

**After  
Agenda**

**Board of Commissioners of Spalding County  
In-Rem Hearing  
Thursday, January 28, 2016  
6:00 PM  
Meeting Room 108, Courthouse Annex  
119 E. Solomon Street**

The Spalding County Board of Commissioners held an In-Rem Hearing in Room 108 in the Courthouse Annex, Thursday, January 28, 2016, beginning at 6:00 p.m. with Chairperson Rita Johnson presiding. Commissioners Bart Miller, Raymond Ray, Gwen Flowers-Taylor and Donald Hawbaker were present. Also present were County Manager William P. Wilson Jr., Assistant County Manager, Eric Mosley, Community Development Director, Chad Jacobs, Eric Mallard, Building Official, County Attorney, Jim Fortune and Executive Secretary, Kathy Gibson to record the minutes.

**I. OPENING (CALL TO ORDER) by Chairperson Rita Johnson.**

Note: Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

**II. NEW BUSINESS:**

1. **File #15-01HC:** Determination for Property located at 582 Hillview Road. (Property owned by David R. Ellington).

***The following is a determination for File #15-01HC upon Motion/Second by Hawbaker/Miller.***

1. *The building or dwelling is unfit for human occupancy or habitation*
2. *The percentage of deterioration or damage to the building or dwelling is 100%.*
3. *The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
4. *The value of the building after repairs have been made would be less than the cost of the repairs.*
5. *The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion Carried unanimously by all.***

2. **File #15-02HC:** Determination for Property located at 434 Lakeview Road. (Property owned by Benny B. Ferguson).

***The following is a determination for File #15-02HC upon Motion/Second by Ray/Hawbaker.***

- 1. The building or dwelling is unfit for human occupancy or habitation*
- 2. The percentage of deterioration or damage to the building or dwelling is 100%.*
- 3. The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
- 4. The value of the building after repairs have been made would be less than the cost of the repairs.*
- 5. The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

- 3. File #15-03HC:*** Determination for Property located at 140 Rivers Road. (Property owned by Nancy Couch Pollard).

Ms. Nancy Pollard was present for the hearing and asked if the house could be boarded up and her be allowed to use the house for storage.

***The following is a determination for File #15-03HC upon Motion/Second by Ray/Flowers-Taylor.***

- 1. The building or dwelling is unfit for human occupancy or habitation*
- 2. The percentage of deterioration or damage to the building or dwelling is 100%.*
- 3. The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
- 4. The value of the building after repairs have been made would be less than the cost of the repairs.*
- 5. The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

- 4. File #15-04HC:*** Determination for Property located 225 Sandy Lane. (Property owned by Greenterra LLC).

***The following is a determination for File #15-04HC upon Motion/Second by Flowers-Taylor/Ray.***

- 1. The building or dwelling is unfit for human occupancy or habitation*
- 2. The percentage of deterioration or damage to the building or dwelling is 100%.*
- 3. The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
- 4. The value of the building after repairs have been made would be less than the cost of the repairs.*
- 5. The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

5. **File #15-05HC:** Determination for Property located at 36 Bleachery Street. (Property owned by Mary Lou Craddock).

***The following is a determination for File #15-05HC upon Motion/Second by Ray/Flowers-Taylor.***

6. *The building or dwelling is unfit for human occupancy or habitation*
7. *The percentage of deterioration or damage to the building or dwelling is 100%.*
8. *The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
9. *The value of the building after repairs have been made would be less than the cost of the repairs.*
10. *The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

6. **File #15-06HC:** Determination for Property located at 48 Bleachery Street. (Property owned by ALN TR LLC).

***The following is a determination for File #15-06HC upon Motion/Second by Ray/Flowers-Taylor.***

1. *The building or dwelling is unfit for human occupancy or habitation*
2. *The percentage of deterioration or damage to the building or dwelling is 100%.*
3. *The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
4. *The value of the building after repairs have been made would be less than the cost of the repairs.*
5. *The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

7. **File #15-07HC:** Determination of Property located at 79 Elm Street. (Property owned by Irene F. Christy, C/O Timothy Christy).

***The following is a determination for File #15-07HC upon Motion/Second by Hawbaker/Flowers-Taylor.***

1. *The building or dwelling is unfit for human occupancy or habitation*
2. *The percentage of deterioration or damage to the building or dwelling is 100%.*
3. *The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
4. *The value of the building after repairs have been made would be less than the cost of the repairs.*
5. *The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

8. **File #15-08HC:** Determination for Property located at 2378 S. Walkers Mill Road. (Property owned by Karen Mabin).

***The following is a determination for File #15-08HC upon Motion/Second by Flowers-Taylor/Miller.***

1. *The building or dwelling is unfit for human occupancy or habitation*
2. *The percentage of deterioration or damage to the building or dwelling is 100%.*
3. *The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
4. *The value of the building after repairs have been made would be less than the cost of the repairs.*
5. *The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

9. **File #15-09HC:** Determination for Property located 129 Wild Plum Road. (Property owned by Sonesh Chainani 1997 Trust).

***The following is a determination for File #15-09HC upon Motion/Second by Ray/Hawbaker.***

1. *The building or dwelling is unfit for human occupancy or habitation*
2. *The percentage of deterioration or damage to the building or dwelling is 100%.*
3. *The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
4. *The value of the building after repairs have been made would be less than the cost of the repairs.*
5. *The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

10. **File #15-10HC:** Determination for Property located at 59 Fifth Street. (Property owned by Carolyn Diane Walls).

***The following is a determination for File #15-010HC upon Motion/Second by Hawbaker/Miller.***

1. *The building or dwelling is unfit for human occupancy or habitation*
2. *The percentage of deterioration or damage to the building or dwelling is 100%.*
3. *The cost of repairs necessary to bring the building or dwelling into compliance exceeds fair market value*
4. *The value of the building after repairs have been made would be less than the cost of the repairs.*
5. *The owner of the building or dwelling shall commence and complete, vacating, removing and or demolishing the building or dwelling, in addition to cleaning and reseeding lot within three (3) months.*

***Motion carried unanimously by all.***

**III. Other Business:**

Commissioner Flowers-Taylor asked Mr. Wilson to have the attorney look at the Designated Marketing Organization (DMO) MOU from Main Street so that questions can be asked prior to the meeting on Monday night.

**IV. Adjournment**

***Motion/Second by Flowers-Taylor/Miller to adjourn the meeting at 6:30 p.m. Motion carried unanimously by all.***