

Ben Hill County Building and Zoning

212 E Central Ave, Fitzgerald, GA 31750

Phone: (229) 426-5100

www.benhillcounty-ga.gov

SPECIAL EXCEPTION APPLICATION



OFFICIAL USE ONLY

SUBMITTAL DEADLINE _____

Application Fee \$300.00

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: Crystal S Cooper

Complete Address: 251 Dewey McElmurray Rd Phone: 954-816-4950
Fitzgerald, GA 31750

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: 12-1-27 ☐ All ☐ Part Parcel Number: 12-1-27

General Location Description: _____

Existing Use of the Property: Home

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

Current Zoning District: _____

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.)

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).

Map/Parcel Number

Owner of Record

Mailing Address

4. **Special Exception Request:** Requesting to allow the property to be used as a Discovery STEAM Center for community enrichment

5. **Approximate cost of work involved:** _____

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 proposed Discovery STEAM Center would provide a positive educational and community resource for Ben Hill

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

- 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

- 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

- 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

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

yes

- 6) Will the height, size or location of the buildings or other structures on the property is 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.

Cynthia Coape
Signature of Applicant

8/19/20
Date

[Signature]

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SPECIAL EXCEPTION APPLICATION



ADJACENT PROPERTY OWNERS

Map & Parcel Number:

1. 5-9-49

2. 12-1-46

3. 12-1-45

4. 12-1-44

5. 12-1-43

6. 12-1-42

7. 12-1-41

Name and Mailing Address:

1. Fitzgerald Apostolic Holiness Church

109 Lower Rebecca Rd

Fitzgerald, GA 31750

2. Janie & James Grubbs

111 Walker Circle

Fitzgerald, GA 31750

3. Justin Anderson

107 Digne Dr.

Fitzgerald, GA 31750

4. Derrick Johnson

109 Digne Drive

Fitzgerald GA 31750

5. Jimmy Hubby

113 Digne Street

Fitzgerald GA 31750

6. Rebecca Hines

117 Digne Dr.

Fitzgerald GA 31750

7. Jason Burnette

119 Digne Drive

Fitzgerald GA 31750

A handwritten signature in blue ink, appearing to read "Cynthia A. Cooper", is written over a horizontal line.

Signature of Applicant

8/19/20

Date

A handwritten signature in blue ink, appearing to read "C. Cooper", is written over a horizontal line.

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SPECIAL EXCEPTION APPLICATION



ADJACENT PROPERTY OWNERS

Map & Parcel Number:

Name and Mailing Address:

1. 12-2-2

1. Patsy & P Weinberg
2683 First Ave
Fernandina Beach FL 32034

2. 5-9-1A

2. Michael Shelton
250 Lobingler Ave
Fitzgerald GA 31750

3.

3.

4.

4.

5.

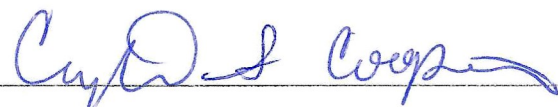
5.

6.

6.

7.

7.


Signature of Applicant

8/19/20
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.

Cynthia Cooper

Signature of Applicant / Date

8/19/26

[Signature]

Check one: ☒ Owner ☐ Agent

BEN HILL COUNTY EMERGENCY SERVICES

E-911 COMMUNICATIONS

SUBMIT THIS FORM By E MAIL or TO THE BUILDING & ZONING OFFICE

jake.hughes@benhillcounty-ga.gov

Building and Zoning Office: 212 E Central Ave, Fitzgerald, GA 31750

Phone: 229-426-5100

Address Request / Verification

Date: 8/24/26 Time: 16:15 ☐ New Address ☒ Verification of Address

Person Applying for Address: Crystal Cooper Email: crystalscooper@yahoo.com

Mailing Address: 251 Dewey McGlamry Rd

Phone: (954) 816-4950 Alt. Phone: _____ Fax: _____

Current Property Owner (As listed on deed): Clifford J Cooper and Crystal S Cooper

Previous Owner / Purchase Date (if purchased within 180 days): Judson K McDermid and Sue K McDermid 4/30/26

Recent Survey (clearly marked): ☐ Yes ☒ No

Location: (Street / Road): Dewey McGlamry Rd Nearest Know Address # 251

Reason for Request: ☐ New Construction ☐ Mobile Home ☐ Electrical Service ☒ Other

Describe project and project timeline: Address Verification for Special Exception

- On right of way, clearly flag proposed location of the permanent entrance to property, if not clearly established.
- Clearly flag the location of the proposed center of the project, indicating frontage if structure.
- A copy of the tax parcel map must be attached with property lines and the location of the structure clearly identified.
- You may submit these forms to the email or address above. Any further questions contact the Building and Zoning.

INTERNAL USE ONLY

Received By: Jake Hughes Date: 8/24/26 Time: 16:20

Comments: Address Verification for Special Exception City Limits: ☐ Yes ☐ No

Zone: R9 Parcel #: 12 1 27 LD: TR 862 LL 150-3 Acres: 5.00 Rd. Frontage: 337 Ft

Fire District: VFD 3 Easement Access: ☐ Yes ☒ No Easement Accessible: ☐ Yes ☐ No

Well: ☐ New ☐ Existing _____ Idle Time Septic: ☐ New ☒ Existing _____ Idle Time

Electrical: ☐ New ☒ Existing Provider: ☒ WL&B ☐ Irwin EMC ☐ GA Power

City Utilities Available? ☒ Water ☐ Sewer ☒ Electrical ☒ Existing ☐ New Connections

Address: 251 Dewey McGlamry Rd GPS: Lat: 31.73625817, Lon: -83.26030143

Referred To: ☐ B / Z ☐ Tax Assessor ☐ Tax Commissioner ☐ Elections ☐ Admin

Authorized By: [Signature] Date: 8/24/26 Time: 16:34 ☐ CAD ☐ Pics

LETTER OF INTENT
Special Exception Request
The Discovery STEAM Center

August 19, 2026

Special Exception Request for The Discovery STEAM Center

To: Ben Hill County Planning Commission and Ben Hill County Board of Commissioners
Ben Hill County Building and Zoning
212 E. Central Avenue
Fitzgerald, Georgia 31750

Re: Special Exception Request for The Discovery STEAM Center

Dear Planning Commission Members and County Commissioners:

Please accept this Letter of Intent in support of our application for a Special Exception to establish **The Discovery STEAM Center**, a community-based educational enrichment and professional learning center serving children, youth, families, and educators in Fitzgerald and Ben Hill County.

Purpose

The Discovery STEAM Center will provide educational programs centered on **Science, Technology, Engineering, Arts, and Mathematics, STEAM**, with an emphasis on hands-on learning, exploration, creativity, problem-solving, and discovery.

Programs may include after-school enrichment for elementary, middle, and high school students; summer and school-break programs; STEAM and project-based learning; outdoor and environmental education; career exploration; leadership and entrepreneurship experiences; family educational activities; and professional development for educators.

The Center's natural and outdoor environment will also be incorporated into programming, allowing students to engage in gardening, environmental science, observation, investigation, measurement, design, and other real-world learning experiences.

Supporting Children, Youth, and Families

A major focus of the Center will be providing young people with safe, structured, and meaningful learning opportunities outside of traditional school hours.

Programming will be developmentally appropriate and designed to help students build curiosity, creativity, communication, collaboration, critical thinking, and problem-solving skills. Middle and high school students will also have opportunities to explore careers, technical education, college pathways, entrepreneurship, and workforce opportunities.

Family STEAM events, educational workshops, student showcases, and other activities may also be offered to encourage families to participate in the learning process.

Leadership and Experience

The Center is being developed by **Dr. Crystal S. Cooper and Clifford Cooper**, who bring complementary experience in education, STEAM programming, organizational leadership, operations, and program development.

Dr. Cooper brings more than 20 years of experience in early childhood education, educational leadership, professional development, coaching, instructional design, and program administration. She holds a Doctor of Education in Early Childhood Education, a Master of Science in Teaching and Learning, and a Bachelor of Science in Multidisciplinary Studies with concentrations in Business Administration and Education. Her doctoral research specifically examined professional development designed to strengthen early childhood educators' implementation of STEAM education.

Community Benefit

The Discovery STEAM Center is intended to become a positive educational resource for Fitzgerald and Ben Hill County by:

- Expanding educational and enrichment opportunities for local youth
- Providing meaningful after-school and school-break programming
- Exposing students to STEAM, careers, entrepreneurship, and workforce pathways
- Providing professional development opportunities for educators
- Supporting family engagement and community learning
- Creating opportunities for partnerships with schools, businesses, colleges, technical education programs, youth organizations, and other community resources

Responsible Operation

The Center will be operated with consideration for student safety, neighboring properties, traffic, parking, supervision, and the overall character of the surrounding community. Appropriate procedures will be established for arrival and departure, security, emergency preparedness, outdoor activities, operating hours, and property maintenance.

We respectfully request approval of the Special Exception to allow The Discovery STEAM Center to operate at the subject property. We appreciate the opportunity to invest in the children, families, educators, and future of Fitzgerald and Ben Hill County.

Respectfully submitted,

Crystal S. Cooper, Ed.D. & Clifford Cooper

A handwritten signature in blue ink, appearing to read "Crystal S. Cooper", with a long horizontal flourish extending to the right.

GEORGIA, BEN HILL COUNTY

I hereby certify that the above and foregoing is a true and correct copy of the original document file of record in the Office of the Clerk of Superior Court, Ben Hill County, Georgia.

This 22 day of June, 2026

SEAL

Kimberly M. Newell
Clerk of Superior Court

E-Filed By:

Ben Hill County Clerks Office
Clerk of Courts Kimberly M Newell
04/30/2026 07:04 PM

Deed Book: 01140

Page: 0124-0134

\$25.00 Recording Fee

\$101.70 Transfer Tax

PT 61: 009-2026-000276



Consideration: \$101,700.00

Return to: Kahane & Associates, PA
180 Interstate N Parkway, Suite 200
Atlanta, Georgia 30339
CL26-103
Tax Parcel ID 12 1 27

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INDENTURE made this 29th day of April in the year of Two Thousand Twenty-six (2026) between CARRINGTON MORTGAGE SERVICES, LLC, whose address is C/O HUBZU, 2300 LAKEVIEW PARKWAY, ALPHARETTA, GA 30009 as party or parties of the first part, hereinafter called Grantor, and CLIFFORD J. COOPER AND CRYSTAL S. COOPER, as Joint Tenants with the Rights of Survivorship under the provisions of the Official Code of Georgia Annotated Section 44-6-190 and Not as Tenants in Common, whose address is 122 SW 62ND TERRACE, PLANTATION, FL 33317, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN and 00/100's (\$10.00) Dollars and other good and valuable considerations 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 Grantee, its successors and assigns, the following described property to wit:

ALL THAT CERTAIN THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BEN HILL, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS TO-WIT: ALL OF FIVE ACRE TRACT NUMBER EIGHT HUNDRED SIXTY-TWO (862) IN LAND LOT NUMBER ONE HUNDRED FIFTY (150) IN THE THIRD LAND DISTRICT OF FORMERLY IRWIN, NOW BEN HILL COUNTY, GEORGIA, AS SHOWN BY THE PLAT OF THE COLONY DOMAIN OF THE AMERICAN TRIBUNE SOLDIERS COLONY COMPANY OF FILE IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF IRWIN COUNTY, GEORGIA.

Parcel ID No.: 12 1 27

Being Property Conveyed by Deed Under Power from Judson K McDearmid and Sue K. McDearmid, (hereinafter referred to as 'Borrower(s)'), acting through Carrington Mortgage Services, LLC to Carrington Mortgage Services, LLC, recorded February 5, 2026, in Deed Book 1133, Page 169, Ben Hill County, Georgia.

THIS PROPERTY is more commonly known as 251 Dewey McGlamry Road, Fitzgerald, GA 31750 under the present system of numbering houses in Ben Hill County, Georgia.

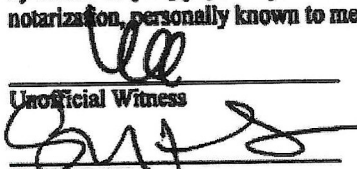
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in **FEE SIMPLE**.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered before me
this 29 day of April, 2026
by means of ☒ physical presence or ☐ online
notarization, personally known to me


Unofficial Witness

Notary Public

My commission expires: June 28, 2028
(Notary Seal)

Carrington Mortgage Services, LLC,
By and through its duly appointed attorney in fact,
Compu-Link Corporation, dba Celink,

By: 

Name: William Godbey

Title: Authorized Signor

Senior Manager





Official Tax Receipt
Ben Hill County, GA
324 E. Pine St.
Fitzgerald, 31750
--Online Receipt--

Phone: 229-426-5144

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2025-006136	12 1 27	TR 862 LL 150-3	\$3,243.80	\$0.00 Fees: \$0.00	\$0.00	\$3,243.80	\$0.00
Totals:			\$3,243.80	\$0.00	\$0.00	\$3,243.80	\$0.00

Paid Date: 12/18/2025

Charge Amount: \$3,243.80

MCDEARMID, SUE
251 DEWEY MCGLAMRY RD
FITZGERALD, GA 31750



Scan this code with your
mobile phone to view this
bill

Ben Hill County, GA

Summary

Parcel Number 12 1 27
 Location Address 251 DEWEY MCGLAMRY RD
 Legal Description TR 862 LL 150-3
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 02)
 Millage Rate 30.664
 Acres 5
 Homestead Exemption Yes (L1)
 Landlot/District N/A

[View Map](#)



Owner

Mcdearmid, Sue
 251 Dewey McGlamry Rd
 Fitzgerald, GA 31750

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	1-5 ACC\DES	Acres	174,240	0	0	5	0

Residential Improvement Information

Style One Family
 Heated Square Feet 3476
 Interior Walls Panel
 Exterior Walls Masonry (brick)
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1991
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 7
 Number Of Bedrooms 4
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$224,542
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 2

Style One Family
 Heated Square Feet 1392
 Interior Walls Panel
 Exterior Walls Wood/BB/Cedar
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1975
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type No Heat
 Number Of Rooms 4
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$22,384
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Deck	2010	9x20 / 0	0	\$473
Utility - on site - low cost	2010	12x20 / 0	0	\$540
Utility - prebuilt - Wood	2010	10x16 / 0	0	\$1,764
Septic Tank	2006	0x0 / 1	0	\$1,500
Utility - on site - Brick	2003	8x10 / 0	0	\$540
Greenhouse	2003	8x12 / 0	0	\$198
Gazebo	2003	0x0 / 70	0	\$354
Asphalt 1001-3000	1996	0x0 / 2745	1	\$1,235

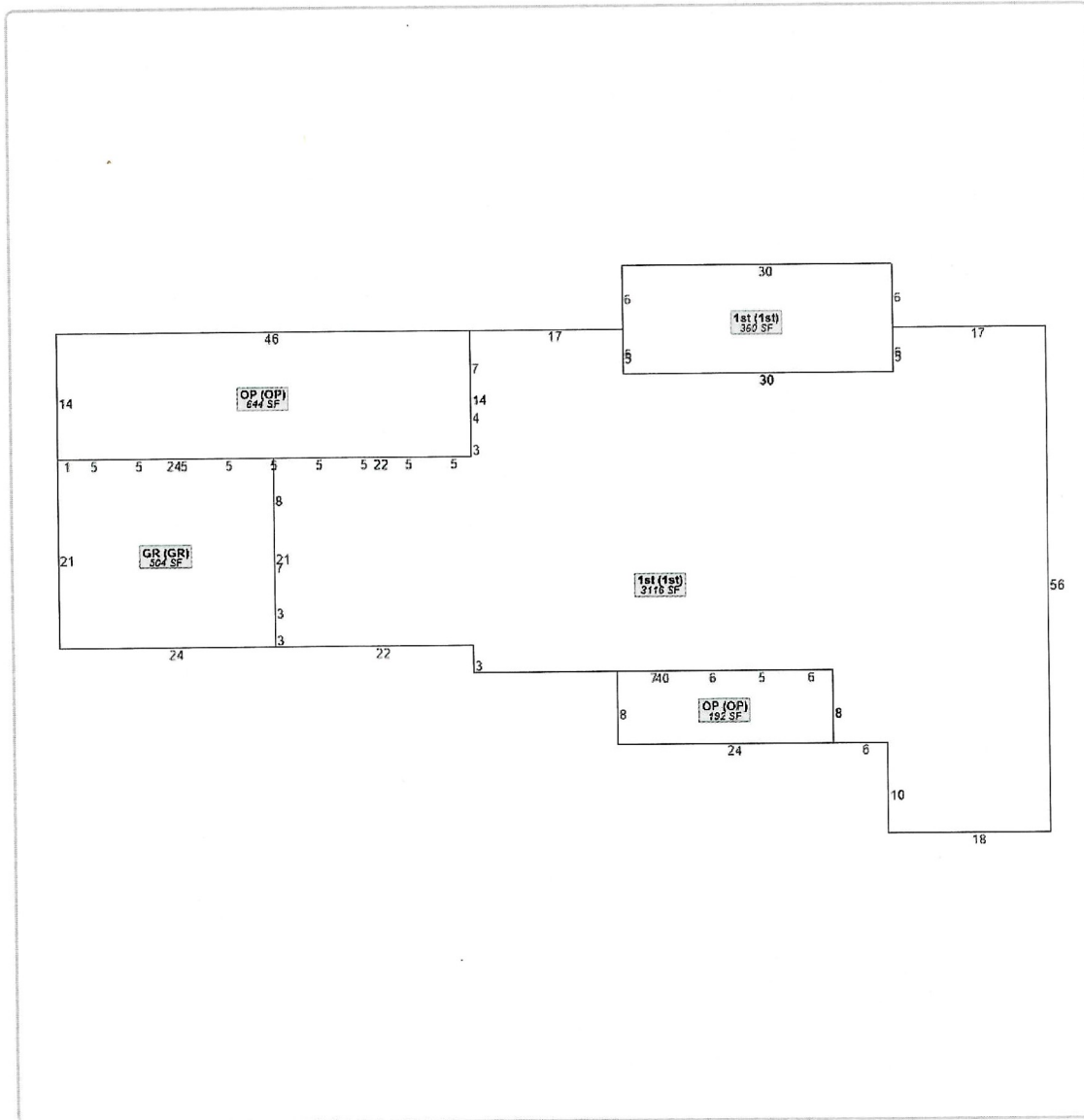
Sales

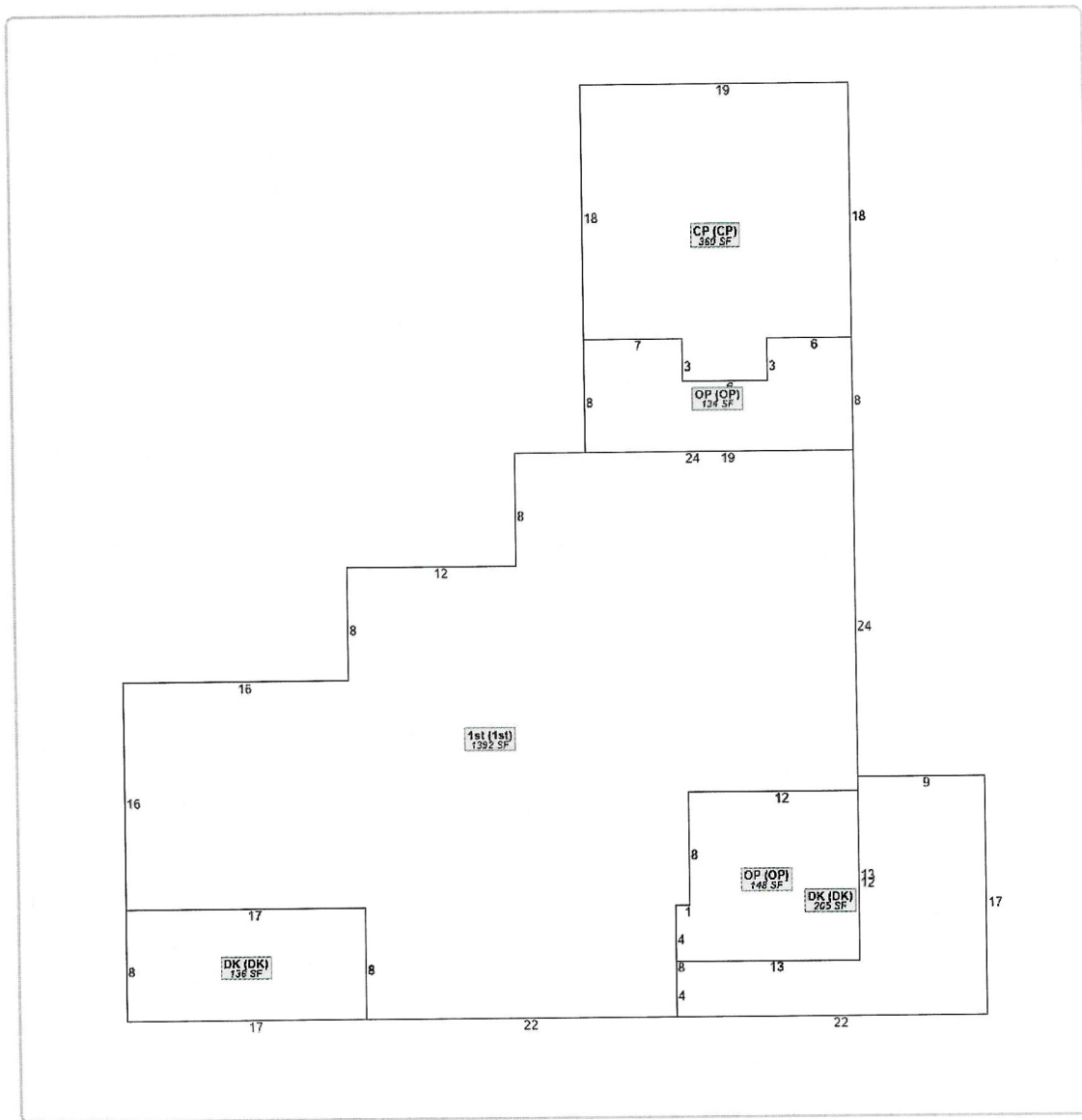
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/6/1991	277 3		\$115,000	Fair Market Sale		MCDEARMID, JUDSON K
10/10/1984	181 611		\$0	Liquidation Sale		WILLIAMS, W A & C

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$274,991	\$277,270	\$244,084	\$220,955	\$219,356
Land Value	\$37,500	\$25,000	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$246,926	\$243,387	\$245,666	\$212,480	\$189,351
+ Accessory Value	\$6,604	\$6,604	\$6,604	\$6,604	\$6,604
= Current Value	\$291,030	\$274,991	\$277,270	\$244,084	\$220,955

Photos**Sketches**





No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

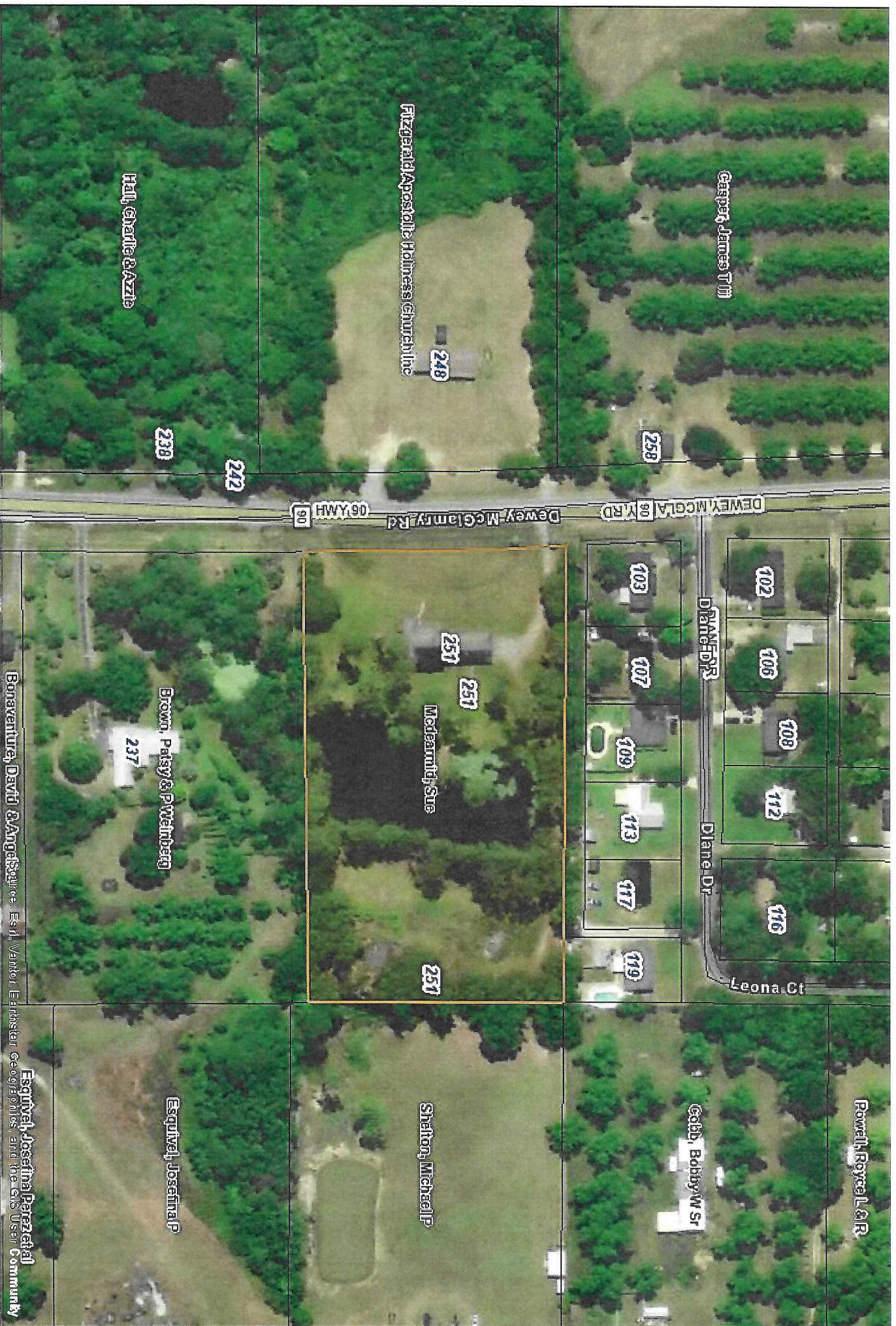
The Ben Hill County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 8/24/2026, 4:06:04 AM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL



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.



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Ben Hill County

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