

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.

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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**  
**Zone Variance Application**

City of Sandersville Mayor and City Council

No. 2024-08

Owner's Name: Janice Wiley

Address: 303 Spring Street Sandersville GA 31082

Telephone Number: 478-357-6288

Authorized Agent's Name: Lalvin Harris

Address: 615 South Washington Crossing Tennille GA 31089

Telephone Number: 478-414-6174

I hereby request a zone variance 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 <sup>203</sup> P.L. Braswell Way

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

Roofing Requirements 3/12 pitch requested.

**\*\*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

26th DAY OF June, 2024

Janice H. Hays  
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 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 134 Malone St.  
designated location

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

on September 3, 2024 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 during the three (3) years immediately preceding the filling of such petition:

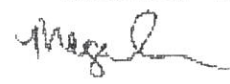
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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).

Sandy Wiley  
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 27<sup>th</sup> 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.

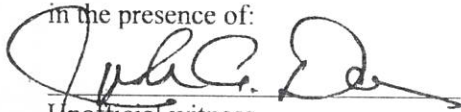
REFERENCES: (1) Administrator's Deed from Janice Wright Wiley Successor Administrator of Edith Wright Estate to Bennie Lawson filed herewith; and (2) Affidavit of Descent attesting that Bennie Lawson is the sole heir at law of Elizabeth Lawson Reynolds filed herewith.

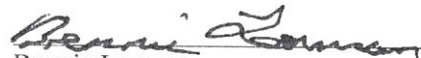
**TO HAVE AND TO HOLD**, The said bargained premises, together with all and singular

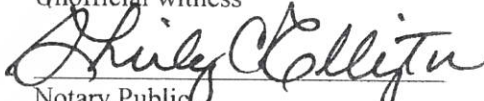
the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Party of the second part, her heirs and assigns, in Fee Simple. And the said Party of the first part, for his heirs, executors, and administrators, 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.

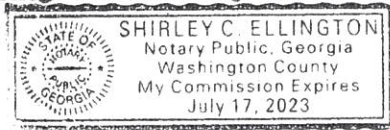
**IN WITNESS WHEREOF**, the said Party of the first part, has hereunto set his hand and affixed his seal the day and year above written.

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*