

**City of Sandersville
PUBLIC HEARING NOTICE**

A public hearing will be held by the Planning & Zoning Commission on February 26, 2024, at 5:00 p.m. and by the Mayor and Council on March 4, 2024, at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2024-01; Request is a Zoning Change from R-2 (Single Family Residence) to R-3 (Multi-Family Residence). The property is located at 310 Warthen St., Sandersville, GA, 31082, parcel #S19 007, owned by Sumana Brahman.

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 January 24, 2024, edition.

Thank you.

Dave Larson
Building Official
City of Sandersville

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City of Sandersville
Zone Change Application

City of Sandersville Planning and Zoning Commission

No. 2024-01

Owner's Name: SUMANA BRAHMAN

Address: 310 WARTHEN STREET, SANDERSVILLE, GA

Telephone Number: 346-414-2048

Authorized Agent's Name: _____

BEVERLY WEBB

Address: _____

TOWN AND COUNTRY, 216 SOUTH HARRIS ST, SANDERSVILLE,
GA

Telephone Number: 478-232-8830

I hereby request a zone change for the following parcel of land, which is located in a single family zone.

Legal description as follows (attach plat & description):

Parcel # 519 007

Known as: 310 Warthen Street, Sandersville, GA

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

I respectfully request a variance for non-conforming be granted for my property at 310 Warthen Street (which was previously zoned as a multi-family residence) to a R2 single-family residential classification. This is because I inherited the property in 2019 following my husband's untimely and unexpected death. His name was Osgood Masee Bateman, Jr.,. When Masee passed away, we had been living in Indonesia for almost 10 years, where he was working on addressing maternal/child health issues with the United States Agency for International Development (USAID). Our two children had just left home to go to university when he died. It was a very difficult time for us, as you may imagine – and on top of dealing with this tragic loss, I had to independently manage a complex international move back to the US and find a job to support my family. During this time, I was advised to shut off the electricity to the property, to avoid potentially missing any bill payments. I was also not aware of or officially notified of the change in zoning classification during this time, and did not know that shutting off the electric utility would affect the zoning requirement. I need to sell the property at this time, because I was recently laid off from my job.

The property at 310 Warthen Street is currently set up as a three-unit apartment, with all utilities (heat, water, electricity) managed separately. If it is sold as a R2 single-family residence, this will result in a significant loss in its value. According to an initial estimate of the value of the home based on the Income Approach, the property would be worth about \$200,000 if sold as a multi-family residence – but this value would diminish to about \$155,000 if required to convert it to a single-family residence (due in large part to the expenses that would be required to make changes to electrical, plumbing, health/air walls, etc.,).

I hope that you will carefully consider the extenuating circumstances that I have described above, and grant me the variance to grandfather this property as a multi-family residency classification.

Many thanks.

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 Zone Change

A public hearing will be held at Sandersville City Council Chambers 134 Malone St
designated location
5pm on February 26, 2024 by
time (am or pm)
the Planning and Zoning Commission then; at 5pm
time (am or pm)
on March 4, 2024 by the Mayor and Council to consider the zone change request
date

as provided for in the City Zoning Ordinance.

Present zone is R-2.

Proposed zone is R-3.

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

Jan 18, 2024

Date

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

Sumana Brahma
Signature of Owner/Authorized Agent

Jan 4 2024
Date

SUMANA BRAHMAN

Printed Name

SUMANA BRAHMAN
(OWNER)

SUBSCRIBED AND SWORN BEFORE ME ON THIS

4 DAY OF Jan, 2024

Beverly Bell Webb
Notary Public

My Commission Expires:

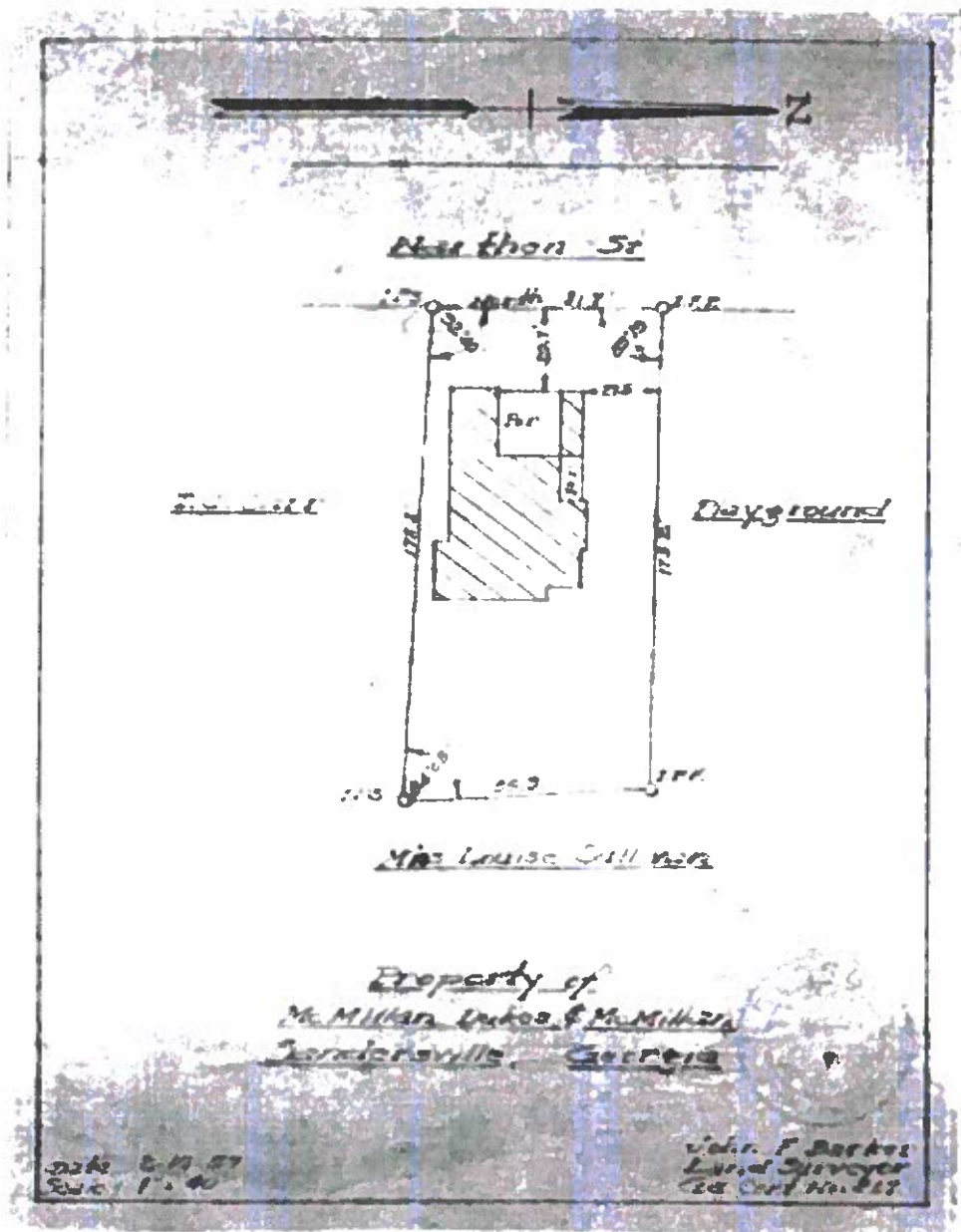
5-26-2025





AA

search.gsrcca.org



Recorded February 19, 1957

Newsom Summerlin, Clerk