

Sandersville City Council

Working Session Minutes

June 1, 2026 – 4:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Lee Waddell, IT Manager
Mayor Pro Tem Jeffery Smith	Leslie Williams, Finance Officer
Council Member Mayme Dennis	Vic Cuyler, Police Chief
Council Member Deborah Brown	Ben Avant, Building & Zoning Manager
Council Member Danny Brown	Carson Daley, Mainstreet & DDA Manager
Council Member Ben Salter	Chris Walker, Public Works Director
Kandice Hartley, City Manager	Gloria Waller, City Clerk
Amber Cook, Utility Billing Manager	Greg Taylor, Electric Director
Alex Lowe, Water/Wastewater Director	

P & Z Committee Members present:

Committee Member Dorothy Tucker	Committee Member Bobbie Jones
Committee Member Weston Williford	Committee Member Carolyn Bloodsaw
Committee Member Chris Andrews	Committee Member Vivian Jones

Mayor Andrews called the June 1, 2026 Working Session of the Sandersville City Council to order at 4:00 P.M. and welcomed the P&Z Committee Members.

Ben Avant, Building and Zoning Manager, and Committee Member Williford informed the Council of concerns raised by the Planning and Zoning (P&Z) Committee regarding the 4/12 roof pitch requirement. The P&Z Committee explained that citizens continue to request a 3/12 roof pitch and P&Z unanimously agrees that they will continue to uphold the ordinance as written that requires a 4/12 roof pitch if that is what the council is going to have in the ordinance. The P&Z Committee ask that the council change the ordinance in R2 and R3 to allow for a 3/12 roof pitch. It was stated that homes with a 4/12 roof pitch are more expensive and cost anywhere from \$11,000 and \$20,000 more.

Council Member Dennis stated that was a lie, stating that she had spoken with several manufacturers and found that the cost difference is approximately \$3,000. She also stated that she had previously provided Building & Zoning Manager Ben Avant with a list of manufactured home dealers that offer homes with a 4/12 roof pitch. Dennis expressed concern that residents may not be receiving accurate information from the Building Manager. She and Council Member Deborah Brown have been dealing with the Gilmore family concerning their issue with finding a 4/12 roof pitch. Dennis stated people don't have a problem with the 3/12 4/12 roof pitch, the problem starts in the zoning office. The Gilmore's were prepared to follow any requirements. They had not purchased the manufactured home yet. Dennis said that Avant told them that other lots in the area have 3/12 but the requirement is a 4/12 but here is the paperwork for the variance for a 3/12. Dennis said if Avant had told them from the beginning that a 4/12 was required they would have never requested the variance and be as frustrated as they are now. Dennis and Council Member Brown said that the Gilmore's said they didn't receive a packet with the required information. Council Member Dennis said she had spoken to a manufactured home dealer and gave an example of the cost of a 3/12 vs 4/12. The 3/12 was \$176,000 and the 4/12 was \$179,000. Dennis said the manufacture home dealers that want to make money will come in and give the council the worst-case scenario. Dennis said that the manufacture home dealer that appeared before the council with land that he was trying to annex into the city was trying to sell what inventory he had in stock.

Council Member Deborah Brown commented that the Reeves family had appeared before the Council several times regarding the issue.

Dennis further stated that after she explained the reasoning behind the 4/12 roof pitch requirement to the Gilmore family, they were satisfied with the requirement.

P& Z Committee Member Andrews suggested that updated cost information should be reviewed due to the significant differences being discussed.

Building & Zoning Manager Avant explained for applying for a Special Exception and Variances. Dennis asked Avant if he was providing the list of manufactured home dealers she had provided him to the residence. Avant said he was not felt it was a liability for his office. City Manager Kandice Hartley said we could give out the list.

The Council continued its discussion of the matter.

Amber Cook, Utility Billing Manager, demonstrated the City's new mobile application. The app will allow residents to receive notifications, watch City Council meetings live, make online payments, and access additional City services and information. City Manager Hartley encouraged residents to enroll and use the app and stated that information about the app would be advertised in the local newspaper, on Facebook and the website.

Council Member Dennis asked whether the city could waive the fee that is being charged to customers making online payments. Cook responded that a fee does apply and explained that it covers the processing costs charged by the credit card company. City Manager Hartley explained she would provide to the council the charges that the city incurs for taking online payments.

Mayor Andrews asked if there were any public comments.

Citizen Carolyn Washington came forward and requested that the name of Hines Street not be changed. Vivian Jones stated that the proposed name change was intended to honor Terry Jones, who was from that area. Jones added that there was nothing wrong with changing the name and that the matter had been discussed with multiple residents in the area. Council Member Dennis said she agreed with Ms. Jones and noted that she had collected signatures supporting the change. Mayor Andrews stated that nothing was official and that any proposed name change would have to come before the Council for approval before it could be implemented.

Kandice Hartley, City Manager, discussed Items 7, 8, and 9 on the agenda. Item 7 is a Resolution authorizing the surplus of equipment from the Water Department and Street Department through GovDeals. Item 8 concerns approval of open containers for the Summer in Sandersville event. Item 9 is a Resolution authorizing the City to apply for the Rural Workforce Housing Development Grant through the Georgia Department of Community Affairs (DCA).

Alex Lowe, Water/Wastewater Director, provided an update on the Smith Street/Harris Street sewer repair project. He reported that the new liners have been installed. Council Member Salter questioned how we would be sure the liner was effective. Lowe stated that the contractor that installed will return in approximately 11 months prior to the warranty expiring to run a camera inspection to ensure there are no issues with the repairs. He noted that the current work is a temporary solution and that the long-term plan is to install a lift station on Smith Street and reactivate the old force main on East McCarty Street.

Sandersville City Council

Meeting Minutes

June 1, 2026 – 5:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Lee Waddell, IT Manager
Mayor Pro Tem Jeffery Smith	Leslie Williams, Finance Officer
Council Member Mayme Dennis	Vic Cuyler, Police Chief
Council Member Deborah Brown	Ben Avant, Building & Zoning Manager
Council Member Danny Brown	Carson Daley, Mainstreet & DDA Manager
Council Member Ben Salter	Chris Walker, Public Works Director
Kandice Hartley, City Manager	Gloria Waller, City Clerk

Amber Cook, Utility Billing Manager

Greg Taylor, Electric Director

Alex Lowe, Water/Wastewater Director

Mayor Andrews called the June 1, 2026 meeting of the Sandersville City Council to order at 5:00 P.M.

Police Chief Vic Cuyler gave the invocation, and Staff Sgt. Michael Miller led the pledge to the American flag.

APPROVAL OF MINUTES

Council Member Salter made a motion to approve the minutes from May 18, 2026 meeting. Council Member Danny Brown seconded, and the motion passed unanimously.

PUBLIC HEARING

Mayor Pro Tem Smith made a motion to enter into the Public Hearing. Council Member Deborah Brown seconded, and the motion passed unanimously.

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.

Michael Bingham presented to council plans to create a manufactured housing subdivision on the property. There will be 33 lots with manufacture houses that have block underpinning and porches. Bingham said they have talked about a variance for the roof pitch. Council Member Dennis asked if they were aware of the lot requirements and Building & Zoning Manager said yes. Council Member Dennis said that as long as the roads meet DOT standards and the homes had a 4/12 roof pitch and she was good with it.

Mayor asked if there was any opposition and there was none.

Request #2026-07 P & Z ANNEXATION AND Special Exception

Council Member Salter made a motion to approve the request to allow for the 3/12 roof pitch. Council Member Dennis seconded with the condition of a 4/12 roof pitch and follow DOT standards, the motion passed unanimously.

Catherine Binninger presented the council drawings of the property. This will be for water only and will be 4 lots with manufactured homes. The homes will have a 4/12 roof pitch, underpinning, and porches.

REQUEST #2026-04 p & z aNNEXATION AND sPECIAL eXCEPTION

Mayor Pro Tem Smith made a motion to approve the request. Council Member Dennis seconded and the motion passed unanimously.

RESOLUTION #2026-10

Council Member Danny Brown made a motion to adopt Resolution #2026-10: A resolution declaring certain personal property of the city as surplus and authorizing its disposal through online auction by Govedeal or by disposal. Council Member Salter seconded and the motion passed unanimously.

OPEN CONTAINERS FOR SUMMER IN SANDERSVILLE EVENT

Council Member Danny Brown made a motion to approve open container for the Summer in Sandersville event. Mayor Pro Tem Smith seconded the motion. The motion passed with favorable votes from Council Members Salter, Danny Brown and Mayor Pro Tem Smith. Council Members Dennis

and Deborah Brown opposed the motion.

APPLICATION FOR RURAL WORKFORCE HOUSING DEVELOPMENT GRANT

Council Member Danny Brown made a motion to apply for the Rural Workforce Housing Development Grant through DCA. Council Member Deborah Brown seconded and the motion passed unanimously.

PUBLIC COMMENT

Mayor Andrews read a letter from the Sandersville School Building Authority thanking the Sandersville Fire Department for their response and dedication.

Council Member Dennis said she and Council Member Deborah Brown had spoken with them on the phone and was told by the Gilmore that if they had received the information about the 4/12 roof pitch they would have been in the home several months ago Ms. Gilmore said she felt like the city felled them by not providing the information about the 4/12 and that there was manufacture home dealers in the area that already had them on the lot. Ms. Gilmore said they had been to several in the surrounding counties and also Mid State Quality Homes here in Sandersville. When they added the 4/12 roof pitch it increased the cost by \$20,000. Council Member Dennis said that was not true and that she had some paperwork right here for them Gilmore said they finally found one that was \$179,000. Matthew Bingham with Mid State Quality Manufacture homes asked if he could be provided the paperwork that showed were they could get it for \$179,000 and Council Member Dennis said no but she would provide it to the Gilmores. Mr. Bingham said if they could provide a home cheaper they would. Council Member Dennis said going forward anyone applying for a special exception will be given all the required information but she did have a packet for them

Mayor Andrews said that going forward if anyone wants to speak at Public Comment, they need to contact the clerk’s office by Wednesday or Thursday prior to the meeting.

ADJOURNMENT

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

W. Andrews, Mayor

James

Gloria Waller, City Clerk

Date