

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning & Zoning Commission on April 22, 2024, at 5:00 p.m. and by the Mayor and Council on May 6, 2024, at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2024-02; Request is a Zoning Change from C-2 (General Business) to R-2 (Single-Family Residence). The property is located at 506 S. Harris St., Sandersville, GA, 31082, parcel #S21 060, owned by Nilesh Patel.

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 March 27, 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. 2024-02

Owner's Name: Nilesh Patel

Address: 506 S Harris St, Sandersville, GA 31082

Telephone Number: 201-716-9335

Authorized Agent's Name: _____

Address: _____

Telephone Number: _____

I hereby request a zone change for the following parcel of land, which is located in a C-2 zone.

Legal description as follows (attach plat & description):
Parcel # S21 060

Known as:

~~The property is adjacent to our hotel~~
Zone Change is requested for the following reason(s):
Quality inn. Moving there to live would allow us to continue overseeing our business closely while providing a more suitable environment for our family

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

Patel N-T
Signature of Owner/Authorized Agent

3/22/24
Date

Nilesh Patel
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS
22nd DAY OF March, 2024

Tiffany K Tanner
Notary Public
My Commission Expires:
5/1/24



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 Zone Change

A public hearing will be held at Sandersville City Council Chambers 134 Malone St.
designated location
5pm on April 22, 2024 by
time (am or pm)
the Planning and Zoning Commission then; at 5pm
time (am or pm)
on May 6, 2024 by the Mayor and Council to consider the zone change request
date

as provided for in the City Zoning Ordinance.

Present zone is C-2.

Proposed zone is R-2.

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:

NA

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).

Patel N.T.
Signature

3/22/24
Date

03/18/2024

Respected Zoning Committee,

Thank you for considering my request regarding allowing me to reside at my recent purchase of 506 S Harris St, Sandersville, GA 31082.

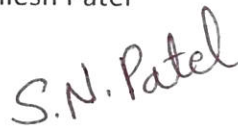
For the past eight years, my wife and I have proudly managed two hotels, Quality Inn and Rodeway Inn, in Sandersville. We currently reside at Quality Inn with our two young children, as being on-site is essential for managing our businesses effectively. However, as our children are growing, we find it increasingly challenging to raise them in a hotel environment.

The property at 506 S Harris St is adjacent to our hotel and offers all the amenities necessary for a comfortable home. Moving there would allow us to continue overseeing our businesses while providing a more suitable environment for our family.

We kindly request your permission to make 506 S Harris St our residence.

Sincerely,


Nilesch Patel


Shruti Patel

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:

_____ Patel N.T _____

Print Name:

_____ Nilesh Patel _____

Date:

_____ 3/22/24 _____



eFiled & eRecorded
DATE: 9/28/2023
TIME: 12:13 PM
DEED BOOK: 00079
PAGE: 00687 - 00689
RECORDING FEES: \$25.00
TRANSFER TAX: \$190.00
PARTICIPANT ID: 6442384595
CLERK: Megan Cramer
Washington County, GA
PT61: 150-2023-000649
Cross-References: 2

STATE OF GEORGIA
COUNTY OF WASHINGTON

AFTER RECORDING, RETURN TO:
The Law Offices of
Keenan Richard Howard, LLC
318 S. Harris St., Suite A
Sandersville, GA 31082

JOINT SURVIVORSHIP LIMITED WARRANTY DEED

THIS INDENTURE, made this 29th day of September, 2023, between **BRIAN K. WRIGHT**, of Washington County, Georgia, as party of the first part, (hereinafter referred to as "Grantor"), and **NILESH T. PATEL and SHRUTI N. PATEL**, of Washington County, Georgia, as parties of the second part, (hereinafter referred to as Grantees"), (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

All that lot of land with improvements thereon that is situate, lying and being in the city of Sandersville, Washington County, Georgia, that is bounded now or formerly as follows: NORTH by C. R. Walker and Miss Annie Wicker; EAST by South Harris Street; SOUTH by property of one time owned by Jeff W. Warren and then property of the Methodist Church; WEST by B. E. Roughton and the property of Miss Annie Wicker. The above lot with improvements thereon is known and designated as Lot No. 3 of the Joe S. Smith survey of the M. L. Gross property as in accordance with the plat as it appears of record in Plat Book A, page 51 in the Office of the Clerk of Superior Court of Washington County, Georgia, and said plat is hereby referred to and made a part and portion of this description.

LESS AND EXCEPT: 0.042 acre, more or less, thereof conveyed by Clyde K. Wright and Norma J. Wright to the Georgia Department of Transportation by Right-of-Way Deed dated April 15, 2008, and recorded in Deed Book 15-T, page 144-148, Washington County records. Said deed and the record thereof are by this reference made a part hereof in further aid of the description.

Said property is further identified as Map and Parcel Number S21-060 in the Washington County Tax Assessor's Office. The address of subject property is 506 S. Harris St., Sandersville, Georgia 31082.

Said property is conveyed subject to all easements, rights-of-way, utilities, surveys, limitations and restrictions affecting said property of record and as shown on the above referenced plat.

PRIOR DEED REFERENCE:

Deed of Assent dated December 13, 2022, from Brian K. Wright, Executor of the Estate of Clyde K. Wright, to Brian K. Wright recorded in Deed Book 70, page 436, Washington County Records.

TO HAVE AND TO HOLD the said tract of land, 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 said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, and the said Grantor, for his heirs, successors and assigns, will warrant and forever defend the right and title to the above

described property unto the said Grantees, as hereinabove provided, against the claims of all persons claiming by, through or under Grantor, but not otherwise.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

Signed, sealed and delivered
in the presence of:

Kay Johnson
Witness

Brian K. Wright SEAL
BRIAN K. WRIGHT

[Signature]
Notary Public
My commission expires

