

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning & Zoning Commission on June 24, 2024 at 5:00 p.m. and by the Mayor and Council on July 1, 2024 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2024-05; Request is a Special Exception/Use to allow a church to be located in a C-2 zone (General Business). The property is located at 408 S. Hospital Rd., Sandersville, GA 31082, parcel #S37 014, owned by True Love Christian Fellowship Church.

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 May 22, 2024, edition.

Thank you.

Dave Larson
Building Official
City of Sandersville

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PAID

MAY 16 2024

City of Sandersville
Special Exception Application

CITY OF SANDERSVILLE
No. 2024-05

City of Sandersville Planning and Zoning Commission

Owner's Name: True Love Christian Fellowship Church

Address: 408 S. Hospital Road Sville, GA 31089

Telephone Number: (478) 357-8356

Authorized Agent's Name: Angelina Rogers

Address: P.O. Box 641 Tennille, GA 31089

Telephone Number: (478) 357-8356

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):

attached

Known as:

408 S. Hospital Road Parcel # S37 014

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

We want to put a church there.

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

Angelina Rogers
Signature of Owner/Authorized Agent

5/16/24
Date

Angelina Rogers
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS

16th DAY OF May, 2024

Gloria Walker
Notary Public

My Commission Expires:

5/26/24



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 Maloué St.
designated location
~~June 24~~, 5 pm on June 24, 2024 by
time (am or pm)
the Planning and Zoning Commission then; at 5 pm
time (am or pm)
on July 1, 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 Council or Planning and Zoning Commission during the three (3) years immediately preceding the filing of such petition:

NA

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).

Angelina Rogers
Signature

5/16/24
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:

Angelina Rogers

Print Name:

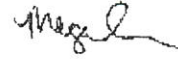
Angelina Rogers

Date:

5/16/24



DOC# 003183
FILED IN OFFICE
12/22/2021 11:25 AM
BK:56 PG:466-467
MEGAN CRAMER
CLERK OF COURT
WASHINGTON COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$60.00
PT-61 150-2021-000960

Record and return to:
McMillan & Rawlings, LLP
Post Office Box 5746
Sandersville, Georgia 31082
(478) 552-2467

WARRANTY DEED

This Indenture, made this 22nd day of December 2021, between **LOU JEAN RUDD**, of the first part, and **Kenneth Rogers, Angelina Rogers, Grayling Cummings and Beverly Cummings**, as trustees of **TRUE LOVE CHRISTIAN FELLOWSHIP CHURCH**, of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all the following described property, to wit:

All that tract or parcel of land situate, lying and being in the 93rd G.M. District, Washington County, Georgia and in the City of Sandersville containing 0.79 acres, more or less, as shown on that plat of survey made by Barker & Associates, under date of April 10, 1985, of record in Plat Book 1M, page 112, Washington County records, to which plat and the record thereof are by this reference made a part hereof in aid of this description.

Said property is commonly referred to as 408 Hospital Road and is identified as Map and Parcel Number S37 014 by the Washington County Tax Assessor.

Said property is conveyed subject to certain easements including an easement to Washington County, as recorded in Deed Book 5L, page 82.

Said property is conveyed subject to certain easements including an easement to Georgia Power Company, recorded in Deed Book 6-0, page 12.

Said property is conveyed subject to certain easements including an easement to City of Sandersville, recorded in Deed Book 6V, page 639.

To Have And To Hold, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **Kenneth Rogers, Angelina Rogers, Grayling Cummings and Beverly Cummings**, as trustees of **TRUE LOVE CHRISTIAN FELLOWSHIP CHURCH** said party of the second part, their heirs and assigns, forever in **Fee Simple**.

BK:56 PG:467

And the said party of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property unto the said party of the second part, their heirs and assigns, against the claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

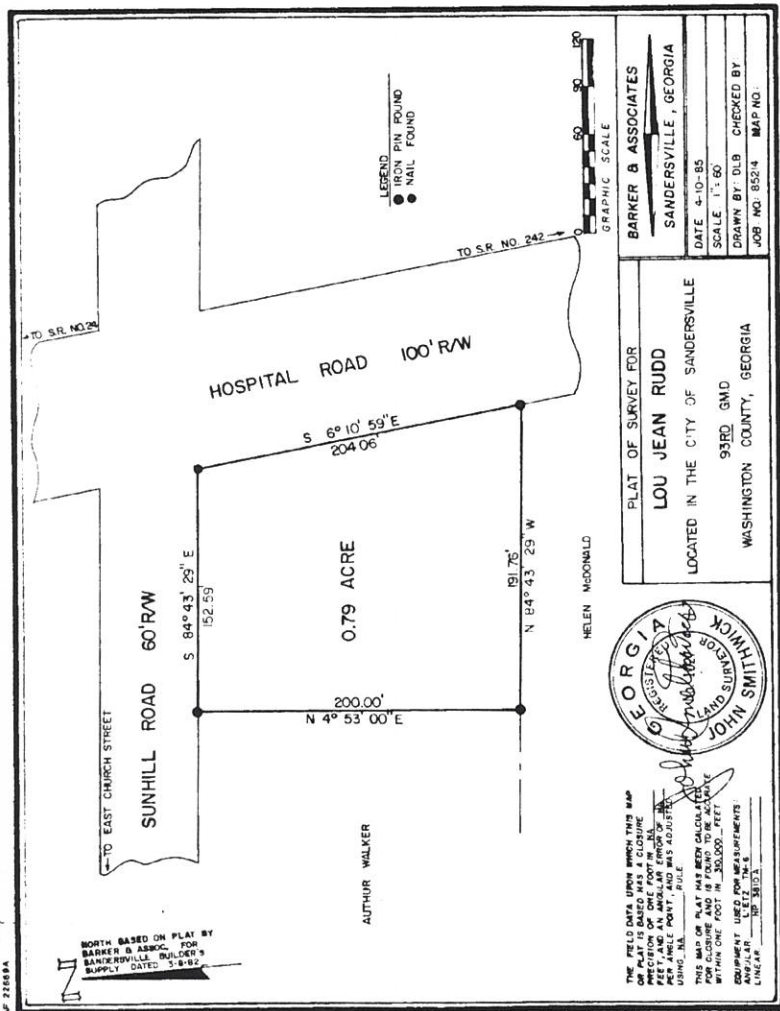
Lou Jean Rudd
Lou Jean Rudd

Signed, sealed and delivered this 22nd
day of December, 2021, in the presence of:

William M. Coe
Notary Public

[Signature]
Witness





Handwritten signature

RECORDED
 APR. 1985