

Ben Hill County Building and Zoning

212 E Central Ave, Fitzgerald, GA 31750

Phone: (229) 426-5100

www.benhillcounty-ga.gov



Appeal No: _____

I (we), 10x Properties, LLC of Ben Hill County, GA respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal, which was denied by the Zoning Administrator on, NA, 20NA.

An appeal is requested for:

_____ An interpretation of Section _____ of the Zoning Ordinance.

_____ A request to establish a _____

☒ A variance to the property _____

The premises affected is situated at 267 McCrimmon Road Fitzgerald, GA
(address of property)

in the following Zoning District: GF

Applicant / Appellant's Remarks: 10x Properties, LLC comes to seek a variance to

allow for the remodeling of the property and to allow repair or placing of a well or septic tank if necessary. Currently, the lot is

zoned as GF and is .45 acres. The minimum lot size is 2 acres according to the Ben Hill

County zoning manual. As it stands, this lot size restriction precludes the owner from

either using or selling the property, which eliminates all economic value of

the property. Further, allowing this variance will increase the assessed value

of the property, thus generating more revenue for the county.

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Has any previous application or appeal been filed in connection with these premises? No

If yes, when? _____

Does the applicant / appellant own the property? Yes

If not, identify the owner of the property: _____

What is the approximate cost of the work involved? Unknown

Land Use on the Property: Residential

A PLAN MUST BE SUBMITTED SHOWING THE FOLLOWING:

1. The size and location of the lot.
2. The dimensions and location of the existing buildings or structures on the lot in question.
3. The dimensions and location of the proposed building, structure, or addition on the lot.
4. The location of any existing buildings on adjacent lots, and their distance from property line.

I further state that if this request is granted, I will proceed with the actual construction in accordance with the plans herewith submitted within one year from date of filing this appeal.

Date: 8/26/26

A handwritten signature in blue ink, appearing to be "A. Hill", is written over a horizontal line.

Signature of Applicant / Appellant

1814 US Hwy 41 N Tifton, GA 31794
Address

Telephone Number

Ben Hill County Building and Zoning

212 E Central Ave, Fitzgerald, GA 31750

Phone: (229) 426-5100

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FOR USE OF ZONING BOARD OF APPEALS ONLY

Hearing advertised _____, 20____,

and _____, 20_____.

Date of hearing _____, 20_____

Decision of Zoning Board of Appeals:

Zoning Administrator

Jake Hughes

From: Austin Futch <afutchc21@gmail.com>
Sent: Monday, August 31, 2026 12:12 PM
To: Jake Hughes
Subject: EXTERNAL: Re: EXTERNAL: Re: Variance Application and Address Verification Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1. The lot is located 330' to the west of Pine Forest Road on McCrimmon road. This is the easternmost border.
2. The structure is 25x14x25x14 and is located 101' from the southernmost boundary, 38' from the westernmost boundary, 7' from the easternmost boundary, and 78' from the northernmost boundary.
4. There is one structure located approximately 58' from the westernmost boundary on the adjacent property.



Austin Futch, ABR, SFR

Associate Broker

229-425-7822

Century 21 Smith Branch, LLC.

1814 US HWY 41 N

Tifton, GA 31794



From: Jake Hughes <jake.hughes@benhillcounty-ga.gov>

Date: Thursday, August 27, 2026 at 3:44 PM

To: Austin Futch <afutchc21@gmail.com>

Subject: RE: EXTERNAL: Re: Variance Application and Address Verification Form

We are going to need Items 1, 2, and 4 from page 2 of the application. We need this before the September Planning Commission Meeting, preferably sooner.

Jake Hughes

Building and Zoning Administrator

EMA Director

212 East Central Avenue

Fitzgerald GA 31750

jake.hughes@benhillcounty-ga.gov

(229)426-5149

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From: Austin Futch <afutchc21@gmail.com>
Sent: Thursday, August 27, 2026 11:40 AM
To: Jake Hughes <jake.hughes@benhillcounty-ga.gov>
Subject: EXTERNAL: Re: Variance Application and Address Verification Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jake, please see attached. Let me know if you need anything else. Being as we do not know what work the new owner(s) will be doing, I'm not quite sure on the site plan. I am out of town today but will make sure to get by and get the fee paid by the end of the week.



Austin Futch, ABR, SFR

Associate Broker

229-425-7822

Century 21 Smith Branch, LLC.

1814 US HWY 41 N

Tifton, GA 31794



From: Jake Hughes <jake.hughes@benhillcounty-ga.gov>

Date: Tuesday, August 25, 2026 at 8:59 AM

To: afutchc21@gmail.com <afutchc21@gmail.com>

Subject: Variance Application and Address Verification Form

If you can complete the attached forms at you convenience and return them to me I will get the process started. The Variance Application has a \$300.00 fee payable by cash, check, or money order only.

Jake Hughes

Building and Zoning Administrator

EMA Director

212 East Central Avenue

Fitzgerald GA 31750

jake.hughes@benhillcounty-ga.gov

(229)426-5149

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Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME: Radu Popa	PROPERTY/SYSTEM ADDRESS: 267 MCCRIMMON RD FITZGERALD, GA 31750	EVALUATION ID: 038619
APPLICANT PHONE: (407) 967-0698		COUNTY: Ben Hill
APPLICANT EMAIL ADDRESS:	SUBDIVISION/LOT/BLOCK: //	REASON FOR EVALUATION: Structure Renovation

Inspection Records	
No	1. Inspection records exist for this septic system.
No	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.
Maintenance Records (applicable copies are attached)	
No	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.
System Assessment and Existing Site Conditions (applicable copies are attached)	
No	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
No	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
No	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.
Addition to Property	
No	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
Relocation of Home or Change of Use	
No	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS:

267 MCCRIMMON RD FITZGERALD, GA 31750

EVALUATION ID:

038619

SUBDIVISION/LOT/BLOCK:

//

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

The tank size appears to be less than the required 1000-gallon tank. Tank was not pumped so exact size is unknown. The lid to the tank is cracked. Sean Watts with Watts Septic and Drain put a camera down the drain field. The camera would not go far. The existing drain field is terracotta pipe, which is no longer an approved product. Based on the finding of the site visit and report from the certified pumper, it is recommended to have new system installation prior to the home being occupied. The lot is less than the required 1 acre. A variance would have to be applied for before a permit could be issued. In order for the Health Dept to say the variance should be approved or not recommended, a site plan for a new system will be needed. In order to do the site plan, property lines shall be marked and area cleaned up to determine if there is suitable space to install a new drain field as well as space for repair when needed. Set back from the existing well shall be 100 feet minimum from all drain field areas.

Additional Notes/Comments:

If a variance request is needed, please contact the Ben Hill County Health Department, Environmental Health Services to obtain variance application/request.

Inspector:

Jill Reade

Signature:

Jill S. Reade

Date:

08/21/2026

I verify the above information to be correct at the date and time of this evaluation only. **Disclaimer:** This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.



Ben Hill County, GA

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Fitzgerald, GA 31750

<https://www.benhillcounty-ga.gov/>

Z-08272026-002

SPECIAL EXCEPTION / REZONING

PROJECT NAME: APPLICATION FOR VARIANCE AT 267 MCCRIMMON RD

ISSUED:

SITE ADDRESS: 267 MCCRIMMON RD FITZGERALD

EXPIRES: 02/23/2027

PARCEL:

APPLICANT: Futch, Austin
243 Adamson Rd
FITZGERALD, GA 31750
229-425-7822

OWNER: 10 X Properties, LLC.
410 W. 12th Street
ALMA, GA 31510

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

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: AF Blount

Contractor or Authorized Agent: [Signature]

Date: 8/31/26



Ben Hill County, GA

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Fitzgerald, GA 31750

<https://www.benhillcounty-ga.gov/>

SPECIAL EXCEPTION / REZONING Z-08272026-002

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.



Ben Hill County, GA
212 East Central Avenue
Fitzgerald, GA 31750

Receipt Number: ZO26-00006

Payer/Payee: 10 X PROPERTIES, LLC.
410 W. 12TH STREET
ALMA GA 31510

Cashier: Antavia Blount

Date: 08/31/2026

Z-08272026-002 SPECIAL EXCEPTION / REZONING 267 McCrimmon Rd

Fee Description

Special Exception

<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
\$300.00	\$300.00	\$0.00
\$300.00	\$300.00	\$0.00

Payment Method	Reference Number	Payment Amount
CHECK	1044	\$300.00

Total Paid: \$300.00

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: August 26, 2026 Time: 11:30AM ☐ New Address ☒ Verification of Address

Person Applying for Address: 10x Properties, LLC Email: afutchc21@gmail.com

Mailing Address: 410 W 12th St Alma, GA 31510

Phone: 229-425-7822 Alt. Phone: _____ Fax: _____

Current Property Owner (As listed on deed): 10x Properties, LLC

Previous Owner / Purchase Date (if purchased within 180 days): _____

Recent Survey (clearly marked): ☐ Yes ☒ No

Location: (Street / Road): 267 McCrimmon Road Fitzgerald, GA 31750 Nearest Know Address # _____

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

Describe project and project timeline: Remodel of home, possible drilling of well and installation of septic

- 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: 8/27/26 Time: 13:46

Comments: Address Verification City Limits: ☐ Yes ☒ No

Zone: GF Parcel #: 4 7 8D LD: LL 177 - 3RD Acres: .45 Rd. Frontage: 88 Ft

Fire District: VFD 5 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: 267 McCrimmon Rd GPS: Lat: 31.7567314, Lon: -83.29633739

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

Authorized By: [Signature] Date: 8/27/26 Time: 14:40 ☐ CAD ☐ Pics

Vicky White
271 McCrimmon Rd
Fitzgerlad, GA 31750

Joseph Chase Clark
681 McCrimmon Rd
Fitzgerald, GA 31750

Wesley J Griffin
121 Smis Circle
Fitzgerald, Ga 31750

Robert C Hunter
C/O DDC Ventures LLC
410 W 12th St
Alma, GA 31510

Online Payments - Property Taxes

Property Tax Search Results

Back

View Cart (0)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart. Click on a Bill # to view/pay the bill.

Filter:

Status: Any (11) ▾

Type: Any (11) ▾

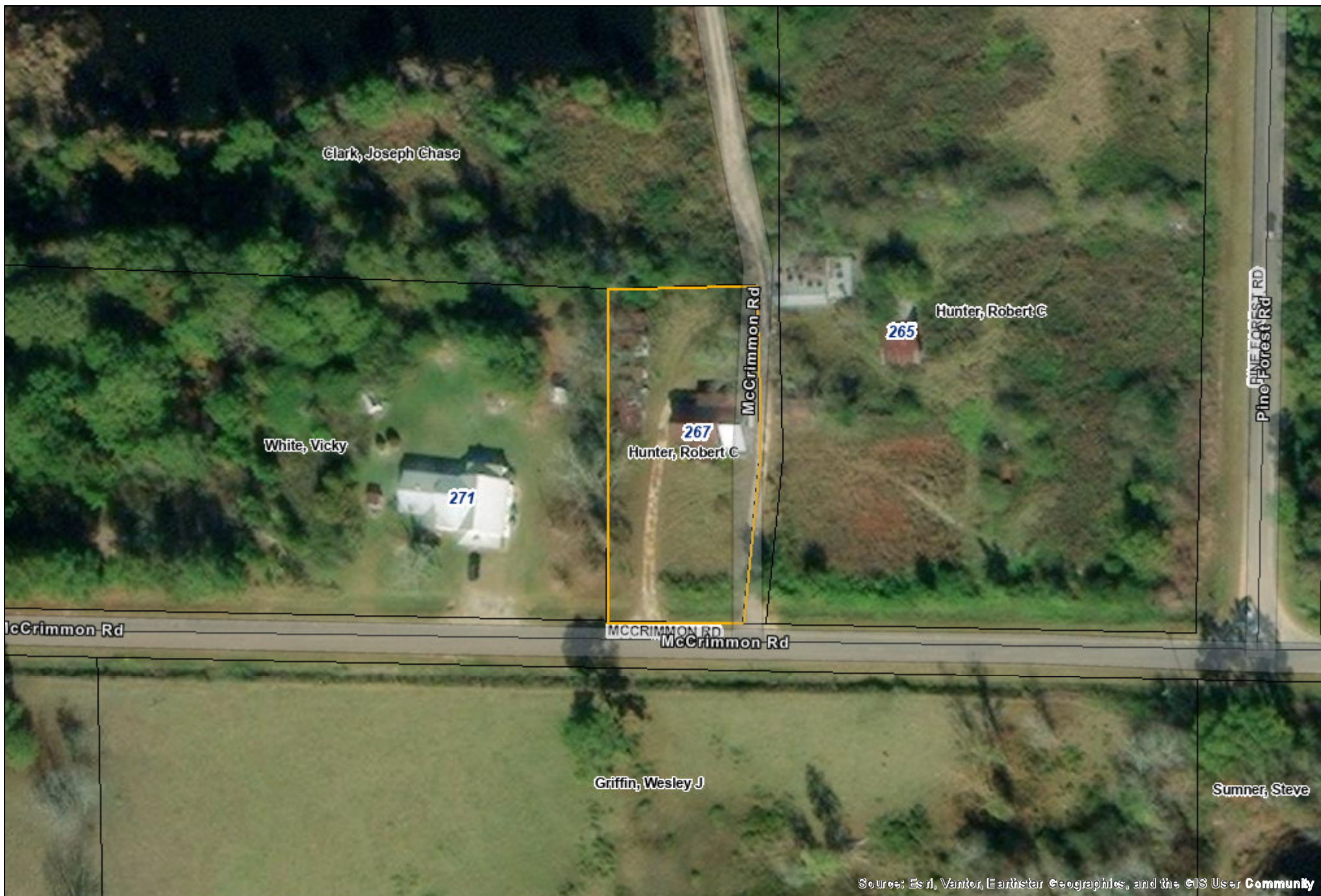
Year: Any (11) ▾

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2026	<u>004725</u>	Property	HUNTER, ROBERT C C/O DDC VENTURES LLC	MCCRIMMON RD	4 7 8 D	12/20/2026	\$0.00	\$57.40	
2025	<u>004734</u>	Property	HUNTER, ROBERT C C/O DDC VENTURES LLC	MCCRIMMON RD	4 7 8 D	12/20/2025	\$0.00	\$69.65	
2024	<u>004783</u>	Property	HUNTER, ROBERT C C/O MASON HUNTER	MCCRIMMON RD	4 7 8 D	12/20/2024	\$62.65	\$0.00	Paid 03/04/2025
2023	<u>004767</u>	Property	HUNTER, ROBERT C C/O MASON HUNTER	MCCRIMMON RD	4 7 8 D	12/20/2023	\$356.97	\$0.00	Paid 03/04/2025
2022	<u>004736</u>	Property	HUNTER, ROBERT C	MCCRIMMON RD	4 7 8 D	12/20/2022	\$31.47	\$0.00	Paid 05/03/2023
2021	<u>004752</u>	Property	HUNTER, ROBERT C	MCCRIMMON RD	4 7 8 D	12/20/2021	\$30.00	\$0.00	Paid 12/15/2021



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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