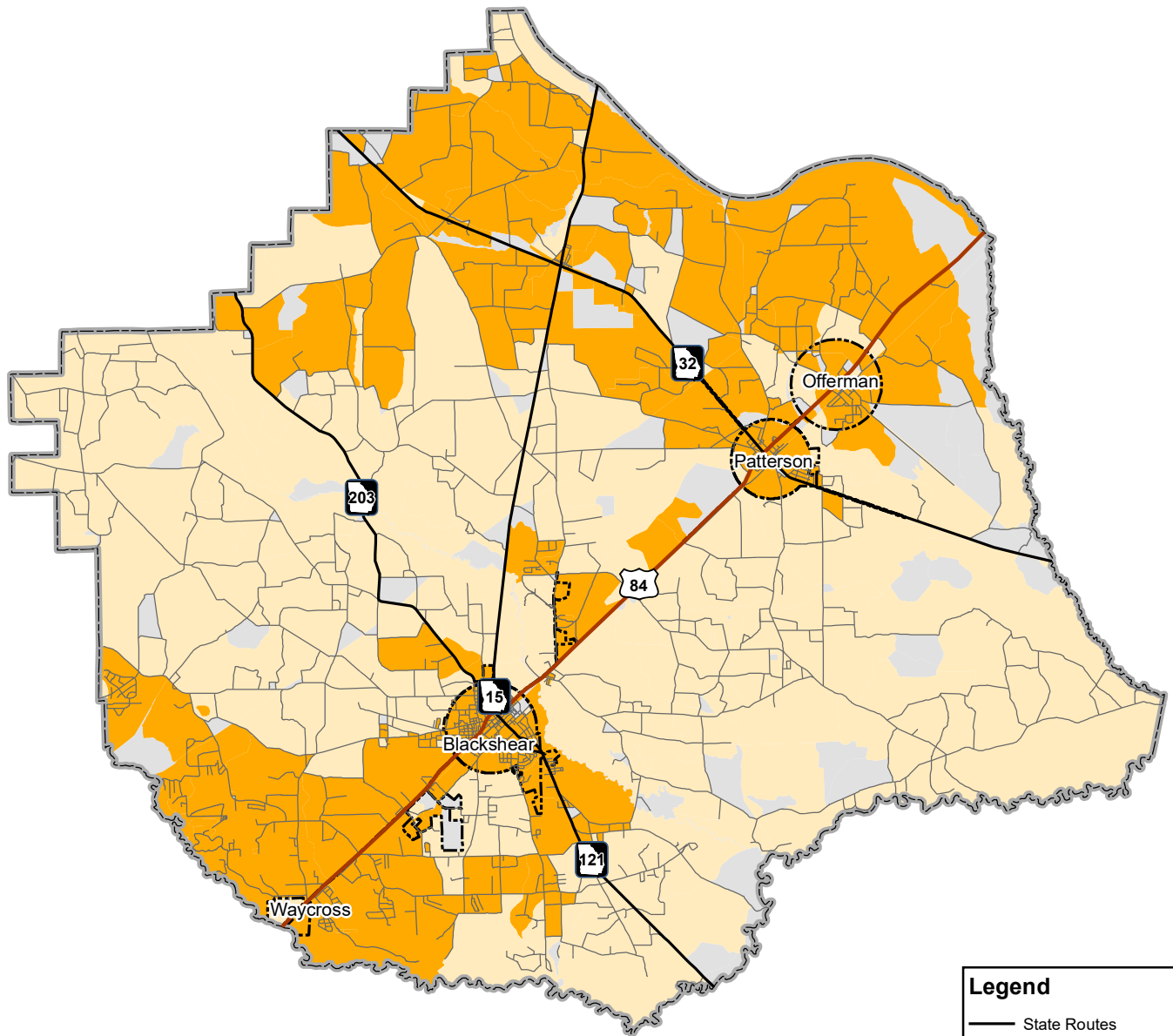
<sup>1</sup> As defined in O.C.G.A. §50-40-1. Definitions. "Broadband services" means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

(A) Access to the Internet; or

(B) Computer processing, information storage, or protocol conversion.

<sup>2</sup> U.S. Census Bureau, 2020 American Community Survey (ACS), 5-Year Estimates, Households with a computer, percent

<sup>3</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Households with a broadband Internet subscription, percent, 2016-2020



**Legend**

- State Routes
- US Highways
- Roads
- County
- City Limits

**Served & Unserved Areas**

- Served
- Unserved
- No Locations

**Percent Unserved Locations: 26%**

Unserved Locations: 2,689  
 Served Locations: 7,743

Source: ESRI, HERE, NPS | Federal Communications Commission (FCC), Georgia Broadband Center |  
<https://broadband.georgia.gov/maps/gbdi-unserved-county>

Map - 2022

Served & Unserved Broadband Areas in Pierce County and the Cities of Blackshear, Offerman and Patterson

County statistics are based on a fixed, terrestrial broadband definition of 25 megabits per second down and 3 megabits per second up. The 25/3 requirement is the minimum speed to be considered broadband. Populated areas that did not meet this definition are delineated in Map 1 (above) as 'Unserved'. It should be noted that streaming videos in 4K or high definition by several users in one location may necessitate internet speeds in excess of the state defined broadband amount.

With the Okefenokee National Wildlife Refuge's western entrance in nearby Clinch County, the eastern entrance in Charlton County, and with access to the Little Satilla, Satilla, and Alabama Rivers, tourism is a major attraction and economic stronghold in Pierce County. For navigation purposes and sense of safety, visitors depend on reliable cellular service. The portions of the County further away from the incorporated cities experience the largest gaps in cellular service coverage, although the carrier Verizon indicates coverage across the entire county<sup>4</sup>.

None of the Pierce County or City of Blackshear government buildings are connected by fiber, however both jurisdictions are interested in connection, should funding be available. The Cities of Offerman and Patterson have indicated that the current provision of internet is sufficient for their needs.

Pierce County and the Cities of Blackshear, Offerman, and Patterson recognize there are many barriers for private broadband services providers to effectively roll-out necessary broadband infrastructure in rural areas of the State. City and County leaders recognize the importance of broadband quality for industry retention and recruitment within this small, rural community. Community leaders continuously seek improvement in the quality of life for the rural residents of the Cities and County. Industry relocation and business creation are dependent on the necessary infrastructure being in place. The lack of high quality broadband infrastructure is a major impediment to not only recruitment but also for the expansion of established local industry. The Broadband Ready Community and Site designation has been established to incentivize private investment in the provision of rural broadband services. Pierce County and the Cities of Blackshear, Offerman, and Patterson plan to apply for these designations and signal to the State and to private Internet Service Providers their prioritization of rural broadband improvement and expansion in the community.

## **Broadband Action Plan**

Pierce County is located within rural South Georgia. It is not expected that broadband infrastructure would be provided at levels seen in major metropolitan areas. However, the County does rely on broadband infrastructure to compete in the present global economy. The provision of education, access to vital information, and health services demands a certain level of broadband infrastructure which is lacking in portions of Pierce County. Two key goals of this Comprehensive Plan seek to ensure needed community facilities, including broadband, be provided at adequate capacities to support educational opportunities and career advancement (see Community Goal 5). This plan identifies the following Needs and Opportunities related to the provision of broadband infrastructure (also see Section 2):

### **Needs**

- Address Broadband Infrastructure needs
- Expand Broadband infrastructure

### **Opportunities**

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<sup>4</sup>Cell Phone Coverage Map for Pierce County, GA. Whistleout.com. Accessed 6 June 2022.

- Improvements to broadband infrastructure could encourage businesses to locate in the county – this could also encourage new workers to relocate here and to keep existing young people from moving to larger cities
- In locations where the addition of fiber broadband infrastructure may be practical at some point in the future, conduit could be installed during local construction projects. This can occur during the upgrading or repair of water or sewer pipes and/or the repair or construction of road/sidewalk projects.
- Public/Private Partnerships and relationships with EMC’s could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

The following needs and community policies in this plan relate to the provision of broadband infrastructure:

Need Address Broadband Infrastructure needs

Policy 1.11. Community-wide technology infrastructure should be considered a basic community facility and as such should be adequately planned for and implemented.

Policy 1.12. Efforts should be made to expand and improve high-speed, reliable, affordable Internet access throughout the entire community.

Need Expand Broadband Infrastructure

Policy 5.7. Efforts should be made to ensure all citizens have access to basic technology infrastructure.

The above needs and policies have been used to inform an action plan to support the deployment of broadband services into unserved and underserved areas of Pierce County and the Cities of Blackshear, Offerman, and Patterson. The specific action items in the action plan are listed below and are cross-listed in the Community Work Programs of the appropriate jurisdictions (see Section 7).

### Broadband Action Steps

Activity	Responsible Party	Estimated Cost	Funding Source
Provide communitywide adequate high speed broadband access.	Pierce County, City of Blackshear, City of Offerman, City of Patterson	\$1 -\$10 million	General fund, SPLOST, grants, private funding
Adopt a Broadband Ordinance.	Pierce County, City of Blackshear, City of Offerman, City of Patterson	Staff time	General fund
Apply for Broadband Ready Certification.	Pierce County, City of Blackshear, City of Offerman, City of Patterson	Staff time	General fund



Activity	Responsible Party	Estimated Cost	Funding Source
Review and reduce local obstacles to development and rollout of broadband infrastructure	Pierce County, City of Blackshear, City of Offerman, City of Patterson	Staff time	General fund

## 5. Consideration of DCA Community Quality Objectives

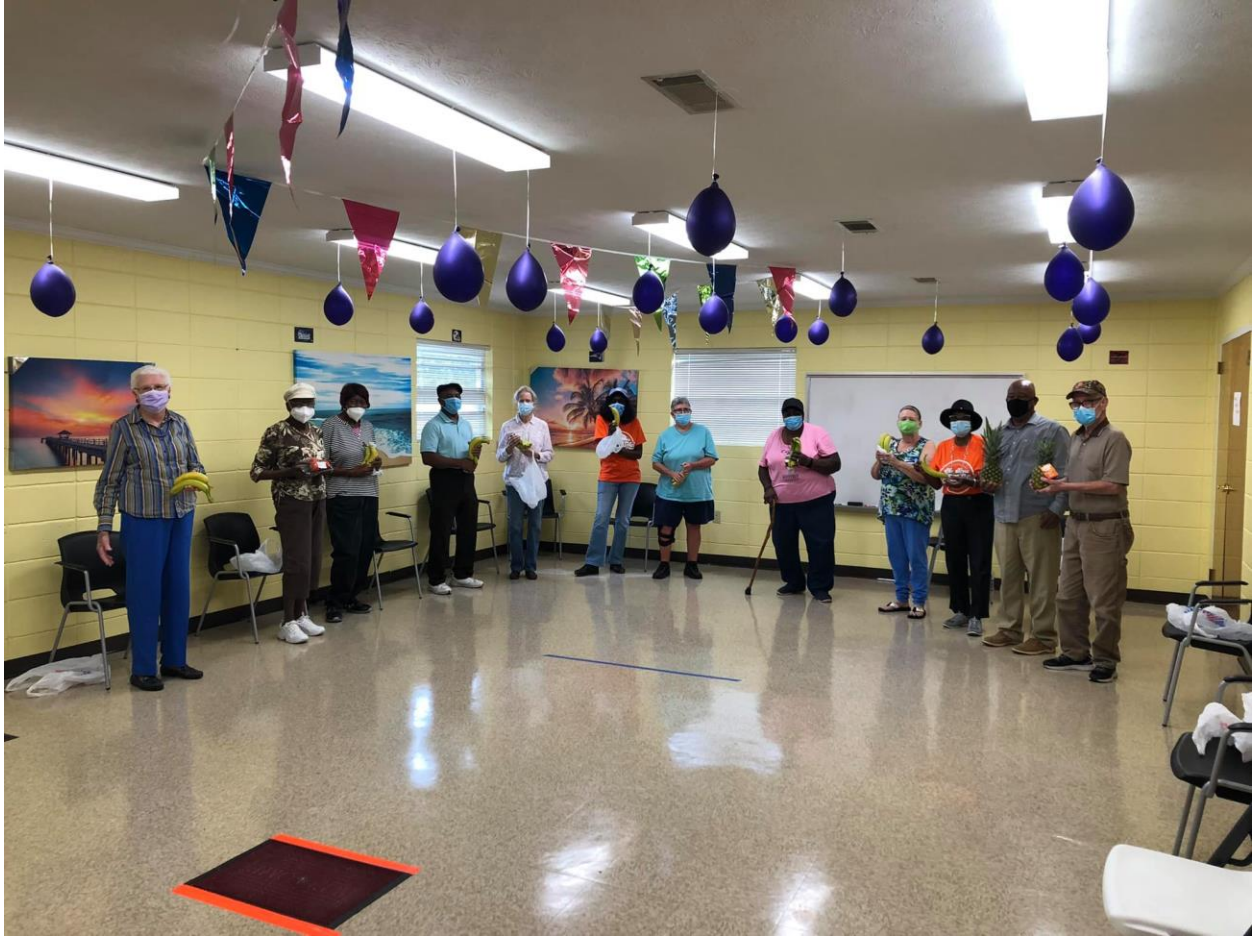
The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents. This section contains an analysis of the consistency of the community's current policies, activities, and development patterns with the Quality Community Objectives, and recommends related best practices as provided by DCA.

Quality Community Objective	Notes on consistency with Comprehensive Plan for Pierce County and the Cities of Blackshear, Offerman, and Patterson
<p><b>1. Economic Prosperity</b> Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.</p>	<p>Community activities, including economic development efforts, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Downtown Business Resource Center</li> <li>• Business Incubator</li> <li>• Downtown program</li> <li>• Job Center</li> <li>• Workforce Training</li> </ul>
<p><b>2. Resource Management</b> Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.</p>	<p>Land use element and goals and policies related to natural resources are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Pervious paving</li> <li>• Riparian buffers</li> <li>• Water resource protection</li> <li>• Wetland protection</li> <li>• Groundwater protection</li> <li>• Heat Mitigation</li> <li>• Open Space/Land conservation</li> <li>• Preservation of agricultural land</li> </ul>

<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Pierce County and the Cities of Blackshear, Offerman, and Patterson</b>
<p><b>3. Efficient Land Use</b>  Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.</p>	<p>The land use element and infrastructure-related goals and policies of this plan are consistent with this objective.  Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Adaptive reuse</li> <li>• Infill development program</li> <li>• Preserve agricultural land</li> <li>• Urban redevelopment plan</li> <li>• Cluster Development</li> <li>• Flexible Parking Standards</li> <li>• Land Assembly for Redevelopment</li> <li>• Pedestrian Overlay District</li> </ul>
<p><b>4. Local Preparedness</b>  Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff.  Recommended best practices:</p> <ul style="list-style-type: none"> <li>• All-hazards strategy</li> <li>• Evaluate ordinances for consistency</li> <li>• Professional development-planning staff</li> <li>• Prioritization of infill development</li> <li>• Street Connectivity</li> <li>• Ensuring all residential developments have alternative emergency access points</li> <li>• Broadband Infrastructure availability</li> </ul>
<p><b>5. Sense of Place</b>  Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community’s character.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective.  Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Code enforcement</li> <li>• Design guidelines</li> <li>• Downtown Planning</li> <li>• Historic Preservation Program</li> <li>• Flexible Subdivision Standards</li> <li>• Landscaping Ordinance</li> <li>• Small Area Plans</li> <li>• Pedestrian Overlay District</li> </ul>

<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Pierce County and the Cities of Blackshear, Offerman, and Patterson</b>
<p><b>6. Regional Cooperation</b>            Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p>	<p>There is a high level of cooperation and collaboration with neighboring jurisdictions. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Regional roundtables</li> <li>• Shared service agreements</li> <li>• Regional Commission participation</li> <li>• Regional Economic Development Efforts</li> <li>• Regional Plan</li> </ul>
<p><b>7. Housing Options</b>            Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Georgia Initiative for Community Housing</li> <li>• Housing for the disadvantaged</li> <li>• Housing for the elderly</li> <li>• Inclusionary zoning</li> <li>• Land bank</li> <li>• Mixed-income housing</li> <li>• Home loan assistance</li> <li>• Rental assistance</li> <li>• Workforce housing</li> </ul>
<p><b>8. Transportation Options</b>            Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.</p>	<p>Transportation goals, policies, and projects are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Complete streets</li> <li>• Sidewalk/trail network</li> <li>• Improving street connectivity</li> <li>• Maximize use of on-street parking</li> <li>• Safe Routes to School</li> <li>• Bicycle Facilities</li> <li>• Flexible Street Design Standards</li> <li>• Promote alternative transportation modes</li> <li>• Pedestrian Overlay District</li> </ul>

<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Pierce County and the Cities of Blackshear, Offerman, and Patterson</b>
<p><b>9. Educational Opportunities</b>            Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective.            Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Public internet access</li> <li>• Transportation to educational facilities</li> <li>• Pierce Pathway Portal (P3) – Workforce Development Collaborative</li> <li>• Educational Resource Center</li> <li>• Experience Works program</li> </ul>
<p><b>10. Community Health</b>            Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective.            Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Transportation to services</li> <li>• Community Health Resource Center</li> <li>• Public internet access/telehealth</li> <li>• Urban Redevelopment Plan</li> <li>• Age-Friendly Network Regional Community</li> <li>• Senior Center</li> <li>• Parks and Trails</li> <li>• Recreational opportunities</li> <li>• Access to healthy, fresh food</li> <li>• Food Bank</li> <li>• Access to waterways</li> </ul>



Pierce County Senior Center located in Blackshear

**6. Community Policies**

The following policies, organized by the community’s goals (see Section 1, with each of the relevant goals listed below), were developed in conjunction with all stakeholders and are intended to provide guidance to address the Needs and Opportunities identified in this Plan, and to provide a framework for the development of the Community Work Program. The Community Work Program (see Section 7) then addresses the Needs and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

## 1. Economic Development

**Goal:** Being a community where new development and/or redevelopment is a high priority and promotes economic diversity and growth through a stable local economy compatible with planned growth, economic opportunities, and prosperity for all residents with an improved quality of life.

It is our policy to:

1.1 Carefully evaluate which industries, sectors, and clusters are the most compatible with the County and develop a program to attract them.

1.2 Become more aggressive in pursuing an employment base of regional-scale employers that will attract a full range of complementary jobs to Pierce County.

1.3 Consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

1.4 Focus economic recruitment initiatives on business and industry matching the skill-sets of the local labor force and requiring minimal infrastructure needs; and also encourage and collaborate on continued expansion of local job training programs.

1.5 Make efforts to expand continuing education opportunities.

1.6 Promote the enhancement of the quality of the built and natural environment of Pierce County in order to attract new residents to the area, which could in turn help in attracting new industries, which follow population growth to the area.

1.7 Develop and promote the existing industrial park area in order to attract new industry.

1.8 Carefully consider costs as well as benefits in making decisions on proposed economic development projects.

1.9 Reserve land for commercial/industrial growth in areas with sufficient infrastructure and access to accommodate economic development initiatives.

1.10 Encourage diversification and modernization of training in schools.

1.11 Community-wide technology infrastructure should be considered a basic community facility and as such should be adequately planned for and implemented.

1.12. Efforts should be made to expand and improve high-speed, reliable, affordable Internet access throughout the entire community.

## 2. Housing

**Goal:** Promoting an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community.

It is our policy to:

2.1 Promote development in areas of the County that are in close proximity to municipalities where water and sewer are available to reduce the number of septic tanks being installed within the County.

2.2 Explore establishment of an impact fee system and public/private shared costs proposals in preparation for future speculative housing development.

2.3 Structure mobile/manufactured home taxes in such a way that they are more equitable for all Pierce County taxpayers.

2.4 Continue to update ordinances and codes to protect against insufficient and poor quality in residential development.

2.5 Support dispersion of low to moderate income housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

2.6 Encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).

2.7 Continue to work with public/private institutions to increase affordable standard housing opportunities for low and moderate income families throughout Pierce County.

2.8 Participate in the Georgia Initiative for Community Housing (GICH) program.

2.9 Promote homeownership to low and moderate income families.

2.10 Promote redevelopment efforts in declining areas of the City of Blackshear, where housing conditions are worsening due to low rate of homeownership and neglect of property maintenance. The Cities of Blackshear and Patterson will develop a Redevelopment Plan for these areas in order to obtain possible funding for housing opportunities to attract some of the projected growth, thus ensuring neighborhoods that are more stable with a large percentage of owner-occupied housing.

2.11 Continue to eliminate blight areas throughout the County through condemnation, demolition, and rehabilitation projects.

2.12 Coordinate efforts of the Planning Commission in ordinance compliance and development of compatible uses and design criteria in historic districts and neighborhoods.

2.13 Promote balanced ownership models to ensure positive community stewardship of housing.

### 3. Natural Resources

**Goal:** Being a community where the natural environment is respected and preserved, including but not limited to agricultural/forestry land and its watershed (Satilla, Little Satilla and Alabama Rivers). Opportunities to provide additional greenways, parkland and other open space features will be sought as new development is integrated into the community.

It is our policy to:

3.1 Prioritize areas for additional greenspace acquisition/designation.

3.2 Promote the use of conservation easements by land owners.

3.3 Continue to create public/private partnerships that identify financially feasible opportunities for preserving agricultural land and greenspace.

3.4 Focus on a Service Delivery Strategy agreement between the County and Cities to extend water and sewer services into areas where septic failures are suspected that will assist in protecting the area's groundwater recharge area and the watershed(s).

3.5 Promote subdivision design that incorporates significant amounts of open space

3.6 Protect groundwater recharge areas by steering new development away from this sensitive natural resource.

3.7 Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

3.8 Make every effort to comply with the Rules of the Environmental Planning Criteria.

3.9 Enforce Best Management Practices for any land disturbance activities associated with new development, including tree harvesting and utility construction.

3.10 Encourage the use of Best Management Practices for dirt roads in order to reduce erosion and runoff.

3.11 Discourage the extension of public utilities in environmentally sensitive areas.

3.12 Make efforts to have set-asides for road paving and drainage projects.

3.13 Enforce litter laws and illegal dumping laws.

3.14 Encourage proper tire disposal.

3.15 Explore policies and solutions for litter prevention and education.

3.16 Create public/private partnerships that identify financially feasible opportunities for preserving agricultural land, greenspace (including both active and passive recreational), and historic preservation.



#### 4. Cultural Resources

**Goal:** Protecting and enhancing the community's unique qualities, including historic preservation.

It is our policy to:

4.1 Make efforts to develop management plans and feasibility studies for historic properties in order to determine potential uses and rehabilitation costs.

4.2 Promote the use of state, federal, and local financial incentives for rehabilitating historic properties by private owners.

4.3 Continue to promote all financial incentives for the rehabilitation of historic properties by private owners, with an emphasis on the downtown areas of Blackshear and Patterson.

4.4 Coordinate all efforts in ordinance compliance and development of compatible uses and design criteria in historic districts and neighborhoods.

4.5 Continually encourage the development of Downtown Blackshear, Offerman, and Patterson as vibrant centers of the two communities.

4.6 Encourage compatible architecture styles that maintain the character of the area.

4.7 Develop avenues through the SGRC and others to develop an inventory of the cultural resources throughout Pierce County, which includes the Cities of Blackshear, Offerman, and Patterson.

4.8 Create and/or participate in formal programs to promote cultural resources and increase cultural tourism.

4.9 Promote the development of heritage education programs of the varied cultures in the County.

## 5. Community Facilities

**Goal:** Having exemplary educational and recreational facilities; providing infrastructure and services in a cost-effective manner in order to maintain a high quality of life, including Broadband infrastructure.

It is our policy to:

5.1 Continue local enforcement of state guidelines related to septic tank usage and drain field requirements.

5.2 Explore inter-jurisdictional and inter-agency opportunities for infrastructure expansion, maximizing the efficiency of financial investment.

5.3 Evaluate current water distribution to determine and correct deficiencies in order to maximize water flow, pressure, and fire protection to future growth areas.

5.4 Evaluate current sewage collection systems to determine possible areas of infiltration and make needed corrections to maximize sewer capacity for future growth areas.

5.5 Explore areas where impact fee requirements would expedite infrastructure improvements.

5.6 Update and maintain the strategic implementation plan for Emergency Services, Public Safety, and Code Enforcement, based on anticipated growth trends and targeted to high-growth areas.

5.7. Efforts should be made to ensure all citizens have access to basic technology infrastructure.

## 6. Transportation

**Goal:** Addressing the transportation needs, challenges, and opportunities of all community residents while supporting desired growth patterns.

It is our policy to:

6.1 Work closely with Georgia DOT, FHWA, and DCA in developing plans for paving dirt roads, especially in high density areas.

6.2 Investigate the possibility of roundabouts, as well as overpasses and underpasses (especially for crossing railroad tracks).

6.3 Promote the regional transit system.

6.4 Create and maintain greenways and pedestrian trails, as well as providing more sidewalks within the Cities and requiring developers to pave streets and provide sidewalks within new developments.

## 7. Intergovernmental Coordination

**Goal:** Ensuring excellent collaboration and cooperation between local governments.

It is our policy to:

7.1 Encourage joint coordinated efforts with surrounding counties for economic development.

7.2 Encourage improved intergovernmental coordination.

7.3 Continue to work with all local agencies to have a better understanding of state, federal and local laws, and rules and regulations that govern all agencies.

7.4 Seek opportunities to share services and facilities with other neighboring jurisdictions when mutually beneficial.

7.5 Encourage cooperative planning between local governments and the school board, for school facility siting.

7.6 Improve communication/collaboration between local governments and all local authorities, constitutional officers, and boards, with regard to education and the needs of the community.

## 8. Land Use

**Goal:** Having distinct character areas that reflect the community's unique identity.

It is our policy to:

8.1 Encourage reinvestment and redevelopment opportunities within existing municipalities, especially where in-fill development is feasible.

8.2 Reserve land for commercial/industrial growth on the Character Area map in areas with sufficient infrastructure and access to accommodate economic development initiatives.

8.3 Encourage traditional neighborhood development.

8.4 Encourage new development to enhance the community's character and sense of place.

8.5 Guide new growth and development to areas with existing public infrastructure.

8.6 Continually support the Pierce County/Cities of Blackshear, Offerman, and Patterson Joint Planning Commission.

## 7.0 Reports of Accomplishment and Community Work Programs

### 7.1. Reports of Accomplishment (2018-2022 Community Work Programs)

#### Pierce County

Project	Cost	Funding Source	F Y 18	F Y 19	F Y 20	F Y 21	F Y 22	Responsibility	Status
<b>Economic Development</b>									
Develop programs to market the area and promote economic development in cooperation with the IDBA and Chamber of Commerce.	\$200,000	Local	X	X	X	X	X	County/Cities/ID BA and Chamber of Commerce	Complete
Conduct County-wide recruiting efforts to attract appropriate employers.	Staff time	Local	X	X	X	X	X	County/Cities/ID BA and Chamber of Commerce	Complete
Conduct business analysis of the local economy composition and industry contribution of the Cities and the County.	Staff time	Local	X	X				County/Cities/ID BA and Chamber of Commerce	Complete
Conduct a program that promotes the County's Work Ready status to all potential new businesses and industries.	\$2,500 and staff time	Local	X	X				County/Cities/ID BA and Chamber of Commerce	Complete
Conduct and support cultural activities and festivals in the Cities and County.	\$75,000	Local	X	X	X	X	X	County and Cities	Complete
<b>Housing</b>									
Participate in the state's Georgia Initiative for Community Housing (GICH) program.	\$5,000	Local and DCA	X	X	X	X	X	County and Cities	Complete
Update ordinances and codes to protect against insufficient and poor-quality housing.	Staff time	Local	X	X	X	X	X	County	Complete

Project	Cost	Funding Source	F Y 18	F Y 19	F Y 20	F Y 21	F Y 22	Responsibility	Status
<b>Natural Resources</b>									
Identify appropriate areas and funding sources for fee simple acquisition of environmentally sensitive lands.	\$5,000	Local	x	x				County and Cities	Complete
Evaluate ways to prioritize areas for additional greenspace acquisition/design.	Staff time	Local	x	x	x			County and Cities	Complete
<b>Cultural Resources</b>									
Establish a Historic District and create a Historic Resources Commission.	Staff time	Local and RC	x	x				County and Cities	Not accomplished, Cancelled; this was deemed to be relevant for the cities rather than the county.
Establish historic resources protection ordinances within the County.	\$3,500	Local	x	x	x			County	Complete
Develop confederate prison war sites within Pierce County as local historical tourist areas.	Staff time	Grants	x	x	x	x	x	County	Complete
<b>Community Facilities and Services</b>									
Evaluate the feasibility of adopting capital improvement programs in each community.	Staff time	Local	x	x	x			County and Cities	Complete
Evaluate financing methods for new infrastructure.	\$2,000	Local	x	x	x	x		County and Cities	Complete
Remodel vacant public buildings for community centers and public recreational use, as feasible.	\$1 million	Local, CDBG, DNR, other grants	x	x	x	x	x	County and Cities	Complete

Project	Cost	Funding Source	F Y 18	F Y 19	F Y 20	F Y 21	F Y 22	Responsibility	Status
Implement improved recreational programs and facilities within the County.	\$2.5 million	Local, State, Federal, Grants, DCA, Local Development Funds (LDF)	x	x	x	x	x	County and Cities	Complete
Implement public infrastructure projects that improve drainage and transportation systems, including maintaining and rehabilitating drainage canals in the County and all Cities.	\$6 million	Local, GDOT, CDBG, other grants	x	x	x	x	x	County and Cities	Complete
Update the Blackshear/Pierce County/Patterson Volunteer Fire Department Master Plans, and conduct an ISO study.	\$20,000	Local		x	x	x	x	County and Cities	Complete
Upgrade fire equipment in the Pierce County, Blackshear, Patterson and Offerman Volunteer Fire Department, as needed.	\$1,000,000	Local/State/Federal	x	x	x	x	x	County and Cities	Complete
Explore areas where impact fee requirements would expedite infrastructure improvements.	Staff time	Local	x	x	x	x	x	County and Cities	Complete
Construct new jail with 200-225 person capacity	\$14 million	Local/State/Federal/Grants		x	x	x	x	County	Complete
Centralize all recreational fields and facilities to maximize efficiency and convenience for all residents.	\$2.5 million	Local/DNR/CDBG	x	x	x	x	x	County and Cities	Complete
Renovate vacant existing schools for reuse.	\$19 million	Local	x	x	x	x	x	BOE	Complete



Project	Cost	Funding Source	F Y 18	F Y 19	F Y 20	F Y 21	F Y 22	Responsibility	Status
<b>Transportation</b>									
Conduct traffic studies for new development in known congested areas.	\$10,000 per intersection	Local, GDOT	x	x	x	x	x	County and Cities	Complete
Work with GA DOT and others in developing a corridor congestion management plan.	\$25,000	Local, GDOT		x	x	x		County and Blackshear	Complete
Organize a system for upgrading and modifying road design in order to increase public safety.	Staff time	Local	x	x	x	x	x	County and Cities	Complete
Implement measures to improve traffic flow design and operations, specifically in congested areas.	\$5 million	Local, GDOT, Grants,	x	x	x	x	x	County and Cities	Complete
Promote the existing rural transit system and seek additional funds in order to operate the system 7 days per week.	\$5,000	Local	x	x	x	x	x	County and Cities	Complete
Pave 75 miles of dirt roads	\$22.5 million	Local, State, Federal	x	x	x	x	x	County and Cities	Complete
Work with the DOT to establish a school zone at County Farm Road and Highway 84.	\$5,000	GDOT	x	x	x	x	x	County and BOE	Complete
Develop strong pedestrian/bicycle connections to encourage residents to walk/bike to work, shop, and other designations in the community.	\$60,000	Local, GDOT, Grants	x	x	x	x	x	County and Cities	Complete

Project	Cost	Funding Source	F Y 18	F Y 19	F Y 20	F Y 21	F Y 22	Responsibility	Status
<b>Land Use</b>									
Adopt large-lot zoning (minimum 10-acre lots) to preserve the economic function of agriculture, livestock and forestry in Pierce County.	Staff time	Local	x	x				County	Complete
Evaluate the benefits and costs of employing a conservation subdivision ordinance consistent with policy.	Staff time	Local	x	x				County and Cities	Complete
Adopt regulations allowing limited land splits for heirs.	Staff time	Local	x	x	x			County	Ongoing (Expected Completion FY27)
Update existing zoning ordinances and maps that will be administered through the Joint Planning Commission.	\$50,000	Local	x	x				County and Cities	Complete
Adopt ordinances to protect environmentally sensitive areas.	Staff time	Local	x	x	x	x	x	County and Cities	Complete
Access and review successful land planning and development concepts from other communities.	\$3,000	Local	x	x	x	x	x	County and Cities	Complete
Update the public on new zoning laws and ordinances through Public Awareness measures.	\$5,000	Local	x	x	x	x	x	County and Cities	Complete
Adopt a "right to farm" ordinance.	\$5,000	Local	x					County	Not accomplished, Cancelled; this has been and will be handled at the state level rather than at the county level.

Project	Cost	Funding Source	F Y 18	F Y 19	F Y 20	F Y 21	F Y 22	Responsibility	Status
Develop ordinances that will encourage infill and cluster development.	\$7,500	Local	x	x	x	x	x	County	Complete
Evaluate the benefits and costs of prohibiting junkyards and equipment storage in areas that would be visible from the highway.	Staff time	Local	x	x	x			County	Complete
Evaluate the benefits and costs of developing ordinances to guide the placement of mobile home parks and single family manufactured homes in the County and Cities.	Staff time	Local	x	x	x	x	x	County	Complete
Develop and adopt a rights-of-way ordinance for future development, including commercial, industrial and residential.	\$12,500	Local/DOT	x	x	x	x	x	County and Cities	Complete
Extend Money Hole Rd to Hwy 121	\$10 million	Local/GDOT		x	x	x	x	County	Postponed due to lack of funding (Expected completion – FY27)
<b>Intergovernmental Coordination</b>									
(none identified)									

## City of Blackshear

Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
<b>Economic Development</b>									
Conduct a program to recruit local and outside entrepreneurs to expand or locate in downtown Blackshear.	Staff time	Local governments, grants	x	x	x	x	x	City of Blackshear, Main Street, Chamber of Commerce, IDBA	Ongoing (expected completion FY27)
Establish an Enterprise Zone or Opportunity Zone within the City to encourage redevelopment and infill.	\$10,000	Local, RC	x	x	x			City of Blackshear	Ongoing (expected completion FY27)
<b>Housing</b>									
Establish a redevelopment strategy for identified declining areas in the City of Blackshear, and develop a Redevelopment Plan.	\$15,000	Local	x	x	x	x	x	City of Blackshear	Ongoing (expected completion FY27)
Redevelop housing in declining areas that will facilitate the provision of affordable housing to low and moderate income families.	\$100,000	USDA/CHIP/CDBG	x	x	x	x	x	City of Blackshear	Ongoing (expected completion FY27)
<b>Cultural Resources</b>									
Nominate Downtown Blackshear for the National Register of Historic Places.	Staff time	Local and DDA	x					City of Blackshear	Complete

Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
<b>Community Facilities and Services</b>									
Evaluate current water distribution and sewage collection systems, determine and correct deficiencies (including new well/water tower), and maximize capacity for future growth areas.	\$5 million	Local, USDA, CDBG, other grants/loans	x	x	x	x	x	City of Blackshear	Ongoing (expected completion FY27)
Construct public safety building	\$3 million	Local, grants, loans		x	x	x		City of Blackshear	Ongoing (expected completion FY27)
Purchase police cars	\$150,000	Local, grants, loans	x		x		x	City of Blackshear	Ongoing (expected completion FY27)
Renovate the old train depot	\$500,000	Local, grants		x	x	x		City of Blackshear	Complete
Purchase 25 acres for solid waste facility / yard debris disposal site	\$150,000	Local, grants	x	x	x	x		City of Blackshear	Complete
Construct wastewater treatment plant	\$7 million	Local, USDA, CDBG, other grants/loans	x	x				City of Blackshear	Complete
Install solar panels for wastewater treatment plant	\$2.5 million	Local, grants	x	x				City of Blackshear	Not accomplished, Cancelled; this was deemed to not be cost effective following a reduction in the rate from the power provider.
<b>Transportation</b>									
Repave and resurface streets	\$150,000 per year	Local, LMIG	x	x	x	x	x	City of Blackshear	Ongoing (expected completion FY27)

Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
Repair sidewalks	\$500,000	Local, SPLOST	x	x	x	x	x	City of Blackshear	Ongoing (expected completion FY27)

## City of Offerman

Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
<b>Housing</b>									
Provide funding for the building and code enforcement program.	\$1,000	Administrative and User Fees	x	x	x	x		City and user fees	Complete
<b>Economic Development</b>									
Provide funding for programs that attract businesses that are compatible with our goals, natural resources, and unique geological features.	\$500	General funds	x	x	x	x		City of Offerman	Complete
Recruit new local businesses.	\$100	General funds	x	x	x	x		City of Offerman	Complete
<b>Community Facilities and Infrastructure</b>									
Phase one: Collect funds for the constructing of a multipurpose building to provide educational services, senior center programs and after school programs. Also, to be used as a public information center and for community events.	\$100,000	General funds, CDBG, and SPLOST	x	x	x	x		City of Offerman	Ongoing (Expected Completion FY27)
Purchase land for future capital projects.	\$1,000	General funds	x	x	x	x		City of Offerman	Ongoing (Expected Completion FY27)
Purchase recreational equipment for park.	\$500	DNR and General funds	x	x	x	x		City of Offerman	Complete
Drainage and Street Improvements.	\$25,000	General funds, CDBG, and SPLOST	x	x	x	x		City of Offerman	Complete
Purchase equipment to help maintain streets and right-a-ways.	\$5,000	General funds	x	x	x	x		City of Offerman	Complete

Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
Purchase equipment for fire department.	\$1,000	General funds, Local assistance grants and Homeland Security Grants	x	x	x	x		City of Offerman	Complete
Develop pathways or sidewalks to maintain community connectively.	\$2,000	General funds	x	x	x	x		City and Developers	Not accomplished, Cancelled; this was deemed to not be feasible due to right-of-way width limitations.
<b>Natural and Historic Resources Element</b>									
Inventory structures that are at least 50 years of age to determine if they are of historical significance.	\$100	General funds	x	x	x	x		City of Offerman	Not accomplished, Cancelled; this was deemed to not be feasible due to the lack of historic structures in the City.
<b>Land Use Element</b>									
Develop a base map with the parcel and land use layers.	\$100	General funds	x	x	x	x		City, volunteers, and staff	Complete
Require contractors to submit CADD and shapefiles when the project involves improvements on public property.	\$100	General funds	x	x	x	x		City of Offerman	Complete
<b>Intergovernmental Coordination</b>									
Pursue intergovernmental cooperation when cost effective.	N/A	N/A	x	x	x	x		City of Offerman	Complete
Promote the sharing of services.	N/A	N/A	x	x	x	x		City of Offerman	Complete



Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
Participate in committees, groups, and organizations promoting intergovernmental cooperation.	N/A	N/A	x	x	x	x		City of Offerman	Complete

## City of Patterson

Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
<b>Economic Development</b>									
Conduct a program to recruit local and outside entrepreneurs to expand or locate in downtown Patterson.	Staff time	Local governments, grants	x	x	x	x	x	City of Patterson, Main Street, Chamber of Commerce, IDBA	Ongoing (expected completion FY27)
Establish an Enterprise Zone or Opportunity Zone within the City to encourage redevelopment and infill.	\$10,000	Local, grants	x	x	x			City of Patterson	Ongoing (expected completion FY27)
Update website and create infrastructure to make Patterson a Camera-Ready Community.	Staff time	Local	x	x				City of Patterson	Ongoing (expected completion FY27)
Secure funding for economic development	\$1,000,000	Local, State, Federal, grants	x	x	x	x	x	City of Patterson	Ongoing (expected completion FY27)
<b>Housing</b>									
Develop a redevelopment plan.	\$5,000	Local, State, Federal, grants		x	x	x		City of Patterson	Not accomplished/ Cancelled; It was determined that there is not enough commercial business to warrant such a plan.

Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
Redevelop housing in declining areas that will facilitate the provision of affordable housing to low and moderate income families.	\$200,000	USDA/CHIP/CDBG	x	x	x	x	x	City of Patterson	Complete
<b>Cultural Resources</b>									
Nominate Downtown Patterson for the National Register of Historic Places.	Staff time	Local and DDA	x					City of Patterson	Ongoing (expected completion FY27)
<b>Community Facilities and Services</b>									
Evaluate current water distribution and sewage collection systems, determine and correct deficiencies, and maximize capacity for future growth areas.	\$200,000	Local, State, Federal, grants	x	x	x	x	x	City of Patterson	Ongoing (expected completion FY27)
Construct walking track/trail	\$200,000	Local, State, Federal, grants		x	x	x	x	City of Patterson	Not accomplished/ Cancelled; Options were explored however; sufficient space was not found to construct a track/trail.

Project	Cost	Funding Source	FY 18	FY 19	FY 20	FY 21	FY 22	Responsibility	Status
Construct playground	\$30,000	Local, grants		x				City of Patterson	Not accomplished/ Cancelled; Determined to not be feasible due to lack of funding, may revisit at some point in the future.
Repair tennis courts	\$30,000	Local, grants		x				City of Patterson	Ongoing (expected completion FY27)
Renovate Downtown buildings	\$1,000,000	Local, State, Federal, grants		x	x	x	x	City of Patterson	Ongoing (expected completion FY27)
Complete renovation of Eagle Station	\$330,000	Local, State, Federal, grants	x					City of Patterson	Ongoing (expected completion FY27)
Purchase 1 new fire truck	\$200,000	Local, State, Federal, grants	x					City of Patterson	Ongoing (expected completion FY27)
Purchase 1 new police car	\$50,000	Local, State, Federal, grants	x					City of Patterson	Complete
<b>Transportation</b>									
Install and/or repair sidewalks in needed places throughout the community.	\$200,000	Local, State, Federal, grants	x	x	x	x	x	City of Patterson	Complete
Repair and/or resurface approximately 3 miles of roads (including drainage improvements), including Industrial Blvd. and Tyre Bridge Road.	\$250,000	Local, State, Federal, grants	x	x	x	x	x	City of Patterson	Complete

## 7.2. 2023-2027 Community Work Program

### Pierce County

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
<b>Economic Development</b>									
Conduct County-wide recruiting efforts to attract appropriate employers.	Staff time	General fund	X	X	X	X	X	Pierce County/Cities/IDBA and Chamber of Commerce	1
Conduct business analysis of the local economy composition and industry contribution of the Cities and the County.	Staff time	General fund	X	X				Pierce County/Cities/IDBA and Chamber of Commerce	1
Conduct a program to promote both existing business and industries and new and potential business and industries.	Staff time	General fund	X	X	X	X	X	Pierce County/Cities/IDBA/Board of Education/Pierce Pathway Portal and Chamber of Commerce	1
Conduct and support cultural activities and festivals in the Cities and County.	\$75,000	General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	1
<b>Housing</b>									
Evaluate the tax structure on mobile and manufactured homes.	Staff Time	General fund	X	X	X	X	X	Pierce County Planning, Code Enforcement, and Tax Collector	2
Update ordinances and codes to protect the quality of residential construction in the County.	Staff Time	General fund	X	X	X	X	X	Pierce County Planning and Code Enforcement	2
Construct and support additional opportunities for affordable housing options throughout the county.	\$1 million	Grants, General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson, IDBA, Public/Private Partnerships	2

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Participate in the state's Georgia Initiative for Community Housing (GICH) program.	\$5,000	Grants, General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	2
<b>Natural Resources</b>									
Repair dirt roads through Better Back Roads guidelines and techniques	\$75,000	Grants, General fund	X	X	X	X	X	Pierce County	3, 5, 6
<b>Cultural Resources</b>									
Develop confederate prison war sites within Pierce County as local historical tourist areas.	Staff time	General fund, grants	X	X	X	X	X	Pierce County	4
<b>Community Facilities</b>									
Evaluate the feasibility of adopting capital improvement programs in each community.	Staff time	General fund	X	X	X	X	X	Pierce County	5
Evaluate financing methods for new infrastructure.	\$2,000	General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	5
Remodel vacant land and/or public buildings for community centers and public recreational use, as feasible.	\$2 million	General fund, CDBG, DNR, other grants	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	5
Implement improved recreational programs and facilities within the County.	\$2.5 million	General fund, grants, Local Development Funds (LDF)	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	5

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Implement public infrastructure projects that improve drainage and transportation systems, including maintaining and rehabilitating drainage canals in the County and all Cities.	\$10 million	General fund, GDOT, CDBG, other grants	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	5
Update the Pierce County Volunteer Fire Department Master Plan, and achieve a single ISO rating in the unincorporated County.	\$20,000	General fund	X	X	X	X	X	Pierce County	5
Upgrade fire equipment in the Pierce County, Blackshear, Patterson and Offerman Volunteer Fire Department, as needed.	\$1,000,000	General fund, grants, FEMA, GEMA-HS	X	X	X	X	X	Pierce County	5
Explore areas where impact fee requirements would expedite infrastructure improvements.	Staff time	General fund	X	X	X	X	X	Pierce County	5
Conduct a space needs study.	Staff time	General fund	X	X	X	X	X	Pierce County	5
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1 -\$10 million	General fund, SPLOST, grants, private funding	X	X	X	X	X	Pierce County	5
Adopt a Broadband Ordinance.	Staff time	General fund	X	X				Pierce County	5
Apply for Broadband Ready Certification.	Staff time	General fund	X	X				Pierce County	5

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	General fund	X	X	X	X		Pierce County	5
Conduct and support the relocation of the Pierce County Food Pantry to a facility capable of sustaining the increased need for services throughout the county and region.	\$1 million	Grants, General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson, IDBA, Pierce County Food Pantry, Board of Education	5
Conduct and support the construction of a centralized One-Stop Courthouse Annex which can accommodate the increased jury selection for courts and provide a single-centralized location to conduct all county business.	\$5 million	Grants, SPLOST, General fund	X	X	X	X	X	Pierce County	5
<b>Transportation</b>									
Develop a plan to improve the ingress/egress for the Oak Ridge Community.	\$2.5 million	General fund, GDOT, Grants, TIA, SPLOST	X	X	X	X	X	Pierce County Roads Dept., GDOT, CSX	6
Develop plans for paving roads in high density areas.	Staff time	General fund, grants	X	X	X	X	X	Pierce County Roads Dept., GDOT, FHWA	6



Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Develop a corridor congestion management plan with functional classifications to determine curb cuts and access points along Highway 84.	Staff time	General fund	X	X	X	X	X	Pierce County Roads Dept., GDOT, FHWA	6
Develop and adopt a right-of-way ordinance for future development along Highway 84 and for all future commercial, industrial, and residential development.	Staff time	General fund	X	X	X	X	X	Pierce County Roads Dept., GDOT, FHWA	6
Develop and adopt a Complete Streets policy.	\$500 or Staff time	General fund	X	X	X	X	X	Pierce County Roads Dept., GDOT, FHWA	6
Develop and build a trails system.	\$1 million	General fund, grants	X	X	X	X	X	Pierce County Roads Dept., GDOT, FHWA	6
Extend Money Hole Rd to Hwy 121	\$10 million	General fund, grants, GDOT	X	X	X	X	X	Pierce County Roads Dept., GDOT, FHWA	6
Organize a system for upgrading and modifying road design in order to increase public safety.	Staff time	General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	6
Implement measures to improve traffic flow design and operations, specifically in congested areas.	\$15 million	General fund, GDOT, Grants, TIA, SPLOST	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	6
Pave 25 miles of dirt roads	\$22.5 million	General fund, grants, TIA, SPLOST	X	X	X	X	X	Pierce County Roads Dept.	6

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Install Electric Vehicle (EV) infrastructure (charging stations, conduit, signage, etc.) at key locations to meet the needs of residents and visitors to the county.	\$300,000	General fund, private sector, grants, TIA, SPLOST	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	6
<b>Intergovernmental Coordination</b>									
Pursue intergovernmental Cooperation between Cities, County, and all boards and authorities.	Staff time	General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	7
<b>Land Use</b>									
Research methods to support neighborhood investment and involvement and evaluate the effects of corporate ownership of neighborhoods.	Staff time	General fund	X	X	X	X	X	Pierce County	8
Access and review successful land planning and development concepts from other communities.	\$3,000	General fund	X	X	X	X	X	Pierce County	8
Adopt regulations allowing limited land splits for heirs.	Staff time	General fund	X	X	X	X	X	Pierce County	8

## City of Blackshear

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
<b>Economic Development</b>									
Conduct a program to recruit local and outside entrepreneurs to expand or locate in downtown Blackshear.	Staff time	General fund, grants	X	X	X	X	X	City of Blackshear, Main Street, Chamber of Commerce, IDBA	1
Establish an Enterprise Zone or Opportunity Zone within the City to encourage redevelopment and infill.	\$10,000	General fund	X	X	X	X	X	City of Blackshear	1
Seek Rural Zone Designation.	\$10,000	General fund, grants	X	X	X	X	X	City of Blackshear	1
<b>Housing</b>									
Establish a Revitalization Area Strategy (RAS), following completion of an Urban Revopment Plan (URP) for identified declining areas in the City of Blackshear, with a focus on preserving and rehabilitating the original housing stock, while rebuilding on the remaining land new, attractive neighborhoods following the principles of traditional neighborhood development.	\$15,000	General fund	X	X	X	X	X	City of Blackshear	2

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Redevelop housing in declining areas that will facilitate the provision of affordable housing to low and moderate income families.	\$100,000	USDA,CHIP CDBG	X	X	X	X	X	City of Blackshear	2
<b>Natural Resources</b>									
Increase the number of recreational areas.	\$250,000	General fund, grants	X	X	X	X	X	City of Blackshear	3
Improve existing parks and recreational areas.	\$750,000	General fund, grants	X	X	X	X	X	City of Blackshear	3
<b>Cultural Resources</b>									
Restore Historic Hanging Jail and use restored space to house the Historical Society.	\$325,000	General fund, grants	X	X	X	X	X	City of Blackshear	1,4
Encourage the preservation of historic buildings.	\$10,000	General fund, grants	X	X	X	X	X	City of Blackshear	1,4
<b>Community Facilities</b>									
Further evaluate current water distribution and sewage collection systems, determine and correct deficiencies (including new well/water tower), add AMI meter infrastructure to reduce water loss, and maximize capacity for future growth areas.	\$5 million	General fund, USDA, CDBG, other grants/loans	X	X	X	X	X	City of Blackshear	5
Construct public safety building.	\$3 million	General fund, grants, loans	X	X	X	X	X	City of Blackshear	5
Purchase police cars.	\$150,000	General fund, grants, loans	X	X	X	X	X	City of Blackshear	5
Purchase fire engine.	\$500,000	General fund, grants, loans		X			X	City of Blackshear	5

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Adopt a Broadband Ordinance.	Staff time	General fund	X					City of Blackshear	5
Apply for Broadband Ready Certification.	Staff time	General fund	X	X				City of Blackshear	5
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General fund	X	X	X	X	X	City of Blackshear	5
<b>Transportation</b>									
Repave and resurface streets.	\$150,000 per year	General fund, LMIG, TSPLOST, grants	X	X	X	X	X	City of Blackshear	6
Repair sidewalks.	\$500,000	General fund, TSPLOST, grants	X	X	X	X	X	City of Blackshear	6
Provide traffic calming mechanisms for the Central Business District and main thoroughfares.	\$500,000	General fund, TSPLOST, SPLOST, grants	X	X	X	X	X	City of Blackshear	1,6
<b>Intergovernmental Coordination</b>									
Pursue intergovernmental Cooperation between Cities, County, and all boards and authorities.	Staff time	General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	7

## City of Offerman

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
<b>Economic Development</b>									
Provide funding for programs that attract businesses compatible with our goals, natural resources, and unique geological features.	\$500	General funds	x	x	x	x		City of Offerman	1
Recruit new local businesses.	\$100	General funds	x	x	x	x		City of Offerman	1
<b>Housing</b>									
Research methods to ensure the provision of affordable housing.	Staff time	General fund	X	X	X	X	X	City of Offerman	2
<b>Cultural Resources</b>									
Complete a historic resources inventory for possible designation of a local Historic District.	Staff time, \$10,000	General fund, Grants	X	X				City of Offerman	4
<b>Community Facilities</b>									
Phase one: Collect funds for the constructing of a multipurpose building to provide educational services, senior center programs and after school programs. Also, to be used as a public information center and for community events.	\$400,000	General funds, CDBG, and SPLOST	X	X	X	X	X	City of Offerman	5
Improve the City Park to include improvements to the walking track, basketball court, lighting, seating, and playground equipment.	\$50,000	General funds, grants	X	X	X	X	X	City of Offerman	5

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Purchase land for future capital projects.	\$1,000	General funds, grants	X	X	X	X	X	City of Offerman	5
Make improvements to ditches and replace culverts.	\$2,500	General funds, grants	X	X	X	X	X	City of Offerman	5
Maintain compliance of new and existing development with septic regulations.	Staff time	General fund	X	X				City of Offerman	5
Purchase equipment for fire department.	\$1,000	General funds, grants, GEMA-HS, FEMA	X	X	X	X	X	City of Offerman	5
Adopt a local Broadband Ordinance.	Staff time	General fund	X	X				City of Offerman	5
Apply for Broadband Ready Certification.	Staff time	General fund		X	X	X		City of Offerman	5
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General fund		X	X	X		City of Offerman	5
Provide communitywide adequate high speed broadband access.	\$1 million	Grants, SPLOST, General fund, Private funding		X	X	X	X	City of Offerman	5
<b>Transportation</b>									
Replace street signs.	\$1,500	General funds, grants	X	X	X	X	X	City of Offerman	6
Improve roadway drainage.	\$1,500	General funds, grants	X	X	X	X	X	City of Offerman	6
Pave Shellie Trail	\$2 million	General funds, grants, LMIG, TIA	X	X	X	X	X	City of Offerman	6

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Pave Carter Dr.	\$500,000	General funds, grants, LMIG, TSPLOST	X	X	X	X	X	City of Offerman	6
Pave Gardena Dr.	\$250,000	General funds, grants, LMIG, TIA	X	X	X	X	X	City of Offerman	6
Pave North Campus Rd.	\$250,000	General funds, grants, TSPLOST, LMIG	X	X	X	X	X	City of Offerman	6
Pave Railroad Lane.	\$600,000	General funds, grants, TSPLOST, LMIG	X	X	X	X	X	City of Offerman	6
Resurface Gardena Dr.	\$210,000	General funds, grants, TSPLOST, LMIG	X	X	X	X	X	City of Offerman	6
Resurface South Birmingham Ave.	\$90,000	General funds, grants, TSPLOST, LMIG	X	X	X	X	X	City of Offerman	6
Resurface North Birmingham Ave.	\$80,000	General funds, grants, TSPLOST, LMIG	X	X	X	X	X	City of Offerman	6



Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
<b>Intergovernmental Coordination</b>									
Pursue intergovernmental Cooperation between Cities, County, and all boards and authorities.	Staff time	General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	7
<b>Land Use</b>									
Require contractors to submit CADD and shapefiles when the project involves improvements on public property.	\$150	General funds	X	X	X	X	X	City of Offerman	8

## City of Patterson

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
<b>Economic Development</b>									
Conduct a program to recruit local and outside entrepreneurs to expand or locate in downtown Patterson.	Staff time	General fund, grants	X	X	X	X	X	City of Patterson, Main Street, Chamber of Commerce, IDBA	1
Establish an Enterprise Zone or Opportunity Zone within the City to encourage redevelopment and infill.	\$10,000	General fund, grants	X	X	X	X	X	City of Patterson	1
Update website and create infrastructure to make Patterson a Camera-Ready Community.	Staff time	General fund	X	X	X	X	X	City of Patterson	1
Secure funding for economic development	\$1 million	General fund, State, Federal, grants	X	X	X	X	X	City of Patterson	1
<b>Natural Resources</b>									
Construct a pocket park.	\$250,000	General fund, State, Federal, grants, CDBG	X	X				City of Patterson	3
<b>Cultural Resources</b>									
Nominate Downtown Patterson for the National Register of Historic Places.	Staff time	General fund and DDA	X	X	X	X	X	City of Patterson	4
<b>Community Facilities</b>									
Evaluate current water distribution and sewage collection systems, determine and correct deficiencies, and maximize capacity for future growth areas.	\$200,000	General fund, State, Federal, grants	X	X	X	X	X	City of Patterson	5
Repair tennis courts	\$30,000	General fund, grants	X	X	X	X	X	City of Patterson	5
Renovate facades of Downtown buildings	\$1,000,000	General fund, State, Federal, grants, CDBG	X	X	X	X	X	City of Patterson	5

Project	Cost	Funding Source	FY 23	FY 24	FY 25	FY 26	FY 27	Responsibility	Related Goal
Complete renovation of Eagle Station	\$330,000	General fund, State, Federal, grants	X	X	X	X	X	City of Patterson	5
Purchase 1 new fire truck	\$200,000	General fund, State, Federal, grants	X	X	X	X	X	City of Patterson	5
Adopt a Broadband Ordinance.	Staff time	General fund	X					City of Patterson	5
Apply for Broadband Ready Certification.	Staff time	General fund	X	X				City of Patterson	5
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General fund	X	X	X	X		City of Patterson	5
<b>Intergovernmental Coordination</b>									
Pursue intergovernmental Cooperation between Cities, County, and all boards and authorities.	Staff time	General fund	X	X	X	X	X	Pierce County, Cities of Blackshear, Offerman, and Patterson	7

## 8. Economic Development Element

The 2018-2022 Comprehensive Economic Development Strategy (CEDS), as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Pierce County and the Cities of Blackshear, Offerman, and Patterson.

The Southern Georgia Regional Commission's (SGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzed the regional economy and serve as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize the economic opportunity for its residents by attracting private investment that creates jobs. The SGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with the regional public- and private-sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2018-2022 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues, and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each jurisdiction in our 18-county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Pierce County and the Cities of Blackshear, Offerman, and Patterson.

Goal 1: Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.

Strategy:

Coordinate economic development initiatives with a variety of economic development entities.

Objectives:

- Promote coordination among all economic development entities in the region.

- Promote coordination between the local governments and area businesses and agencies to identify ways to attract and retain more young, workforce age population to the region.

Goal 2: Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.

Strategy:

Improve broadband access in rural communities.

Objectives:

- Identify locations where additional bandwidth is needed.
- Provide incentives for broadband; i.e. Electric Membership Cooperatives

Goal 3: Facilitate growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.

Strategy:

Create and maintain long-term, meaningful employment opportunities sufficient to establish a sound and balanced economic base in which average per capita income and employment levels are consistently comparable to those of the State and Nation.

Objectives:

- Encourage private/public partnerships between counties, cities, local businesses, and schools for the development of work programs and career education programs such as career academies for young adults.
- Support educational institutions to provide learning/skill development opportunities.

Goal 4: Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.

Strategy:

Facilitate vibrant, attractive communities.

Objectives:

- Create a welcoming, functional neighborhood with “work, play, live” atmospheres to invite younger families to the region.
- Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

## **9. Land Use Element**

### **9.1. Character Areas**

The Land Use Element of this comprehensive plan describes and implements very important tools that will be used to guide future land development and capital investment decisions in Pierce County and the Cities of Blackshear, Offerman, Lake Park, Remerton, and Patterson via Character Area Maps.

The Character Area maps for Pierce County and the Cities of Blackshear, Offerman, Lake Park, Remerton, and Patterson are based on the County's and City's vision for the future, and have been developed in coordination with the citizens, the stakeholders, and elected officials. The Character Area Maps (included in the Appendix to this plan) are a required component of the Comprehensive Plan under Chapter 110-12-1.03 of the DCA Minimum Standards and Procedures for Local Comprehensive Planning, most recently updated October 1, 2018.

Each Character Area narrative has a unique Description stating either the existing or desired qualities for that area. Predominant Land Uses are then described.

The listing of Permitted Zonings provides guidance as to the type of land uses encouraged within each Character Area. While many of the differences between uses can be mitigated through site design and development standards, there are certain uses which are incompatible with surrounding uses and should not be permitted.

The stated Development Strategy should serve as a guide for all development and redevelopment taking place in the Character Area. Adherence to these development strategies will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life.

As required by the State, the Quality Community Objectives demonstrate the unique ideals established for each Character Area (also see Section II, subsection 5 of this plan for descriptions of the Quality Community Objectives). While there is certainly a value to regional planning, planning on the neighborhood (or character area) level allows for greater implementation of specific objectives, which ultimately promotes an improved quality of life.

The Implementation Measures are the specific activities or programs which could take place within each of the Character Areas. While the suggested list of measures may or may not currently exist in Greater Pierce County, their implementation in appropriate areas would help achieve the established objectives and overall development strategy for each Character Area. In most cases, these measures should be considered joint efforts between the local government, development community, and citizens alike.

## **Agriculture/Forestry Character Area**

(Pierce County and the Cities of Blackshear, Offerman, and Patterson)



Agricultural Forestry (AF)

### **Description**

Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.

### **Predominant Land Uses**

Forestry, with some farmland. May also include conservation and natural areas. Residential exists only on large lots of a minimum of 10 acres.

### **Permitted Zoning:**

Multi-Family (MF)  
Single Family (SF)  
Mobile Home Park (MHP)

### **Development Strategy**

The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize “franchise” or “corporate” architecture but instead should use compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact.

### **Quality Community Objectives:**

- Resource Management
- Economic Prosperity
- Efficient Land Use
- Sense of Place

### **Implementation Measures:**

- **Agricultural Land Use Regulations (DCA Model Code 4-1)** - Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses. Prepare a “right-to-farm” ordinance. Allow limited land splits for heirs.
- **Transferable Development Rights** - Enables landowners in an area planned to remain as open space to sell their property development rights for use in other “receiving” areas of the community where higher density development can be accommodated.
- **Agricultural Buffers (DCA Model Code 4-3)** - Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.
- **Agricultural Use Notice and Waiver (DCA Model Code 4-2)** - Requiring new non-agricultural land uses abutting or within 1000 feet of agricultural land uses to sign a waiver against future nuisance complaints about agricultural operations and their noise, odor or other effects.
- **Minimum Size** - Enforce large-lot zoning (minimum 10-acre lots) except for approved conservation subdivisions.
- **Mitigation** - Use as a receiving area for a wetland mitigation bank.
- **Best Practices** - Enforce Best Management Practices (BMP) for land disturbance activities associated with new development, including tree harvesting and utility construction.

- **Aesthetics** - Prohibit junkyards and equipment storage in areas that would be visible from the highway. Develop and enforce strict ordinances for the development of mobile home parks. Develop and enforce strict ordinances for the installation of single family manufactured/mobile homes.
- **Induced Demand** - Discourage the extension of public utilities into agricultural areas.

**Commercial & Office Character Area**

(Pierce County, City of Blackshear, City of Offerman, City of Patterson)



**Description**

This character area consists of developing or developed commercial areas including office, retail, and service uses abutting major commercial corridors.

**Predominant Land Uses**

Developed or developing commercial and office uses.

**Permitted Zoning:**

- C - Commercial
- NC - Neighborhood Commercial
- DC – Downtown Commercial

**Development Strategy**

Enhance and uphold visual and property maintenance standards.

**Quality Community Objectives:**

- Sense of Place
- Economic Prosperity
- Transportation Options
- Local Preparedness



### **Implementation Measures:**

- **Policy 1.6** - *Promote the enhancement of the quality of the built and natural environment of Pierce County in order to attract new residents to the area, which could in turn help in attracting new industries, which follow population growth to the area.*
- **Policy 1.9** - *Reserve land for commercial/industrial growth in areas with sufficient infrastructure and access to accommodate economic development initiatives.*
- **Economic Development** - Organize County-wide recruiting efforts to attract appropriate employers based on the high quality of life in Pierce County.
- **Traffic** - Require traffic studies for new development in known congested areas.
- **Compatibility** - Consider land use transitions and buffering/screening to adjacent uses.
- **Aesthetics** - Require aesthetic and building material standards for buildings, signs, and landscaping.

### **Downtown Character Area**

(Cities of Blackshear and Patterson)

#### **Description**



This character area consists of the historic downtown commercial areas of Blackshear and Patterson. The primary land use is high-density commercial/office/retail in a walkable, pedestrian-friendly environment.

#### **Predominant Land Uses**

Commercial, Residential uses above storefront spaces, Offices, and Mixed Use development.

#### **Permitted Zoning:**

Neighborhood Commercial (NC)  
Commercial (C)  
Downtown Commercial (DC)

#### **Development Strategy**

Downtown should include relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites. Promote streetscape aesthetics to create an appealing environment (for example, by providing benches, planters, crosswalks, etc.). Promote and preserve the historic character of each downtown area.

### Quality Community Objectives:

- Sense of Place
- Economic Prosperity
- Efficient Land Use
- Local Preparedness

### Implementation Measures:

- **Policy 1.12** - *Efforts should be made to expand and improve high-speed, reliable, affordable Internet access throughout the entire community.*
- **Choosing Businesses to Recruit and Support** - Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Effective street connectivity should be ensured.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. A Pedestrian Overlay District could be included.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. Require aesthetic and building material standards for buildings, signs, and landscaping for commercial properties, office space, and shopping centers.
- **Urban Redevelopment/Downtown Development (DCA Model Code 5-5)** - Using Georgia's legal redevelopment tools to revitalize central business districts. Look for funding avenues that will assist both Cities in providing incentives to local and outside entrepreneurs to expand or located in the downtown areas.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.
- **Historic Preservation - Continue to work on the National Register nomination process for the downtown areas of Blackshear and Patterson.**
- **Mixed-Use** - Consider developing zoning techniques for mixed-use zoning that allows different types of use, such as housing, commercial, and office, to locate within the downtown areas, provided that the uses are reasonably compatible.

### **Industrial Character Area**

(Pierce County and the Cities of Blackshear, Offerman, and Patterson)



#### Description

Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

#### Predominant Land Uses

Industrial and commercial uses including light and heavy manufacturing and warehousing/distribution. Data centers and solar installations are potential uses in this character area.

### **Permitted Zoning:**

Industrial (I)  
Light Industrial (LI)

### **Development Strategy**

Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Priority will be given to the full development of the industrial park and educating the existing and future labor force that will better enable the community to attract more diverse industries into the community.

### **Quality Community Objectives:**

- Economic Prosperity
- Local Preparedness

### **Implementation Measures:**

- **Policy 1.7** - *Develop and promote the existing industrial park area in order to attract new industry.*
- **Policy 1.9** - *Reserve land for commercial/industrial growth in areas with sufficient infrastructure and access to accommodate economic development initiatives.*
- **Access Control Measures** - Providing reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases they also make movement easier and safer for pedestrians and bicyclists.
- **Orderly Expansion of Water and Sewer Services** - Effectively managing growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision.
- **Water Resource Management** - Managing and protecting water supply, watersheds and coastal areas; providing safe drinking water and wastewater treatment services.
- **Environmental Impact Review (DCA Model Code 6-5)** - An ordinance requiring analysis of environmental effects of proposed developments that may suggest mitigation measures.
- **Landscaping Guidelines/Ordinance** - May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.
- **Best Practices** - *Analyze* local economy composition and industry contribution to determine the community's key industries, how local businesses are performing, what opportunities exist for the local economy, and what gaps in the industry mix could be filled to enhance the local economy. *Establish* a process for identifying businesses that best suit the community. *Find and/or create* the training resources that are needed by the local workforce. These should include formal educational institutions, private providers, and specialized programs. Such training resources are especially critical in the area of technology. *Explore* incorporating capital improvements programs. *Evaluate* various financing methods for new infrastructure.

## **Park/Recreation/Conservation Character Area** (Pierce County and the Cities of Offerman and Patterson)

### **Description**



Undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind.

This character area includes the Little

Satilla and Satilla Rivers and the recharge areas(s) in Pierce County.

Approximately 50% of Pierce County lies within watershed boundaries of the Little Satilla River, while the remaining 50% of the County lies within the watershed boundaries of the Satilla River. The Little Satilla Rivers is one of the main tributaries for the Satilla River. Development is expected to continue occurring in the unincorporated areas of Pierce County, encroaching on these vitally important environmentally sensitive areas.

### **Predominant Land Uses**

Conservation and natural areas with passive recreation such as trails and boat ramps.

### **Permitted Zoning:**

Single-family Residential (SF)  
Agricultural Forestry (AF)

### **Development Strategy**

Continue and revise new methods to protect rivers, groundwater recharge areas, and other environmentally sensitive areas within the County to ensure a better quality of life for the present and future population of the County as a whole. As Pierce County continues to grow in future years, it will become increasingly important to protect conservation areas and areas designated as greenspace, watersheds, and environmentally sensitive areas such as recharge areas, wetlands, floodplains, stream corridors, and park/recreation areas.

### **Quality Community Objectives:**

- Resource Management
- Sense of Place

### **Implementation Measures:**

- **Conservation Easements** - A mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits.
- **Land Acquisition** - "Fee simple" purchase of land in order to permanently protect natural resources, open space or farmland. Identify appropriate areas and funding sources for fee simple acquisition.
- **Land Trust** - Non-profit land trusts, working with communities, can help save valued areas (generally environmental resources) through voluntary land conservation.

- **Purchase of Development Rights** - Purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space.
- Adopt a River Corridor Protection ordinance to designate the Little Satilla River, the Alabaha River, and the Satilla River as protected rivers.
- Adopt a Groundwater Recharge Area Protection ordinance consistent with the Environmental Planning Criteria to ensure more control over new development.
- Adopt a Water Supply Watershed Protection ordinance consistent with Georgia's Environmental Planning Criteria, limiting imperviousness within the watershed to no more than 25 percent.
- **Minimal Impact** - Enforce BMPs for any land disturbance activities, including utility construction.

### **Public/Institutional Character Area**

(Pierce County and the Cities of Blackshear, Offerman, and Patterson)

#### **Description**



Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

#### **Predominant Land Uses**

Public health facilities and institutions of higher

learning.

#### **Permitted Zoning:**

Neighborhood Commercial (NC)  
Public Institutional (PI)

#### **Development Strategy**

Uses supporting the area's primary institution should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over "franchise" or "corporate" architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.

#### **Quality Community Objectives:**

- Local Preparedness
- Educational Opportunities

#### **Implementation Measures:**

- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.

- **Landscaping Guidelines/Ordinance** - May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.
- **Transportation Demand Management (TDM)** - Increasing the efficiency of the existing transportation system through programs like ride sharing, parking management, vanpooling, transit pass subsidies, congestion pricing, telecommuting and flextime.
- **Parking Management** - Designating a single organization to manage parking matters in the community, including planning for parking, implementing solutions to parking problems, and handling ongoing parking maintenance and enforcement issues.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community's multi-modal transportation element of its comprehensive plan.
- **Bicycle Facility Standards (DCA Model Code 2-6)** - Ensuring safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.
- **Aesthetics** - Encourage development of new public/institutional uses at a scale that is compatible with surrounding uses.

### **Residential Character Area**

(Pierce County and the Cities of Blackshear, Offerman, and Patterson)



#### **Description**

Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

#### **Predominant Land Uses**

Residential with limited neighborhood amenities such as schools, churches, parks, and limited neighborhood serving

commercial uses.

#### **Permitted Zoning:**

- Single-family Residential (SF)
- Multi-family Residential (MF)
- Planned Urban Development (PUD)

#### **Development Strategy**

Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

#### **Quality Community Objectives:**

- Housing Options
- Efficient Land Use
- Sense of Place

### **Implementation Measures:**

- **Policy 2.4** - *Continue to update ordinances and codes to protect against insufficient and poor quality in residential development.*
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods. Promote areas for new development that are in close proximity to existing public infrastructure, i.e. water and sewer.
- **Pocket Parks** - Small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
- **Georgia Historic Resource Survey** - Collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.
- **Historic Preservation (DCA Model Code 5-4)** - DCA Model Code module for protecting places, districts, sites, buildings and structures having historic or cultural or aesthetic value.

### **Transitional Neighborhood Character Area**

(City of Blackshear) (Formerly listed as Declining Area in previous plan)



### **Description**

Neighborhoods that have declined sufficiently that housing conditions may be substandard. There may be large areas of vacant or dilapidated, unoccupied structures. This character area specifically describes one major area within the jurisdictional area of the City of Blackshear.

The area is in the western quadrant of the City of Blackshear, where many formerly occupied homes are now vacant. Many of the homes within this area that are still occupied are in very poor condition. This area of Blackshear is predominately inhabited by very low- to low-income families that are in need of housing assistance of one type or another, which could include housing rehabilitation, housing reconstruction, or down-payment assistance for first time home buyers.

An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas are typically located in the older, core areas of the community.

### **Predominant Land Uses**

- Small scale commercial, single and multi-family residential, offices, and services.
- Single-family residences on small lots.
- Adaptively reused existing buildings.
- Parks and recreation.
- Mixed-use buildings.
- Neighborhood commercial.

### **Permitted Zoning:**

Single-family Residential (SF)  
Planned Urban Development (PUD)

### **Development Strategy**

Seek and promote new and innovative opportunities for families residing in the declining neighborhoods to live in affordable, standard housing in neighborhoods that are free from slums and blight, thus ensuring a better quality of life for the overall community.

Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

### **Quality Community Objectives:**

- Sense of Place
- Housing Options
- Local Preparedness

### **Implementation Measures**

- **Policy 2.4** - *Continue to update ordinances and codes to protect against insufficient and poor quality in residential development.*
- **Redevelopment** - Establish a Revitalization Area Strategy (RAS), following completion of an Urban Redevelopment Plan (URP) for identified declining areas in the City of Blackshear, with a focus on preserving and rehabilitating the original housing stock, while rebuilding on the remaining land new, attractive neighborhoods following the principles of traditional neighborhood development.
- **Connections** - Develop strong pedestrian and bicycle connections in order to encourage residents to walk or bike to work, shopping, and other destinations in the area.
- **Programs** - Seek state and federal funding for redevelopment that will provide affordable housing to low- and moderate-income families. Promote homeownership to low- and moderate-income families through housing programs such as CDBG and CHIP programs.
- **Historic Preservation** - Preserve historic properties where applicable.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.



- **Pocket Parks** - Small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
- **Community Housing Partnership** - Create a partnership with the local public housing agency, non-profits and neighborhood organizations, using tools available to agencies, non-profits, and governmental bodies to create safe and affordable housing for people.

### **Transportation/Communication/Utilities Character Area**

(Pierce County and the Cities of Blackshear, Offerman, and Patterson)

#### **Description**



Areas used in providing public transportation, communication, or utility services. Also includes areas supporting some type of industrial uses but not the principle use. These areas may include public or private facilities for wastewater treatment, land application of effluent, landfills, energy generation, resource recovery, or similar uses which may require environmental permits.

#### **Predominant Land Uses**

Transportation, Communications, and Utilities uses.

#### **Permitted Zoning:**

Commercial (C)  
Neighborhood Commercial (NC)

#### **Development Strategy**

Development of these areas should be in cooperation with established or planned industrial areas. Or, where not feasible, such areas should be well buffered from surrounding residential and commercial properties for both aesthetics and quality of life.

#### **Quality Community Objectives:**

- Transportation Options
- Local Preparedness

#### **Implementation Measures:**

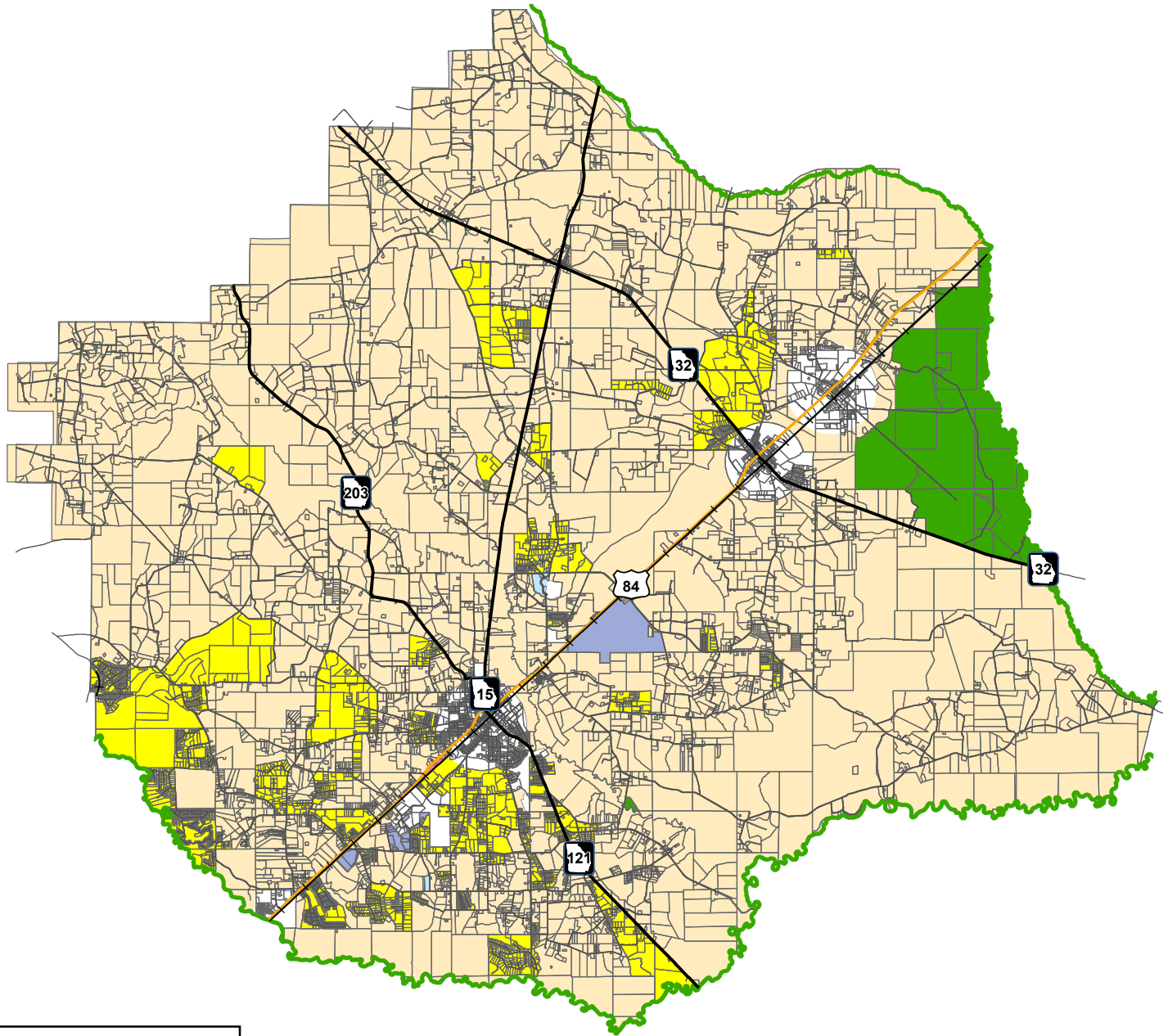
- **Strategic Location of Public Facilities** - Being intentional in locating public facilities to ensure that these facilities contribute to achieving the community's desired development patterns.
- **Landscaping and Buffer Requirements (DCA Model Code 3-9)** - Requiring planting areas to mask unattractive land uses, provide visual and sound barriers between incompatible adjacent uses, protect water and the environmental quality of rivers and streams.
- **Right-of-Way Improvements** - Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.
- **Corridor Congestion** - Work closely with Georgia DOT and others in developing corridor congestion management plan with functional classifications to determine curves, cuts, and access points along Highway 84 where potential congestion will occur.

- **Rights-of-Way** - Develop and adopt a rights-of-way ordinance for future development, including commercial, industrial, and residential development.
- **Multi-Modal Transportation** - Promote street design that fosters alternative means of transportation through the creation of a community-wide pedestrian/bike path network.
- **Safety** - Continue to identify road intersections that are a threat to public safety; organize a system for upgrading and modifying road design in order to increase public safety.

# **Appendix**

**Character Area Maps  
Environmental Suggestions  
SWOT Summary  
Sign-In Sheets  
Public Hearing Notices  
Transmittal Letters  
Adoption Resolutions**

Pierce County  
Character Areas Map 1

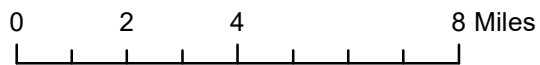


Map - 2022

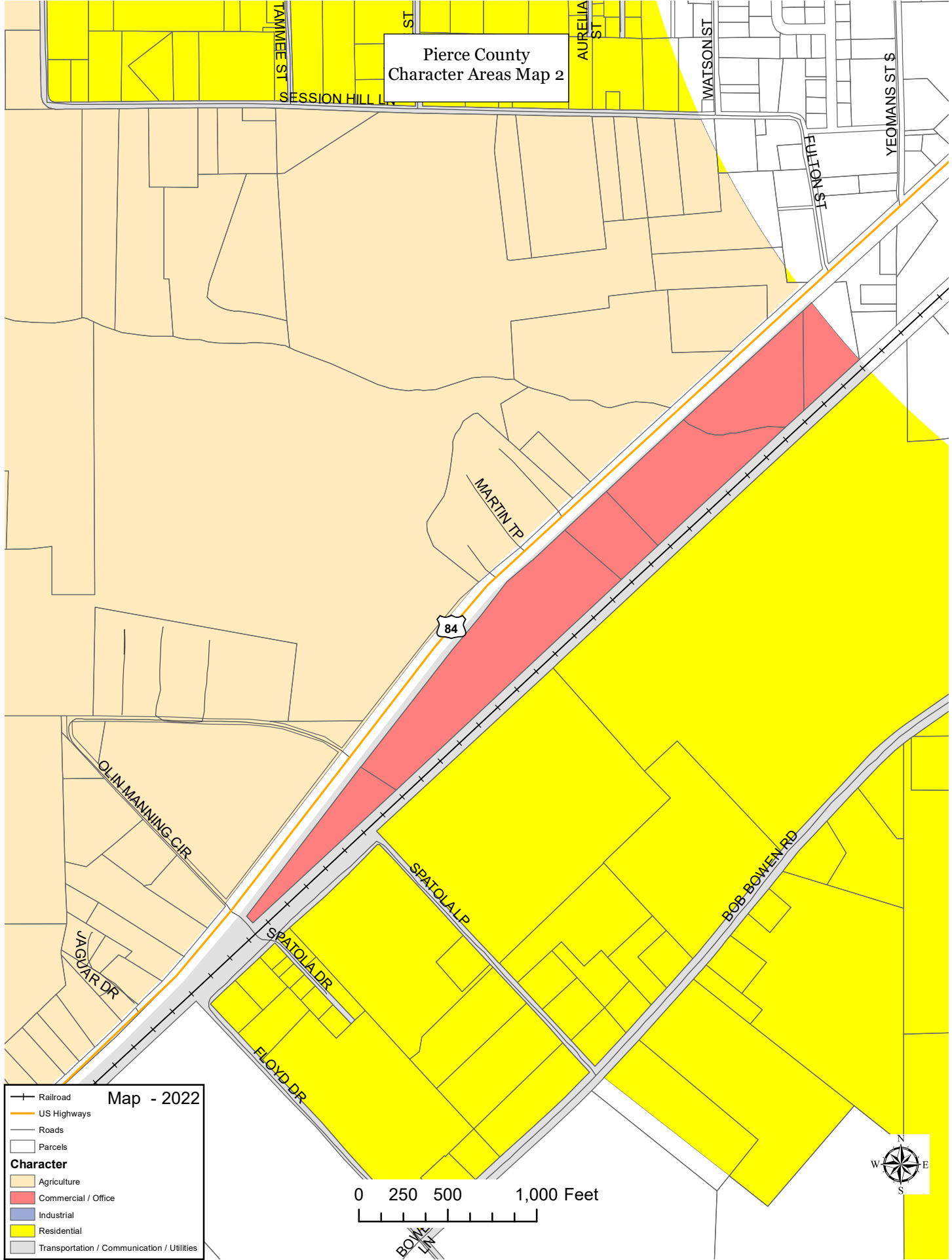
- +— Railroad
- State Routes
- US Highways
- Roads
- Parcels

**Character**

- Agriculture
- Commercial / Office
- Industrial
- Public / Institutional
- Park / Recreation / Conservation
- Residential
- Transportation / Communication / Utilities



Pierce County  
Character Areas Map 2



Map - 2022

- Railroad
- US Highways
- Roads
- Parcels

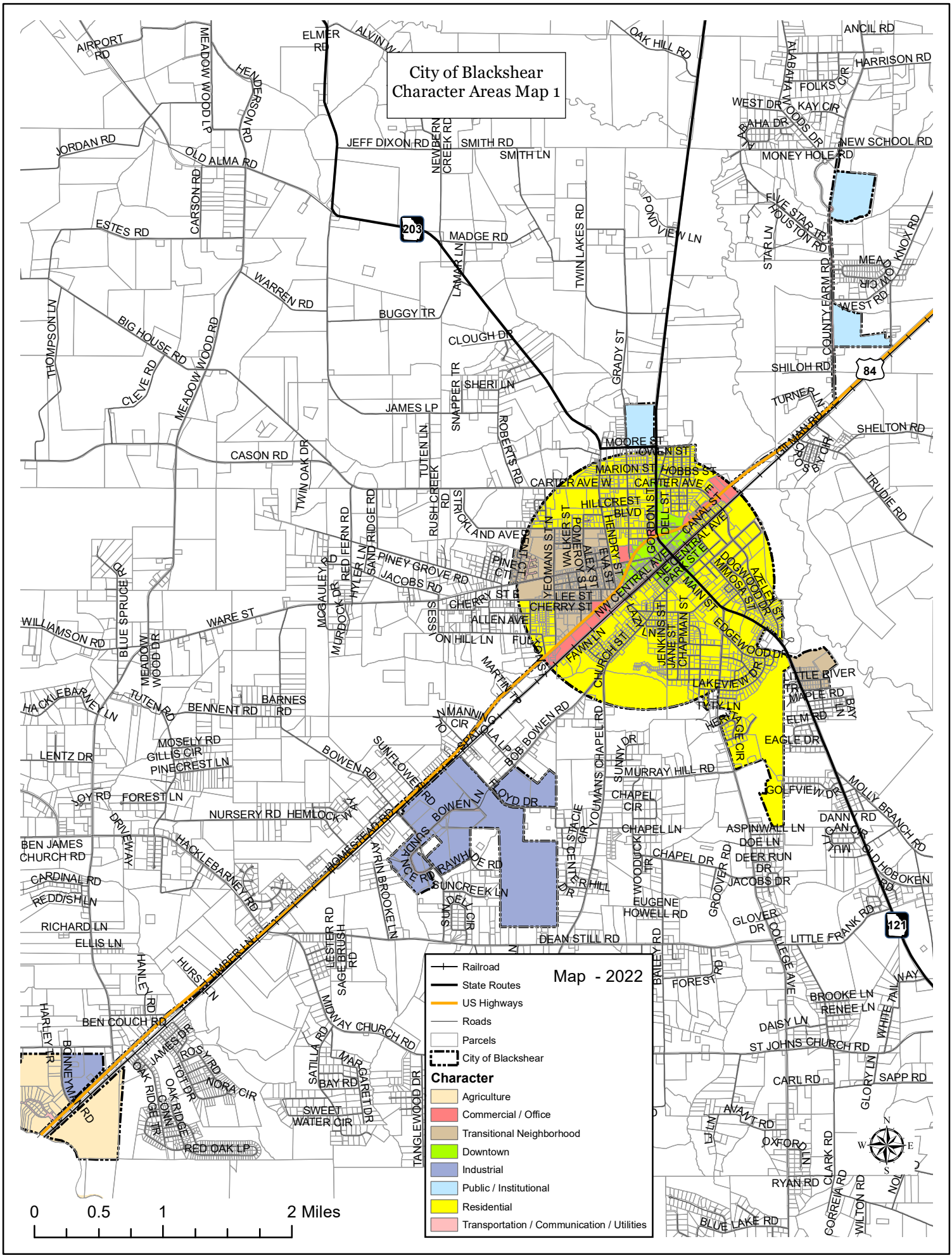
**Character**

- Agriculture
- Commercial / Office
- Industrial
- Residential
- Transportation / Communication / Utilities

0 250 500 1,000 Feet



# City of Blackshear Character Areas Map 1



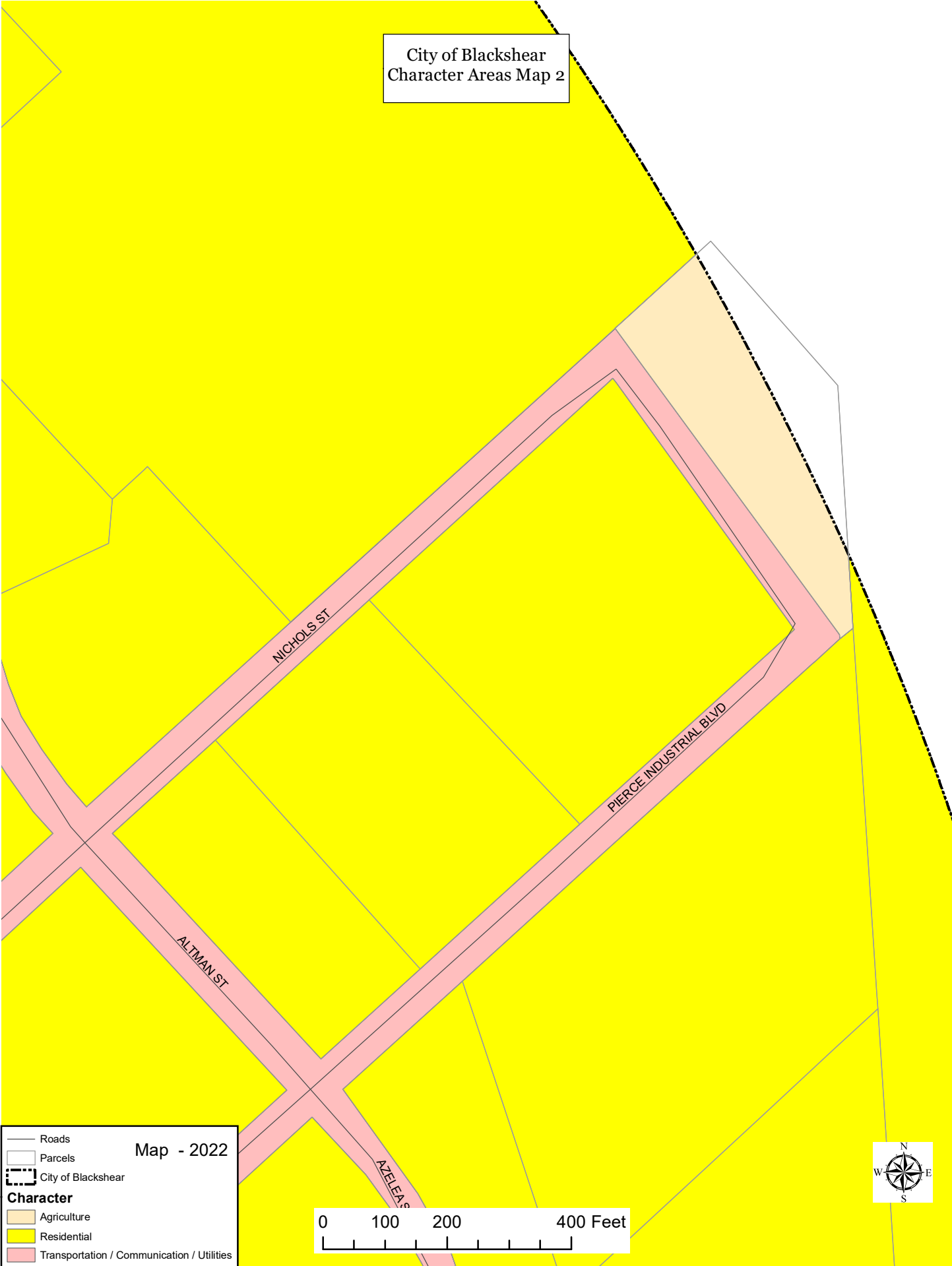
Map - 2022

- Railroad
- State Routes
- US Highways
- Roads
- Parcels
- City of Blackshear

**Character**

- Agriculture
- Commercial / Office
- Transitional Neighborhood
- Downtown
- Industrial
- Public / Institutional
- Residential
- Transportation / Communication / Utilities

City of Blackshear  
Character Areas Map 2

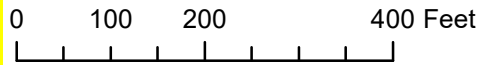


Map - 2022

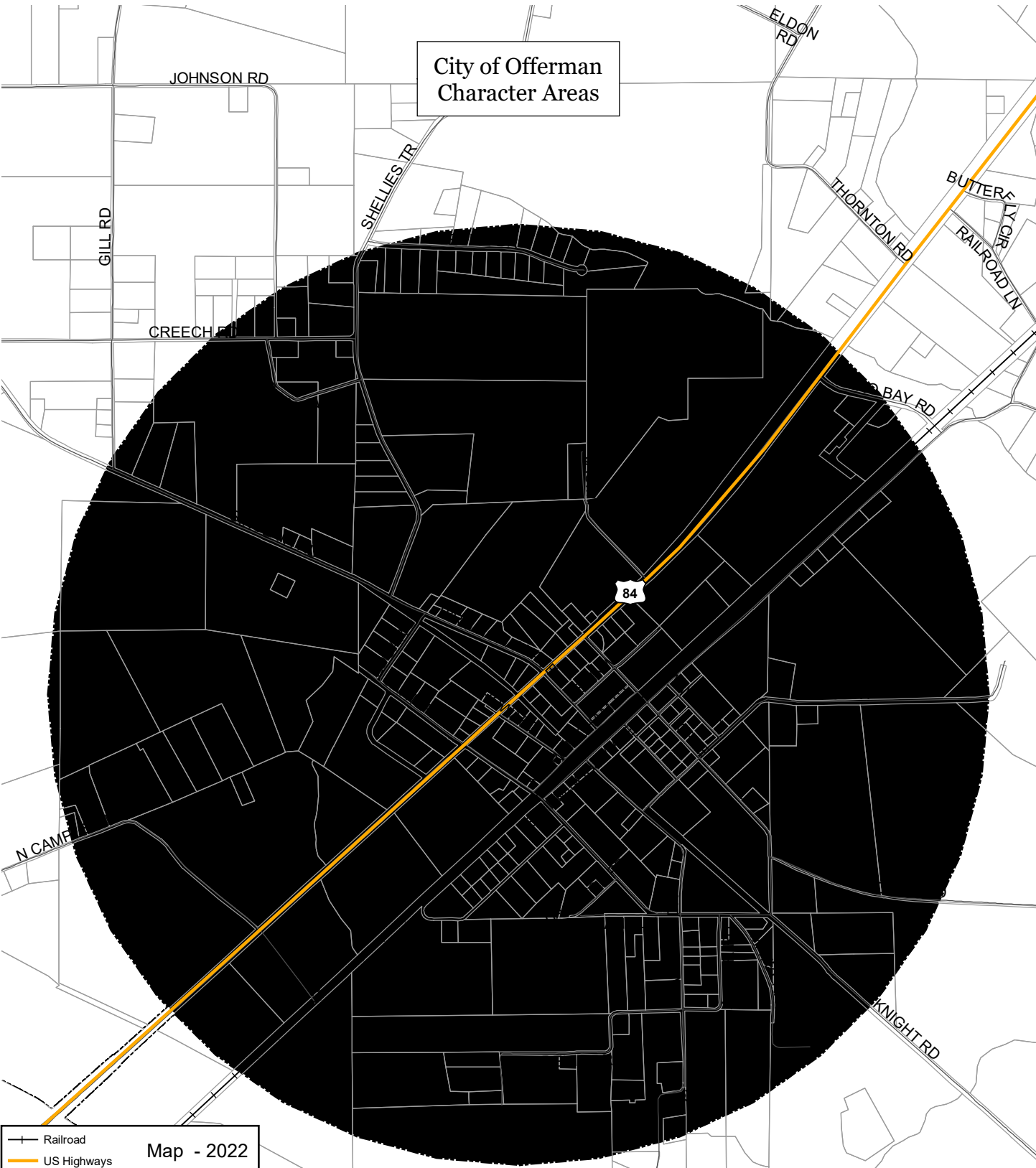
- Roads
- Parcels
- City of Blackshear

**Character**

- Agriculture
- Residential
- Transportation / Communication / Utilities



# City of Offerman Character Areas



Map - 2022

- Railroad
- US Highways
- Roads
- City of Offerman

**Character**

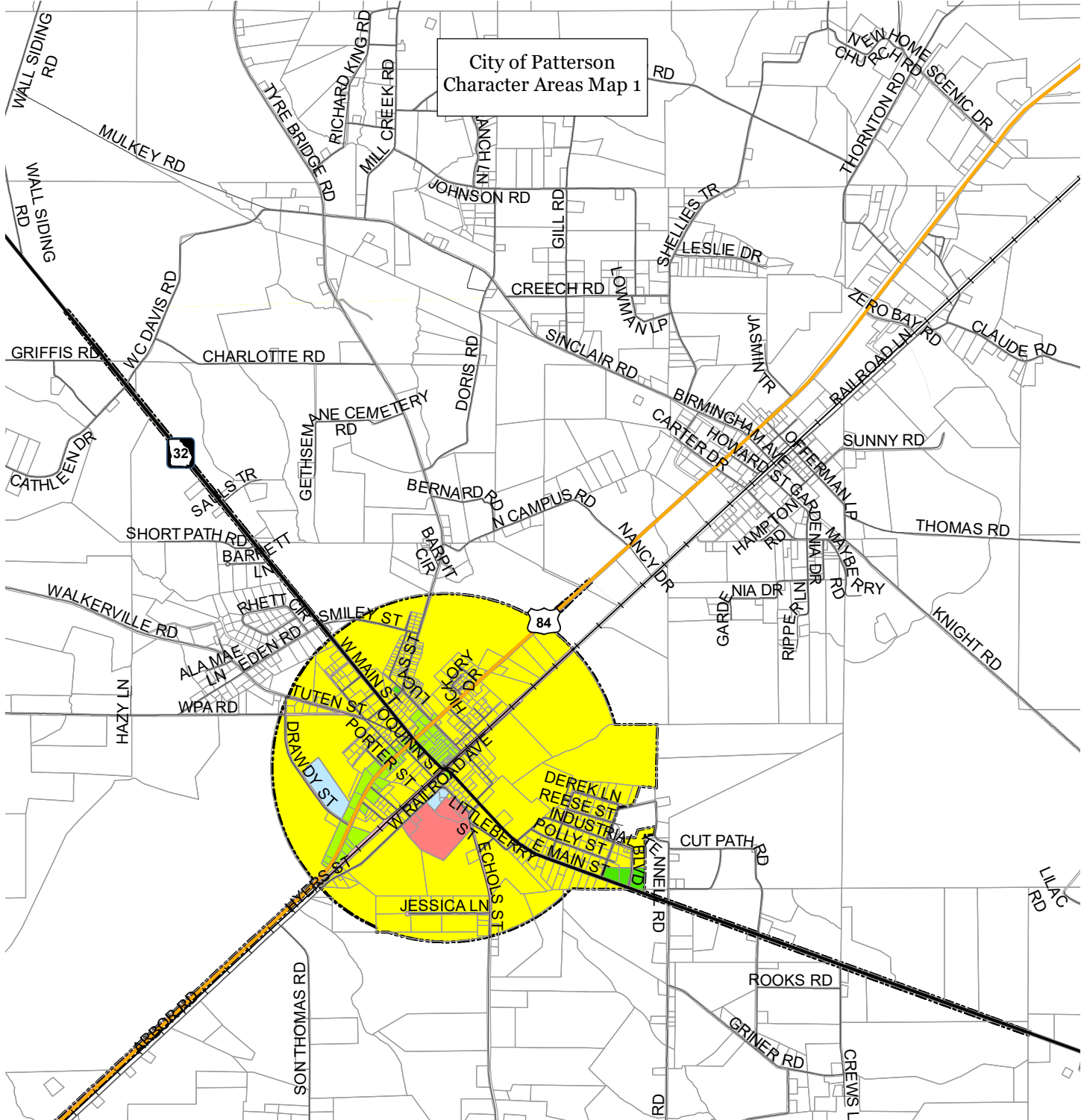
- Agriculture
- Commercial / Office
- Industrial
- Public / Institutional
- Park / Recreation / Conservation
- Residential
- Transportation / Communication / Utilities

0 0.15 0.3 0.6 Miles





# City of Patterson Character Areas Map 1



Map - 2022

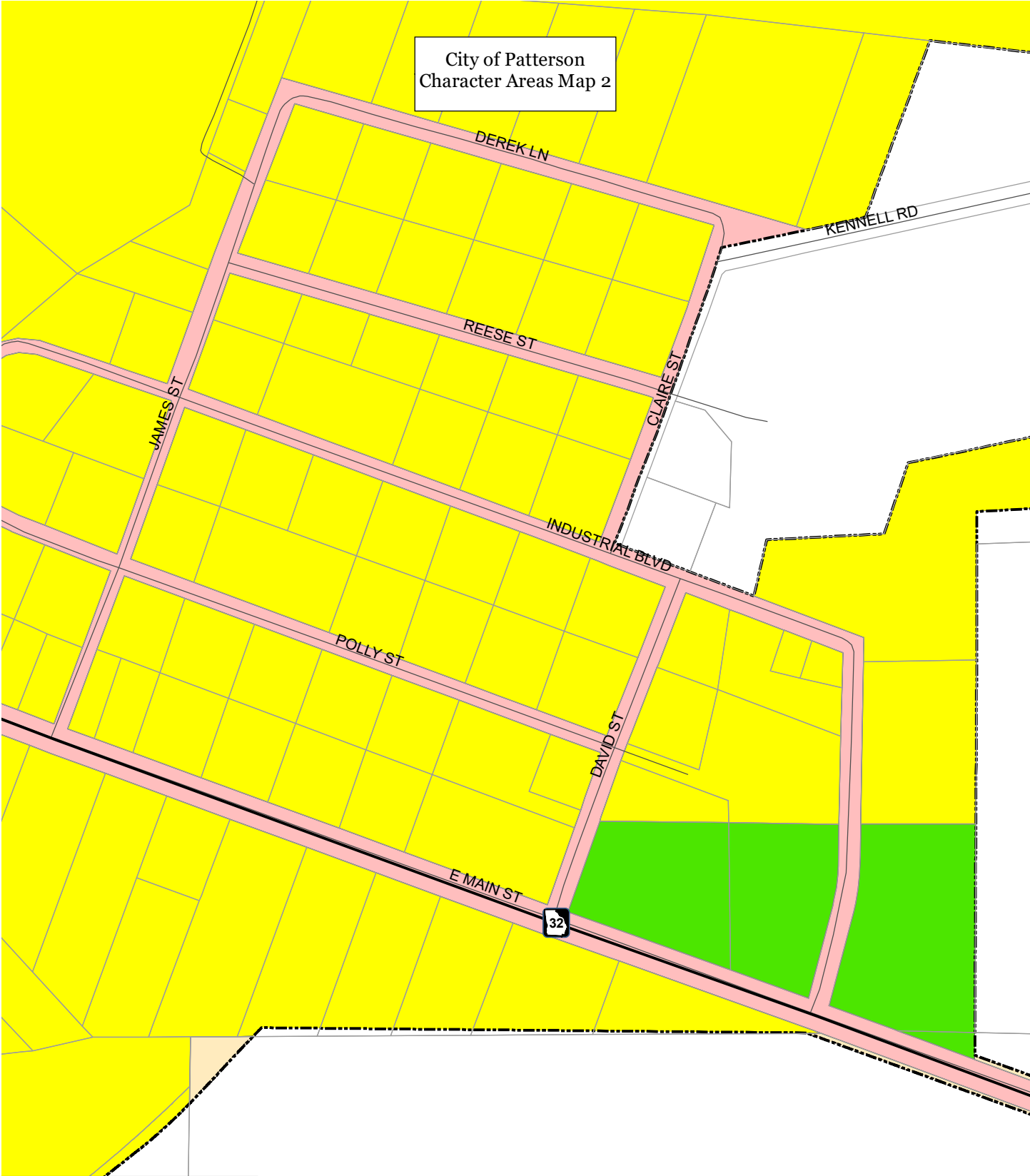
- Railroad
- State Routes
- US Highways
- Roads
- Parcels
- City of Patterson

**Character**

- Agriculture
- Commercial / Office
- Downtown
- Public / Institutional
- Park / Recreation / Conservation
- Residential
- Transportation / Communication / Utilities



City of Patterson  
Character Areas Map 2

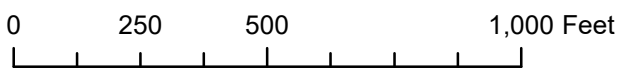


Map - 2022

- State Routes
- Roads
- Parcels
- City of Patterson

**Character**

- Agriculture
- Park / Recreation / Conservation
- Residential
- Transportation / Communication / Utilities



## **SGRC Environmental Recommendations**

---

### **Regional Water Quality Assessment Project**

- Awarded to SGRC in January 2020, estimated completion in December 2022.

### **Background Information**

Of the region's 1,500 miles of waterways, 1,178 do not support their designated use (Georgia Environmental Protection Division, 2018). Problems with nonpoint source pollution have been ongoing and are addressed in the Georgia Water Plan, the Georgia Environmental Protection Division (EPD) Nonpoint Source Pollution Plan, the Suwannee Satilla Regional Water Plan, the SGRC Regional Plan, and the Comprehensive Plans for all 18 counties within the region. Furthermore, as identified in their Comprehensive Plans, many counties in the region are seeking to utilize waterways for recreation and economic growth. To this end, water quality and health are important to all stakeholders.

Regional organizations seeking to address the nonpoint source FC pollution within impaired waterbodies will benefit from understanding what and where the significant contributing sources are. Specific data will be useful when considering BMP types, locations, and interested parties when requesting funding such as the Environmental Quality Incentives Program, and the EPD's 319(h) grants.

### **Project Goals**

- The long-term goal of this project is to improve regional water quality, funding efficiency and best management practice (BMP) efficacy.
- This project involves a comprehensive review of the region's fecal coliform (FC) impaired waterbodies using data analysis, water quality sampling, Steering Committee input and oversight Citizen Scientist involvement and public education and engagement.
- Regional outreach and education will include Georgia Adopt-A-Stream (AAS) training events for both chemical and bacterial protocols. Nonpoint source pollution workshops will be held in communities near FC impaired waterbodies to help inform residents of the changes they can make to improve water quality.
- The resulting product will be a list of significant nonpoint sources of FC pollution in each impaired water body. The project will provide prioritized areas for BMP implementation, recommended BMP types, and homeowners/landowners/business owners interested in future BMP funding opportunities. The Southern Georgia Regional Commission (SGRC) will develop a publicly available, user- friendly Geographic Information Systems (GIS) web-map showing the 303(d) listed waters from 2012, 2014, 2016, and 2018 reports.



### Sites Needing Contemporary Water Quality Data in Pierce County

HUC-12	County	HUC-10 Sampling Point(s)	GPS Coordinates	Database Listed	Last Sample Date Reported	FC Data Available
31102020902	Pierce	Grand Bay Creek at Old State Rd. near Naylor, GA	30.951590, -83.13008	GOMAS	N/A	N/A
31102040504	Pierce	Unnamed Trib. to Franks Creek at Union Road near Offerman, GA	30.983256, -83.38127	GOMAS	N/A	N/A
31102030302	Pierce	Cat Creek at Hwy 122 near Ray City, GA	31.025630, -83.22433	GOMAS	N/A	N/A
31102030404	Pierce	Trib. to Cherry Creek DS Oak St. Subdivision WPCP	30.894990, -83.27701	GOMAS	N/A	N/A
31102030802	Pierce	Confluence of Little River and Withlacoochee River near Patterson, GA	30.847019, -83.34757	GOMAS	N/A	N/A
31102030802	Pierce	Withlacoochee River d/s of Withlacoochee WPCP near Patterson, GA	30.836169, -83.359702	GOMAS	N/A	N/A
31102030404	Pierce	Trib. to Sugar Creek at River St. near Patterson, GA	30.829670, -83.30169	GOMAS	N/A	N/A
31102040505	Pierce	Little River - Georgia Highway 94	30.852778, -83.346667	GOMAS	N/A	N/A
31102040504	Pierce	Franks Creek at Smith Ln	31.015109, -83.388744	GOMAS	N/A	N/A
31102040505	Pierce	Little River at St Augustine Rd / SR 133 near Troupeville, GA	30.853066, -83.346557	GOMAS	N/A	N/A
31102030302	Pierce	Beatty Branch at Beatty Road near Barretts, GA	30.986220, -83.22038	GOMAS	N/A	N/A
31102030403	Pierce	Withlacoochee River at GA Hwy	31.014000, -83.302000	GOMAS	N/A	N/A

		122 near Offerman, GA				
<b>31102030302</b>	Pierce	Beatty Branch at State Road125 near Barretts, GA	30.981132, -83.207993	GOMAS	N/A	N/A

**Better Back Roads**

- Pierce County is not eligible for the 319(h)-grant funding for this project, but there is a source of “Healthy Watershed Initiative Funding” through Georgia EPD.
- This funding is appropriated to communities with stream segments listed as “supporting” their designated use (fishing, swimming, etc.). However, the funding may also be used for a project in which there is no current data showing any kind of impairment status.
- The Better Back Roads projects that can be proposed under this funding are to repair and manage dirt roads that have not yet been identified as having either a Biota M (Macroinvertebrate) or Biota F (Fish) impairment. These impairment categories simply differentiate the different communities that are impacted by sedimentation runoff in the streams.

**Additional Resources to Consider**

- SGRC Agritourism Map
- SGRC Ecotourism Brochure
- VLPRA Master Plan

## **Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis Results 2/10/22**

### **Strengths**

- City of Blackshear: public safety improvements have been made including improvements in response times and intergovernmental coordination
- School system
- Satilla River
- Woodpecker Trail

### **Weaknesses**

- Litter education is an issue
- Illegal dumping of waste
- Workforce availability and retention
- Availability of broadband infrastructure
- Food pantry
- Sufficient public safety service to meet needs of all residents in the county
- Resurfacing is needed on roads

### **Opportunities**

- Rail spur is underway for future industrial park
- Blackshear has a façade improvement program that could be utilized to improve downtown buildings
- There is a Trash for Turtles group at the schools that could assist with litter education
- Illegal dumping
- Placing trash cans at each landing on the Satilla River could assist with litter collection efforts
- More intentional recruiting of certain industries could be done after a visioning effort
- Food pantry could be expanded
- Two new fire stations in the county could be built to meet the 5-mile service needs in the Sandy Bottom and Bristol/Offerman areas
- A transportation priority list could be created to identify roads projects such as resurfacing of roads

### **Threats**

- Increase in litter with single serve packaging and fast-food waste
- Ingress/egress issues with subdivisions that abut rail lines
- Industry that doesn't utilize rail lines should not be mixed in Industrial Parks with industry that does need rail lines





Southern Georgia Regional Commission  
 2022 JOINT COMPREHENSIVE PLAN FOR  
 PIERCE COUNTY, CITIES OF BLACKSHEAR, OFFERMAN, AND PATTERSON  
 1<sup>ST</sup> WORKSHOP GOALS, NEEDS, AND OPPORTUNITIES

Date: February 10, 2022

NAME	ORGANIZATION	PHONE	E-MAIL
Jenny Grant	Blackshear	449-7000	jgrant@blackshear.ga.gov
Bethany Strickland	Main St. Blackshear	590-2200	info@visitblackshear.com
Sarah Gou	Chamber of Commerce	912-6209	piercechamberofcommerce@gmail.com
Matt Carter	PCIDA	670-0016	pcidba@piercecountyga.gov
Keith Brooks	Blackshear	614-7190	pbrooks2430@icloud.com
Bucky Goble	<del>Blackshear</del> BFD	912-590-5107	bgoble@blackshear.ga.net
Nearl Bennett	PCBOC	912-281-6600	nearl.bennett@piercecountyga.gov
David Lowman	BOC	614-0599	DAVID.LOWMAN@PierceCountyGA.GOV
Chris Weight	Blackshear	912-449-7011	cwnight@blackshearpolice.org
Jason Rubenbauer	Pierce County	912-449-2022	county.manager@piercecountyga.gov
Chris Bertrand	Satilla Riverkeeper	912-481-8972	riverkeeper@satillariverkeeper.org
Sando Nino	Pierce Fire/EMA	912-208-1129	piercefireema@piercecountyga.gov
Chris Bond	Pierce Co. BOC	912-670-1640	codeinspector@piercecountyga.gov
Mike Street	Pierce Co. BOC	912-614-2055	
Blake Jones	Pierce Co. EMS	912-816-9203	EMSdirector@PierceCountyga.gov

Southern Georgia Regional Commission  
 2022 JOINT COMPREHENSIVE PLAN FOR  
 PIERCE COUNTY, CITIES OF BLACKSHEAR, OFFERMAN, AND PATTERSON  
 2<sup>nd</sup> WORKSHOP POLICIES  
 Date: March 31, 2022

NAME	ORGANIZATION	PHONE	E-MAIL
Chris Bond	Pierce County/Farmacy	912-607-1640	code.inspector@piercecountyga.gov
Keith Brooks	Blackshear	912-614-7190	
Bethany Strickland	Blackshear	912-590-2202	
Buddy Gibb	Blackshear	912-590-5107	
Tina White	Patterson	912-647-5116	
Dadi Thomas	Patterson	"	
Jenny Grant	Blackshear	444-7000	
Chuck Yeargin	Pierce Fire/EMA	912-288-1065	
Sean Gow	Chamber	912-816-6209	
Chris Wright	Blackshear	912-449-7011	
Matt Carter	PCIA	912-670-0016	
DAVID HOWMAN	BOC/PCFD	912-614-0549	
Mike Street	B.O.C.	912-614-2058	
Santa Nino	Pierce Fire/EMA	912-208-1129	
Jason Rubenbauer	Pierce County	912-449-2022	county.manager@piercecountyga.gov



Southern Georgia Regional Commission  
 2022 JOINT COMPREHENSIVE PLAN FOR  
 PIERCE COUNTY, CITIES OF BLACKSHEAR, OFFERMAN, AND PATTERSON  
 3rd WORKSHOP Broadband and Land Use  
 Date: July 14, 2022

NAME	ORGANIZATION	PHONE	E-MAIL
Sando Nino	Pierce Fire/EMA	912-208-1129	Pierceti@ema@piercecountyga.gov
Elizabeth Baake	SGRC	209-333-5277	ebaake@sgrc.us
Chris Weinst	COB	912-449-7011	emwright@blackshearpolice.org
Jenny Grant	COB	449-7000	jgrant@blackshear.org
Chris Bond	Pierce County	449-2022	codeinspector@piercecountyga.gov
Bobby Gohl	COB	912-449-7011	bgohl@blackshear.gov.net
Karen Hend	Senior's Advocate	912-281-4449	hennby1@gmail.com
Jill White	Patterson	912-647-5776	eaglestation2013@gmail.com
Jodi Thomas	Patterson	912-647-5776	
Bruce Carter	Pierce	912-670-8179	roadmanager@piercecountyga.gov
Sabrina	Pierce Chamber	912-449-7044	pierechamberofcommerce@gmail.com
Sam Jones	BOE	912-286-0733	OffKorman@assessor@piercecountyga.gov
Keith Brooks	BLACKSHEAR	912-614-7190	pbrooks2430@icloud.com
Harbin Fair	BOE	912-288-6740	HarbinFair@Pierce.K12.GA.US
Jason Rubenbauer	Pierce	912-449-2022	county.manager@piercecountyga.gov
David Pittman	BOE	912-881-4664	

**JOINT COMPREHENSIVE PLAN, REZONING, & BEER, WINE, & LIQUOR  
POURING LICENSE PUBLIC HEARINGS**

Meeting Date: August 2, 2022

Name (Please Print)	Signature
Tony Walsh	Tony Walsh
Dianne Wilson	Dianne Wilson
Debby Altman	Debby Altman
Lindsay Thomas	Lindsay Thomas
LINDA L. HERRIN	Linda L. Herrin
Peter Schoenauer	Peter Schoenauer
TYLER GRAYBILL	Tyler Graybill
Karen Hernd	Karen Hernd
Rowie Harris	Rowie Harris
JAMIS HARRIS	Jamis Harris
Abigail Taylor	Abigail Taylor

Southern Georgia Regional Commission  
 2022 JOINT COMPREHENSIVE PLAN FOR  
 PIERCE COUNTY AND THE CITIES OF BLACKSHEAR, OFFERMAN, AND PATTERSON  
 Public Hearing Transmittal  
 Date: August 2, 2022

NAME	ORGANIZATION	PHONE	E-MAIL
Jason Rubenbauer	Pierce County	912-449-2022	county.manager@piercecouny.ga.gov
Randy Dixon	Pierce County Camp Act. 3	912-282-1386	randy@piercetyumber.com
David Swann	BOE	912-614-0579	David.Swann@PierceCountyGa.gov
Brad Arington		912-281-2070	
Matthew Daugh			
Ken Beck	city.	912-445-4550	kenbeck1066@gmail.com

# Bennett Memorial Birdies For Bears tourney held

Birdies for Bears Golf Booster Club recently held what they hope to be an annual event in memory of Mr. Wes Bennett III. Thirty-eight golfers organized into 2-man teams recently en-

joyed a great round of golf and competition at Okefenokee Golf Course. Organizers offer thanks to the numerous hole sponsors, prize sponsors and donations that the organization received

in the name of Bennett. His family was in attendance and enjoyed a meal with the golfers at the conclusion of the course play. Bennett was responsible for organizing the first boys golf team at Blackshear High School in 1978. His love of the game and insight to talent in the sport has grown into winning traditions for Pierce County golf teams now over the span of four decades. Organizers were proud to honor his family and his memory with the event.

Gross Winners: 1st Greg and Jake Reid with 59, 2nd Ben Bennett and Trace Carter with 60, 3rd Kobe Manders and Taylor Sweat with 60

Net Winners (not pictured): 1st Taylor Hines and Ellis McNeal with 58, 2nd Jeremy and Clarissa Musgrove with 58.5



Members of Wes Bennett III's family were honored at the event.



Gross Winners: 1st Greg and Jake Reid with 59.



Third place: Kobe Manders and Taylor Sweat with 60



Second place: Ben Bennett and Trace Carter with 60.

## PCMS wrestlers defeat Brantley, lose to Appling

Pierce County Middle School split a pair of dual matches in Southeast Georgia Middle School Athletic Conference wrestling action.

The Bears hosted Appling County Middle School and Brantley County Middle School Tuesday, December 7. PCMS fell 68-30 to the Rams with a 51-34 bounce back win over the Herons.

PCMS traveled Thursday, December 9 to Alma to face Ware County Middle School and Bacon County Middle School. The Bears fell by one point to the Gators. (No score was reported). Only three matches were reported against the Red Raiders.

### Appling Middle 68

#### Bears 30

Pierce Middle's Aiden Anderson (75 lbs.), Garrison Joyner (95), Karson Brennick (106), Braden McKendree (120) and Christian Waters (285) notched pinfall victories over Appling Middle.

Losing via pinfall were Nathan English (60), Grayson Arington (70), Connor Richey (80), Gage Mercer (90), Brayden Bryson (100), Mason McIntosh (113), Reeve Graham (138), Briar Sweat (160), Jackson Douberly (195), and Mattox Roberson (240).

Luke Thomas (126) fell by technical fall with Forrest Whitley (132) losing by decision.

### Bears 51

#### Brantley Middle 34

PCMS captured nine wins via pin and won another via decision in beating the Herons.

Notching pin wins were Arlington (70), Richey (80), Corland Tremonte (90), Conner Dowling (113), Colt Hickox (120), Luke Stone (126), Bo Douberly (126), Sweat (160) and Matthew Adams (285). Graham (138) won by decision.

Falling by pin were English (60), Lake Clough (95), Slaid Bradley (113), Elijah Dixon (132), and Roberson (240). Bryson (100) and Leeland Harris each fell by technical fall. Nichole Ocampo (120) dropped a decision in overtime with Whitley losing a decision.

Bears fall to Ware Middle Recording pin wins for the Bears were Gage Mercer, Garrison Joyner, Karson Brennick, Brayden McKendree, Briar Sweat, and Jackson Douberly. Forrest Whitley won by technical fall and Aiden Anderson won a decision.

In the Bacon County match winning by pinfall were Gage Mercer, Reeve Graham and Jackson Douberly.

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Realtor

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Office: 912-807-7325  
jordan199412@gmail.com  
www.compass-360.com

## JOB OPENING

The Pierce County Public Library has an opening for a Library Clerk. The position is part-time, 19 hours per week. Please see our website at [www.okrls.org](http://www.okrls.org) for job information and to apply. The application deadline is Thursday, December 16, 2021.

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## Jensi meets Santa

The wonder of Christmas and Santa Claus are seen in the eyes of 1-year-old Jensi DeLoach. Her parents are Kim and Justin DeLoach of Hacklebarney Community.

## News Briefs

### Newton Center to host talent show Dec. 18

The Edward "Bud" Newton Community Center will have a "Kids Shine Like a Star Talent Show" from 3-7 p.m. Saturday, Dec. 18. The talent show will be held at the Edward "Bud" Newton Community Center, 3124 Tyre Bridge Road, Patterson.

There is a \$20 entry fee for the talent show. Cash prizes will be awarded. First place is \$75, second place is \$50 and third place is \$25.

Admission will be \$3 with advance tickets and \$5 at the door. Pictures with Santa will be \$5.

Outdoor fun will include games and horse back rides.

Food and jewelry will also be available. There is a \$25

vendor fee.

Proceeds will be used to renovate the center.

For more information, contact Vanessa James at (202) 253-1886 or Kasey Jernigan at (912) 548-9530.

### Snow globes at the library Dec. 21

Teens and adults are invited to make snow globes during a crafting event at the Pierce County Library Tuesday, Dec. 21.

The event will begin at 6 p.m. and is for ages 12 and up.

The winter crafting event will turn baby jars into winter wonderlands.

For more information, please call 912-449-7040 or visit the website at [www.okrls.org/pierce](http://www.okrls.org/pierce) or Facebook.

### Kick Off – Joint Public Hearing

For Pierce County and Cities of Blackshear, Offerman, and Patterson  
Comprehensive Plan Update

A public hearing will be held at 5:45 PM on Tuesday, January 4, 2022, at the NFC Building on the second floor, located at 705 College Ave. Blackshear, Georgia, to announce the beginning of the 2022 Comprehensive Plan Update for Pierce County and Cities of Blackshear, Offerman, and Patterson. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan and obtain input on the proposed planning process. Persons with special needs relating to disability access or foreign language should contact the County Clerk at the Pierce County Commission Office at (912)449-2022. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135. All persons are invited to attend the public hearing. If you would like more information, please contact the Pierce County Board of Commissioners at (912)449-2022 or Elizabeth Backe at the Southern Georgia Regional Commission at (229)333-5277.

**THIS WEEK'S SPECIALS**

**2 piece dinner...\$7.20\*<sub>TAX</sub>**

- New side items •
- steamed cabbage, mustard greens, field peas and rice

**Corn dog w/fries and drink \$5.87 <sub>PLUS TAX</sub>**

*"We're the choice for chicken"*

**Carter's Fried Chicken**

Monday - Saturday 9am-9pm • Sunday 9am-4pm

**GORDON STREET • BLACKSHEAR • 449-5527**

**We are now open on Sundays**

**The Blackshear Times**

**DEADLINE FOR CLASSIFIEDS: Thursday, 5 p.m.**

**Classifieds**

**LOST**

**Lost or stolen - Cal-Tec semi automatic gun** with side holster, in Blackshear (Pierce Co.). If found please turn into the Blackshear Police Department or call BPD. A report has been filed with law enforcement. pd. 6/15-7/6

**FOR SALE**

**The Pierce County History Book Vol. II and III** can be purchased at *The Blackshear Times*. 912-449-6693 ufn

**NOTICES**

**Connection for Life Recovery Group** meets every Thursday at Truth Tabernacle

from 6 - 8 p.m. There are two sessions offered. Resources for Life from 6 - 6:45 p.m. and Twelve (12) Steps to Recovery from 7 - 8 p.m. The church is located at 429 Gordon St. (Main St.) Blackshear, behind the Courthouse. For more information call 281-9283 or 816-6213. ufn.

**Narcotics Anonymous** group meets every Saturday from 8 - 9 p.m. at the Alamo Club, 213 N. Dixon St., Alma. ufn

**Al-Anon-Help** for the family members of the Alcoholic. Meeting at the Triangle Club, 309 Howe St. in Waycross on Sat., 9:30 a.m., weekly. For more information call Joy at 283-0186 or Gloria at 286-7588. ufn

**Satilla Rape Crisis Pro-**

**gram** - confidential medical and mental health services for anyone who has been sexually assaulted. 24-hour crisis line: 283-0987. ufn

**Want to be a Big Brother or Big Sister?** Call 285-9101. ufn

**The Turning Point Recovery Group** meets Monday 7-8 pm., Wednesday, 6:30-7:30 Thursday, from 7-8 p.m. and Sunday morning 10:00 a.m. Meetings are held in the white house located on the west corner of the First Baptist Church property on Main Street, Blackshear. For more information call 337-5250 ufn

**NAMI** Connection support group - mental illness, depression, bipolar disorder, obsessive compulsive disorder, and more. Meetings are held each

Monday from 6:30-7:30 p.m. at 305 Nicholls St. in Waycross. Contact Barbara McFarland at 281-4701 for more information. ufn

**LAND FOR SALE**

**3 Acre Parcels** property located between Waycross and Blackshear in good area.

Very private with owner financing. Call 912-288-1939. ufn

**HELP WANTED**

**The Pierce County Board of Education** announces the following employment opportunity.

Food Assistant - Pierce County High School.

To complete the online application go to [www.applitrack.com/piercecounty/onlineapp/](http://www.applitrack.com/piercecounty/onlineapp/). chg PCBOE 6/29

**YARD & ESTATE SALES**

Do you have any unwanted, gently used furniture and household items? Do you have items of clothing in your closet you never wear that are gently used or new? Have your children outgrown their toys that are still in good condition? You can declutter your home while giving to a worthy cause. **The Magnolia House Thrift Shop** located at **2051 Plant Avenue, Waycross**, wants your stuff! Magnolia House

Thrift Shop serves victims of domestic violence and their children. Please support our cause by donating and shopping at the Magnolia House Thrift Shop today! 10/30 NC ufn

**PUBLISHER'S NOTICE**

This newspaper is pledged to the letter and spirit of the U. S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing. All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preferences, limitations or discrimination. We will not knowingly accept any advertising for real estate that is in violation of the law.

**Public Notices**

**NOTICE TO FORECLOSE RIGHT TO REDEEM REAL PROPERTY**  
TO: Shelley A. Deloach  
5279 Eden Road  
Patterson, GA 31557

Please take notice that the right to redeem the following described property, to-wit:

**All that certain tract or parcel of land situate, lying and being in Land Lot 191, 4th Land District, Pierce County, Georgia, containing 2.22 acres, more or less, and more fully shown and described on that certain plat of a survey by Merlin J. Tomberlin & Associates, Georgia Registered Land Surveyor or No. 2477, dated June 3, 2001, said plat being recorded in Plat Book 18, Page 178A, said plat being incorporated herein by reference for a more particular description as to metes, bounds, courses and distances and for any and all other legal purposes.**

**LOCATION ADDRESS: LL191 LD4 PL16-154**

**MAP PARCEL NO.: 055 016A** will expire and be forever foreclosed and barred on and after the 15th day of July, 2022. The tax deed to which this notice relates is dated March 2, 2021 and is recorded in the Office of the Clerk of the Superior Court of Pierce County, Georgia in Deed Book 1125, Page 106.

The Property may be redeemed at any time before the 15th day of July, 2022, by payment of the redemption price as fixed and provided by law to the undersigned at the address which appears below.

Please be governed accordingly, this 25th day of May, 2022.

/s/ Brandon Lester  
Brandon Lester  
5627 Lucas St. Ext.  
Patterson, GA 31557

ERIN C. JACKSON  
Attorney for Purchaser  
P.O. Box 1278  
Waycross, GA 31502  
C/C&J/6-15=7-6/204

Articles of Organization  
Notice is given that articles of organization that will incorporate Cluckers, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The Initial registered office of the corporation is located at 4935 Walkerville Rd, Patterson, GA 31557 and its initial registered agent at such address is Brent Brooker.  
C/IS/6-22=6-29/212

**Notice of Organization**

Notice is hereby given that articles of Organization, which organizes Wildon & Williamson's Investments Limited Liability Company, have been delivered to the Secretary of State for filing in accordance with the Georgia Limited Liability Company Act. The initial registered office of the company is located at 235 Peachtree St. NE Suite 400, Atlanta, GA, 30303, and its initial registered agent at such address is LegalCorp Solutions, Inc.  
C/IS/6-22=6-29/205

STATE OF GEORGIA  
COUNTY OF PIERCE  
IN RE ESTATE OF JOAN CAROL DUPLESSIS, DECEASED  
All creditors of the Estate of Joan Carol Duplessis, deceased,

late of Pierce County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

This 23rd day of June, 2022.

/s/ Nicole Miller  
Nicole Miller, Administrator  
4240 Desert Highlands Drive  
Sparks, NV 89436  
C/DB/6-29=7-20/214

STATE OF GEORGIA  
COUNTY OF PIERCE  
IN RE: LINDA FAY KIRKLAND, DECEASED

All creditors of the Estate of Linda Fay Kirkland, deceased, late of Pierce County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

This 20th day of June, 2022.

/s/ Helen Whitley  
Helen Whitley, As Executrix of the Estate of Linda Fay Kirkland, Deceased,  
806 E. Waring Street  
Apt B24  
Waycross, GA 31501  
C/DB/6-29=7-20/211

STATE OF GEORGIA  
COUNTY OF PIERCE  
IN RE: SAMMIE JUNE THOMAS, DECEASED

All creditors of the Estate of Sammie June Thomas, deceased, late of Pierce County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

This 14th day of June, 2022.

/s/ Robin Weaver Taylor  
Robin Weaver Taylor a/k/a  
Robin Weaver Phillips,  
Executrix of the Estate of  
Sammie June Thomas,  
Deceased  
156 N 2nd Street  
St. Marys, GA 31558  
C/DB/6-22=7-13/210

STATE OF GEORGIA  
COUNTY OF PIERCE  
IN RE ESTATE OF SHARON BOATRIGHT, DECEASED

All creditors of the Estate of Sharon Boatright, deceased, late of Pierce County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

This 14th day of June, 2022.

/s/ Amy Taylor  
Amy Taylor, Administrator  
904 Orchard Lane  
Waycross, GA 31501  
C/DB/6-22=7-13/209

IN THE PROBATE COURT OF PIERCE COUNTY, GEORGIA

All creditors of the Estate of Edna F. Hoaglin, deceased, late of Pierce County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

This 15th day of June, 2022.

/s/ Barbara Crawford  
Administrator of Edna F. Hoaglin, deceased  
McGee and Craft, PC

Attorney at Law  
Post Office Box 679  
Waycross, Georgia 31502-0679  
C/McG&C/6-22=7-13/206

IN THE PROBATE COURT OF PIERCE COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF DIANE DIXON MOSELEY  
DECEASED

ESTATE NO.

PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

**TO: ANY UNKNOWN HEIRS OR CREDITORS AND TO WHOM IT MAY CONCERN:**

Shon Foster Moseley has petitioned to be appointed administrator of the estate of Diane Dixon Moseley, deceased, of said County. The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before July 25th, 2022.

**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

/s/ Moyer Howard  
MOYER HOWARD  
Judge of the Probate Court  
By: Casey Winn  
Clerk of the Probate Court  
3550 W US Highway 84,  
Suite 1  
Blackshear, Georgia 31516  
912-449-2029  
Telephone Number  
C/JRJ/6-29=7-20/216

IN THE PROBATE COURT OF PIERCE COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF WALLACE DARRELL DIXON  
DECEASED

ESTATE NO. 2022-68

**NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**

The Petition of EVELYN JESSIE DIXON for a Year's Support from the Estate of WALLACE

DARRELL DIXON, Deceased, for Decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before July 25th, 2022, why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

/s/ Moyer Howard  
Judge of the Probate Court  
By: Casey Winn  
Clerk of the Probate Court  
3550 W US 84 West # 1  
Blackshear, GA. 31516  
Address  
912-449-2029  
Telephone Number  
C/McG2/6-29=7-20/215

IN THE PROBATE COURT OF PIERCE COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF

SABRINA I. GRIFFIN,  
DECEASED

ESTATE NO.

**NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**

The Petition of OWEN GRIFFIN, JR., for a Year's Support from the Estate of SABRINA I. GRIFFIN, Deceased, for Decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before July 28, 2022, why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be held on July 28, 2022 at 10:30 a.m. in the Probate Court of the above named County, 3550 Highway 84 West, Suite 1, Blackshear, Georgia 31516. If no objections are filed, the Petition may be granted without a hearing.

/s/ Moyer Howard  
Judge of the Probate Court  
By: Casey Winn  
Clerk of the Probate Court

3550 Highway 84 West, Suite 1  
Blackshear, Georgia 31516  
912-449-2029  
C/DB/6-29=7-20/213

IN THE PROBATE COURT OF PIERCE COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF CHARLES ANTHONY BRIDGE,  
DECEASED

ESTATE NO. 2022-64

PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

TO: Linda Wright, Susan Diane Bridge, Michael A. Bridge, and Jean G. Teer aka Jean Bridge and to whom it may concern:

Sharon Enenbach has petitioned for Sharon Enenbach to be appointed administrator(s) of the estate of Charles Anthony Bridge, deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before July 18th, 2022.

**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds

(Continued on Page 9)

**Joint Public Hearing For Pierce County and Cities of Blackshear, Offerman, and Patterson Comprehensive Plan Update**

A public hearing will be held at 5:30 PM on Tuesday, August 2, 2022, at the NFC Building on the second floor, located at 705 College Ave. Blackshear, Georgia, to review and transmit the 2022 Comprehensive Plan Update for Pierce County and Cities of Blackshear, Offerman, and Patterson to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Pierce County Commission office, and the Cities of Blackshear, Offerman, and Patterson and for download at the SGRC website [www.sgrc.us](http://www.sgrc.us). Persons with special needs relating to disability access or foreign language should contact the County Clerk at the Pierce County Commission Office at (912) 449-2022. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135. All persons are invited to attend the public hearing. If you would like more information, please contact the Pierce County Board of Commissioners at (912) 449-2022 or Elizabeth Backe at the Southern Georgia Regional Commission at (229) 333-5277.

**NOTICE OF PUBLIC HEARING FOR REZONING**

The Pierce County Board of Commissioners will hold a Public Hearing for the Rezoning of 2.68 acres on Hwy 84 & County Farm Road (Parcel #046-010B) from Agriculture/Forestry to Neighborhood Commercial for the purpose of building a Dollar General. This Public Hearing is scheduled for August 2, 2022 at 5:45 P.M., prior to the called Board of Commissioners meeting, at the Southeast Georgia Regional Agriculture Center, (upstairs) 705 College Avenue, Blackshear, GA 31516. This Public Hearing is open to all who may be interested or affected.



# PIERCE COUNTY, GEORGIA

## BOARD OF COMMISSIONERS



K. NEAL BENNETT, CHAIRMAN

HAROLD ROZIER, DISTRICT 1

MIKE STREAT, DISTRICT 2

RANDY DIXON, DISTRICT 3

DAVID LOWMAN, DISTRICT 4

JASON RUBENBAUER, COUNTY MANAGER/CLERK

August 2, 2022

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Pierce County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jason Rubenbauer, County Manager/Clerk, at (912) 449-2022 or [county.manager@piercecountyga.gov](mailto:county.manager@piercecountyga.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Neal Bennett', is written over a horizontal line.

Neal Bennett, Chair  
Pierce County Board of Commissioners

# City of Blackshear

## Members of Council:

Keith Brooks  
Mayor  
Jenny Grant  
City Clerk  
Adam Ferrell  
City Attorney  
Chris Wright  
Chief of Police  
Bucky Goble  
Fire Chief  
Wallace Tomlinson  
Supt. of Public Works

POST OFFICE BOX 268  
318 TAYLOR STREET  
BLACKSHEAR, GEORGIA 31516  
PHONE (912)449-7000  
FAX (912)449-7002  
[www.blackshearga.org](http://www.blackshearga.org)

Mat Boatright  
Corey Lesseig  
Chuck Ward  
Theodore Mackey  
Sharon Komaneky  
Linda Gail Dennison

August 2, 2022

**VIA EMAIL: [vparrish1@windstream.net](mailto:vparrish1@windstream.net)**

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

### **RE: Comprehensive Plan Update Submittal**


The City of Blackshear has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jenny Grant, City Clerk, at (912) 449-7000 or [jgrant@blackshearga.org](mailto:jgrant@blackshearga.org).  
<mailto:vparrish1@windstream.net>

Sincerely,  
CITY OF BLACKSHEAR

  
Keith Brooks  
Mayor

P.O. Box 160  
6113 Carter Drive  
Offerman, GA 31556

Phone: 912-647-1944  
Fax: 912-647-1945  
Offerman@accessatc.net

City of Offerman

August 2, 2022

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Offerman has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Janet Daniels, City Clerk, at (912) 647-1944 or [offerman@accessatc.net](mailto:offerman@accessatc.net).

<mailto:vparrish1@windstream.net>

Sincerely,



Brenda Denison, Mayor  
City of Offerman



3507 Williams Street  
Patterson, Georgia 31557

Phone 912.647.5776  
Fax 912.647.5157  
[www.patterson.myruralwater.com](http://www.patterson.myruralwater.com)

August 2, 2022

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Patterson has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Tina White, City Clerk, at (912) 647-5776 or [eaglestation2013@gmail.com](mailto:eaglestation2013@gmail.com).

Sincerely,

A handwritten signature in black ink, appearing to read "R.D. Thomas, Jr.", written over a horizontal line.

R.D. Thomas, Jr., Mayor  
City of Patterson

**PIERCE COUNTY**

**RESOLUTION 2022.10.04.04**

**RESOLUTION TO ADOPT  
2022 JOINT COMPREHENSIVE PLAN UPDATE  
FOR PIERCE COUNTY AND THE  
CITIES OF BLACKSHEAR, OFFERMAN, AND PATTERSON**

**WHEREAS**, Pierce County has completed the 2022 Comprehensive Plan Update for Pierce County and Cities of Blackshear, Offerman, and Patterson;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that Pierce County does hereby adopt the 2022 Comprehensive Plan Update for Pierce County and Cities of Blackshear, Offerman, and Patterson.

Adopted this 4<sup>th</sup> day of October, 2022.



Neal Bennett, Chairman  
Pierce County



ATTEST: Jason Rubenbauer, County Clerk



**RESOLUTION 2022-44**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACKSHEAR, GEORGIA TO ADOPT THE 2022 JOINT COMPREHENSIVE PLAN UPDATE FOR PIERCE COUNTY AND THE CITIES OF BLACKSHEAR, OFFERMAN, AND PATTERSON; TO AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; TO PROVIDE FOR AN EFFECTIVE DATE; AND OTHER LAWFUL PURPOSES.**

**WHEREAS**, the City of Blackshear has completed the 2022 Comprehensive Plan Update for Pierce County and the Cities of Blackshear, Offerman, and Patterson;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the City of Blackshear does hereby adopt the 2022 Comprehensive Plan Update for Pierce County and Cities of Blackshear, Offerman, and Patterson

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACKSHEAR, GEORGIA, THAT:**

**SECTION ONE.** The Blackshear City Council hereby adopts the 2022 Comprehensive Plan Update for Pierce County and Cities of Blackshear, Offerman, and Patterson

**SECTION TWO.** The Blackshear City Council authorizes the Mayor of the City of Blackshear to execute all documents necessary effectuate the purpose of this resolution.


**SECTION THREE.** This resolution shall take effect immediately upon passage.

**ADOPTED** this 11<sup>th</sup> day of OCTOBER, 2022.

ATTEST:

  
\_\_\_\_\_  
JENNY GRANT  
City Clerk

CITY OF BLACKSHEAR

  
\_\_\_\_\_  
KEITH BROOKS  
Mayor

**CITY OF OFFERMAN**

**RESOLUTION TO ADOPT  
2022 JOINT COMPREHENSIVE PLAN UPDATE  
FOR PIERCE COUNTY AND THE  
CITIES OF BLACKSHEAR, OFFERMAN, AND PATTERSON**

**WHEREAS**, the City of Offerman has completed the 2022 Comprehensive Plan Update for Pierce County and the Cities of Blackshear, Offerman, and Patterson;


**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the City of Offerman does hereby adopt the 2022 Comprehensive Plan Update for Pierce County and Cities of Blackshear, Offerman, and Patterson.

Adopted this 27 day of September, 2022.



Brenda Denison, Mayor  
City of Offerman

  
ATTEST: Janet Daniels, City Clerk

CITY OF PATTERSON


RESOLUTION TO ADOPT  
2022 JOINT COMPREHENSIVE PLAN UPDATE  
FOR PIERCE COUNTY AND THE  
CITIES OF BLACKSHEAR, OFFERMAN, AND PATTERSON


**WHEREAS**, the City of Patterson has completed the 2022 Comprehensive Plan Update for Pierce County and the Cities of Blackshear, Offerman, and Patterson;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the City of Patterson does hereby adopt the 2022 Comprehensive Plan Update for Pierce County and Cities of Blackshear, Offerman, and Patterson.

Adopted this 13<sup>th</sup> day of Oct., 2022.

  
\_\_\_\_\_  
R.D. Thomas, Jr., Mayor  
City of Patterson

  
\_\_\_\_\_  
ATTEST: June Bennett, City Clerk