



**Columbia County Board of Assessors
Minutes for May 5, 2026 at 4:30 PM
First Floor Conference Room
Building C, Evans, Georgia**

Present at the meeting included:
Charles Sharpe, Chairman
Wes Fuller, Vice Chairman
George Bratcher, Member
Michael Rhodes, Member
Trey Kennedy, Member

Staff members:
Morgan Aune, Chief Appraiser
Matt McFatridge, Deputy Chief
Adam Searcy, Deputy Chief
Grant Mixon, Residential Manager
Jenelle Hutchinson, Personal & Commercial Property Manager
Donna Wiley, Secretary

A. CALL TO ORDER

Chairman Sharpe called the meeting to order at 4:30 p.m.

B. ROLL CALL/QUORUM

Chairman Sharpe declared a quorum.

C. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(C1) April 14, 2026 - BOA Meeting

Mr. Bratcher made a motion to approve the minutes of the April 14, 2026, Board of Assessors Meeting as presented. The motion was seconded by Mr. Rhodes and carried unanimously.

D. PRESENTATION AND APPROVAL OF THE AGENDA

Mr. Bratcher made a motion to approve the agenda as written. The motion was seconded by Mr. Rhodes and carried unanimously.

E. PERSONNEL UPDATES

Mr. Aune updated the Board on staff certification achievements.

Mary Hill - Appraiser I
Nick Ward Appraiser I
Jason Lutz - Appraiser II
Charles Frizzi - Appraiser II
Alex Crow - Appraiser II

F. LEGAL MATTERS

Mr. Aune discussed with the Board legislation updates and the new assessment notice.

Mr. Aune and Attorney Hudson discussed with the Board the ownership of the QTP Application for parcel #008 015N.

Mr. Bratcher made a motion to authorize Attorney Hudson to conduct further research and, if necessary, file an appeal concerning the QTP application for parcel #008 015N. The motion was seconded by Mr. Rhodes and carried unanimously.

G. EXECUTIVE SESSION

H. PUBLIC COMMENTS

I. DISCUSSION

(I1) 2026 - Pending Conservation Applications

Following discussion between the Board, Staff and Attorney Hudson regarding the 2026 Pending Conservation Applications:

015 001B & D - Mr. Bratcher made a motion to approve staff recommendation to deny the 2026 - Conservation Application on parcels 015 001B & D. The motion was seconded by Mr. Rhodes and carried unanimously.

067 007A - Mr. Bratcher made a motion to approve staff recommendation to deny the 2026 - Renewal Application for parcel 067 007A. The motion was seconded by Mr. Rhodes and carried unanimously.

(I2) LOI - 033 006 - Intent to build agricultural barn

Mr. Mixon discussed the LOI on parcel 033 006 with the Board.

J. SCHEDULED SETTLEMENT CONFERENCE

K. REVALUATION UPDATES

(K1) Revaluation Updates - 5-5-2026

Mr. Mixon and Mrs. Hutchinson discussed Revaluation Updates with the Board.

L. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(L1) Corrections

(L1a) 2023 - 2024 - 2025 - Personal Property Corrections

Mr. Bratcher made a motion to approve staff recommendations on the 2023 - 2024 - 2025 - Personal Property Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(L2) Review

(L2a) 2023 - 2024 - 2025 - Personal Property Reviews

Mr. Bratcher made a motion to approve staff recommendations on the 2023 - 2024 - 2025 - Personal Property Reviews and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(L3) Notification of Findings

(L3a) 2023 - 2024 - 2025 - Personal Property Notification of Findings

Mr. Bratcher made a motion to approve staff recommendations on 2023 - 2024 - 2025 - Personal Property Notification of Findings. The motion was seconded by Mr. Rhodes and carried unanimously.

(L4) Motor Vehicle Appeals

(L4a) 2026 - Motor Vehicle Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendations on 2026 - Motor Vehicle Appeal with a value change and decision letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(L5) Audits

(L5a) 2023 - 2024 - 2025 - Personal Property Audits

Mr. Bratcher made a motion to approve staff recommendation on 2023 - 2024 - 2025 - Personal Property Audits and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(L5b) Mobile Homes

(L5b1) 2025 - 2026 - Personal Property Mobile Home Corrections

Mr. Bratcher made a motion to approve staff recommendation on 2025 - 2026 - Personal Property Mobile Home Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(L5b2) 2026 - Mobile Home Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendation on 2026 - Personal Property Mobile Home Appeals and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

M. COMMERCIAL APPEALS, CORRECTIONS AND DECISION LETTERS

N. CONSERVATION AND FLPA

(N1) 2026 - Conservation - FLPA Applications

(N1a) New Applications

Mr. Bratcher made a motion to approve staff recommendation on 2026 - New Conservation Applications. The motion was seconded by Mr. Rhodes and carried unanimously.

(N1b) Renewal Applications

Mr. Bratcher made a motion to approve staff recommendation on 2026 - Renewal Conservation Applications. The motion was seconded by Mr. Rhodes and carried unanimously.

(N1c) Continuation Applications

Mr. Bratcher made a motion to approve staff recommendation on 2026 - Continuation Conservation Applications. The motion was seconded by Mr. Rhodes and carried unanimously.

(N1d) FLPA Continuation Applications

Mr. Mixon updated the Board on FLPA Continuation Application on parcel # 003 002F. Mr. Bratcher made a motion to table the application to allow Attorney Hudson to review the information. The motion was seconded by Mr. Rhodes and carried unanimously.

O. RESIDENTIAL APPEALS, CORRECTIONS AND DECISION LETTERS

(O1) Corrections

(O1a) 2025 - Residential Corrections

Mr. Bratcher made a motion to approve staff recommendations on the 2025 - Residential Corrections

and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(O1b) 2023 - 2024 - 2025 - Residential Deed Corrections

Mr. Bratcher made a motion to approve staff recommendations on the 2025 - Residential Deed Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

P. SUPERIOR COURT UPDATE

(P1) Superior Court Updates - May 05, 2026

Attorney Hudson and staff updated the Board on the Superior Court Appeals.

(P2) Settlement Conference Updates - May 05, 2026

**(P2a) Hill Oxford Two LLC - 031 002 - 062 1898 - 062 232 - 082A237
4-17-2026**

Mr. Aune and Mr. Mixon updated the Board on the April 17, 2026, Settlement Conference on Parcel # 031 002 - 062 1898 - 062 232 - 082A237.

Mr. Bratcher made a motion to conclude the Settlement Conference on parcel #031 002 - 062 1898 - 062 232 - 082A237 with no valuation agreement met. The motion was seconded by Mr. Rhodes and carried unanimously.

**(P2b) Brenda Freeman - 072C164
4-23-2026**

Mr. Aune and Attorney Husdon updated the Board on the April 29, 2026, Settlement Conference on Parcel #072C164.

Mr. Bratcher made a motion to conclude the Settlement Conference on parcel #072C164. The motion was seconded by Mr. Rhodes and carried unanimously.

**(P2c) Jerilyn Northcutt - 050 047F
4-29-2026**

Mr. Aune and Mr. Mixon updated the Board on the April 29, 2026, Settlement Conference on Parcel #050 047F.

Mr. Bratcher made a motion to conclude the Settlement Conference on parcel #050 047F with an offer of \$508,789. The motion was seconded by Mr. Rhodes and carried unanimously.

Q. ADJOURNMENT

Mr. Kennedy made a motion to adjourn the meeting at 6:20 p.m. The motion was seconded by Mr. Bratcher and Chairman Sharpe adjourned the meeting by unanimous consent. The next scheduled meeting is June 02, 2026.

Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

The following is a draft of the actions taken at the May 05, 2026, meeting. This document has not been reviewed or approved and is not an official record of the meeting. The Board will approve the official minutes on June 02, 2026.

George Bratcher, Member

Donna L. Wiley, Secretary