Sandersville City Council

Meeting Minutes

July 20, 2026 – 5:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Ben Avant, Building and Zoning Manager
Mayor Pro Tem Jeffery Smith	Vic Cuyler, Police Chief
Council Member Deborah Brown	Amber Cook, Utility Biling Manager
Council Member Danny Brown	Chris Walker, Public Works Director
Council Member Ben Salter	Alex Lowe, Water/Wastewater Director
Kandice Hartley, City Manager	Greg Taylor, Electric Director

Kennan Howard, Attorney Leslie Williams, Finance Director Gloria Waller, City Clerk
Nichole Wasson, Assistant City Clerk

Mayor Andrews called the July 20, 2026 meeting of the Sandersville City Council to order at 5:00 P.M.

Pastor Jared Middleton gave the invocation, and Wanda Peacock led the pledge to the American flag.

APPROVAL OF MINUTES

Council Member Danny Brown made a motion to approve the minutes from July 6, 2026 meeting. Council Member Deborah Brown seconded, and the motion passed unanimously.

PUBLIC HEARING

Mayor Pro Tem Smith made a motion to enter into the public hearing. Council Member Salter seconded and the motion passed unanimously.

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.

Mayor Andrews asked for public comment for or against the request and there was none.

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.

Mayor Andrews asked for public comment for or against the request and there was none.

Request #2026-07; Request is a variance on the roof pitch from a 4/12 to 3/12 for the recently annexed development for Parcel 110A-012J located on S. Anderson Dr. at Layton Dr. owned by RMR Quality Homes. This development will incorporate approximately 30 manufactured homes all to follow other requirements to be installed.

Mayor Andrews asked for public comment and the owners of RMR Quality Homes asked for the variance on the room pitch to a 3/12. They reported that all other requirements for manufactured homes would be met. Mayor Andrews asked for any other comments for or against and there was none.

Request #2026-14; Request is a variance on a manufactured home room pitch from a 4/12 to 3/12 for parcel 110C-021, 309 Pine Forest Dr., owned by Tina Butts.

Mayor Andrews asked for public comment and Tina Butts came forward and asked for the variance and said that all other requirements will be met. Mayor Andrews asked for any other comments for or against and there was none.

Request #2026-01A; Request is a variance on the sq footage from 1200 sq ft to 850 sq ft. for development property located on North Ave. parcel #S18-002, owned by Deep South Construction.

Mayor Andrews asked for public comment and Mike Ware with Deep South Construction told council that Deep South Construction was looking to change their scope of work. Instead of building townhomes then are now looking to build cottages that are more affordable. The plan is to start with 14 – 15 homes. Mayor Andrews asked if anyone else would like to speak for or against this request. Father Steve Clifton with Grace Episcopal Church said he had some concerns about the square footage and some of the designs of the homes as well as the they will be located close to the church. He would like a wooden fence put up between the properties. Mr. Ware said that these options were more affordable and he planned to put up a fence on the backside of the property.

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).

Mayor Andrews asked for public comment for or against the request and there was none.

REQUEST #2026-09; SPECIAL EXCEPTION TO ANNEX AND ZONE PARCEL 110-008 AND 110-013

Mayor Pro Tem Smith made a motion to approve 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. Council Member Danny Brown seconded, and the motion passed unanimously.

REQUEST #2026-12; SPECIAL EXCEPTION TO ANNEX AND ZONE PARCEL 109-027

Council Member Salter made a motion to approve deny 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. Council Member Danny Brown seconded, and the motion passed unanimously.

REQUEST #2026-07; VARIANCE ON ROOF PITCH

Council Member Danny Brown made a motion to approve deny Request #2026-07; Request is a variance on roof pitch from a 4/12 to a 3/12 for the recently annexed development. This development will incorporate approximately 30 manufactured homes all to follow all other requirements to be installed. Mayor Pro Tem Smith seconded, and motion passed unanimously.

REQUEST #2026-14; VARIANCE ON ROOF PITCH

Mayor Pro Tem Smith made a motion to approve Request #2026-14; Request is a variance on the room pitch from a 4/12 to 3/12 for parcel 110C-021, 309 Pine Forest Dr., owned by Tina Butts. Council Member Deborah Brown seconded, and the motion passed unanimously.

REQUEST #2026-01A; VARIANCE ON SQUARE FOOTAGE

Mayor Pro Tem Smith made a motion to table this request and have Deep South Construction come back at next meeting and present the new proposed development. Council Member Danny Brown seconded, and the motion passed unanimously.

REQUEST #2026-11; SPECIAL EXCEPTION TO ANNEX AND ZONE PARCEL 110-033

Mayor Pro Tem made a motion to table this request until we can obtain an IGA with the county regarding paving the road and also Smith Douglas Homes can come back with another presentation on the changes they are requesting. Council Member Salter seconded, and the motion passed

unanimously.

RESOLUTION #2026-12

Council Member Salter made a motion to adopt Resolution #2026-12; A resolution by the Mayor and City Council of the City of Sandersville authorizing the City Manager and Finance Officer to open a City of Sandersville Georgia Fund 1 bank account. Council Member Danny Brown seconded, and the motion passed unanimously.

BID AWARD FOR NORTH ANDERSON DRIVE WATER LINE PROJECT

Council Member Danny Brown made a motion to award a bid to Pyles Plumbing & Utility Contractors, Inc. in the amount of $146,000.00 for the North Anderson Drive Water Line Project. Council Member Salter seconded, and the motion passed unanimously.

BOND DOCUMENTS FOR DOWNTOWN ECONOMIC DEVELOPMENT PROJECT WITH DDA

Council Member Salter made a motion to approve the City Attorney, City Manager and Mayor to sign and/or ratify signatures for any and all bond documents in connection with the Downtown Economic Development project with the DDA. Council Member Salter seconded, and the motion passed unanimously.

PUBLIC COMMENT

Jayson Johnston, Development Authority of Washington County presented information on Cleansparks' current and upcoming expansion plans. Johnston said when the original company came here it was bitcoin mining that started on 1 acre in the Industrial Park. It was further expanded in 2020 with another 10 acres. All of this is air cooled and they have their own power station. In 2022 Cleanspark bought the company and started developing more acres in the Industrial Park. There was a noise reading done in the past on Cleanspark compared to the other industries located next to them and Cleanspark had the lowest noise reading. Over the past year Cleanspark has been transitioning into a data center and looking to expand. The Development Authority holds 122 acres in Industrial Park West and Cleanspark approached them to purchase that land to expand their business. Negotiations started last year to sell the property to them. One advantage is this get's it on the tax digest and they pay taxes on it. Cleanspark has supported many local nonprofits and have been good stewards of the community. Currently there is no agreement for additional power. Cleanspark will be absorbing all the cost of moving to the new site. Cleanspark will be using a closed loop water system.

Anne Boyd presented a letter to the council regarding information and transparency concerning the data center. She thanked Jayson Johnston for the information he presented and wished the public had been given that information earlier.

Kathy Jackson asked questions regarding Cleanspark.

Ms. Gilbert came forward and expressed her concern about Cleanspark.

ADJOURNMENT

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

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James W. Andrews, Mayor

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Gloria Waller, City Clerk

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Date