

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Mayor and Council on July 20, 2026 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2026-09; Variance request is to ask for a change in roof pitch.

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 July 8, 2026 edition.

Thank you.

Ben Avant
Building and Zoning Manager
City of Sandersville

2015 MAY -4 PM 2:14

Patricia B. Welch
Deputy

GEORGIA, WASHINGTON COUNTY

I hereby certify that the within instrument was filed for
record on May 4, 2015, at 2:14
o'clock P. M.
Was recorded in Deed book 18-X on
page 591-594 on May 4, 2015
Patricia B. Welch Deputy
Joy H. Conner Clerk S.C. Wash. Co., Ga

GEORGIA INTANGIBLE TAX PAID

\$ 18.00
May 4, 2015
Patricia B. Welch Deputy
Clerk of Superior Court
Washington County

*CANCELLATION DOC# 002531
FILED IN OFFICE
09/22/2021 02:54 PM
BK153 PG151-151
MEGAN CRAMER
CLERK OF COURT
WASHINGTON COUNTY

JOHN A. DANA
ATTORNEY AT LAW
P.O. BOX 29
SANDERSVILLE GA 31082

DEED TO SECURE DEBT

STATE OF GEORGIA

COUNTY OF Washington

THIS INDENTURE, made this 4th day of May, 2015,

between Tina Butts

of the State of Georgia and County of Washington

Grantor, and George M. Meeks and Joseph M. Meeks, Jr.

4570 Hwy 24 East, Sandersville GA 31082

of the State of Georgia and County of Washington
Grantee,

WITNESSETH: That, WHEREAS, Grantor is justly indebted to Grantee in the sum of Six Thousand
and no/100ths ----- Dollars (\$ 6,000.00**),

in lawful money of the United States, and has agreed to pay the same, with interest thereon, according to the terms of a
certain note (the "Note") given by Grantor to Grantee, bearing even date herewith, with final payment being due on

May 6, 2020, the Note, by reference, being made a part hereof;

NOW, THEREFORE, in consideration of the premises and of the sum hereinabove set forth, Grantor has granted,
bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee the following
property, to-wit:

See attached Exhibit "A"

THIS INSTRUMENT ESTABLISHES A PERPETUAL OR INDEFINITE SECURITY INTEREST IN THE PROPERTY HERE-
BY CONVEYED, THIS BEING AS AUTHORIZED BY THE PROVISIONS OF O.C.G.A. SECTION 44-14-80(A) AS AMENDED.

IF ALL OR ANY PART OF SAID PROPERTY OR ANY INTEREST IN IT IS SOLD OR TRANSFERRED (OR IF A BENEFICIAL
INTEREST IN GRANTOR IS SOLD OR TRANSFERRED AND GRANTOR IS NOT A NATURAL PERSON) WITHOUT
GRANTEE'S PRIOR WRITTEN CONSENT, GRANTEE MAY, AT ITS OPTION, REQUIRE IMMEDIATE PAYMENT IN FULL OF
ALL SUMS SECURED BY THIS INSTRUMENT. HOWEVER, THIS OPTION SHALL NOT BE EXERCISED BY GRANTEE IF
EXERCISE IS PROHIBITED BY FEDERAL LAW AS OF THE DATE OF THIS INSTRUMENT.

Exhibit "A"

All that lot, tract or parcel of land with improvements thereon situate, lying and being in the 93rd GMD of Washington County, Georgia, being shown as **Lot 21** of Pine Forest Subdivision, Phase I, on that certain plat of survey by John W. Barker, Jr., GRLS, Dated November 23, 1998, recorded in Plat Book I-U, page 172, in the office of the Clerk of Superior Court of Washington County, Georgia, which plat and the official record thereof is incorporated herein by reference for a more complete and accurate description of property metes and bounds, courses and distances.

Said property is subject to Protective Covenants filed for record April 12, 1999, and recorded in Deed Book 11-N, pages 445-446, aforesaid clerk's office and an amendment thereto recorded in Deed Book 13-R, page 125, aforesaid clerk's office.

Tax Parcel Number 110C - 021



counterparts of any such leases and convenient facilities for the audit and verification of any such statement.

9. Upon the occurrence of any one of the following events (herein called an "event of default"):

- (i) should Grantor fail to pay the Secured Indebtedness, or any part thereof, when and as the same shall become due and payable;
- (ii) should any warranty of Grantor herein contained, or contained in any instrument, transfer, conveyance, assignment or loan agreement given with respect to the Secured Indebtedness, prove untrue or misleading in any material aspect;
- (iii) should the Premises be subject to actual or threatened waste, or any part thereof be removed, demolished or materially altered so that the value of the Premises be diminished except as provided for in Article 7 herein;
- (iv) should any federal tax lien or claim of lien for labor or material be filed of record against Grantor or the Premises and not be removed by payment or bond within 30 days from date of recording;
- (v) should any claim of priority to this deed by title, lien or otherwise be asserted in any legal or equitable proceeding;
- (vi) should Grantor make any assignment for the benefit of creditors, or should a receiver, liquidator or trustee of Grantor or of any of Grantor's property be appointed, or should any petition for the bankruptcy, reorganization or arrangement of Grantor, pursuant to the Federal Bankruptcy Act or any similar statute, be filed, or should Grantor be adjudicated a bankrupt or insolvent, or should Grantor, if a corporation, be liquidated or dissolved or its charter expire or be revoked, or, if a partnership or business association, be dissolved or partitioned, or, if a trust, be terminated or expire;

(vii) should Grantor fail to keep, observe, perform, carry out and execute in every particular the covenants, agreements, obligations and conditions set out in this deed, or in the Note, or in any of the following instruments given with respect to the Secured Indebtedness: loan commitment of Grantee, construction loan agreement between Grantor and Grantee, or assignment of leases by Grantor; or

(viii) should any event occur under any instrument, deed or agreement, given or made by Grantor to or with any third party, which would authorize the acceleration of any debt to any such third party;

then and thereupon Grantee may do any one or more of the following:

(i) enter upon and take possession of the Premises without the appointment of a receiver, or an application therefor, employ a managing agent of the Premises and let the same, either in its own name, or in the name of Grantor, and receive the rents, incomes, issues and profits of the Premises and apply the same, after payment of all necessary charges and expenses, on account of the Secured Indebtedness, and Grantor will transfer and assign to Grantee, in form satisfactory to Grantee, Grantor's lessor interest in any lease now or hereafter affecting the whole or any part of the Premises;

(ii) pay any sums in any form or manner deemed expedient by Grantee to protect the security of this instrument or to cure any event of default other than payment of interest or principal on Secured Indebtedness; make any payment hereby authorized to be made according to any bill, statement or estimate furnished or procured from the appropriate public officer or the party claiming payment without inquiry into the accuracy or validity thereof, and the receipt of any such public officer or party in the hands of Grantee shall be conclusive evidence of the validity and amount of items so paid, in which event the amounts so paid, with interest thereon from the date of such payment at the rate of _____ % per annum, shall be added to and become a part of the Secured Indebtedness and be immediately due and payable to Grantee; and Grantee shall be subrogated to any encumbrance, lien, claim or demand, and to all the rights and securities for the payment thereof, paid or discharged with the principal sum secured hereby or by Grantee under the provisions hereof, and any such subrogation rights shall be additional and cumulative security to this instrument;

(iii) declare the entire Secured Indebtedness immediately due, payable and collectible, without notice to Grantor, regardless of maturity, and, in that event, the entire Secured Indebtedness shall become immediately due, payable and collectible; and thereupon, Grantee may sell and dispose of the Premises at public auction, at the usual place for conducting sales at the courthouse in the county where the Premises or any part thereof may be, to the highest bidder for cash, first advertising the time, terms and place of such sale by publishing a notice thereof once a week for four consecutive weeks in a newspaper in which sheriff's advertisements are published in said county, all other notice being hereby waived by Grantor; and Grantee may thereupon execute and deliver to the purchaser at said sale a sufficient conveyance of the Premises in fee simple, which conveyance may contain recitals as to the happening of the default upon which the execution of the power of sale, herein granted, depends, and said recitals shall be presumptive evidence that all preliminary acts prerequisite to said sale and deed were in all things duly complied with; and Grantee, its agents, representatives, successors or assigns, may bid and purchase at such sale; and Grantor hereby constitutes and appoints Grantee or its assigns agent and attorney in fact to make such recitals, sale and conveyance, and all of the acts of such attorney in fact are hereby ratified, and Grantor agrees that such recitals shall be binding and conclusive upon Grantor and that the conveyance to be made by Grantee, or its assigns, (and in the event of a deed in lieu of foreclosure, then as to such conveyance) shall be effectual to bar all right, title and interest, equity of redemption, including all statutory redemption, homestead, dower, curtesy and all other exemptions of Grantor, or its successors in interest, in and to said Premises; and Grantee, or its assigns, shall collect the proceeds of such sale, reserving therefrom all unpaid Secured Indebtedness with interest then due thereon, and all amounts advanced by Grantee for taxes, assessments, fire insurance premiums and other charges, with interest at the rate of _____ % per annum thereon from date of payment, together with all costs and charges for advertising, and commissions for selling the Premises, and 15% of the aggregate amount due, as attorney's fees, and pay over any surplus to Grantor (in the event of deficiency Grantor shall immediately on demand from Grantee pay over to Grantee, or its nominee, such deficiency); and Grantor agrees that possession of the Premises during the existence of the Secured Indebtedness by Grantor, or any person claiming under Grantor, shall be that of tenant under Grantee, or its assigns, and, in case of a sale, as herein provided, Grantor or any person in possession under Grantor shall then become and be tenants holding over, and shall forthwith deliver possession to the purchaser at such sale, or be summarily dispossessed in accordance with the provisions of law applicable to tenants holding over; the power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are in addition to any and all other remedies which Grantee may have at law or in equity.

Grantee, in any action to foreclose this deed, or upon any event of default, shall be at liberty to apply for the appointment of a receiver of the rents and profits of the Premises or both without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Premises as security for the amounts due the Grantee, or the solvency of any person or corporation liable for the payment of such amounts.

In case of any sale under this deed by virtue of the exercise of the power herein granted, or pursuant to any order in any judicial proceedings or otherwise, the Premises or any part thereof may be sold in one parcel and as entirety, or in such parcels, manner or order as Grantee in its sole discretion may elect, and one or more exercises of the powers herein granted shall not extinguish or exhaust the power unless the entire Premises are sold or the Secured Indebtedness paid in full.

10. Grantor, for himself and family, hereby waives and renounces all homestead and exemption rights provided for by the constitution and Laws of the United States or the State of Georgia, in and to the Premises as against the collection of the Secured Indebtedness, or any part thereof; and Grantor agrees that where, by the terms of the conveyance or the Note secured hereby, a day is named or a time fixed for the payment of any sum of money or the performance of any agreement, the time stated enters into the consideration and is of the essence of the whole contract.

11. Grantee shall have the right from time to time to sue for any sums, whether interest, principal or any installment of either or both, taxes, penalties, or any other sums required to be paid under the terms of this deed, as the same become due, without regard to whether or not all of the Secured Indebtedness shall be due on demand, and without prejudice to the right of Grantee thereafter to enforce any appropriate remedy against the Grantor, including an action of foreclosure, or any other action, for a default or defaults by Grantor existing at the time such earlier action was commenced.

12. The rights of Grantee, granted and arising under the clauses and covenants contained in this deed and the Note, shall be separate, distinct and cumulative of other powers and rights herein granted and all other rights which Grantee may have in law or equity, and none of them shall be in exclusion of the others; and all of them are cumulative to the remedies for collection of indebtedness, enforcement of rights under security deeds, and preservation of security as provided at law. No act of Grantee shall be construed as an election to proceed under any one provision herein or under the Note to the exclusion of any other provision, or an election of remedies to the bar of any other remedy allowed at law or in equity, anything herein or otherwise to the contrary notwithstanding.

13. Every provision for notice and demand or request shall be deemed fulfilled by written notice and demand or request personally served on one or more of the persons who shall at the time hold the record title to the Premises, or on their heirs or successors, or mailed by depositing it in any post office station or letter box, enclosed in a postpaid envelope (a) addressed to such person or persons, or their heirs or successors, at his, their or its address last known to Grantee or (b) addressed to the street address of the Premises hereby conveyed.

14. Any indulgence or departure at any time by the Grantee from any of the provisions hereof, or of any obligation hereby secured, shall not modify the same or relate to the future or waive future compliance therewith by the Grantor.

City of Sandersville
Zone Variance Application

City of Sandersville Planning and Zoning Commission

No. _____

Owner's Name: Tina Butts

Address: 14 Silverleaf Drive ; Tennille, Ga. 31089

Telephone Number: 4782479153

Authorized Agent's Name: _____

Address: _____

Telephone Number: _____

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):

Known as:

309 Pine Forest Drive, Sandersville, Ga. 31082

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

Due to hardship (financial) cannot afford 4x12 pitch home. 3x12 pitch affordable for me + family with disabilities.

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

Tina Butts
Signature of Owner/Authorized Agent

06/09/2026
Date

Tina Butts
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS
____ DAY OF _____, 20____

Notary Public
My Commission Expires: _____

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 Council Chambers
designated location

on _____, _____, _____ by _____
time (am or pm)

the Planning and Zoning Commission then; at 5pm
time (am or pm)

on July 6, 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 Council or Planning and Zoning Commission during the three (3) years immediately preceding the filing of such petition:

None

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).

Lina Burt
Signature

06/09/2026
Date

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning & Zoning Commission on October 28, 2024 at 5:00 p.m. and by the Mayor and Council on November 4, 2024 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2024-09; Request is a Special Exception request to allow a manufactured home to be placed in an R-2 zone (Single Family Residence). The property is located at 309 Pine Forest Dr., Sandersville, GA 31082, parcel #110C 021, owned by Tina Butts.

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 September 25, 2024, edition.

Thank you.

Dave Larson
Building Official
City of Sandersville

**PUBLIC HEARING
NOTICE**

City of Sandersville
PUBLIC HEARING NOTICE
A public hearing will be held by the Planning & Zoning Commission on October 28, 2024 at 5:00 p.m. and by the Mayor and Council on November 4, 2024 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2024-09; Request is a Special Exception request to allow a manufactured home to be placed in an R-2 zone (Single Family Residence). The property is located at 309 Pine Forest Dr., Sandersville, GA 31082, parcel #110C 021, owned by Tina Butts.
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.

10/23/24 (137)

City of Sandersville
Special Exception Application

No. 2024-09

City of Sandersville Planning and Zoning Commission

Owner's Name: Tina Butts

Address: 14 Silverleaf Dr.

Telephone Number: 4782479153

Authorized Agent's Name: _____

Address: _____

Telephone Number: _____

I hereby request a special exception for the following parcel of land, which is located in a R-2 zone.

Legal description as follows (attach plat & description):

309 Pine Forest Dr. see attachments Parcel 110C 021

Known as:

309 Pine Forest Drive, Sandersville, Ga. 31082

Special Exception is requested for the following reason(s):

I (Tina Butts) is a caregiver for my brother (Tony Butts) and need a home large enough for myself + his needs (handicap access, etc.)

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

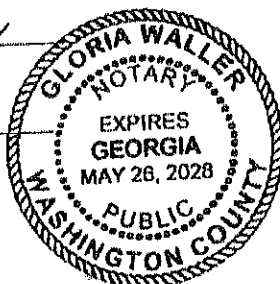
Tina Butts
Signature of Owner/Authorized Agent

09.16.2024
Date

Tina Butts
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS
17th DAY OF Sept, 2024

Gloria Waller
Notary Public
My Commission Expires:
5/26/2028



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 30 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 Special Exception

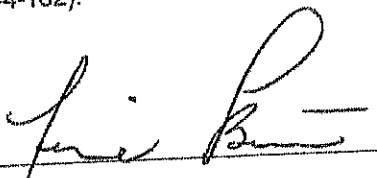
A public hearing will be held at Sandersville City Council Chambers 134 Malone St.
designated location
5pm on October 28, 2024 by
time (am or pm)
the Planning and Zoning Commission then; at 5pm
time (am or pm)
on November 4, 2024 by the Mayor and Council to consider the zone variance request
date

as provided for in the City Zoning Ordinance.

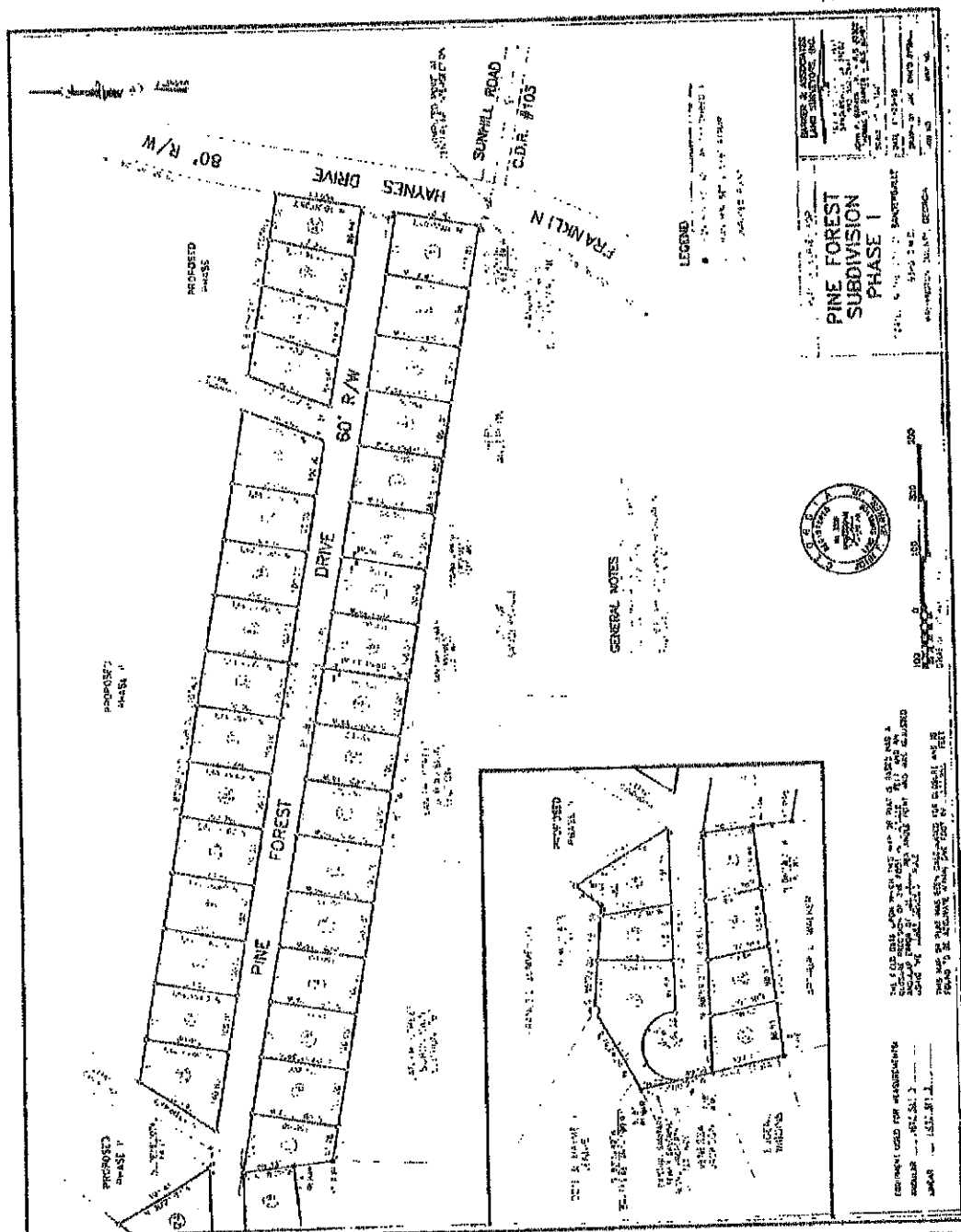
The amount of any gift or campaign contribution made by the petitioner or by any person who has a financial interest in the petition, if the petitioner is a partnership, corporation, or other business entity to the mayor, any member of the City Councilor Planning and Zoning Commission during the three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

No Contribution

I certify that I have received a copy of Article J, 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

09/17/24
Date



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:

Tina Butts

Print Name:

Tina Butts

Date:

09/17/24

