

City of Sandersville
PUBLIC HEARING NOTICE

Public hearings will be held by the Planning & Zoning Commission on June 29, 2026 at 5pm. and 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 zoning to be applied to the following property for which annexation into the City of Sandersville has been requested:

Parcel 110 033, On East McCarty Street, Known as the William Hall Tract, Sandersville, GA, 31082

This property is currently not zoned; the City administration proposes that it be zoned R-3 if annexed into the City.

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 1 week beginning with the June 17, 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. _____

Owner's Name: Martin Stevie C, Jr.

Address: 301 Kittrell Creek Road, Sandersville, Georgia. 31082

Telephone Number: _____

Authorized Agent's Name: Moore Bass Consulting, Inc. - Logan Clark

Address: 1350 Keys Ferry Court, McDonough, Georgia 30253

Telephone Number: 770-914-9394

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

Legal description as follows (attach plat & description):

See boundary with legal attached

Known as:

E. McCarty Street-Parcel ID 110 033

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

In conjunction with the requested rezoning to R-3 Residential, the applicant respectfully requests approval of the following variances to facilitate the development of an affordable single-family residential community:

Minimum House Size Variance - To allow a minimum heated floor area of 800 square feet per dwelling unit.

Minimum Lot Size Variance - To allow lots with minimum dimensions of 50 feet in width by 105 feet in depth.

Side Yard Setback Variance - To allow a minimum side yard setback of 5 feet.

Front Yard Setback Variance - To allow a minimum front yard setback of 20 feet. Rear Yard Setback Variance -

To allow a minimum rear yard setback of 20 feet.

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


Signature of Owner/Authorized Agent

June 9, 2026

Date

Logan Clark

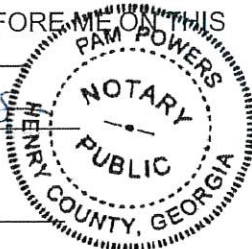
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS
9th DAY OF June, 2026

Pam Powers
Notary Public

My Commission Expires:

June 21, 2028



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 Planning and Zoning Commission and 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 15 days, but not more than 45 days prior to the date of the hearings. Public hearings shall also be held by the Planning and Zoning Commission on amendments to this ordinance initiated by the Mayor and City Council or by the Planning and Zoning Commission, and notice of such hearings shall be published as hereinbefore provided for notices of hearings on petitions of owners for rezoning. 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 134 Malone St.
designated location
5pm on June 29th, 2026 by
time (am or pm)
the Planning and Zoning Commission then; at 5pm
time (am or pm)
on July 6th, 2026 by the Mayor and Council 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 Councilor Planning and Zoning Commission during the three (3) years immediately preceding the filling of such petition:

N/A

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).



Signature

June 9, 2026

Date



Overview



Legend

-  Parcels
-  Roads

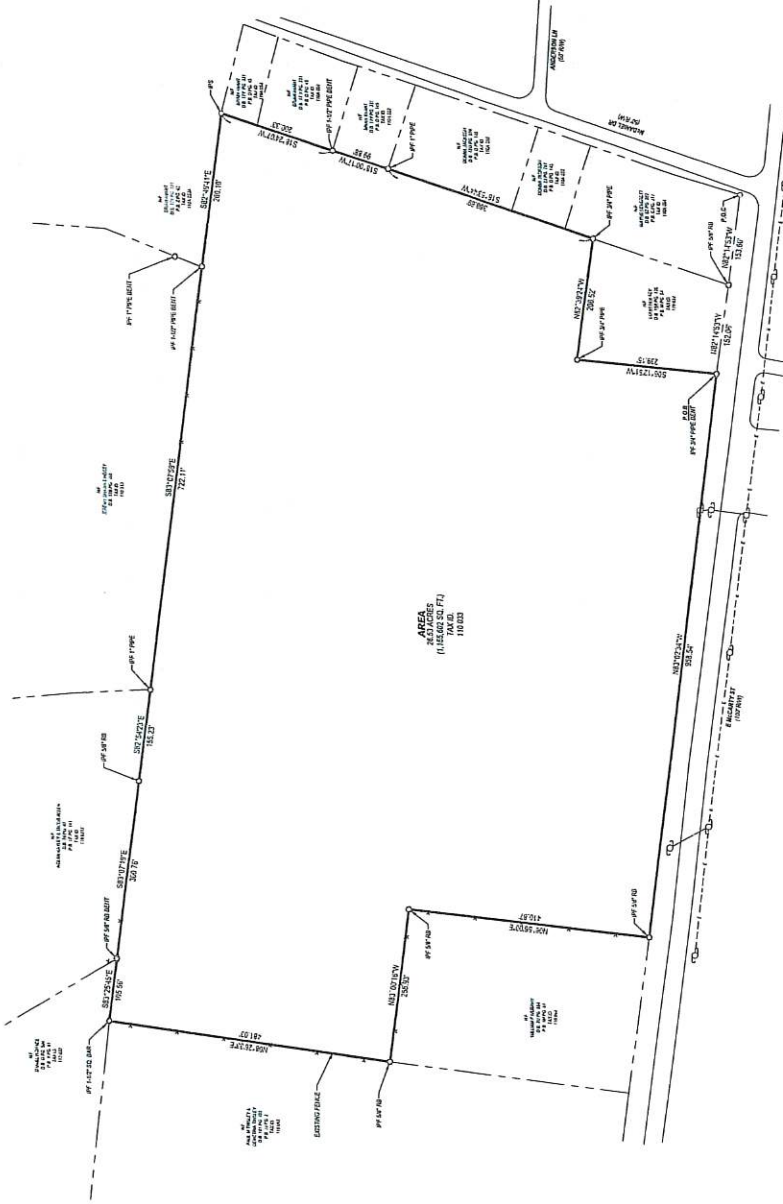
Block =
Comments =
FID = 4172
Map = 110

Parcel = 33
Parcel_No = 110 033
Par_Label = 33
Shape_Leng = 4737.3408555100004

SubParcel =
_v_HN = 0
_v_ON = MARTIN STEVIE C JR
_v_SY = 2025

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 6:06:46 AM

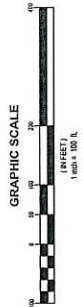
Developed by  **SCHNEIDER**
GEOSPATIAL

[illegible][illegible][illegible]

T. W. B.
TIMOTHY M. WIGBOLDY
REGISTERO GEORGIA LAND SURVEYOR NO. 3140 timothy@tmsurvey.com
MOORE BASS CONSULTING, INC.
1200 NUTTS FERRY CT., MARIETTA, GA 30067 3153
CERTIFICATE OF AUTHORIZATION NO. LSP-0001173

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF WALH HIGHER COUNTY, GEORGIA COMPANY
PANEL NUMBER: 13133-0-0000 & 13133-0-0000 EFFECTIVE DATE 7/1/2015. THIS PROPERTY IS NOT LOCATED IN A FEMA
FLOOD HAZARD ZONE.

Ph.D., COM POL, 2002
Ph.D., M.POL, 54



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 93RD GM DISTRICT, WASHINGTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF MCDANIEL DRIVE (50' R/W) AND EAST MCCARTY STREET (100' R/W); THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF EAST MCCARTY STREET N 83° 14' 53" W, A DISTANCE OF 153.60 FEET, TO A 5/8" REBAR FOUND; THENCE N 83° 14' 53" W, A DISTANCE OF 152.06 TO A 3/4" PIPE FOUND, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE FROM THE ESTABLISHED POINT OF BEGINNING N 83° 02' 34" W, A DISTANCE OF 958.54 FEET TO A 5/8" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY N 06° 56' 00" E, A DISTANCE OF 410.87 FEET TO A 5/8" FOUND; THENCE N 83° 00' 16" W, A DISTANCE OF 258.93 FEET TO A 5/8" REBAR FOUND; THENCE N 08° 26' 33" E, A DISTANCE OF 481.03 FEET TO A 1-1/2" SQUARE BAR FOUND; THENCE S 83° 25' 45" E, A DISTANCE OF 105.56 FEET TO A 5/8" REBAR FOUND; THENCE S 83° 07' 19" E, A DISTANCE OF 300.76 FEET TO A 5/8" REBAR FOUND; THENCE S 82° 54' 23" E, A DISTANCE OF 155.23 FEET TO A 1" PIPE FOUND; THENCE S 83° 07' 59" E, A DISTANCE OF 722.11 FEET TO A 1-1/2" PIPE FOUND; THENCE S 82° 49' 41" E, A DISTANCE OF 260.10 FEET TO A 1/2" REBAR SET; THENCE S 18° 24' 07" W, A DISTANCE OF 200.33 FEET TO A 1-1/2" PIPE FOUND; THENCE S 18° 00' 17" W, A DISTANCE OF 99.88 FEET TO A 1" PIPE FOUND; THENCE S 18° 53' 44" W, A DISTANCE OF 368.69 FEET TO A 3/4" PIPE FOUND; THENCE N 82° 39' 24" W, A DISTANCE OF 206.52 FEET TO A 3/4" PIPE FOUND; THENCE S 06° 12' 51" W, A DISTANCE OF 239.15 FEET TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIBED TRACT CONTAINING 26.53 ACRES (1,155,602 SQ.FT.))



Moore Bass
Consulting, Inc.
• Civil Engineering
• Land Surveying
• Landscape Architecture
• Environmental Planning
www.moorebass.com
TALLAHASSEE • ATLANTA
3801 New Perry Court
McDonough, GA 30253
770.914.9394

SMITH DOUGLAS HOMES

SANDERSVILLE WPH

CLIENT NAME

PROJECT NAME

REVISIONS

DATE
CONTRACT #
SHEET #

SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 12345
EXPIRATION DATE 12/31/2025

SHEET TITLE
CONCEPT PLAN

SHEET

SITE DATA:

1. SITE AREA: 26.3 AC. +/-
2. PROPOSED LOTS: 68
3. MIN. LOT SIZE: 5,250 SF
4. MIN. LOT WIDTH: 50'
5. PROPOSED OPEN SPACE: 13.7 AC. +/-

GRAPHIC SCALE



OPEN SPACE

PROPOSED 60' R/W

PROPOSED 60' R/W

PROPOSED 60' R/W

20' BUFFER

20' BUFFER

30' BUFFER

McDANIEL DR

E McCARTY ST

June 11, 2026

**VIA HAND DELIVERY AND
CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

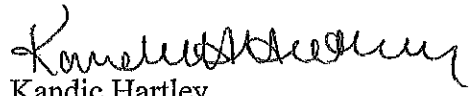
Honorable Melvin Daniel, Chairman
Washington County Board of Commissioners
119 Jones Street
Sandersville, Georgia 31082

Dear Mr. Daniel:

I am writing you on behalf of the City of Sandersville regarding an annexation petition that has been filed with the City under the 100% method for parcel # 110 033. Parcel lying on East McCarty Street, known as the William Hall tract. I have attached the application for your reference. My understanding is that Washington County does not have zoning at this time. The applicant has requested a particular zoning in the City if annexed: that parcel 110 033 be zoned as R3 (Multi-family). The City Planning and Zoning Commission will hold a public hearing on June 29, 2026 at 5:00 p.m. and Mayor and City Council will hold a public hearing on July 6, 2026 at 5:00 p.m. at the City Council Chambers, 134 Malone Street, Sandersville Georgia to consider the zoning classification to be applied to this property if annexed.

Please give me a call if you have any questions or wish to discuss.

Very truly yours,


Kandice Hartley
City Manager, City of Sandersville

Attachments: Application and Map

cc: Interim County Administrator – Chris Hutchins

