Sandersville City Council

Working Session Minutes

July 20, 2026 – 4:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews

Mayor Pro Tem Jeffery Smith

Council Member Deborah Brown

Council Member Danny Brown

Council Member Ben Salter

Kandice Hartley, City Manager

Kennan Howard, Attorney

Ben Avant, Building and Zoning Manager

Vic Cuyler, Police Chief

Amber Cook, Utility Biling Manager

Chris Walker, Public Works Director

Alex Lowe, Water/Wastewater Director

Greg Taylor, Electric Director

Leslie Williams, Finance Director

Gloria Waller, City Clerk

Nichole Wasson, Assistant City Clerk

Mayor Andrews called the July 20, 2026 Working Session of the Sandersville City Council to order at 4:00 P.M.

Brian Wright with Wright & Wright P.C. presented the FY 2025 Audit to the council. Wright reviewed each fund in detail with the council and addressed questions. Wright went on to recognize Finance Director Williams and her team there help during the audit process.

Katie Moncus, Washington County Chamber of Commerce President gave an update on the chamber. This is the chambers 70th anniversary along with the Kaolin Festival's 70th anniversary. Moncus said the chamber currently has 269 members and continues to grow. They are working on back-to-school activities for new teachers, back to school bash for students and the upcoming Kaolin Fesitval. The 250th Revolutionary War Anniversary was a great success.

Alex Lowe, Water/Wastewater Director presented item #12 on the agenda. This is to award a bid for the North Anderson Dr. water line project.

Kandice Hartley, City Manager presented item #11 on the agenda. This resolution is to open a GA Fund One bank account for the general fund.

Attorney Howard reminded council that the bond hearing is Thursday and the closing is next Tuesday. He has a resolution authorizing the mayor, city manager and himself to ratify any documents pertaining to the closing of the hotel.

Ben Avant, Building and Zoning Manager presented items #5 – 10 on the agenda.

- Item #5 is an annexation and zoning for parcel 110 008 and 110 013.
- Item #6 is a zone change from A1 to I2 for parcel 109 027
- Item #7 is a roof pitch variance for a 3/12 roof pitch for previously annexed property located on S. Anderson Dr and Layton Dr. to create a manufactured home development. Avant said there are other manufactures homes and stick built homes in the area.
- Item #8 is a roof pitch variance for a 3/12 roof pitch located at 309 Pine Forest Dr. Avant said that the area is made up of about 90% manufactured homes.
- Item #9 is a variance request from Deep South Construction to decrease the size of the homes to 850 – 1200 square footage.
- Item #10 is an annexation on the Smith Douglas Homes development. If annexed this would be zoned R-3. It is contingent on us being awarded

the grant. The county is requesting that if the city is not awarded the grant we un-annex the property and it would go back to the county. Also, they are requesting we maintain the road from the current city limits to Ridge Rd. Avant said that Smtih Douglas is also requesting to decrease the set back and distance between the houses. Mayor Pro Tem Smith said he couldn't agree with the city being responsible for all the up keep on the road. Council Member Salter said that he had an issue with the setback requirements. They asked Avant to have Smith Douglas come to the next meeting with an updated presentation of what they are proposing to build and have Attorney Howard draw up an IGA with the county.