

LANDRUM & LANDRUM

ATTORNEYS AT LAW
95 STEGALL DRIVE
POST OFFICE BOX 400
JASPER, GEORGIA 30143
(706) 692-6464
(706) 692-6656 (Facsimile)

PHIL M. LANDRUM, JR.
EMERITUS

PHIL M. LANDRUM, III

PHIL M. LANDRUM, SR.
1907 - 1990
SUSAN LANDRUM
1944 - 2001

May 31, 2023

Via email to parking@lightsportsaviators.com

David Thorburn-Gundlach
Laura Thorburn-Gundlach
Light Sport Aviators

RE: Pickens County Open Records Request

Dear Mr. & Mrs. Thorburn-Gundlach:

Please be advised that this firm represents Pickens County, Georgia.

Thank you for your Open Records Request to copy records of Pickens County, Georgia as described in your request to Pickens County received May 22, 2023 (copy attached).

With regards to the request, portions of the documents requested may be subject to redaction pursuant to O.C.G.A. §50-18-72(a)(20)(A) as it relates to "records that reveal an individual's social security number . . . insurance or medical records . . . personal e-mail address or cellular telephone number, day and month of birth."

With regard to the costs associated with making the copies of the records described above, O.C.G.A. 50-18-71(c)(1) provides that the County "may impose a reasonable charge for the search, retrieval, redaction, and production or copying costs for the production of records . . . [which] shall not exceed the total prorated hourly salary of the lowest paid full-time employee, who, in the reasonable discretion of the custodian of the records, has the necessary skill and training to perform the request; provided, however, that no charge shall be made for the first quarter hour." O.C.G.A. 50-18-71(c)(2) provides that "In addition to a charge for the search, retrieval, or redaction of records, an agency may charge a fee for the copying of records or data, not to exceed 10 cents per page . . . in the case of other documents, the actual cost of producing the copy. In the case of electronic records, the agency may charge the actual cost of the media on which the records or data are produced."

David Thorburn-Gundlach
Laura Thorburn-Gundlach
Light Sport Aviators
May 31, 2023
Page 2

Pickens County has forwarded the attached documents in response to your request. There is no charge for providing these files.

Please contact me at the letterhead address upon your receipt if you do not believe this letter is responsive to your request received on May 22, 2023 or if it is otherwise non-compliant with Georgia's Open Records Law.

Sincerely,

LANDRUM & LANDRUM



Phil M. Landrum, III,
Attorney for Pickens County
Board of Commissioners

PMLIII/mms
Attachments
cc: Kris Stancil, Commission Chair

Light Sport Aviators

744 Noah Drive, Ste 113-220
Jasper, Georgia 30143

706-804-4438
parking@lightsportaviators.com

2023 May 23

Lesa Thomason
Open Records Officer
Pickens County Board of Commissioners
1266 East Church Street, #188
Jasper, Georgia 30143
lthomason@pickenscountyga.gov

Greetings, Ms Thomason.

Pursuant to OCGA 18-50-70 et seq, I on behalf of Light Sport Aviators formally request copies of all

land leases, applications, approvals, denials, documents, records,
notes, communications, correspondence, memoranda, tax parcel
description, legal description,

and other such items to, from, or within the Pickens County Tax Commissioner's
office, Pickens County Airport Authority, and/or Pickens County Government

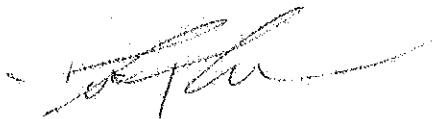
identifying, describing, clarifying, or otherwise providing information

about land leased by David G. Cobb and/or in the name of Joe Aircraft, including
without limitation the specific locations of the borders and edges thereof.

Please do not hesitate to contact us as above should you have any questions or
require any clarification.

Should any portion of this request for any reason not be able to be fulfilled,
please document specifically why it may not and also proceed with the remainder
of the request as though that portion were not specified.

Yours sincerely,



David Thorburn-Gundlach
Secretary,
Light Sport Aviators

[illegible]

AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	1/1/2023	
AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	1/1/2023	LANDLE Land Lease-Airport
AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	1/25/2023	PAYLAN Pay Land Lease Airport ACH PERRY
AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	2/1/2023	LANDLE Land Lease-Airport
AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	2/3/2023	PAYLAN Pay Land Lease Airport CASH
AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	3/1/2023	LANDLE Land Lease-Airport
AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	4/1/2023	LANDLE Land Lease-Airport
AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	4/7/2023	PAYLAN Pay Land Lease Airport ACH PERRY
AMOUNT	BALANCE	ACCOUNT	32 Cobb, Davi	-392	BALANCE F	108	5/1/2023	LANDLE Land Lease-Airport

0	0	0	108
0	470199	108	216
400961	471177	-324	-108
0	471505	108	0
401187	471642	-500	-500
0	474450	108	-392
0	478158	108	-284
405905	479049	-216	-500
0	480757	108	-392

Hangar Land lease H-11 (N6150P)
H-11 LL \$108 FOR 12/22, \$108 FOR 1/23, \$108 FOR 2/23 = \$324.00
Hangar Land lease H-11 (N6150P)
H-11 LL - FELLOW TENANT PAID \$500 ON THIS ACCOUNT ON 2/3/2023. \$108 FOR 3/23; \$108 FOR 4/23; \$108 FOR 5/23; \$108 FOR 6/23; AND \$68 FOR 7/23.
Hangar Land lease H-11 (N6150P)
Hangar Land lease H-11 (N6150P)
H-11 LL \$40 FOR BALANCE DUE FOR 7/23, \$108 FOR 8/23 AND \$68 FOR 9/23 WITH REMAINING BALANCE OF \$40 DUE FOR 9/23 = \$216 TOTAL
Hangar Land lease H-11 (N6150P)

[illegible]

Deborah Watson

From: Tom Gray [to_gray@mac.com]
Sent: Monday, September 20, 2010 2:43 PM
To: Dan Pool; Garrett Cobb; dwatson@pickenscountygga.gov; arobb@pickenscountygga.gov;
rdobbs@pickenscountygga.gov
Subject: Letter to the Editor
Chasing Business Out of Pickens County

From a distance it seems that, unintentionally, the Pickens County Airport Commission is driving business out of our county. While the number of jobs lost is small, it is nonetheless lost jobs.

For over four years Garrett Cobb, Rob to his friends, of Joe Aircraft has been trying to expand the amount of aircraft maintenance he does at the airport. Currently he borrows a small section of an old quonset hut from a local builder. Mr. Cobb has the resources and the desire to lease land from the County, build a larger maintenance facility, add a mechanic or two and is willing to deed over the hanger to the County after a few years.

It seems like a win win situation, the County gets a new hanger, new jobs, and an important aviation maintenance facility which will bring in business from around the area. (Something which Gilmer, Bartow and Cherokee counties lack.) Mr. Cobb gets to make a decent living.

Oddly enough though for over four years running, the Airport Commission has been throwing one stumbling block after another under Mr. Cobb's feet. The most recent stumbling block seems to be the commission's desire to have the old quonset hut, which Mr. Cobb does not own, removed. I am not privy to the details, but, jobs are being lost while the fate of this old quonset hanger is determined.

If the Commission is not careful soon the aircraft currently at Pickens County will be flying down to Cherokee or Gilmer for maintenance. Very soon.

Tom

Tom Gray

TC_Gray@Mac.com

9/20/2010

Robert Jones

From: foxstardoc@aol.com
Sent: Monday, October 18, 2010 7:53 PM
To: Sshamel@aol.com; hhray1@etomall.com; jzpmanager@ellijay.com; lcrosby@wkdickson.com; cellison@ellijay.com; peberly@wkdickson.com; CRobin9823@aol.com; rjones@pickenscountygga.gov; donboggus@tds.net; n8926@earthlink.net; foxstardoc@aol.com
Subject: FYI

Hi Folks,

I wanted to give you some follow-up since our called meeting. You will recall that we decided to give the standard lease to both David Clark and Garrett Cobb without the Quonsett Hut clause. The leases were delivered by Marion and Howard to both simultaneously on Wed 10/6/2010 and both signed that they had received them and they were to be returned in 1 week. It has now been 12 days and Marion says the lease(s) have NOT been returned. Also Skip Jenkins is anxious to build a hangar there or in the horseshoe. As far as I know, the leases are still in the hands of the county attorney so no final lease yet. Also Marion has been led to believe that Garrett is trying again to change the lease AGAIN !

After all of the complaining about waiting on leases and the airport authority being so mis-guided, I do not plan to respond until the next meeting on Nov 11. Please be thinking about how you think we should proceed. I, for one, don't think we owe them any favors. I can't imagine why they would want to be at an airport that is the "laughing stock" in the area.

Doc

MINUTES
of the
PICKENS COUNTY AIRPORT AUTHORITY
Jasper, GA

June 14, 2021

CALL TO ORDER

The regular meeting of the Pickens County Airport Authority (the "Authority") was called to order in the public meeting room at the Pickens County Administration Building on June 11, 2018 at 7:00 PM.

ATTENDANCE

The following Authority members were present:

Mr. Don Boggus, Chairman
Mr. Ed Wood, Treasurer
Mr. Wendell Turner

Also present along with members of the public:

Mr. Kris Stancil, Board of Commissioners Chairman
Mr. Randy Thomason, Airport Manager
Mr. Phil Eberly, Lead Edge Design Group

The meeting agenda was approved. Minutes from the previous meeting were approved.

PUBLIC INPUT

Discussion of aircraft traffic flow around Get Inspired Flight and Fuel Farm. Mr. Eberly noted in the future aircraft flow patterns will have to be changed due to new FAA guidelines on runway access. Mr. Thomason stated in the future that area will have to remain empty of airplanes/vehicles/etc. so there is room to bring larger jets through. Discussion on drainage problem between Get Inspired Flight and Joe Aircraft.

COMMITTEE AND AUTHORITY MEMBER REPORTS

Still working on new Terminal Layout/Planning.

TREASURER'S REPORT

Reviewed current Financial Report. Fuel sales good. Tractor is broken down and the County is working to get us another one.

AIRPORT MANAGER'S REPORT

	Mar	Apr	May
100 LL (gal.)	5,646	6,177	5,846
JetA (gal.)	5,577	4,601	4,017

March was the best month we have ever had in the history of the airport. April & May were good months also. Pouring concrete for the new hangar project. Discussion on repair vs replace on the tractor.

ENGINEERING REPORT

Airport inspection: No comments back, which is very good.

CARES grant of \$13,000: Authority voted to use the money to add a catwalk to fuel tanks for employee safety.

T Hanger project moving along well with the good weather.

COMMISSIONER'S REPORT AND COMMENTS

County has new tractor on order. When it is in service, that will free up another tractor for the airport.

OLD BUSINESS

Sewage Lift Station being installed now. Contractor will have to close road in order to blast rock.

Broadwell project: hopefully be funded in the next 60 days, then be able to start the project.

NEW BUSINESS

Authority approved moving our meeting to the 2nd Tuesday of the month quarterly.

ADJOURNMENT

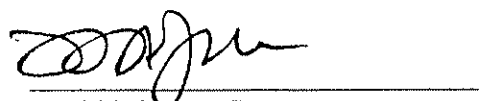
The meeting was adjourned.

The next meeting will be held on September 14, 2021, at 7:00 PM

Respectfully submitted,



Don Boggus, Chairman



David Johnson, Secretary

2022 Property Tax Statement

Daniel Reeves
Pickens County Tax Commissioner
1266 E Church St, Ste 112
Jasper, GA 30143-1916

COBB DAVID G
270 FALCON COURT
CANTON, GA 30114

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-4101	11/15/2022	\$340.62	\$0.00	\$3,519.64	\$3,860.26

Map: 041 030 006

Payment Good through: 06/15/2023
Printed: 05/23/2023

Location: 193 AIRPORT RD

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed market value of your property is incorrect, please contact the Tax Assessor's office.

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office at 706-253-8882.

Thank you for the privilege of serving as your Tax Commissioner.
Daniel Reeves

Daniel Reeves
Pickens County Tax Commissioner
1266 E Church St, Ste 112
Jasper, GA 30143-1916



Tax Payer: COBB DAVID G
Map Code: 041 030 006 Real
Description: AIRPORT HANGER BUILDING L4
Location: 193 AIRPORT RD
Bill No: 2022-4101
District: 001 PICKENS UNINCORP

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
34,358.00	0.00	0.0000	\$34,358.00	11/15/2022		06/15/2023			
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O		\$34,358	\$13,743	\$0	\$13,743	10.190000	\$140.04	\$0.00	\$102.22
SALES TAX ROLLBACK		\$34,358	\$-13,743	\$0	\$-13,743	-2.752000	\$0.00	-\$37.82	\$0.00
SCHOOL M&O		\$34,358	\$13,743	\$0	\$13,743	12.900000	\$177.28	\$0.00	\$177.28
STATE TAX		\$34,358	\$13,743	\$0	\$13,743	0.000000	\$0.00	\$0.00	\$0.00
TOTALS						20.338000	\$317.32	\$37.82	\$279.50

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. If a receipt is desired, please include a self-addressed stamped envelope.

Each resident of Pickens County is eligible for a homestead exemption on the property owned and occupied as permanent residence on January 1st of the taxable year. Applications and tax returns must be made by April 1st of the tax year to be received.

Current Due	\$279.50
Penalty	\$13.97
Interest	\$15.15
Other Fees	\$32.00
Previous Payments	\$0.00
Back Taxes	\$3,519.64
Total Due	\$3,860.26

041 030 006

2023 Pickens County Board of Assessors

5/22/2023 10:16:00 AM
Acct # 14668
sgooch

Owner Information		General Property Information				Values			
COBB DAVID G		SITUS	193 AIRPORT RD			Imp Val		34,358	
270 FALCON COURT		LEGAL	AIRPORT HANGER BUILDING L4			Acc Val			
CANTON, GA 30114		Tax District	COUNTY	GMD	Homestead	Land Val		0	
		Total Acres	0.00	IL	No Covenant	Total Value		34,358	
		Zoning	HB	LD	Acc/Des	2022 : 34,358		2021 : 34,358	
		Unit		Return Value	0	2020 : 34,358		2019 : 34,358	
Topography - 1.00	Corner - 1.00	View - 1.00	Water - 1.00	Transitional - 1.00	Neighborhood - 1.00	Other - 1.00			

SALES INFORMATION									
Grantee	Grantor	Date	Deed Book	Plat Book	Sale Price	CS	Mkt Value	Reason	
COBB DAVID G	CLARK DAVID M	05/12/2012				0 C1		0 ON	

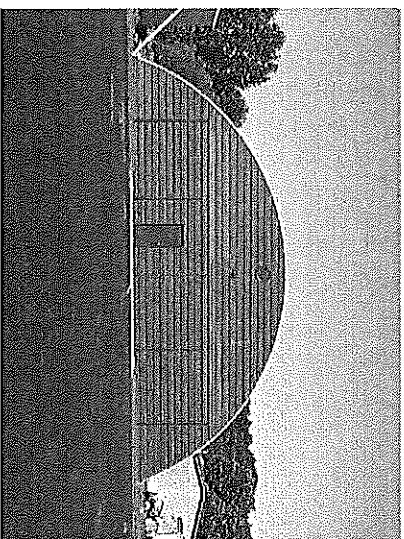
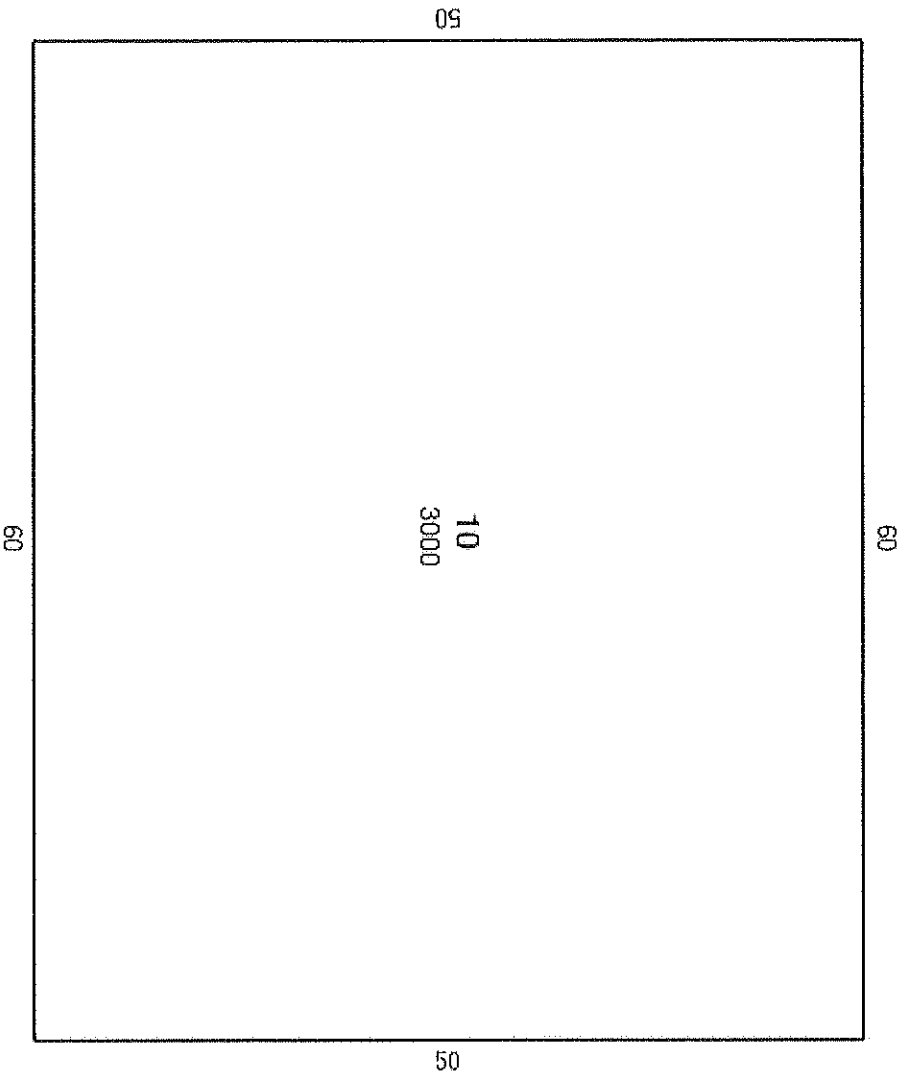
041 030 006

Review: 8/8/2016 by /

COMMERCIAL IMPROVEMENT -041 030 006									
Imp Key	265	Improvement Area	3000	Phy Dep	0.80				
Class / Strat	C1	Common Wall	0	Phy OVR	0.80				
Improvement / Section	1 / 1	1 Fix Bath	0	Fune Obsol	1.00				
Used As	T/Hangers/Steel-5	2 Fix Bath	0	Econ Obsol	1.00				
Built As	T/Hangers/Steel-5	3 Fix Bath	0	Other Adjustments	1.00				
Construction Type	Prefab Structural Steel	1.0 Bath/Kitchen	0	Neigh Adj	1.00				
Story Height	10	1.5 Bath/Kitchen	0	% Complete	1.00				
Life Expectancy	20	2.0 Bath/Kitchen	0	RCN	42948				
Wall Height	12	Grade	1.20	Structure Value	34,358				
Section Area	3000	Year Built	1996	Extra Features Value	0				
Perimeter	220	Eff Year Built	1986	Identical Units	1				
				Building Value	34,358				

Imp/Sec: 1/1

FOUNDATION		Roof Cover		Ceiling		WALL	
Slab Perimeter Footing	100 3	Galvanized Metal	3 3	No Ceiling	100 3	Wood	100 3
	0 0		0 0		0 0		0 0
	0		0		0 0		0
Floor Construction		Wiring		Exterior Walls		Floor Finish	
Concrete On Ground	100 3	Non-Metallic	100 3	Enamel Steel	100 3	Concrete	100 3
	0 0		0 0		0 0		0 0
	0		0		0 0		0 0
Heating		Roof Frame		Interior Walls		Lighting	
No Heat	100 3	Open Wood System	100 3	Unfinished	100 3	Standard F.F.	100 3
	0 0		0 0		0 0		0 0
	0		0		0 0		0



Summary

Parcel Number 041 030 006
 Account/Realkey 14668
 Location Address 193 AIRPORT RD
 Legal Description AIRPORT HANGER BUILDING L4
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 20.338
 Acres 0
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

COBB DAVID G
 270 FALCON COURT
 CANTON, GA 30114

Commercial Improvement Information

Description T/Hangers/Steel-5
 Value \$34,358
 Actual Year Built 1996
 Effective Year Built 1986
 Square Feet 3000
 Wall Height 12
 Wall Frames Wood
 Exterior Wall Enamel Steel
 Roof Cover Galvanized Metal
 Interior Walls Unfinished
 Floor Construction Concrete On Ground
 Floor Finish Concrete
 Ceiling Finish No Ceiling
 Lighting Standard F.F.
 Heating No Heat
 Number of Buildings 1

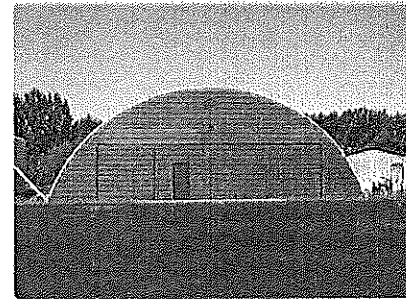
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/12/2012			\$0	NOT FMV	CLARK DAVID M	COBB DAVID G

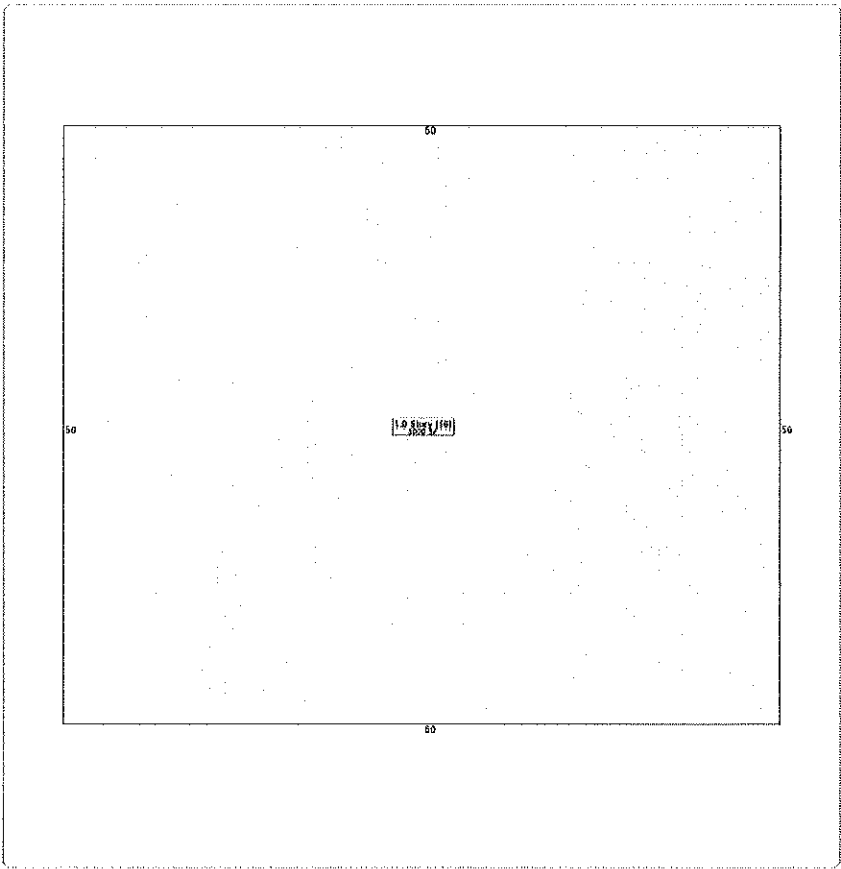
Valuation

	2022	2021	2020	2019
Previous Value	\$34,358	\$34,358	\$34,358	\$34,358
Land Value	\$0	\$0	\$0	\$0
+ Improvement Value	\$34,358	\$34,358	\$34,358	\$34,358
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$34,358	\$34,358	\$34,358	\$34,358

Photos



Sketches



No data available for the following modules: Land, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits.

The Pickens County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This assessment information is from the 2022 Preliminary Parcel and is subject to change. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 5/22/2023, 6:44:19 AM

Developed by



Version 3.1.9