

CITY OF SANDERSVILLE

"The Kaolin City"

MAYOR
JAMES W. ANDREWS

MAYOR PRO TEM
JEFFERY T. SMITH

CITY MANAGER
KANDICE HARTLEY

CITY CLERK
GLORIA WALLER

141 WEST HAYNES STREET
P.O. BOX 71
SANDERSVILLE, GEORGIA 31082
478-552-2525
FAX 478-552-6006

COUNCIL MEMBERS

POST 1
MAYME L. DENNIS

POST 2
DEBORAH BROWN

POST 3
DANNY BROWN

POST 4
BEN SALTER

25-05

Mr. and Mrs. Hines came to Planning and Zoning back on October of 2025 and Council Meeting in November of 2025, both public hearings was approved for the Hines to place a mobile home on their lot on Maple Street. Mr. Mrs. Hines is coming today to ask for an exception on the minimum square footage of the residence to be placed in a R2 zoning.

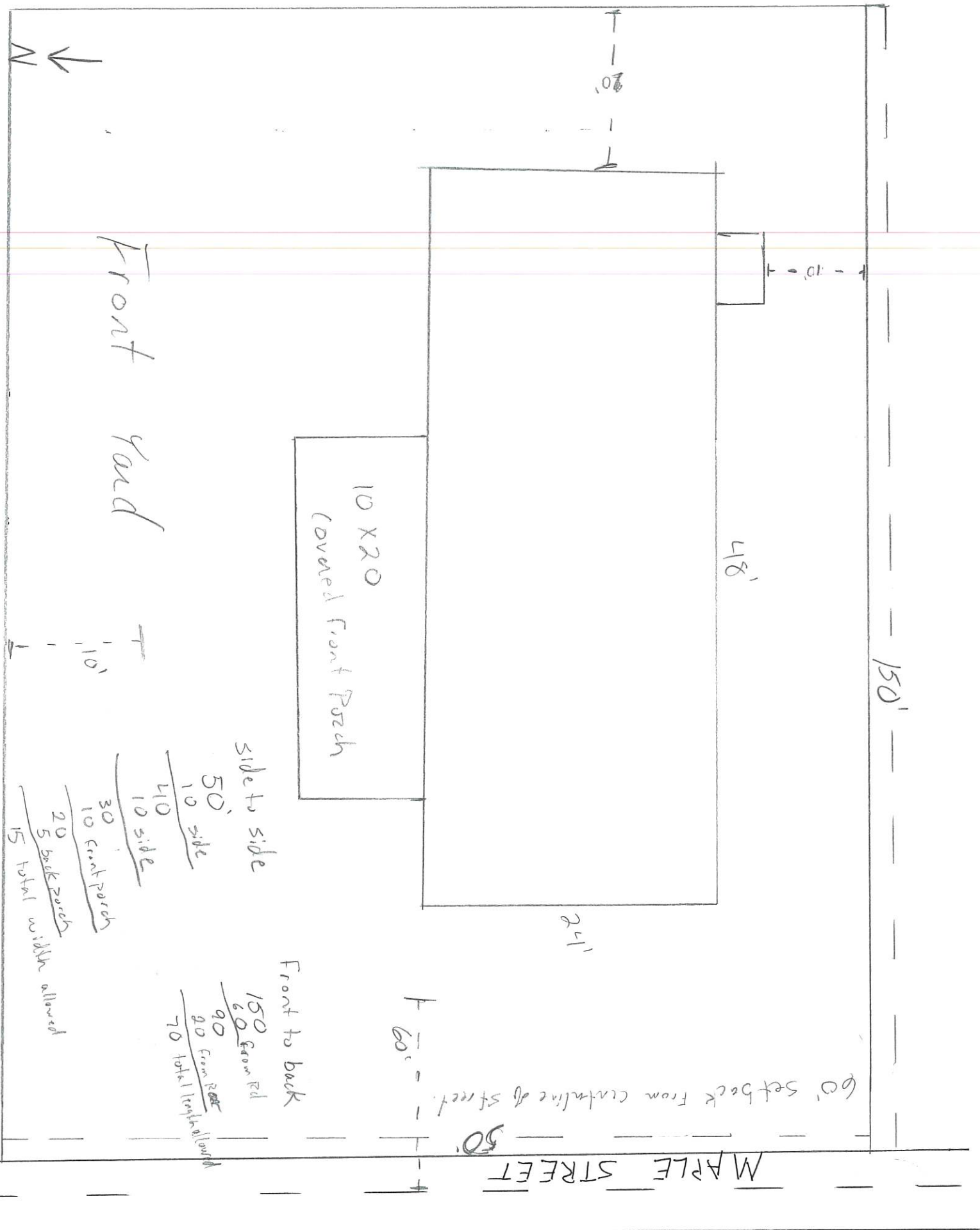
The minimum square footage for this zone is currently 1200 sq. ft, and the Hines have found a residence that meets all of the requirements set forth by the City of Sandersville except the minimum sq footage. The floor plan they found that will work with the setbacks is a 1,016 square foot residence.

Setbacks are

1. 60 ft from the Center line of the street
2. Rear yard 20 ft
3. Side yards 10 ft

The floor plan they found that would fit inside these parameters is less than the Cities minimum 1200 Sq ft. Attached is the floor plan of the residence they are asking for. This neighborhood was developed in 1948, and when the City developed planning and zoning and set requirements unknowingly the City created a lot of unconforming lots. I have attached a drawing (not to scale) to show the setbacks with the floor plans turned in to my office.





Exception



3 Bed - 2 Bath - 1,016 Sq Ft

SCAN ME
VIEW ME



S-24x48-22FI D



Overview



Legend

-  Parcels
-  Roads

Parcel ID S28 087
 Class Code Residential
 Taxing District SANDERSVILLE
 Acres 0.17

Owner HINES BOBBY
 2680 ARDWICK DR
 HEPHZIBAH, GA 30815
 Physical Address 216 MAPLE ST
 Assessed Value Value \$5000

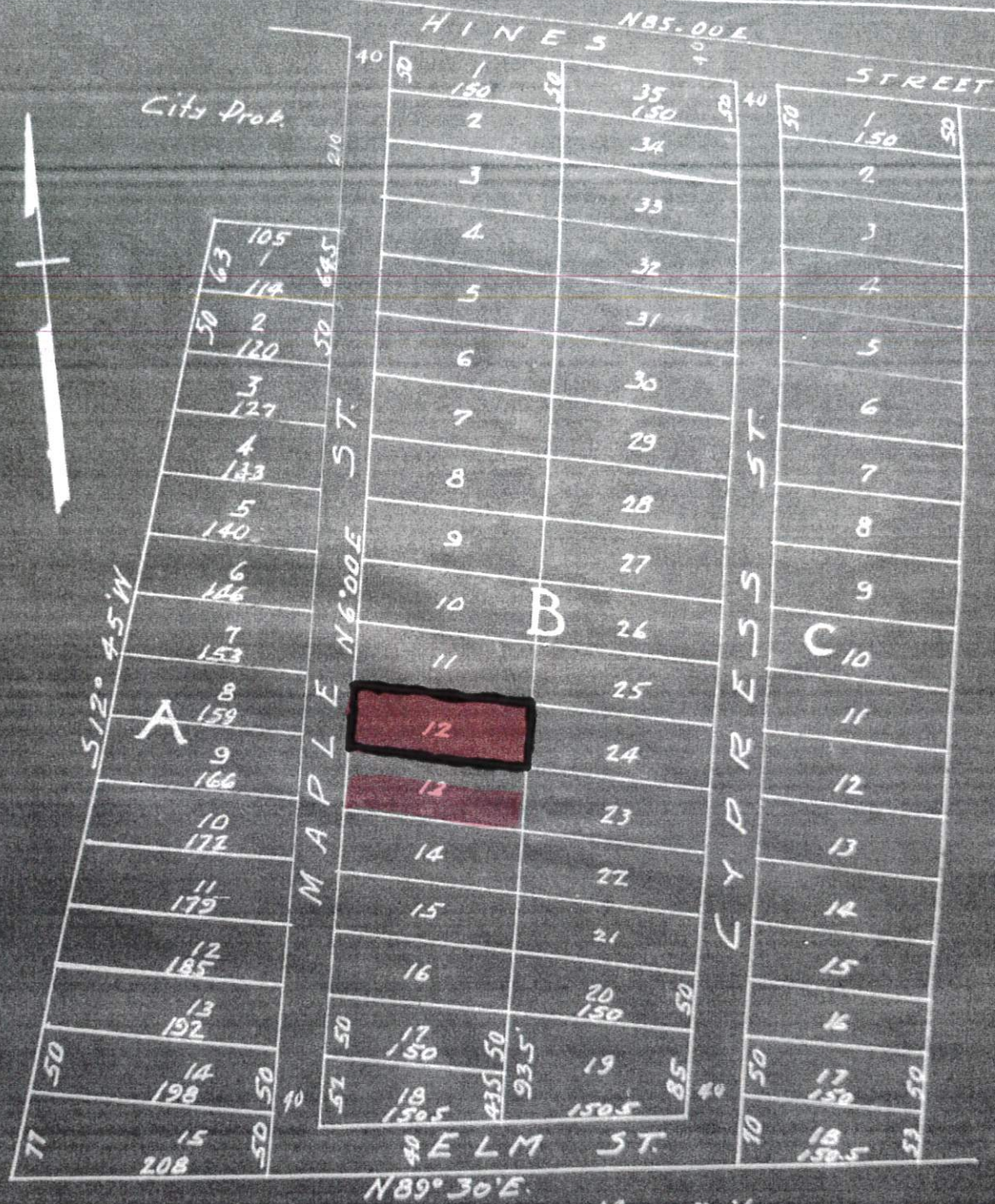
Last 2 Sales			
Date	Price	Reason	Qual
7/5/1988	0	GF	U
12/11/1984	0	GF	U

(Note: Not to be used on legal documents)

Date created: 11/3/2025

Last Data Uploaded: 11/3/2025 6:11:24 AM

Developed by  SCHNEIDER
 GEOSPATIAL



Mrs. J. D. Henry

LINCOLN PARK

Sandersville

Washington County Georgia.

97 Dist. G.M.

Property of W. H. Smith.

E. K. Hatten, C.E. Reg. 911.

Scale 1"=100'

Dec. 1948

Tract No. 7