

City of Sandersville
Planning & Zoning Commission Meeting Agenda
September 28th, at 5:00 p.m.

- 1) Call to order
- 2) Invocation, Pledge
- 3) Approval of minutes – August 24th 2026
- 4) Commission member reports
- 5) Public Hearing:

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. Additionally adding metal and aluminum to the acceptable materials. With a Special Note of: no variances will be permitted for the roof pitch criteria in R-1 and R-2 zones.

- 6) Other Business
- 7) Motion to Adjourn

**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 Carolyn Bloodsaw
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 Carolyn 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 Dorothy 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.

Bobby Jones, Vice Chair

Attest: Nichole Wasson, Ast City Clerk

Date of Approval

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning and Zoning commission on September 28, 2026 at 5:00pm in the council chambers located at 134 Malone Street, and then the Mayor and Council on October 5, 2026 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2026-02; Request is to amend the City of Sandersville ordinance 8-4-109 subsection (f) Roof pitch and Materials, The manufacture home shall have a pitched roof with a slope of at least four (4) feet in height for each twelve (12) feet in width, except in the **R-3** and R-4 zoning district, in which the minimum pitch shall be three (3) feet in height for every twelve (12) feet in width. Roof pitch materials shall be wood shake, tile, **metal, aluminum**, or asphalt shingle material.

Special note: For the purposes of this section only, as it relates to roof pitch and to the extent permitted by law, no variance will be permitted for the roof pitch criteria in R-1 and R-2 zones.

Persons with special needs relating to handicapped accessibility or foreign language should contact Ben Avant prior to the above date at 478-552-2525, or 141 West Haynes Street, between the hours of 8:00 am and 5:00 p.m. Monday through Friday, except for holidays.

Do not use info below this line in the actual ad.

Please run this ad in the legal section for one week beginning with the September 23, 2026 edition.

Thank you.

Ben Avant
Building and Zoning Manager
City of Sandersville

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL, FOR THE PURPOSE OF
AMENDING THE ROOF PITCH AND MATERIAL ORDINANCE OF THE CITY OF
SANDERSVILLE, GEORGIA.**

WHEREAS, the City has previously established roof pitch and exterior material standards applicable to manufactured homes in certain zoning districts to ensure compatibility with site-built homes; and

WHEREAS, the city finds it necessary and appropriate to add the additional zoning district R-3 to the list of districts where such roof pitch standards apply; and

WHEREAS, the Mayor and City Council wish to amend the zoning ordinance to better provide for the regulation of manufactured homes.

WHEREAS, having conducted duly noticed and published public hearings before the Mayor and City Council on October 5, 2026, and the Sandersville Planning and Zoning Commission on September 28, 2026;

**NOW, THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF
SANDERSVILLE, GEORGIA, HEREBY ORDAIN AS FOLLOWS:**

SECTION ONE – Zoning – Roof Pitch and Materials

Sec. 8-4-109 Installation Requirements

- (f) Roof Pitch and Materials. The manufactured home shall have a pitched roof with a slope of at least 4 feet in height for each 12 feet in width, except in the R-3 and R-4 zoning district, in which the minimum pitch be 3 feet in height for every 12 feet in width. Roof materials shall be wood shake, tile, metal, or asphalt shingle material.

Special note: For the purposes of this section only, as it relates to roof pitch and to the extent permitted by law, no variance will be permitted for the roof pitch criteria in R-1 and R-2 zones.

SECTION TWO – Legal Status Provisions

1. In the event that any section of this ordinance is found to be unlawful, invalid, unconstitutional or overbroad, it is the intent of the Mayor and City Council that it be severed, and the remaining portions remain in full effect as if they had been adopted independently of the severed section.
2. Except for purpose where General Law expressly establishes the effective date, which shall control for such purposes, the effective date of this ordinance shall be the first day of October 6, 2026

SO ADOPTED this _____ day of _____, 2026.

James Andrews, Mayor

Attest:

Gloria Waller, City Clerk