

# REZONING/SPECIAL EXCEPTION APPLICATION

BEN HILL COUNTY, GEORGIA

FITZGERALD, GEORGIA

## Instructions for Filing of Rezoning/Map Amendment or Special Exception Application

Dear Citizens:

Attached, please find the required application for a Map Amendment or Special Exception. This application must be filed in the office of the Zoning Administrator at the Ben Hill County Building Department by \_\_\_\_\_ in order to be heard by the County Commission the following month. Along with your application, please attach the following:

1. \$200 Application Fee

Your application for a Map Amendment or Special Exception will be heard as follows and your presence or your representative's presence is requested at each meeting.

**PLANNING & ZONING COMMISSION**

DATE: Mon, August 19, 2019

PLACE: City Hall, Upstairs Mtg Rm

302 East Central Ave

Fitzgerald, GA 31750

TIME: 5:30 p.m.

**COUNTY COMMISSION**

DATE: Tue, September 10, 2019

PLACE: Judicial Annex, BHC Brd of Comm

324 East Pine St

Fitzgerald, GA 31750

TIME: 6 p.m.

The signature below acknowledges receipt by the applicant and/or his duly authorized representatives for the above referenced data.

Herberto A. Serrano  
OWNER/AGENT

07-22-2019  
DATE

DATE: 22 July, 2019

DATE RECEIVED: 22 July, 2019

MAP AMENDMENT: \_\_\_\_\_

APPLICATION #: SP 03-19

SPECIAL EXCEPTION: ✓ SP03-19

### REZONING/MAP AMENDMENT or SPECIAL EXCEPTION APPLICATION

TO: FITZGERALD-BEN HILL COUNTY PLANNING AND ZONING COMMISSION  
BEN HILL COUNTY BOARD OF COMMISSIONS

I (we), the undersigned, do hereby respectfully make application and petition the Ben Hill County Board of Commissioners to amend the map or request for a Special Exception of the Ben Hill County Zoning Ordinance dated **DECEMBER 10, 2001** as hereinafter requested. In support of this application, the following facts are shown:

1. Applicant name and requested Map Amendment or Special Exception address:

Name: Heriberto A. Serrano  
Address: 717 Lower Rebecca Rd  
Fitzgerald GA 31750

2. Specific map to be deleted: N/A

3. Specific map to be adopted: N/A

4. Current Zone District: G-F

5. Existing use of the property: Utility Building for storage

6. Summary of reason(s) for proposed map amendment or Special Exception:

Requesting permission to have rodeo events at a property I own. The rodeo events will be new entertainment to the community. The rodeo events will be a safe environment for families to have a great time together.

7. Has applicant made, within two (2) years immediately preceding the filing of the application for this Amendment or Special Exception, campaign contributions aggregating \$250.00 or more to any member of the Board of Commissioners or Planning and Zoning Commission?

YES  NO  If yes, the following information is required:

Name of local government official to whom made: \_\_\_\_\_

Amount and date for each contribution made by applicant: \_\_\_\_\_

An enumeration date and description of each gift having value of \$250.00 or more made by the applicant to Local government official during the two years immediately preceding the filing of the application for Map Amendment or Special Exception.

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7a. In the event that no such gifts or contributions were made, the applicant shall affirm by signing this space.

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Heriberto A. Serrano  
OWNER SIGNATURE

157 Van Demon Ct  
OWNER ADDRESS

Fitzgerald GA 31750  
CITY, STATE, ZIP

229 4252582  
OWNER TELEPHONE NUMBER

Ma. Elena Ruiz  
AUTHORIZED AGENT SIGNATURE

157 Van Demon Ct  
AUTHORIZED AGENT ADDRESS

Fitzgerald GA 31750  
CITY, STATE, ZIP

229 4259029  
AUTHORIZED AGENT TELEPHONE NUMBER

**FOR COUNTY USE ONLY**

Action taken by Planning and Zoning Commission:

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DATE: \_\_\_\_\_

Action taken by Board of Commissions:

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DATE: \_\_\_\_\_

TEXT UPDATED: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

I, HERIBERTO A. SERRANO, am the owner of the property described in the application hereby designate \_\_\_\_\_ as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for a rezoning (map amendment) or special exception request on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgements, attendance, and presentations of evidence at all hearings and execution of agreements.

HERIBERTO A. SERRANO  
NAME

TITLE

157 VAN DEMON CT FITZGERALD GA  
ADDRESS

229 4252582  
TELEPHONE NUMBER

AUTHORIZED AGENT/ATTORNEY-IN-FACT

Ma. Elena Avila  
NAME

157 Van Demon Ct  
ADDRESS

Fitzgerald GA 31750  
ADDRESS

229 4259029  
TELEPHONE NUMBER

STATE OF Georgia )  
COUNTY OF Ben Hill )

I, the undersigned Notary Public, hereby certify that Ma. Elena Avila whose name(s) is/are signed to the foregoing DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.

Given under my hand and Official Seal this 22<sup>nd</sup> day of July, 2019.

Notary Signature: Randi L. Collins Commission Expires: 7/8/22

SEAL

**Ben Hill County E911**  
**255 Appomattox Rd**  
**Fitzgerald, Ga 31750**  
**229-426-5111**  
**Fax: 299-426-5130**

Brandon Fletcher  
Director  
Meagan Rowe  
Assistant Director

*Address Confirmation*

Date: 07/16/2019

Name of Person(s) Applying for Address: Heriberto A. Serrano

Address: 717 Lower Rebecca Rd

Fire District: VFD-5

Thank You

*B. Fletcher*

July 22, 2019

Heriberto A. Serrano  
157 Van Demon Ct.  
Fitzgerald GA, 31750

To whom it may concern,

I am Heriberto A. Serrano, a resident of Ben Hill County for 23 years. I am writing this letter to request permission to have rodeo events at a property I own. This rodeo events will be a new entertainment to the Ben Hill Community. It will be a safe environment for families to have a great time together. The rodeo events will be taken place at 717 lower Rebecca Rd, Fitzgerald GA. I really hope my request will be taken into consideration. I can be contacted at (229)425 2582. I am currently residing at 157 Van Demon Ct. Thank you for your time.

Sincerely,

Heriberto A. Serrano

Randi K. Collins  
7/22/22

2019 Ben Hill County Board of Assessors

7/16/2019 2:20:42 PM  
Acct # 9199  
daphne

Owner Information		General Property Information	
Serrano, Heriberto A	157 Van Deman Court	717 LOWER REBECCA RD	
Fitzgerald, Ga 31750		PT TR 2281 LL 154-3	
Topography - 1.00	Corner - 1.00	View - 1.00	Water - 1.00
2017 Combined 4-7-10D-1 to 4-7-10D; 2012 Less 4.88 ac to 4-7-10D-1		Transitional - 1.00	Neighborhood - 1.00
		Other - 1.00	- 1.00

SALES INFORMATION										
Grantee	Grantor	Date	Deed Book	Plat Book	Sale Price	CS	Mkt Value	Reason		
Serrano Heriberto A	Blevins, Monroe III	02/24/2016	888 115		29,000	R4		0 FM		
Blevins, Monroe III	Blevins Jeanne	04/19/2011	774 128	639 J ✓		R4		0 KN		
Blevins April	Blevins Jeanne	04/19/2011	774 125	639 J		R4		0 KN		

LAND INFORMATION										
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Value
R4	876 6-10 ACCIDES	Acre	9.71	0	0			3,000.00	3,000.00	1.00
ACCESSORY IMPROVEMENTS - 47 10D										

CS	DESCRIP	DIM1	DIM2	Units	Year	Grade	Depr	Ovr D	PCOM	Func	Econ	Neigh	IDrits	Value	Photo?
R6	Carport - Portable	30	60	1800	2018	1.00	0.98	0.00	1.00	0.75	1.00		0.00	1,985	False
R6	Concrete 1001-3000	42	60	2520	2018	1.00	0.98	0.00	1.00	0.75	1.00		0.00	3,149	False
R6	Pole Shed-Wood Fr/Metal	42	60	2520	2018	1.00	0.98	0.00	1.00	0.75	1.00		0.00	5,927	False
R6	Well		0	0	1	2016	1.00	0.98	1.00	1.00	1.00		0.00	3,000	False

PERM NUM	PERM TYPE	PERM AMT	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
005958	OUTBUILDING	.8,000	09/10/2018	11/19/2018	2018		40 x 60 Slab, wooden with metal roof





MODEL AD  
MAP AMENDMENT

**PUBLIC NOTICE**

*TO THE CITIZENS OF BEN HILL COUNTY, GEORGIA*

Notice is hereby given that **HERIBERTO A. SERRANO** has made an application to request a **SPECIAL EXCEPTION** for the Zoning Ordinance of Ben Hill County, GA: **ADOPTED** December 31, 2001.

The **FITZGERALD-BEN HILL COUNTY PLANNING MEETING** will be held **MONDAY, AUGUST 19, 2019 at 5:30 p.m.** at **FITZGERALD CITY HALL UPSTAIRS MEETING ROOM, 302 EAST CENTRAL AVENUE** and

The **BEN HILL COUNTY COMMISSION PUBLIC HEARING** will be held on **TUESDAY, SEPTEMBER 10, 2019 at 6:00 p.m.** at the **Judicial Annex, 324 EAST PINE STREET.**

The application number is **SP03-19.**

The **SPECIAL EXCEPTION APPLICATION** to be considered is to **ALLOW** a **RODEO** in a **GENERAL FARMING (G-F)** zone district.

Classification of all or any part of below described property: **GENERAL FARMING (G-F)**

The property is more particularly described as follows:

A track of land containing **9.71 acres** known as **land lot # 154** in the **THIRD LAND DISTRICT** of Ben Hill County Georgia.

Lakisha Fleming  
Zoning Clerk

## **NOTICE OF PUBLIC HEARING**

(Rezoning-Private Petition)

The Board of Commissioners of Ben Hill County, Georgia, will conduct a public hearing on the 10<sup>TH</sup> day of **SEPTEMBER, 2019**, at 6 o'clock, **PM** at the **JUDICIAL ANNEX, Fitzgerald, GA 31750**, to consider **Special Exception** Application No **SP03-19**, to allow a **RODEO** on the property located at the following address: **717 LOWER REBECCA ROAD, Fitzgerald, GA 31750**.

The legal description of the property is as follows:

**PT TR 2281 LL 154-3**

The area of the property is **9.71** acres.

The owner(s) of the property are **HERIBERTO A SERRANO**.

The application seeks a **SPECIAL EXCEPTION** to allow a **RODEO** in a **GENERAL FARMING (G-F)** zone district.

**LAKISHA FLEMING, ZONING CLERK  
BEN HILL COUNTY, GEORGIA**

Publish once, on **AUGUST 28, 2019**.

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\*\*\* FAX TX REPORT \*\*\*  
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TRANSMISSION OK

JOB NO.	1986
DESTINATION ADDRESS	94236533
SUBADDRESS	
DESTINATION ID	Fitz Herald Leader
ST. TIME	08/15 16:46
TX/RX TIME	00' 31
PGS.	1
RESULT	OK
COMM. MODE	ECM

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BEN HILL COUNTY, GEORGIA

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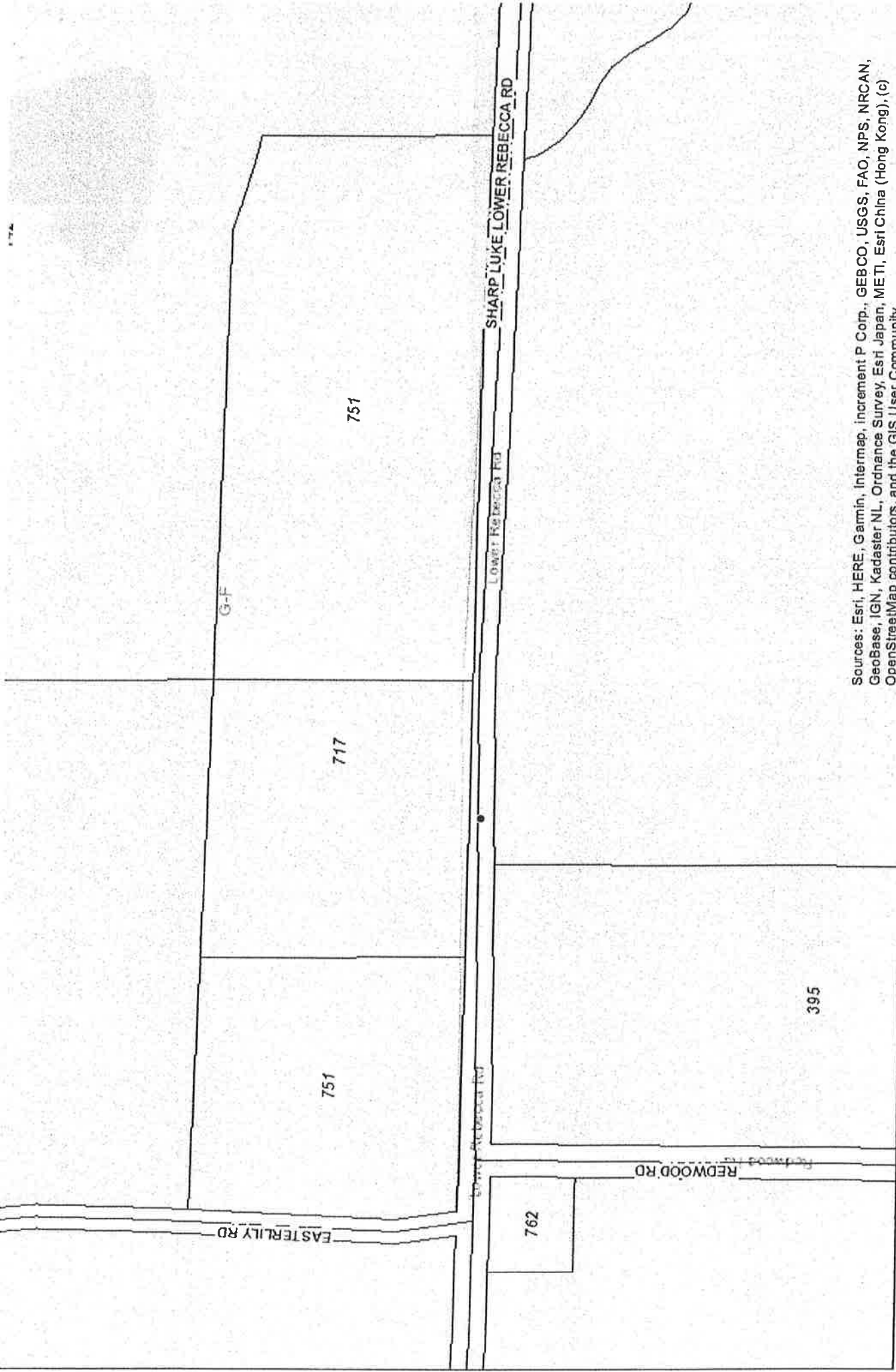
The **SPECIAL EXCEPTION** to be considered is to **ALLOW** a **RODEO** in a **(G-F)** zoned district.

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The property is more particularly described as follows:

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Lakisha Fleming  
Zoning Clerk



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEB CO, USGS, GEO CO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

### ArcGIS Web Map



\*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.

**ZONING NOTICE**

**FROM** G F  
**TO** SPECIAL EXCEPTION

**ZONING HEARING**

**DATE** 08/19/19 **TIME** 5:30

**PLACE** - [faded handwritten text]

**CO. COMM. HEARING**

**DATE** 09/10/19 **TIME** 6:00

**PLACE** Judicial Annex



