

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning & Zoning Commission on January 27, 2025 at 5:00 p.m. and by the Mayor and Council on February 3, 2025 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2025-01; 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 102 Pine Forest Dr., Sandersville, GA 31082, parcel #110C 039, owned by April Johnson.

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 December 18, 2024, edition.

Thank you.

Dave Larson
Building Official
City of Sandersville

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City of Sandersville
Special Exception Application

City of Sandersville Planning and Zoning Commission

No. 2025-01

Owner's Name: April S Johnson

Address: 744 Jordan Mill Road

Telephone Number: 478-357-0457

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):

Known as: 102 Pine Forest Dr. Parcel # 110C 039

Special Exception is requested for the following reason(s): Placing a manufactured home in an R-2 zone

****I hereby swear that all above information is true and correct to the best of my knowledge****
April S Johnson Signature of Owner/Authorized Agent 12/12/2024 Date

April S Johnson
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS 12th DAY OF December 2024

Kandice H. Hartley
Notary Public
My Commission Expires: 1/29/27



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 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

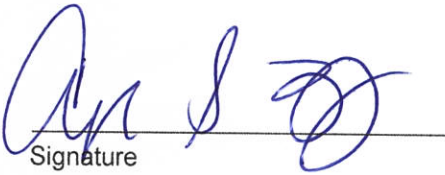
A public hearing will be held at Sandersville City Council Chambers 134 Malone St.
designated location
5pm on January 27, 2025 by
time (am or pm)
the Planning and Zoning Commission then; at 5pm
time (am or pm)
on February 3, 2025 by the Mayor and Council to consider the zone variance request
date

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:

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).


Signature

12-11-2024
Date

After Recording Return to:
April S. Johnson
744 Jordan Mill Road
Sandersville, Georgia 31082

STATE OF GEORGIA,
WASHINGTON COUNTY

WARRANTY DEED

THIS INDENTURE, Made this 11th day of December, 2024 between Deborah Cordy of the first part, and April S. Johnson of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of 8,500 and other valuable.

CONSIDERATIONS, in the paid at and before sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed and by these present does grant bargain sell, and convey unto the said party of the second part, he heirs and assigns the follow described property, to wit.

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 39** of Pine Forest Subdivision, Phase 1, on that certain plat of survey by John W. Baker, Jr., GRLS, Dated November 23, 1998, recorded in Plat Book 1-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 filled for records 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-0039

Witness Signature

Jimmy Kule 12/11/2024

Buyer Signature April S [Signature] 12/11/24

Seller Signature Deborah Cordy 12/11/2024

Notary Signature Angela Loraine Washington

Date: 12-11-2024



SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Cordy	FIRST NAME Deborah	MIDDLE	Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 438 Irwin Ave			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Tennille, GA 31089 USA		DATE OF SALE 12/11/2024	1A. Estimated fair market value of Real and Personal property		\$8,500.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	
BUYER'S LAST NAME Johnson	FIRST NAME April	MIDDLE S	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 744 Jordan Mill Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$8,500.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Sandersville, GA 31082 USA		Check Buyers Intended Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$8.50
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 102		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Pine Forest Drive			SUITE NUMBER
COUNTY WASHINGTON		CITY (IF APPLICABLE) Sandersville	MAP & PARCEL NUMBER 110C-0039		ACCOUNT NUMBER
TAX DISTRICT	GMD 93	LAND DISTRICT	ACRES	LAND LOT 39	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

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:

April S Johnson

Print Name:

April S Johnson

Date:

12/12/24

