

Regular Meeting Minutes
Planning & Zoning Commission Meeting
City of Sandersville
July 9th, 2026 at 5:00 p.m.

Board Members and City Employees present:

Vice Chair Bobbie Jones
Board Member Dorothy Tucker
Building & Zoning Manager Ben Avant
Assistant City Clerk Nichole Wasson

Board Member Weston Williford
Board Member Carolyn Bloodsaw
City Clerk Gloria Waller

Vice Chair Bobbie Jones called the July 9, 2026 meeting of the Planning and Zoning Commission to order at 5:00pm. Board Member Weston Williford gave the invocation and Vice Chair Bobbie Jones led the pledge to the American Flag.

APPROVAL OF PLANNING & ZONING MINUTES

Vice Chair Bobby Jones addressed the Board by asking if anyone had any objections or corrections, they would like to make regarding the minutes of the May 26th, 2026 meeting and there was none. Board Member Weston Williford made a motion to accept the minutes as written. Board Member Dorothy Tucker seconded and the motion passed unanimously.

COMMISSION REPORTS:

None

PUBLIC HEARING:

Gloria Waller introduced the New Assistant City Clerk Nichole Wasson to the board.

Request #2026-09; Request is a Special Exception request to annex Parcel number 110 008 and 110 013, lying between Jordan Mill Rd and the Fall Line Freeway and Ridge Rd, Sandersville, GA 31082, currently owned by Sandersville Railroad. Also, request is to zone property I-2.

Building & Zoning Manager Avant presented the request to annex property lying between Jordan Mill Rd and the Fall Line Freeway and Ridge Rd into the city limits, and to allow it to be zoned I-2 for future development. Board Member Dorothy Tucker stated that should not be a problem as there are not many homes in that residential area. No further discussion was had on the request.

Request #2026-12; Request is a Special Exception request to annex Parcel 109 027, lying off of Ridge Rd, Sandersville, GA 31082, currently owned by BJT Partners, LP. Also, request is to change zone from A1 to I2.

Building & Zoning Manager Avant presented the request to annex property lying off of Ridge Rd into the city limits, and to allow it to be zoned I-2 from A1 for future development. No further discussion was had on the request.

Request #2026-11; Request is a Special Exception request to annex Parcel 110-033, on East McCarty St, Sandersville, GA 31082, known as the William Hall Tract. Also, request is to zone property R-3 (multi-family)

Building & Zoning Manager Avant presented the request to annex property on East McCarty St into the city limits, and to allow it to be zoned R-3 for future development for a proposed CDBG Project. Ben stated the County approved the annexation this morning. Brad Day with Southern Property; grant writer for the city for the CDBG Project spoke on the development of the property providing a map and a video of the proposed project pending the CDBG grant. The committee had discussion on this request.

MOTION TO APPROVE OR DENY REQUEST #2026-09; REQUEST IS A SPECIAL EXCEPTION REQUEST TO ANNEX PARCEL NUMBER 110 008 AND 110 013, LYING BETWEEN JORDAN MILL RD AND THE FALL LINE FREEWAY AND RIDGE RD, SANDERSVILLE, GA 31082, CURRENTLY OWNED BY SANDERSVILLE RAILROAD. REQUEST IS ALSO TO ZONE PROPERTY I-2, REQUEST #2026-11; REQUEST IS A SPECIAL EXCEPTION REQUEST TO ANNEX PARCEL 110-033, ON EAST MCCARTY ST, SANDERSVILLE, GA 31082, KNOWN AS THE WILLIAM HALL TRACT. REQUEST IS ALSO TO ZONE PROPERTY R-3 (MULTI-FAMILY). AND REQUEST #2026-12; REQUEST IS A SPECIAL EXCEPTION REQUEST TO ANNEX PARCEL 109 027, LYING OFF OF RIDGE RD, SANDERSVILLE, GA 31082, CURRENTLY OWNED BY BJT PARTNERS, LP. REQUEST IS ALSO TO CHANGE ZONE FROM A1 TO I2.

Committee Member Weston Williford made a motion to approved all three Requests #2026-09, #2026-11 and #2026-12 as they are written. Committee Member Carolyn Bloodsaw seconded, and the motion passed unanimously.

Other Business

None

ADJOURNMENT

With no other business to come before the Planning and Zoning Board, Board Member Dorothy Tucker made a motion to adjourn the meeting. Board Member Weston Williford seconded, and the meeting was unanimously adjourned. Meeting ended at 5:22pm.

Bobby Jones, Vice Chair

Attest: Gloria Waller, City Clerk

Date of Approval