

# Ben Hill County Building and Zoning

212 E Central Ave, Fitzgerald, GA 31750

Phone: (229) 426-5100

[www.benhillcounty-ga.gov](http://www.benhillcounty-ga.gov)

## SPECIAL EXCEPTION APPLICATION



### OFFICIAL USE ONLY

**SUBMITTAL DEADLINE** \_\_\_\_\_ **Application Fee** \_\_\_\_\_

**Public Hearing Dates** \_\_\_\_\_

**Planning Commission** \_\_\_\_\_

**Board of Commissioners** \_\_\_\_\_

Date Received: \_\_\_\_\_ Letters Mailed: \_\_\_\_\_ Property Posted: \_\_\_\_\_

This is an application for a Special Exception. This completed application, together with all required attachments and fees, must be completed and returned to the Building, Licenses, and Zoning Department by one of the established monthly deadlines in order to initiate review and consideration of the request. The applicant is responsible for the completeness, accuracy, and timely submittal of this application, including all of its attachments and fees. Unless otherwise stated, please type or neatly print the responses to each of the following.

**1. Applicant Information:** Contact person authorized to receive all communication regarding this application:

Name: Savannah Marie Stokes

Complete Address: 189 Tanner Cemetery Rd Phone: (229)325-9523

Has the applicant made any campaign contributions over \$250.00 to any local government official of the local government considering the application?

YES  NO

**2. Property Information:**

Map Number: \_\_\_\_\_  All  Part Parcel Number: 3 12 3H

General Location Description: Tanner Cemetery Rd.

Existing Use of the Property: Home

Acreage (or square footage if less than 1 acre): 5 acres

Current Zoning District: GF

Has this property been denied a Land Use Change during the past 12 months?

YES  NO

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Has any public hearing been held regarding this property during the past 3 years?

(If so, describe.) no

How does or will the property receive water and sewer services? (Public, private, community, septic, etc.)

Private well and septic.

3. **Owner Information:** If the applicant listed above is not the current owner of the property, then list the names and addresses of all owners of record for each property that is the subject of this application. Also, if the applicant is not the current owner or is one of multiple owners, a notarized Letter of Authorization shall be signed and submitted by all owner(s).

<u>Map/Parcel Number</u>	<u>Owner of Record</u>	<u>Mailing Address</u>
3 12 3H	Gregory Paul and Dawn Stokes	189 Tanner Cemetery Rd.

4. **Special Exception Request:** To be granted approval to have and open a salon.

5. **Approximate cost of work involved:** \$2,000.00

6. **Please explain why the Special Exception should be granted. If additional space is needed, please use a separate page and attach to this application:** The Special Exception

should be granted so I can successfully open my own salon to serve people in my community for all beauty needs.

As a licensed and experienced cosmetologist, my goal is to provide high quality services that will create life long clients.

By doing so it will benefit our town to grow our small businesses in Fitzgerald/Ben Hill County.

Special Exceptions granted by the County Commission shall be executed within a period of twelve (12) months from date of approval. Special Exceptions not executed within this time period shall become null and void and are subject for procedures for resubmission. Special Exceptions are not transferable except upon written approval of the appropriate governing body.

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7. **Attachments:** The following items must be submitted in full prior to acceptance of this application.
- A. **List of all current owners of record** for properties located immediately adjacent to or directly across any right-of-way from the subject property. The list shall include the current names, mailing addresses, and tax map/parcel numbers as reflected on the current tax roll of Ben Hill County. (This information may be obtained from the Ben Hill County Tax Assessor's Office.) Please list on page 6 and sign.
  - B. **Letter of Intent** stating the request, why the request is being made, and any other specific information the applicant would like considered.
  - C. **Proposed Conceptual Site Plan** that includes:
    - a. Applicant name, date of drawing, and revision dates if applicable.
    - b. The size and location of the lot.
    - c. The dimensions and location of the existing building or structure(s) on the lot in question.
    - d. The dimensions and location of the proposed building, structure, or addition(s) on the lot.
    - e. If applicable, the location of any existing buildings on adjacent lots and their property line distance.
    - f. Any additional information necessary to allow understanding of the proposed use and development.

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**Special Exception Process:** The Ben Hill County Planning Commission shall review the application for a Special Exception at a public hearing and shall make a **recommendation only** to the Ben Hill County Commissioners. At a second public hearing, the Ben Hill County Commissioners shall hear and decide all requests for Special Exceptions. In making this decision, the governing body shall consider the following:

- 1) Is the type of street providing access to the use adequate to serve the proposed Special Exception use?

Yes

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- 2) Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and to allow access by emergency vehicles?

Yes

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- 3) Are public facilities such as schools, water, sewer or other public utilities and police and fire protection adequate to serve the proposed Special Exception use?

Yes

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- 4) Are refuse, service parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light glare and other negative impacts?

Yes

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- 5) Will the hours and manner of operation of the Special Exception use have no adverse impacts on other properties in the area?

Yes

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- 6) Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

Yes

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The County Commission may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community, and to protect the value and use of property in the general neighborhood. Wherever the Board of Commissioners shall find, in the case of any permit granted pursuant to the provisions of these regulations, that any term, condition or restrictions upon which such permit was granted are not being complied with, the Board of commissioners shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.

**PLEASE READ THE ABOVE AND THEN SIGN BELOW.**

**I do hereby certify that to the best of my knowledge, the above information and attachments are true and correct. I authorize the staff of the Building, Licenses, and Zoning Department or their designee to enter and inspect the premises that is the subject of this application.**

*Javannah Marie Stokes*

Signature of Applicant

February 9, 2026

Date

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## SPECIAL EXCEPTION APPLICATION



### ADJACENT PROPERTY OWNERS

Map & Parcel Number:

Name and Mailing Address:

1. 3 12 1

1. Glenda Wilson  
173 Tanner Cemetery Rd

2. 2 12 1

2. William James  
Dorminy Estate  
P.O. 870

3. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

7. \_\_\_\_\_

Savannah Marie Stokes

Signature of Applicant

February 9, 2026

Date

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### Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. §§ 36-67A-1 – 36-67A-6, the following questions must be answered:

Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

Yes       No

If the answer is yes, you must file a disclosure report with the governing authority of Ben Hill County showing:

1. The name and official position governing authority in Ben Hill County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

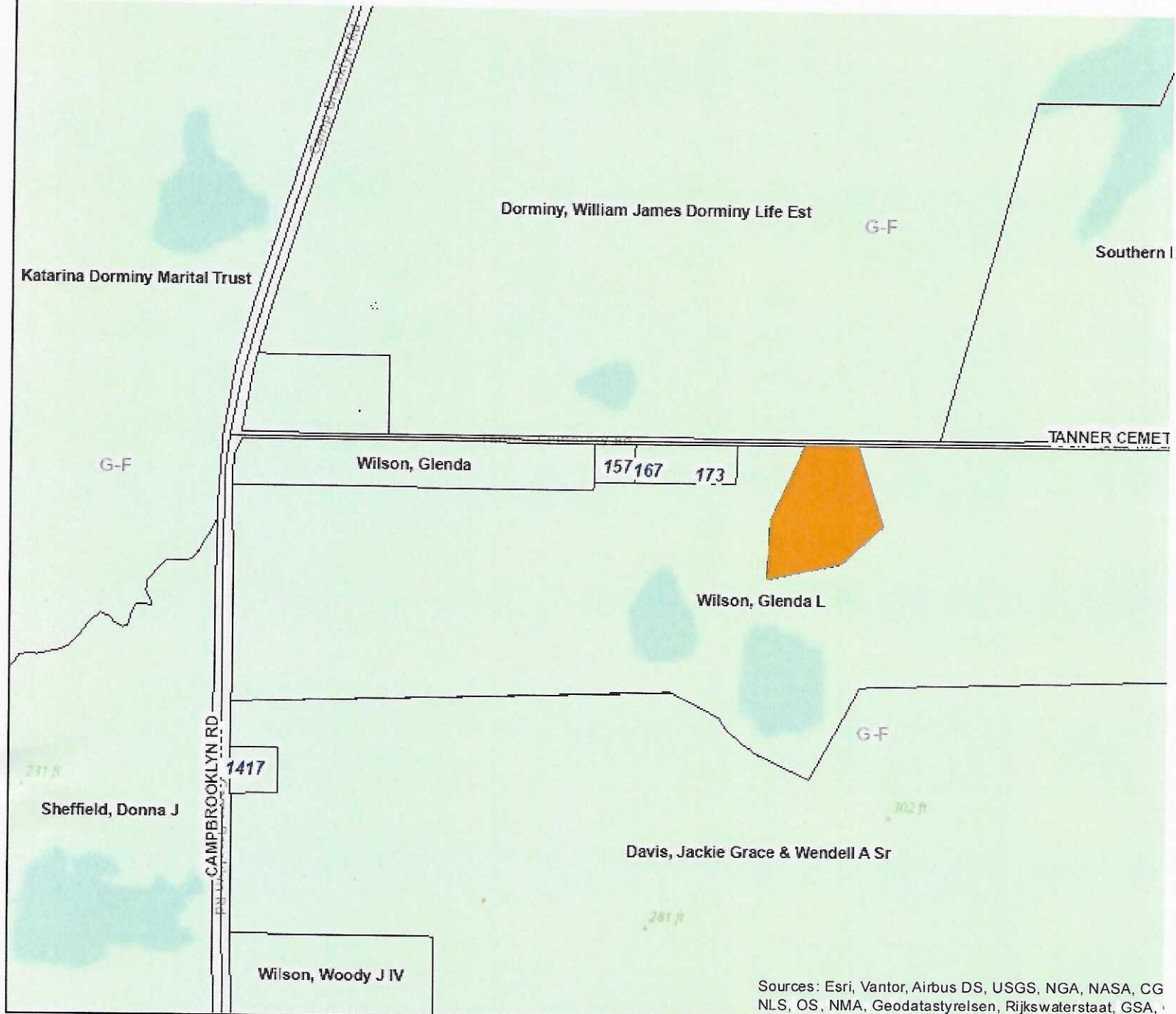
This disclosure must be filed when the application is submitted.

*Savannah Marie Stokes*

*February 9, 2026*

Signature of Applicant / Date

Check one:  Owner       Agent



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CG NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

### Ben Hill County

\*This map was created using GIS data on Ben Hill County's online web map application. The data on this map is not guaranteed to be complete or correct and users should carefully consider this before making decisions that have significant operational and/or monetary consequences or involve public or private safety.



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Ben Hill County, GA

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Z-04062026-001

**SPECIAL EXCEPTION / REZONING**

PROJECT NAME: SPECIAL EXCEPTION FOR A SALON  
SITE ADDRESS: 189 TANNER CEMETERY RD FITZGERALD

ISSUED:

EXPIRES: 10/03/2026

PARCEL:

APPLICANT: Stokes, Savannah  
189 Tanner Cemetery Rd  
FITZGERALD, GA 31750  
229-325-9523

OWNER:

FEES:	Paid	Due
Special Exception	\$300.00	\$0.00
<b>Totals :</b>	<b>\$300.00</b>	<b>\$0.00</b>

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.

Issued By: \_\_\_\_\_

Contractor or Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_



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## **SPECIAL EXCEPTION / REZONING Z-04062026-001**

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### Special Conditions:

The Ben Hill County Assessor's office will review all properties that have permits issued on them. Reviews will be made periodically until work is complete.

The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanic's and materialmen's liens pursuant to Part 3 of Article 8 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated. In Order to protect any interest in such property and to avoid encumbrances thereon, the owner of any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws which may be available to building supply home centers.

### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OR ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.