

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning & Zoning Commission on May 26, 2026 at 5:00 p.m. and by the Mayor and Council on June 1, 2026 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2026-07 Request is a Special Exception request to annex Parcel number 110A 012J into the City of Sandersville and Request #2026-07A to allow manufactured homes to be placed in an R-3 zone (Multi-Family Residence). The Special Exception request is to be able to place a manufacture home on the property. The property is located on Layton Drive and South Anderson Drive.

Persons with special needs relating to handicapped accessibility or foreign language should contact Dave Larson prior to the above date at 478-552-2525, or 141 West Haynes Street, between the hours of 8:00 am and 5:00 p.m. Monday through Friday, except for holidays.

Do not use info below this line in the actual ad.

Please run this ad in the legal section for one week beginning with the May 11, 2026 edition.

Thank you.

Ben Avant
Building and Zoning Manager
City of Sandersville

City of Sandersville
Special Exception Application

City of Sandersville Planning and Zoning Commission

No. 26-07A

Owner's Name: EMR Quality Homes, LLC

Address: 1326 S. Harris St. Sandersville, GA 31082

Telephone Number: 305-853-6061

Authorized Agent's Name: Matthew J. Bingham

Address: 1326 S. Harris St. Sandersville, GA 31082

Telephone Number: 305-853-6061

County zoning neighboring

I hereby request a special exception for the following parcel of land, which is located in a R-3 zone.

Legal description as follows (attach plat & description):

Washington Co. parcel ID #110A012J

Known as:

1790 E. McCarty St. Sandersville, GA 31082

Special Exception is requested for the following reason(s):

manufactured housing community development
proposed subdivision / For manufactured home to be placed on lots

****I hereby swear that all above information is true and correct to the best of my knowledge****

Matthew J. Bingham
Signature of Owner/Authorized Agent

5-7-2026
Date

Matthew J. Bingham
Printed Name

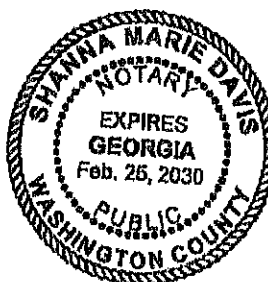
SUBSCRIBED AND SWORN BEFORE ME ON THIS

1 DAY OF May, 2026

Shanna Davis
Notary Public

My Commission Expires:

2-25-2030



Matthew@MidStatequalityhomes.com

Sec. 8-4-144 Public Hearing Notification

The building inspector shall then prepare and cause to be published at least once in the Sandersville Progress, a newspaper of general circulation within the territorial boundaries of the city and its official organ, a notice of the public hearings which will be held by the Planning and Zoning Commission and the Mayor and City Council, stating the time, place and purpose of such hearings, the location of the property, the name of the owner thereof, the present zoning classification of the property, and the proposed zoning classification of the property. The publication of said notice shall be published at least 15 days, but not more than 45 days prior to the date of the hearings. Public hearings shall also be held by the Planning and Zoning Commission on amendments to this ordinance initiated by the Mayor and City Council by the Planning and Zoning Commission, and notice of such hearings shall be published as hereinbefore provided for notices of hearings on petitions of owners for rezoning. Such notices shall also state the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property. (Ord. of 2/2/81, as amended by Ord. of 6/6/88)

Sec. 8-4-145 Sign Requirements for Public Hearings

(a) Within three (3) days of filing a petition for a change in zoning, the petitioning party shall cause to be erected in a conspicuous location on the subject property a sign. The required sign shall be at least nine (9) square feet (3' x 3') and shall contain a message composed of black letters three (3) inches high upon a white background which shall read as follows:

Public Hearing Notice Zone Variance

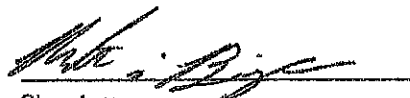
A public hearing will be held at Sandersville Council Chambers
designated location
5 pm on May 26, 2026 by
time (am or pm)
the Planning and Zoning Commission then; at 5 pm
time (am or pm)
on June 1, 2026 by the Mayor and Council to consider the zone variance request
date

as provided for in the City Zoning Ordinance.

The amount of any gift or campaign contribution made by the petitioner or by any person who has a financial interest in the petition, if the petitioner is a partnership, corporation, or other business entity to the mayor, any member of the City Council or Planning and Zoning Commission during the three (3) years immediately preceding the filing of such petition:

\$0

I certify that I have received a copy of Article I, Ordinance, Amendments and Zoning Changes, and Policies, Procedures, and Standards from the City of Sandersville's Planning & Development section of the Sandersville City Code Book. (Article I can be printed from City of Sandersville's Code of Ordinances Title 8, sec. 8-4-141 through 8-4-162).


Signature

5-7-2026
Date

City of Sandersville
Zone Change Application

City of Sandersville Planning and Zoning Commission

No. 26-07

Owner's Name: RMR Quality Homes, LLC

Address: 1326 S. Harris St. Sandersville, GA 31082

Telephone Number: 305-853-6061

Authorized Agent's Name: Matthew J. Bingham

Address: 1326 S. Harris St. Sandersville, GA 31082

Telephone Number: 305-853-6061

County zoning neighboring

I hereby request a zone change for the following parcel of land, which is located in a R3 zone.

Legal description as follows (attach plat & description):

Washington Co. parcel ID #110A012J

Known as:

1790 E. McCarty St. Sandersville, GA 31082

Zone Change is requested for the following reason(s):

manufactured housing community development
proposed subdivision

****I hereby swear that all above information is true and correct to the best of my knowledge****

Matthew J. Bingham
Signature of Owner/Authorized Agent

5-7-26
Date

Matthew J. Bingham
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS

7 DAY OF May, 2026

Shanna Davis
Notary Public

My Commission Expires:

2-25-2030



Sec. 8-4-144 Public Hearing Notification

The building inspector shall then prepare and cause to be published at least once in the Sandersville Progress, a newspaper of general circulation within the territorial boundaries of the city and its official organ, a notice of the public hearings which will be held by the Planning and Zoning Commission and the Mayor and City Council, stating the time, place and purpose of such hearings, the location of the property, the name of the owner thereof, the present zoning classification of the property, and the proposed zoning classification of the property. The publication of said notice shall be published at least 15 days, but not more than 45 days prior to the date of the hearings. Public hearings shall also be held by the Planning and Zoning Commission on amendments to this ordinance initiated by the Mayor and City Council by the Planning and Zoning Commission, and notice of such hearings shall be published as hereinbefore provided for notices of hearings on petitions of owners for rezoning. Such notices shall also state the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property. (Ord. of 2/2/81, as amended by Ord. of 6/6/88)

Sec. 8-4-145 Sign Requirements for Public Hearings

(a) Within three (3) days of filing a petition for a change in zoning, the petitioning party shall cause to be erected in a conspicuous location on the subject property a sign. The required sign shall be at least nine (9) square feet (3' x 3') and shall contain a message composed of black letters three (3) inches high upon a white background which shall read as follows:

Public Hearing Notice Zone Change

A public hearing will be held at Sandersville Council Chambers
designated location
5pm on May 26, 2026 by
time (am or pm)
the Planning and Zoning Commission then; at 5pm
time (am or pm)
on June 1, 2026 by the Mayor and Council to consider the zone change request
date

as provided for in the City Zoning Ordinance.

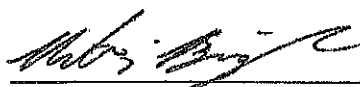
Present zone is N/A

Proposed zone is R-3

The amount of any gift or campaign contribution made by the petitioner or by any person who has a financial interest in the petition, if the petitioner is a partnership, corporation, or other business entity to the mayor, any member of the City Council or Planning and Zoning Commission during the three (3) years immediately preceding the filing of such petition:

\$0

I certify that I have received a copy of Article J, Ordinance, Amendments and Zoning Changes, and Policies, Procedures, and Standards from the City of Sandersville's Planning & Development section of the Sandersville City Code Book. (Article I can be printed from City of Sandersville's Code of Ordinances Title 8, sec. 8-4-141 through 8-4-162).



Signature

5-7-2026

Date

Applicant Acknowledgement

A copy of Article J - Ordinance, Amendments, and Zoning Changes Policies, Procedures and Standards from the City of Sandersville Code of Ordinances is to be given to all applicants who bring zoning changes either for the rezoning of property or for text amendments and all applicants will sign a statement acknowledging receipt of a copy of this article.

Received by:

Matthew J. Bingham

Print Name:

Matthew J. Bingham

Date:

5-7-26



WARRANTY DEED

This Indenture, made this 15th day of April 2026, between Cold Steel Properties, LLC, a Georgia Limited Liability Company of the first part, and RMR Quality Homes, LLC, a Georgia Limited Liability Company, of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its heirs and assigns, all the following described property, to wit:

All that tract or parcel of land situate, lying situate and being in the 93rd GMD of Washington County, Georgia, containing 15.06 acres of land, more or less, fronting on the Western side of Ridge Road, the Northern side of Layton Drive, and on the Eastern side of South Anderson Drive, as shown on a plat of survey dated July 12, 2023, made by James M. Boyd, Surveyor, which is recorded in the Office of Clerk, Washington Superior Court in Plat Book 2023, Page 68, to which reference is made as a part of this description. Said property is bounded now or formerly as follows: North by lands of Ralph Mimbs, Jr. and Laura A. Mimbs, lands of First Cardinal Properties, LLC, lands of Sisters Baptist Church Parsonage, and lands of George L. Dickson; East by lands of George L. Dickson and Ridge Road; South by Layton Drive; and West by South Anderson Drive and lands of Ralph Mimbs, Jr. and Laura A. Mimbs, lands of Donva Hines and Mary Francis Hines, and lands of Ronnie Tillman.

Said property is subject to existing easements, utilities, and right-of-ways now in use.

Said property is referred to as Map and Parcel 110A 012J in the Washington County Tax Accessor's Office and is more commonly known as 1790 East McCarty Street, Sandersville, Georgia.

