

MINUTES

Spalding County Board of Tax Assessors – Regular Session
419 East Solomon Street, Meeting Room, Griffin, GA 30223
March 11, 2025 – 9:00AM

A. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

The Spalding County Board of Assessors regular scheduled meeting was held on March 11, 2025, at 9:00AM in the Courthouse Annex Meeting Room. The meeting was called to order by Chairman Johnie McDaniel, with Vice Chairman Pearce and Board Member Joe Bailey attending. Others present include Chief Appraiser Robby Williams, Board Secretary Peggy Terry and Katie LaCount.

B. CITIZENS COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Member or to the audience. Personal disagreements with individual Members or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Tax Assessors. No questions will be asked by any of the members during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three (3) minutes or more than once, unless the Board votes to suspend this rule.

None

C. MINUTES

1. Consider the approval of the February 11, 2025 regular meeting minutes.

Motion by Member Bailey to approve the February 11, 2025 regular minutes, seconded by Vice Chairman Pearce and carried unanimously 3-0.

Motion by Chairman McDaniel to amend the agenda to move four items from Consent to 1, 2, 3, and 4 on New Business. Three S5, Grace, Cleveland and Gaines and one CUVA, III M Properties LLC.

Motion by Vice Chairman Pearce to amend the agenda, seconded by Member Bailey and carried unanimously 3-0.

D. OLD BUSINESS

Motion by Member Bailey to lift from the table to consider the approval of a retroactive S5 Disabled Veteran homestead exemption, seconded by Vice Chairman Pearce and carried unanimously 3-0.

Chief Appraiser Williams explained that this item was tabled to look further into the requirements for a written request from the applicant. We knew from the documents that he was eligible. Chief Appraiser Williams read from the code that a written request is not required, the application for homestead can serve as the request.

Chairman McDaniel asked if it was 3 years that we went back.

Chief Appraiser Williams answered that he has owned the property since 2018. He is eligible for 2022, 2023 and 2024.

1. Lift from the table to consider the approval of a retroactive S5 Disabled Veteran homestead exemption:

GRIER, ALVIN
219-05-008

Motion by Vice Chairman Pearce to approve the retroactive S5 for the 2022, 2023 and 2024 tax years, motion was seconded by Member Bailey and carried unanimously 3-0.

E. CONSENT AGENDA

1. Consider the approval of 2025 S5 Disabled Veteran homestead exemption:
SEE ATTACHED LIST
2. Consider the approval of 2025 SS Surviving Spouse of a Disabled Veteran homestead exemption:

THOMAS, EARLINE STEWART
201A-01-007

HARVEY, DONNA HELMS
300-01-048

3. Consider the approval of renewal applications for Conservation Use Valuation Assessment (CUVA):

SEE ATTACHED LIST

4. Consider the approval of new applications for Conservation Use Valuation Assessment (CUVA):
SEE ATTACHED LIST
5. Consider the approval of continuation applications for Conservation Use Valuation Assessment (CUVA):
SEE ATTACHED LIST

Motion by Member Bailey to approve the Consent agenda in total, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

F. NEW BUSINESS

1. Consider the applications for 2025 Disabled Veteran homestead exemptions:

GRACE, ANTHONY ANTWON
116B-01-036

2. GAINES, JOHN WESLEY
201J-01-024

3. CLEVELAND, DWIGHT DAVIE
316-04-045

Chief Appraiser Williams explained that he reached out to the VA to clarify what constituted a veteran to be 100% disabled. The VA sent a letter stating that if their letter stated that their award was above 3831.00, higher level of eligibility was marked yes and permanently disabled was marked yes, they are considered 100% disabled.

Chief Appraiser Williams went over all three applications and showed how each of them are eligible for the S5 homestead.

Motion by Vice Chairman Pearce to approve all three S5 homesteads, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

4. Consider the approval of a continuation application for Conservation Use Valuation Assessment (CUVA):

III M PROPERTIES LLC
206-01-005

Chief Appraiser Williams stated that there were specific requirements for an LLC to be approved for Conservation. They have not submitted paperwork or chosen a bonified use.

- *80% income from agriculture. They have chosen wildlife habitat. There is not any income for that.*
- *Copy of certificate of LLC.*
- *Income Tax statement.*
- *Affidavit that parties are related.*

Motion by Vice Chairman Pearce to deny conservation, motion was seconded by Member Bailey and carried unanimously 3-0.

Vice Chairman Pearce recused himself from voting on agenda item 5 per association with Mr. Pate.

5. Consider the approval of an application for retroactive S5 Disabled Veteran homestead exemption:

PATE, JEFFERY MARCU
310-01-037

Chief Appraiser Williams explained that Mr. Pate has owned his property since 2018, and we can go back three years. He would be eligible for 2022, 2023 and 2024.

Motion by Chairman McDaniel to approve retroactive S5 homestead, motion was seconded by Member Bailey and carried 2-0.

6. Consider the approval of a 2025 S5 Disabled Veteran homestead exemption with a VA 100% approval date of 01/10/2025:

DACOSTA, MYIA NICHOLE
260A-06-013

Motion by Vice Chairman Pearce to approve conservation, motion was seconded by Member Bailey and carried unanimously 3-0.

7. Consider the approval of a request for non-disclosure of public information.

Chairman McDaniel stated that this does not meet the criteria for non-disclosure.

Chief Appraiser Williams explained that the requirements were to be a teacher, federal employee, county or city employee, law enforcement, judge etc. It is up to the Board to approve or deny.

Member Bailey made a motion to discuss to deny, seconded by Vice Chairman Pearce.

Member Bailey stated that the law needs to consider these types of situations and add requirements.

Motion by Member Bailey to deny request for non-disclosure, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

8. Consider the approval to release Conservation Use Valuation Assessment (CUVA) without penalty:

PITTS, LYNN G

261-01-007

Chief Appraiser Williams explained that both parents had passed away.

Motion by Member Bailey to approve the release of conservation without penalty, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

9. Consider the approval of a new application for Conservation Use Valuation Assessment (CUVA):

BLALOCK, TEDDY

222-01-002B 2 AC

222-01-002E 10 AC

CONTIGUOUS

Chairman McDaniel stated that they chose producing trees as their use. I do not see that they would clear cut the trees to sell them on this property.

Chief Appraiser Williams stated that they are not showing activity of use.

Motion by Vice Chairman Pearce to deny conservation, motion was seconded by Member Bailey and carried unanimously 3-0.

10. Consider the approval of a new application for Conservation Use Valuation Assessment (CUVA):

SPEDDING, ERIC & SONYA

227-01-0001G 12.82 AC

Chief Appraiser Williams said that we cannot find any satisfying wording for wildlife habitat.

Motion by Vice Chairman Pearce to approve conservation, motion was seconded by Member Bailey and carried unanimously 3-0.

11. Consider the approval of a continuation application for Conservation Use Valuation Assessment (CUVA):

WALKER MICHAEL & LISA

204-01-003B 7.38 AC

204-01-003C 8 AC

CONTIGUOUS

Chief Appraiser Williams explained that Mr. Walker owned the property himself. He added his wife to the deed.

Motion by Member Bailey to approve conservation, motion was seconded by Vice Chairman Pearce and carried 2-1. Chairman McDaniel voting against.

G. CHIEF APPRAISER'S REPORT

1. Report on the Clerk of Courts new policy on checks received for Superior Court.

Chief Appraiser Williams reported that:

- *There have not been any updates on CAVEAT. He will inform the Board members when the information is posted.*
- *Several House Bills have crossed over that will clarify several parts of House Bill 581.*
- *Our office hired an outside appraiser to appraise Mr. Cook's property. We should know next week what it comes in at.*
- *There is a new employee starting March 18th. This position is in the budget.*

H. ASSESSORS COMMENTS

Chairman McDaniel requests information on conservation land for the next BOA meeting.

- *How much the County does not collect.*
- *Take into consideration Use, if they are residential, nature of terrain and density.*

I. ADJOURNMENT

With no further business to discuss, motion by Member Bailey to adjourn at 10:45 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.