

**Spalding County Board of Assessors
February 10, 2026 – Minutes**

**Minutes
Spalding County Board of Assessors - Regular Meeting
February 10, 2026 - 9:00 AM
Meeting Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223**

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 February 10, 2026 at 9:00 AM in the Courthouse Annex Meeting Room. The meeting was called to order by Chairman Johnie McDaniel with Vice Chairman Byron Pearce and Member Joe Bailey attending. Others present include Interim Chief Appraiser Betsy Bernier, Board Secretary Katie LaCounty and County Attorney Stephanie Windham.

B. CLOSED SESSION

1. Chairman Johnie McDaniel requests a Closed Session for consultation with the county attorney to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee, or in which the county or any officer or employee may be directly involved as provided in O.C.G.A 50-14-2(1).
2. Chairman Johnie McDaniel to requests a Closed Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

Motion by Chairman McDaniel to enter closed session at 9:02 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

Motion by Member Bailey to exit closed session at 9:50 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

C. 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

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will be permitted to speak more than three (3) minutes or more than once, unless the Board votes to suspend this rule.

None

D. MINUTES

1. Consider the approval of the January 13, 2026 minutes.

Motion by Member Joe Bailey to approve the January 13, 2026 minutes, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

E. CONSENT AGENDA

1. Consider the approval of 2026 Disabled Veteran homestead exemption.

SASHA DANIELS, 043-03-018

RAYMOND SMITH, 229A-03-035

JOVAN SNOWDEN, 201B-01-068

CHARLES MASSEY, 227A-02-041

2. Consider the approval of a 2025 Disabled Veteran homestead exemption.

KEVIN DAVIS

233-07-003

3. Consider the approval of a 2024 S5 Disabled Veteran homestead exemption.

ROBERT ALFRED JONES JR.

201B-01-083

4. Consider the approval of a request for 2023 Disabled Veteran homestead exemption.

JEFFREY JAMES

312-01-026

5. Consider the approval of new applications for Conservation Use Valuation Assessments.

JAMES & VANESSA THOMPSON, 282-01-011, 22.48 ACRES

DEONNA NAYLOR, 226-01-030F, 25.62 ACRES

6. Consider the approval of continuation applications for Conservation Use Valuation Assessment.

ERIC BLACKMON, 256-01-032, 26.59 ACRES

DONNA KING TRUSTEE 276-01-005D, 108.76 ACRES

ALEX MARLOW ET AL, 267-01-024, 19.32 ACRES

YOBANI REYES-IZAGUIRRE REVOCABLE TRUST, 15.00 ACRES (CONTIGUOUS TO CUVA PARCEL 273-01-001, 155.00 ACRES)

7. Consider the approval of the renewal applications for Conservation Use Valuation Assessment.

ROY & CHRISTINE HALLMAN, 265-01-003A, 34.39 ACRES

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VIRGINIA HESTER, 265-01-011B, 20.70 ACRES

Vice Chairman Pearce disclosed a personal acquaintance with Jeffery James.

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

F. NEW BUSINESS

1. Consider the approval of an application for exempt property.
FAMILY WORSHIP CENTER MINISTRIES INC.
228-03-049

Discussion on any acreage restrictions for religious organizations and the use of the property.

Motion by Vice Chairman Pearce to approve the application for exempt property, motion was seconded by member Bailey and carried unanimously 3-0.

2. Consider the approval for exempt properties.
WELLSTAR HEALTH SYSTEM, INC.
047B-01-042
023-15-005
023-15-003

Discussion on the use of the buildings.

Motion by Vice Chairman Pearce to approve the application for the exempt properties, motion was seconded by member Bailey and carried unanimously 3-0.

3. Consider the approval of a 2024 Surviving Spouse of a Disabled Veteran homestead exemption.
ELVAREE ISON
116A-02-016

Discussion on the effective date of the 100 percent disabled rating by the Veterans Administration.

Motion by member Bailey to approve the Surviving Spouse of a Disabled Veteran homestead, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

4. Consider the approval of a new Conservation Use Valuation Assessment application.
TINA MOBLEY
226-01-018C, 5.93 ACRES
226-01-018B, 5.14 ACRES
226-01-018F, 5.01 ACRES

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Discussion on the property being primary residential use.

Motion by Vice Chairman Pearce to deny the new Conservation Use Valuation Assessment application, motion was seconded by member Bailey and carried unanimously 3-0.

5. Consider the approval of a new Conservation Use Valuation Assessment application.
BEAUTIFUL LAND LLC
219-04-027, 32.31 ACRES

Discussion on the ownership and use of the property.

Motion by Vice Chairman Pearce to deny the new Conservation Use Valuation Assessment application, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

6. Consider the approval for a new Conservation Use Valuation Assessment application.
EFREM & SALENA BARRETT
233-06-006, 10.40 ACRES

Discussion on primary usage and qualifications of the property.

Motion by member Bailey to deny the new Conservation Use Valuation Assessment application, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

7. Consider the approval of a new Conservation Use Valuation Assessment application.
JOHNNY & KAY HARRIS
230-01-016, 15.62 ACRES

Discussion on primary use.

Motion by Vice Chairman Pearce to deny the new Conservation Use Valuation Assessment application, motion was seconded by member Bailey and carried unanimously 3-0.

8. Consider the approval of a new Conservation Use Valuation Assessment application.
JOYCE & CHRISTOPHER TURNER
211-01-009B, 13.96 ACRES

Discussion of the previous covenant and the property.

Motion by member Bailey to approve the new Conservation Use Valuation Assessment application, motion was seconded by Vice Chairman Pearce and carried 2-1 with Chairman Johnie McDaniel dissenting.

9. Consider the approval of a new Conservation Use Valuation Assessment application.

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KATHY CONKLE
218-02-009N, 5.27 ACRES

Discussion on ownership and lack of supporting documentation.

Motion by Vice Chairman Pearce to deny the new Conservation Use Valuation Assessment application, motion was seconded by member Bailey and carried unanimously 3-0.

10. Consider the approval for a continuation Conservation Use Valuation Assessment application.

KALYN CONKLE
218-02-009E, 6.15 ACRES
(CONTIGUOUS WITH CUVA PARCEL 218-02-009, 41.76 ACRES)

Discussion on the parcel being contiguous to another parcel under a CUVA with the same ownership.

Motion by member Bailey to approve the continuation application for Conservation Use Valuation Assessment, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

11. Consider the approval of a continuation application of Conservation Use Valuation Assessment.

BRYAN & JULIE HAYES
228-03-005J, 7.09 ACRES
(CONTIGUOUS TO CUVA PARCEL IN LAMAR COUNTY, 18.91 ACRES)

Discussion on the contiguous parcel in Lamar County.

Motion by Vice Chairman Pearce to approve the continuation application for Conservation Use Valuation Assessment, motion was seconded by member Bailey and carried unanimously 3-0.

12. Consider the approval of documentation shredding per the Georgia Record Retention Schedule.

Discussion on the last shredding event that was held in 2022 and the useful life of the documents.

Motion by Vice Chairman Pearce to approve the list of documents for shredding, motion was seconded by member Bailey and carried unanimously 3-0.

G. CHIEF APPRAISER'S REPORT

1. Appeals update.

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Interim Chief Appraiser Betsy Bernier reported that appeals are being finalized.

2. Staffing update.

Interviews have begun for the appraiser position.

3. The 2024 Digest was approved by the State Revenue Commissioner.

This was reported for informational purposes only.

4. The annual Current Ad Valorem Edicts and Trends (CAVEAT) is scheduled for May 19 - 21, 2026 in Tifton.

Discussion on some of the changes made by the Department of Revenue.

Interim Chief Appraiser Bernier informed the Board that new tablets were purchased for the field appraisers.

The 2026 digest preparation is continuing.

Budget preparation began with an end of February deadline.

H. ASSESSORS COMMENTS

Chairman McDaniel stated how he appreciates the staff with all the changes that has been happening.

I. ADJOURNMENT

With no further business to discuss, member Bailey made the motion to adjourn at 11:30 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.