

Sandersville City Council

Meeting Minutes

February 2, 2026 – 5:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Leslie Williams, Financial Director	
Mayor Pro Tem Jeffery Smith	Jason Boatright, Fire Chief	
Council Member Mayme Dennis	Vic Cuyler, Police Chief	
Council Member Deborah Brown	Kennan Howard, Attorney	
Council Member Danny Brown	Chris Walker, Public Works Director	
Council Member Ben Salter	Ben Avant, Building & Zoning Manager	
Kandice Hartley, City Manager	Gloria Waller, City Clerk	
Carson Daley, Mainstreet & DDA Manager	Alex Lowe, Water/Wastewater Director	Greg Taylor, Electric Director

Mayor Andrews called the February 2, 2026 meeting of the Sandersville City Council to order at 5:00 P.M.

Council Member Danny Brown gave the invocation, and Mike Sheppard led the pledge to the American flag.

APPROVAL OF MINUTES

Council Member Dennis asked that the minutes be corrected to state that “April Johnson came to her house”.

Council Member Salter made a motion to approve the minutes from January 20, 2026 meeting. Council Member Dennis seconded, and the motion passed unanimously with the above correction.

Mayor Andrews thanked all departments for working together this past weekend with the weather.

PUBLIC HEARING

Mayor Pro Tem Smith made a motion to enter in the Public Hearing for Request #2026-01; Request is a Special Exception to allow change lot size requirements for Single Family dwelling (R2 Zone). The property is located on North Avenue, Sandersville, GA 31082, parcel #S18-002, currently owned by Washington County Board of Commissioners. Council Member Danny Brown seconded and the motion passed unanimously.

Ben Avant, Building & Zoning Manager reviewed the request from DeepSouth Builders. They are requesting that the lot size be removed and the setback from the street be from 60 to 30 feet. Avant said that the P&Z Committee had approved the request at the January 26, 2026 meeting with the understanding that the driveways would be reconfigured to allow parking for 2 cars. Council Member Dennis expressed concern also with the parking and asked if it was possible to move the townhomes closer to the street and was any consideration given to overflow parking. Mike Ware with DeepSouth Builders said that there was no plan for overflow parking. He said that it was 2 acres and he was trying to bring affordable housing to the area. Council Member Dennis asked if it was possible to carve out a common area for parking and Mr. Ware said no. Dennis also asked what was the

price point for the townhomes and turnaround time. Ware stated that each home was approximately 1,451 sq ft, 3 bedroom, 2 ½ baths and the pre-appraisal was \$239,000 and he hoped to have them completed with 90 days of breaking ground. Mr. Ware said that he plans on doing pre-sales and has met with local banks.

REQUEST #2026-01 P&Z SPECIAL EXCEPTION

Council Member Dennis made a motion to approve Request #2026-01; Request is a Special Exception request to allow change lot size requirements for Single Family dwelling (R2 Zone). The property is located on North Avenue, Sandersville, GA 31082, parcel #S18-002, currently owned by Washington County Board of Commissioners. Council Member Salter seconded and the motion passed unanimously.

Chris Walker, Public Works Director discussed item #6 on the agenda for the stop signs on Hines. He said that the signs were solar powered and would start flashing when a vehicle was within 90ft of the railroad tracks.

EPICSTAR LED FOR FLASHING STOP SIGN

Mayor Pro Tem Smith made motion to authorize the payment of an invoice to EpicStar LED, LLC in the amount of \$7,490.00 for Solar Stop Sign kit for Hines Street. Council Member Deborah Brown seconded, and the motion passed with favorable votes from Council Members Dennis and Salter. Council Member Danny Brown was not in the room for the vote.

MOU FOR COBBLESTONE HOTELS DEVELOPMENT LLC

Council Member Salter make a motion to Authorize the Mayor to execute a Memorandum of Understanding with City of Sandersville Development Authority of the City of Sandersville and Cobblestone Hotels Development LLC. Mayor Pro Tem Smith seconded, and the motion passed unanimously. Council Member Dennis asked that we verify the number of room either 54 or 58.

DDA BY-LAWS

Council Member Danny Brown made a motion to adopt the amended DDA By-laws. Council Member Salter seconded, and the motion passed unanimously.

APPOINTMENTS TO THE DDA BOARD

Council Member Deborah Brown made a motion to appoint Zack Webb and Ashley Garrin to the DDA board for a term beginning January 2026 thru March 2028; and Audre Jenkins for a term beginning January 2026 thru March 2027. Mayor Pro Tem Smith seconded, and the motion passed unanimously.

PUBLIC COMMENT

None

EXECUTIVE SESSION

Mayor Pro Tem Smith made a motion to enter into Executive Session to discuss personnel issues. Council Member Salter seconded, and the motion passed unanimously.

ADJOURNMENT

Mayor Pro Tem Smith made a motion to adjourn the meeting. Council Member Deborah Brown seconded and the motion passed unanimously.

James W. Andrews, Mayor

Gloria Waller, City Clerk

Date