

Sandersville City Council

Meeting Minutes

August 3, 2026 – 5:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Vic Cuyler, Police Chief
Mayor Pro Tem Jeffery Smith	Chris Walker, Public Works Director
Council Member Mayme Dennis – via phone	Alex Lowe, Water/Wastewater Director
Council Member Deborah Brown	Greg Taylor, Electric Director
Council Member Danny Brown	Leslie Williams, Finance Director
Council Member Ben Salter	Nichole Wasson, Assistant City Clerk
Kandice Hartley, City Manager	Brian Shelton, Deputy Police Chief
Kennan Howard, Attorney	Gloria Waller, City Clerk

Mayor Andrews called the August 3, 2026 meeting of the Sandersville City Council to order at 5:00 P.M.

Mayor Andrews gave the invocation, and Kandice Hartley led the pledge to the American flag.

APPROVAL OF MINUTES

Council Member Deborah Brown made a motion to approve the minutes from July 20, 2026 meeting. Council Member Salter seconded, and the motion passed unanimously.

PUBLIC HEARING

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

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. Mike Ware with Deep South Construction presented the new proposed homes for the property. Ware said the plan was to build cottages all they way to ADA compliance houses. The homes would be 1 or 2 bedrooms. Council Member Dennis asked what price would they start at. Mr. Ware said he was unsure at this point but would like to keep it starting around \$99,000. Mayor Pro Tem Smith said he had spoken with the church and showed them the plans and they didn't have an issue with it. They would like to see a fence installed. Council continued to discussed the presentation.

Mayor Andrews asked for public comment and there was none.

Request#2026-13; Request is a Special Exception request to place a manufactured home in an R-3 zone. The property is located at 528 MLK Ave, Sandersville, GA 31082, parcel S14-089, owned by Barbara Archer Reeves.

Mayor Andrews asked for public comment. Miller Peacock said he didn't have an objection to the manufacture home being place there his concern was the water system. Mr. Peacock said that the water is brown. Kandice Hartley, City Manager said that this was a CIP for next year. There were not further public comments

REQUEST #2026-01A; VARIANCE REQUEST ON SQUARE FOOTAGE

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

REQUEST #2026-13; SPECIAL EXCEPTION TO PLACE A MANUFACTURED HOME IN AN R-3

Council Member Salter made a motion to approve Request #2026-13; Request is a Special Exception request to place a manufactured home in an R-3 zone. The property is located at 528 MLK, Sandersville, GA 31082, parcel #S14-089, owned by Barbara Archer Reeves. Council Member Deborah Brown seconded, and the motion passed unanimously.

BROOKS BROTHER CONSTRUCTION INVOICE MANHOLE REPAIR

Council Member Danny Brown made a motion to pay invoice to Brooks Brothers Construction in the amount of \$52,600.00 for the manhole repair on N Harris Street. Council Member Deborah Brown seconded, and the motion passed unanimously.

CHANGE ORDER NO. 7 FOR TAP GRANT

Council Member Danny Brown made a motion to approve Change Order #7 in the amount of \$89,691.20 to WSP USA, Inc for Environmental Studies and Documents related to TAP Grant. Mayor Pro Tem Smith seconded, and the motion passed unanimously.

OTHER BUSINESS

Kandice Hartley, City Manager spoke with council about amending the manufactured home ordinance to allow 3/12 roof pitch in the R-3 zone. Council Member Dennis said it needs to say that manufactured homes with 3/12 are only allowed in R-3 with no Special Exceptions for R-1 or R-2. Kennen Howard, Attorney said that we need to look at the permitted use table to make sure it says that. Hartley said they will have a draft of the revision at the next council meeting.

Kandice Hartley, City Manager presented the draft of the IGA with the county for the upkeep on the 8/10 of a mile on E. McCarty St. This would move the city limits to Ridge Rd. Hartley said the county would approve it next week and council would approve at the next council meeting. Attorney Howard said the effective date would be 1/1/2027.

Chris Walker, Public Works Director said that the new crew lights are up in the school zone speed camera area.

Brian Shelton, Deputy Chief gave an update on the new law that takes affect with the school zone speed cameras. Mayor Pro Tem Smith said maybe we need to send out a notification on the City's app to remind everyone about the cameras.

Council Member Dennis asked about the speed bumps for Coley Dr. Walker said they have been ordered.

Council Member Deborah Brown said she had received a complaint of 18-wheeler on MLK.

PUBLIC COMMENT

ADJOURNMENT

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

James W. Andrews, Mayor

Gloria Waller, City Clerk

Date