

Sandersville City Council

Public Hearing Minutes

April 15 2019 – 4:05 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Russell Riner, Chief SFD
Mayor Pro Tem Jeffery Smith	Wayne Poole, Electric Department Director
Council Member Mayme Dennis	Robert Eubanks, Public Works Director
Council Member Jason Davis	Dave Larson, Building Official
Keenan Howard, City Attorney	Brianna Wiley, Finance Director
Judy McCorkle, City Administrator	Karrie Brown, City Clerk
Victor Cuyler, Chief SPD	

Absent: Council Member Watts and Council Member Danny Brown

Mayor Andrews called the meeting to order at 4:05 p.m. He noted that Council Member Watts and Council Member Brown will be joining the meeting a little later.

Mayor Andrews then introduced Attorney Brandon Bowen, who helped the City draft the revised Zoning Ordinance that is being proposed. Mayor Andrews explained that the proposed ordinance revisions will only affect properties inside the City of Sandersville. He also noted that ordinances are supposed to maintain the quality of life as well as protect neighborhoods.

Mayor Andrews asked Attorney Brandon Bowen to give a brief summary of the ordinance revisions before he opens the public hearing.

Attorney Bowen stated that he has been working with Building Official Larson as well as the Mayor and Council Members to draft the proposed zoning ordinance revision. Mr. Bowen then explained the following proposed revisions to the zoning ordinance:

- Mobile homes will be allowed in R-4 zones by right with certain requirements
- Mobile homes will be allowed in all other zones by special exception with criteria determined to be consistent with the existing neighborhood
- All single family structures require a minimum of a 5/12 roof pitch
- All single family structures require a minimum of 1,200 square feet
- A permitting process will be updated for used mobile homes to determine what shape they are in prior to being brought in to the City
- The sign ordinance will be updated to current language and will allow regulations to be suitable for the location
- The zoning power exercise for rezoning or special use considerations will be updated to comply with the zoning procedures law
- The official zoning map will be required to be signed and dated by the Mayor as it is periodically updated

Attorney Bowen added that if the zoning ordinance amendment is passed, the moratorium on mobile homes will be repealed. Mr. Bowen then asked if there were any questions.

Mayor Andrews asked about the requirements for replacing existing mobile homes. Mr. Bowen explained that if the mobile home is being replaced due to an accident or damage, the property owner will have six months to replace it with a similar mobile home. If the replacement is not accident or damage related, or if the six months has passed, the property owner will have to comply with the new ordinance revisions.

Mayor Andrews then opened up the public hearing. He asked if anyone was here to speak in favor of the proposed zoning ordinance revision.

Ms. Priscilla Hilson, 302 Carver Street, had questions about how the new ordinance would affect her placing a single wide mobile home on a lot for her elderly mother. Council Member Dennis explained the square feet requirements of the new ordinance. Mayor Pro Tem Smith added that she would have to apply for a special exception and advised Ms. Hilson not to make a purchase until she received approval.

No one else spoke in favor of the proposed ordinance revision. Mayor Andrews then asked if anyone was here to speak in opposition of the proposed zoning ordinance revision.

Mark Hodges, 937 West Church Street, stated he manages the trailer park. Although he is in favor of the ordinance revision, he has some objections to the requirements for the R-4 zone. Mr. Hodges passed out a map of the trailer park and noted that some of the lot sizes would not accommodate the new square feet requirement. The Council discussed whether a variance could be issued if the required square feet requirement was greater than the size of the lot.

Jay Hamilton with the Georgia Manufactured Housing Association stated they cater to low income people for affordable housing. He gave the national averages for the cost of manufactured housing versus the cost of a stick built home.

Natalie Wiley, owner of Wiley Home Center, stated that the square feet requirement and the roof pitch could be an affordability issue for people. Ms. Wiley also discussed the underpinning requirements that could affect the costs of purchasing a mobile home.

Council Member Dennis then discussed the national averages for mobile homes versus the costs of building a home with Mr. Jay Hamilton with the Georgia Manufactured Housing Association.

David Tapley, 236 N Linton Forest Dr, stated the imposed square feet requirement for mobile homes may price people out of the rental business because they won't be able to charge affordable rent prices.

David Tapley Jr., stated he owns land in the City on Jordan Mill Road. He had plans to develop this property into a mobile home park. Mr. Tapley added that he may have to contest the ordinance.

With no one else requesting to speak, Mayor Andrews adjourned the Public Hearing at 4:55 p.m.