

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Mayor and Council on July 6, 2026 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request # 2026-08; Request is an to decrease the setbacks in the R4 zone from 60ft to 30ft to accommodate stick-built homes and a variance from 1000 sq. ft. minimum to an 800 sq. ft. minimum home. Sandersville, GA 31082, Parcel #110 007, owned by Mid-State Realty Corp.

Persons with special needs relating to handicapped accessibility or foreign language should contact Dave Larson 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 April 15, 2026 and again with the April 22, 2026 edition.

Thank you.

Ben Avant
Building and Zoning Manager
City of Sandersville

City of Sandersville
Zone Variance Application

City of Sandersville Planning and Zoning Commission

No. 26-08

Owner's Name: Lisa Channell

Address: 7409 Mayview Rd, Warthen, GA 31094

Telephone Number: (478) 232-8450

Authorized Agent's Name: Houston Channell

Address: 7409 Mayview Rd Warthen, GA 31094

Telephone Number: (478) 357-4464

I hereby request a zone variance for the following parcel of land, which is located in a R4 zone.

Legal description as follows (attach plat & description):

Mid-state Realty Corp Mobile Home Park

Known as:

Zone Variance is requested for the following reason(s):

See attachment

****I hereby swear that all above information is true and correct to the best of my knowledge****

Houston Channell
Signature of Owner/Authorized Agent

6-01-2026
Date

Houston Channell
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS
1 DAY OF June, 2026

Vicki West Frost
Notary Public

My Commission Expires:
Sept 22, 2027



Sec. 8-4-144 Public Hearing Notification

The building inspector shall then prepare and cause to be published at least once in the Sandersville Progress, a newspaper of general circulation within the territorial boundaries of the city and its official organ, a notice of the public hearings which will be held by the Mayor and City Council, stating the time, place and purpose of such hearings, the location of the property, the name of the owner thereof, the present zoning classification of the property, and the proposed zoning classification of the property. The publication of said notice shall be published at least 30 days, but not more than 45 days prior to the date of the hearings. Public hearings shall also be held by the Mayor and City Council and notice of such hearings shall be published as hereinbefore provided for notices of hearings on petitions of owners for variances. Such notices shall also state the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property. (Ord. of 2/2/81, as amended by Ord. of 6/6/88)

Sec. 8-4-145 Sign Requirements for Public Hearings

(a) Within three (3) days of filing a petition for a change in zoning, the petitioning party shall cause to be erected in a conspicuous location on the subject property a sign. The required sign shall be at least nine (9) square feet (3' x 3') and shall contain a message composed of black letters three (3) inches high upon a white background which shall read as follows:

Public Hearing Notice Zone Variance

A public hearing will be held at Sandersville City Council chambers
designated location

by the Mayor and City Council at 5pm
time (am or pm)

on July 6, 2026 to consider the zone variance request
date

as provided for in the City Zoning Ordinance.

The amount of any gift or campaign contribution made by the petitioner or by any person who has a financial interest in the petition, if the petitioner is a partnership, corporation, or other business entity to the mayor, any member of the City Council or Planning and Zoning Commission during the three (3) years immediately preceding the filing of such petition:

I certify that I have received a copy of Article I, Ordinance, Amendments and Zoning Changes, and Policies, Procedures, and Standards from the City of Sandersville's Planning & Development section of the Sandersville City Code Book. (Article I can be printed from City of Sandersville's Code of Ordinances Title 8, sec. 8-4-141 through 8-4-162).

Hunter Hamill

Signature

06-01-2026

Date

Attachment 1

6/1/26

Ref: Set Back/Square Footage Variance Request

Mid State Realty would like to decrease the front set back from 60 ft to 30 ft in order to allow the lots to be usable for new stick built homes. Please note there are currently several homes on our property that were grandfathered in with less than 60 feet set backs.

We are also requesting a square footage variance from 1,000 sqft to 800 sqft to allow for more affordable housing to be built. Please note there are many homes on our property that were grandfathered in that are less than 1,000 sqft.

Sincerely,



Lisa Channell

President



Houston Channell

Vice-President/Managing Member

Mid State Realty

753 Crabapple Drive

Sandersville, GA 31082

Course	Bearing	Distance
L1	S 13°31'28" E	69.21'
L2	S 14°07'29" E	300.71'
L3	S 28°09'33" W	86.79'
L4	S 28°29'13" W	151.76'
L5	S 13°57'48" E	151.29'
L6	N 88°07'42" W	137.47'
L7	N 88°20'15" W	186.78'
L8	S 18°40'31" E	201.13'
L9	S 77°34'29" W	101.35'
L10	S 73°23'40" W	50.43'
L11	S 01°48'35" W	67.70'
L12	S 01°48'35" W	113.78'
L13	S 01°48'35" W	107.48'
L14	S 01°48'35" W	107.48'
L15	S 01°48'35" W	107.48'
L16	S 01°48'35" W	107.48'
L17	S 01°48'35" W	107.48'
L18	S 01°48'35" W	107.48'
L19	N 09°47'21" E	159.54'

- SURROUNDING PROPERTY OWNERS**
- PARCEL A: WILLIAM A. & DEBRA G. TURNER
 - PARCEL B: JEROME A. GRABAK
 - PARCEL C: CLINE E. & LOS R. CRAPPS
 - PARCEL D: CHAD A. SESSORSWELL
 - PARCEL E: BETTY ANN HORTON
 - PARCEL F: EMORY D. WICKER
 - PARCEL G: EDSEL W. & DOROTHY E. BUTLER
 - PARCEL H: CORA C. ADAMS
 - PARCEL I: SANDERSVILLE CHURCH OF GOD
 - PARCEL J: PROFESSIONAL WOMEN'S CLUB, INC.
 - PARCEL K: DON S. CORNHILLER
 - PARCEL L: E.W. JACKSON JR.
 - PARCEL M: ROSE SMITH
 - PARCEL N: GARY ANDERSON

EQUIPMENT USED FOR MEASUREMENTS:
 ANGULAR — LETZ SET 3
 LINEAR — LETZ SET 3

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 10,374 FEET, AND AN ANGLE PRECISION OF ONE SECOND OF AN ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

FIELD WORK COMPLETED 05-31-07

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 21,183 FEET.



PLAT OF SURVEY FOR

MID-STATE REALTY CORP.

LOCATED IN THE CITY OF SANDERSVILLE
 93rd G.M.D.
 WASHINGTON COUNTY, GEORGIA

BARKER & ASSOCIATES LAND SURVEYORS, INC.
 147 EAST CHURCH STREET
 SANDERSVILLE, GA 31082
 JOHN F. BARKER, JR. - RLS #2308
 THOMAS S. BARKER - RLS #2481

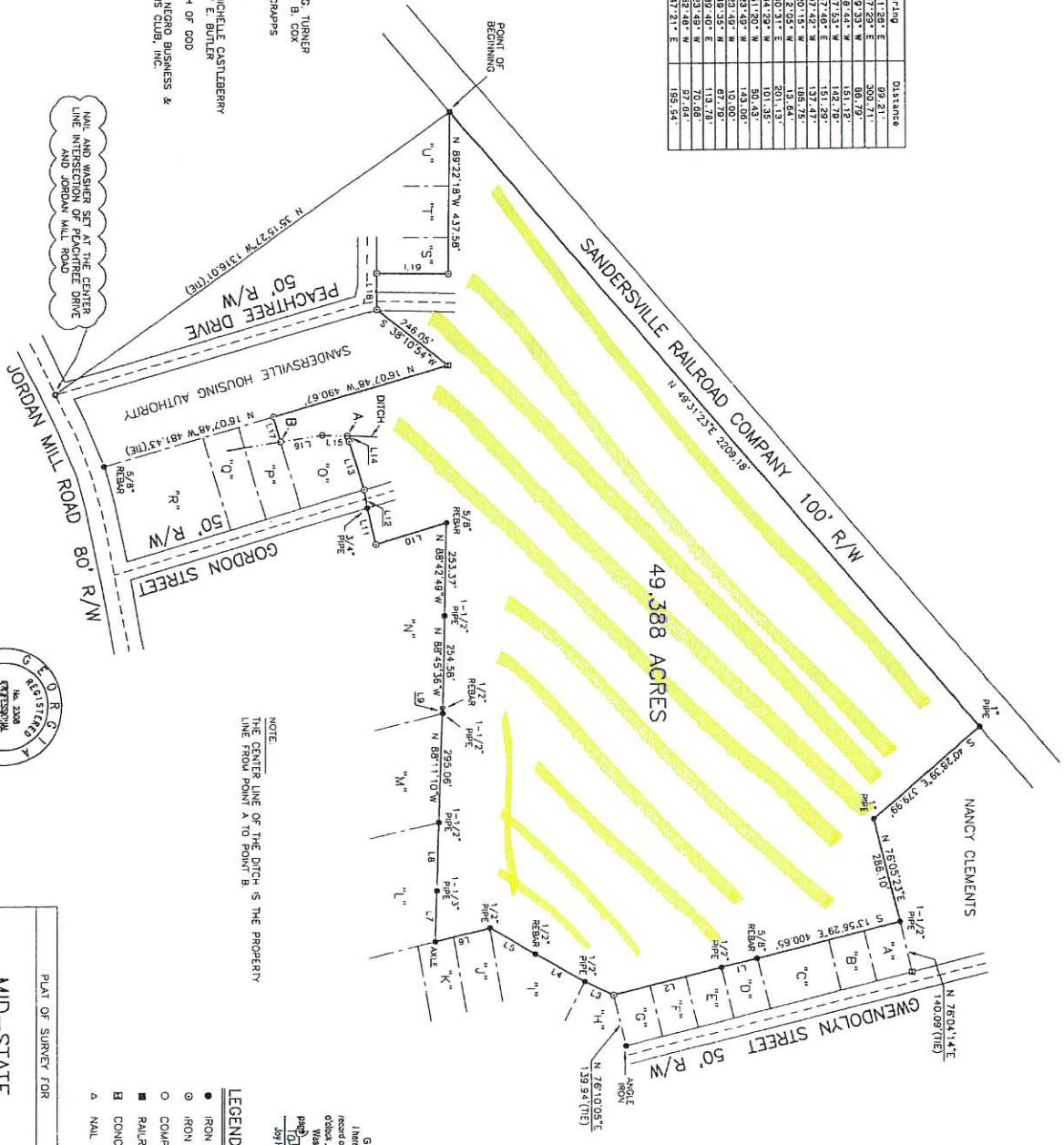
DATE: 05-31-07
 DRAWN BY: TJH CHW BY: FB
 JOB NO.:
 MAP NO.:

- LEGEND**
- IRON PIN FOUND (AS DESCRIBED)
 - IRON PIN SET (5/8" REBAR)
 - COMPUTED POINT
 - RAILROAD IRON FOUND
 - ▲ CONCRETE MONUMENT FOUND
 - △ NAIL SET

NOTE:
 THE CENTER LINE OF THE DITCH IS THE PROPERTY LINE FROM POINT A TO POINT B.

GEORGIA, WASHINGTON COUNTY
 I hereby certify that the within plat was filed by record on JUN 21 2007 at 2:45 o'clock
 Was received by JUN 21 2007 on 2:45
JOHN F. BARKER, JR.
 J.F. Barker
 Clerk S.C. Wash. Co., Ga.

NORTH BASED ON PLAT FOR SANDERSVILLE RAILROAD COMPANY BY BARKER & ASSOCIATES, DATED 04-28-88.



Applicant Acknowledgement

A copy of Article J - Ordinance, Amendments, and Zoning Changes Policies, Procedures and Standards from the City of Sandersville Code of Ordinances is to be given to all applicants who bring zoning changes either for the rezoning of property or for text amendments and all applicants will sign a statement acknowledging receipt of a copy of this article.

Received by:

Houston Channell

Print Name:

Houston Channell

Date:

6-5-2026



