Regular Meeting Minutes

Planning & Zoning Commission Meeting

City of Sandersville

August 24th, 2026 at 5:00 p.m.

Board Members and City Employees present:

Vice Chair Bobbie Jones
Board Member Dorothy Tucker
Board Member Vivian Jones
Assistant City Clerk Nichole Wasson
Board Member Weston Williford
Board Member Chris Andrews
Building & Zoning Manager Ben Avant

Vice Chair Bobbie Jones called the August 24, 2026 meeting of the Planning and Zoning Commission to order at 5:02pm. 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 July 27, 2026 meeting minutes and there was none. Board Member Chris Andrews made a motion to accept the minutes as written. Board Member Dorothy Tucker seconded and the motion passed unanimously.

COMMISSION REPORTS:

Building & Zoning Manager Avant asked if the board had any reports to bring forth, there was none.

PUBLIC HEARING:

Request #2026-14 - Request is a Special Exception request to annex Parcel number 110A 013 into the City of Sandersville. The Special Exception request is to annex the lot into the city in order for the property owner to obtain city utilities. The property is located south of Layton Dr on 271S. Anderson Dr, currently owned by Michael J. Garska.

Building & Zoning Manager Avant presented the Special Exception request #2026-14 to annex Parcel number 110A 013 into the City of Sandersville, located south of Layton Dr on 271S. Anderson Dr, currently owned by Michael J. Garska. the committee discussed the location of the lot.

Board Member Caroly Bloodsaw asked if Mid-State was the same company that was brought forth to speak at the previous City Council Meeting. Building & Zoning Manager Avant stated that no it was not.

Request #2026-02 Ordinance – Request for the proposal of changing ordinance
8-4-109 subsection (f) for the purpose of amending the roof pitch requirements for manufactured homes from a 4/12 to a 3/12 in zones R-3 and R-4 and additionally adding metal and aluminum to the acceptable materials.

Building & Zoning Manager Avant requested #2026-02 Ordinance be tabled at this time. He stated he is still waiting on the City Attorney Keenan Howard to prepare the final draft of this ordinance, per a new addition requested by Council Member Mayme Dennis at the last City Council Meeting on August 17th, 2026.

MOTION TO APPROVE OR DENY REQUEST #2026-14 - REQUEST IS A SPECIAL EXCEPTION REQUEST TO ANNEX PARCEL NUMBER 110A 013 INTO THE CITY OF SANDERSVILLE. THE SPECIAL EXCEPTION REQUEST IS TO ANNEX THE LOT INTO THE CITY IN ORDER FOR THE PROPERTY OWNER TO OBTAIN CITY UTILITIES. THE PROPERTY IS LOCATED

SOUTH OF LAYTON DR ON 271S. ANDERSON DR, CURRENTLY OWNED BY MICHAEL J. GARSKA.

Vice Chair Bobbie Jones asked for a motion to approve or deny request #2026-14. Board Member Weston Williford made a motion to approve request #2026-14 for the special exception for parcel 110A 013 located at 271 S. Anderson Dr. to be annexed into the City of Sandersville. Board Member Carolyn Bloodsaw seconded the motion, and the motion passed unanimously.

MOTION TO APPROVE OR DENY REQUEST #2026-02 ORDINANCE – REQUEST FOR THE PROPOSAL OF CHANGING ORDINANCE 8-4-109 SUBSECTION (F) FOR THE PURPOSE OF AMENDING THE ROOF PITCH REQUIREMENTS FOR MANUFACTURED HOMES FROM A 4/12 TO A 3/12 IN ZONES R-3 AND R-4 AND ADDITIONALLY ADDING METAL AND ALUMINUM TO THE ACCEPTABLE MATERIALS.

Vice Chair Bobbie Jones asked for a motion to table request #2026-02 Ordinance at this time until the attorney Keenan Howard provides the final draft. Board Member Dorthy Tucker made a motion to table Request #2026-02 Ordinance at this time, Board Member Chris Andrews seconded the motion, and the motion passed unanimously.

Other Business

Vice Chair Bobby Jones asked the committee if there was any other business there was none.

ADJOURNMENT

With no other business to come before the Planning and Zoning Board, Board Chris Andrews made a motion to adjourn the meeting. Board Member Weston Williford seconded, and the meeting was unanimously adjourned. Meeting ended at 5:13pm.

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Bobby Jones, Vice Chair

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Attest: Nichole Wasson, Ast City Clerk

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Date of Approval