

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning & Zoning Commission on August 26, 2024 at 5:00 p.m. and by the Mayor and Council on September 3, 2024 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2024-07 and #2024-08; Request is a Special Exception request to allow a manufactured home to be placed in an R-3 zone (Multi-Family Residence). The Variance Request is for a possible roof pitch reduction. The property is located at 203 P. L Braswell Way., Sandersville, GA 31082, parcel #S14 041, owned by Janice Wiley.

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 July 17, 2024 edition.

Thank you.

Dave Larson
Building Official
City of Sandersville

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1tc 7/17/24 (149)

City of Sandersville
Special Exception Application

No. 2024-07

City of Sandersville Planning and Zoning Commission

Owner's Name: Janice Wiley

Address: 303 Spring Street Sandersville GA 31082

Telephone Number: 478-357-6288

Authorized Agent's Name: Calvin Harris

Address: 215 South Washington Crossing Tennille GA 31089

Telephone Number: 478-414-6174

I hereby request a special exception for the following parcel of land, which is located in a R3 zone.

Legal description as follows (attach plat & description):

Known as: Parcel #514 041 203 P.L. Braswell Way

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

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

Janice Wiley
Signature of Owner/Authorized Agent

6/14/24
Date

Janice Wiley
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS

26 DAY OF June, 2024
Janice H. Dwyer
Notary Public

My Commission Expires: 1/10/2028



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 August 26, 2024 by
time (am or pm) pm

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

on September 3, 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 filling of such petition:

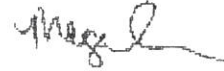
N/A

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).

Gansinsky
Signature

6/14/24
Date

DOC# 001329
FILED IN OFFICE
06/29/2023 02:23 PM
BK:77 PG:66-67
MEGAN CRAMER
CLERK OF COURT
WASHINGTON COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$2.00
PT-61 150-2023-000416

STATE OF GEORGIA
COUNTY OF WASHINGTON

John A. Dana, Atty.
P. O. Box 29
Sandersville, GA 31082-0029

WARRANTY DEED

THIS INDENTURE, Made this 27th day of June 2023, between **Bennie Lawson** of Washington County, Georgia, of the first part, and **Janice Wright Wiley** of Washington County, Georgia, 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 considerations, 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, her heirs and assigns, all the following described property, to wit:

All that certain lot or parcel of land with improvements thereon, situate, lying and being in the City of Sandersville, Washington County, Georgia, and fronting 100 feet on "D" Alley now known as P. L. Braswell Way, and bounded now or formerly as follows: North by said P. L. Braswell Way; East by Estate of Lee Isom; South by Henry Brown and West by lot of E. Pierce Wood.

More commonly known 203 P. L. Braswell Way (formerly Deer Street) Sandersville GA 31082; Tax Assessors parcel number: S14 041

Said lands are the identical lands described in that deed dated 4/5/82 from Jimmy Veal to Edith Wright recorded in the public records of said Washington County in Deed Book 7-G. Page 89. Said deed is incorporated herein in its entirety in aid of this description.

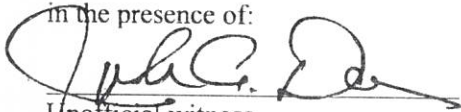
REFERENCES: (1) Administrator's Deed from Janice Wright Wiley Successor Administrator of Edith Wright Estate to Bennie Lawson filed herewith; and (2) Affidavit of Descent attesting that Bennie Lawson is the sole heir at law of Elizabeth Lawson Reynolds filed herewith.

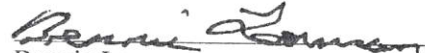
TO HAVE AND TO HOLD, The said bargained premises, together with all and singular

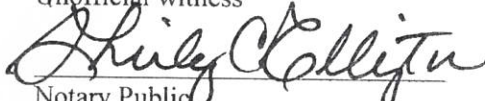
the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Party of the second part, her heirs and assigns, in Fee Simple. And the said Party of the first part, for his heirs, executors, and administrators, will warrant and forever defend the right and title to the above described property unto the said Party of the second part her heirs, executors and assigns, against the claims of all persons whomsoever.

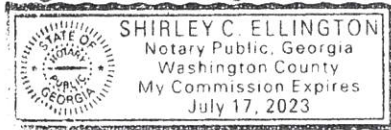
IN WITNESS WHEREOF, the said Party of the first part, has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered
in the presence of:


Unofficial witness


Bennie Lawson


Notary Public



THERE HAS BEEN NO TITLE EXAMINATION MADE BY THE SCRIVENER OF THIS DEED