

**MINUTES OF MEETING
FITZGERALD-BEN HILL COUNTY PLANNING COMMISSION**

The Fitzgerald-Ben Hill County Planning Commission held a called meeting on August 26, 2019, at the City Hall Conference Room, 302 East Central Avenue, Fitzgerald, Georgia, at 5:30 p.m. Present were the following members: Cliff Ward, Louis Harper, Jim Turner, Trey Luckie, & Rev. George Vereen. Also, in attendance were Emily Ray (Secretary), David Walker (City), Lakisha Fleming (County), Virginia Hall (Attorney), Lynn Guined (299 Easter Lily Rd.) & James & Vivian Guined (299 Bethlehem Ch. Rd.).

The minutes of the previous meetings of the Commission on August 19, 2019 were reviewed, and on motion by Trey Luckie, seconded by Cliff Ward, were approved as written.

The Commission considered a Special Exception petition being proposed by the owner, Heriberto A Serrano, regarding the property at 717 Lower Rebecca Road., to establish a rodeo on said property zoned G-F County. Lakisha Fleming noted that she checked the records and there were no covenants on the property stopping a Rodeo. The neighbor Lynn Guined of 299 Easter Lily Rd. spoke on behalf of all additional in attendance opposing said rodeo. She believes this event would cause problems in the neighborhood due to heavy traffic, insufficient parking, noise pollution, security, late hours, & septic/Port-a-Potty issues. Mr. Serrano informed the board that the Rodeo will only be April – November and one Saturday per month starting at 1:00 p.m. to midnight. On motion by Trey Luckie, seconded by Rev. George Vereen, all in present were in favor, the Commission voted to recommend to the Ben Hill Commissioners of Ben Hill County that the request for Special Exception be granted as requested.

There was no further business to come before the Commission and the meeting was duly adjourned.

Respectfully submitted,

Emily S. Ray, Secretary

FITZGERALD-BEN HILL COUNTY PLANNING COMMISSION

AGENDA

August 26, 2019

1. Approval of minutes of previous meeting.
2. Special Exception for a Rodeo at 717 Lower Rebecca Road by Heriberto A. Serrano.

**MINUTES OF MEETING
FITZGERALD-BEN HILL COUNTY PLANNING COMMISSION**

The Fitzgerald-Ben Hill County Planning Commission held a regular scheduled meeting on August 19, 2019, at the City Hall Conference Room, 302 East Central Avenue, Fitzgerald, Georgia, at 5:30 p.m. Present were the following members: Cliff Ward, Jim Turner, Trey Luckie, Rev. Farise Taylor & Rev. George Vereen. Also, in attendance were Emily Ray (Secretary), Kyle Cook (Attorney), Lakisha Fleming (County), Virginia Hall (Attorney) and Warren Elder (812 Lower Rebecca Rd.).

The minutes of the previous meetings of the Commission on June 17, 2019 were reviewed, and on motion by Trey Luckie, seconded by Rev. George Vereen, were approved as written.

The Commission considered a Special Exception petition being proposed by the owner, Heriberto A Serrano, regarding the property at 717 Lower Rebecca Road., to establish a rodeo on said property zoned G-F County. The neighbor Warren Elder of 812 Lower Rebecca Road spoke on opposing said rodeo. He believes this event would cause problems in the neighborhood due to possible consumption of alcohol on the premises, food vendors, heavy traffic, no parking, noise pollution, late hours. He is requesting a cutoff time if it is passed through. Cliff Ward made motion to Table application until the following Monday August 26, 2019 so the commission will have time to see the property and further review the application, seconded by Trey Luckie, all in present were in favor.

There was no further business to come before the Commission and the meeting was duly adjourned.

Respectfully submitted,

Emily S. Ray, Secretary

FITZGERALD-BEN HILL COUNTY PLANNING COMMISSION

AGENDA

August 19, 2019

1. Approval of minutes of previous meeting.
2. Special Exception for a Rodeo at 717 Lower Rebecca Road by Heriberto A. Serrano.

**MINUTES OF MEETING
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The minutes of the previous meetings of the Commission on May 20, 2019 were reviewed, and on motion by Trey Luckie, seconded by Rev. Farise Taylor, were approved as written.

The Commission next gave consideration to an Annexation & Rezoning petition being proposed by the owner, The Fitzgerald Ben Hill Development Authority, regarding the properties at Tract 1 - 351 Jacksonville Hwy., to rezone 5.16 acres of said property from G-F county to H-I city/ Tract 2 – 114 Ostrich Rd., to rezone .76 acres of said property from MHP county to H-I city/ Tract 3 – Anderson Memorial Church Rd., to rezone 6.75 acres of said property from MHP county to H-I city. On motion by Rev. Farise Taylor, seconded by Trey Luckie, all in present were in favor, the Commission voted to recommend to the Mayor and Council of the City of Fitzgerald that the property be annexed & rezoned as requested.

The Commission next gave consideration to a Special Exception petition being proposed by the owners, Kendall & Tammy Adams, regarding the property at 160 Iris Rd., to establish an animal rescue and adoption center on said property zoned G-F County. On motion by Trey Luckie, seconded by Jim Turner, all in present were in favor, the Commission voted to recommend to the Ben Hill Commissioners of Ben Hill County that the request for Special Exception be granted as requested. Concerns were raised in reference to state requirements for kennels are going to be followed. County representative assured that they would, and all would be followed.

There was no further business to come before the Commission and the meeting was duly adjourned.

Respectfully submitted,

Emily S. Ray, Secretary

000333

FILED & RECORDED

Bmf
FEB 25 2016

Betty Ann Johnson
7:20 P.M.
CLERK SUPERIOR COURT, BEN HILL CO., GA

REAL ESTATE TRANSFER TAX
PAID \$ 29.00

FEB 25 2016

Betty Ann Johnson
CLERK SUPERIOR COURT, BEN HILL CO., GA

AFTER RECORDING, PLEASE RETURN TO:
JAY, SHERRELL, SMITH, BRADY & COOK, PC
P. O. BOX 308
FITZGERALD, GA 31750

WARRANTY DEED

GEORGIA,
BEN HILL COUNTY.

P-9447

THIS INDENTURE, MADE THIS 24th day of February, 2016, between MONROE BLEVINS, III AND APRIL BLEVINS, of Ben Hill County, Georgia, hereinafter referred to as "Grantors," and HERIBERTO AVILA SERRANO, of Ben Hill County, Georgia, hereinafter referred to as "Grantee,"

WITNESSETH: that Grantors, for and in consideration of the sum of Ten & No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto Grantee, his heirs, successors and assigns, the following described property:

Tract 1:

4.83 acres, more or less, being a portion of Ten Acre Tract 2281, in Land Lot 154 in the Third Land District of Ben Hill County, Georgia, and being more particularly described as follows: Commencing at the intersection of the centerline of Redwood Road with the centerline of Lower Rebecca Road and thence along the center line of Lower Rebecca Road North 89 degrees 11 minutes 43 seconds East 512.71 feet; thence North 01 degree 08 minutes 22 seconds West 40.00 feet; thence North 89 degrees 11 minutes 43 seconds East 330.01 feet to the Point of Beginning of the tract herein described; from said Point of

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Beginning, run thence North 01 degree 08 minutes 21 seconds West 641.04 feet; thence South 89 degrees 38 minutes 21 seconds East 330.11 feet; thence South 01 degree 08 minutes 21 seconds East 634.33 feet; thence South 89 degrees 11 minutes 43 seconds West 330.00 feet to the Point of Beginning. Said 4.83-acre parcel being more particularly described as Tracts 3 and 4 on that certain plat of survey prepared for William S. Perry, Jr. and David Paul Perry, by T. W. Ash, Georgia Registered Land Surveyor No. 2096, dated March 24, 1999 and recorded in Plat Slide No. 639-J, in the office of the Clerk of the Superior Court of Ben Hill County, Georgia, and reference is hereby made to the record of said plat for all information shown thereon.

Tract 2:

4.88 acres, more or less, being a portion of Ten Acre Tract 2281, in Land Lot 154 in the Third Land District of Ben Hill County, Georgia, and being more particularly described as follows: Commencing at the intersection of the centerline of Redwood Road with the centerline of Lower Rebecca Road and thence along the center line of Lower Rebecca Road North 89 degrees 11 minutes 43 seconds East 512.71 feet; thence North 01 degree 08 minutes 22 seconds West 40.00 feet to the Point of Beginning of the tract herein described; from said Point of Beginning, run thence North 01 degree 08 minutes 22 seconds West 647.76 feet; thence South 89 degrees 38 minutes 21 seconds East 330.12 feet; thence South 01 degree 08 minutes 21 seconds East 641.04 feet; thence South 89 degrees 11 minutes 43 seconds West 330.01 feet to the Point of Beginning. Said 4.88-acre parcel being more particularly described as Tracts 1 and 2 on that certain plat of survey prepared for William S. Perry, Jr. and David Paul Perry, by T. W. Ash, Georgia Registered Land Surveyor No. 2096, dated March 24, 1999 and recorded in Plat Slide No. 639-J, in the office of the Clerk of the Superior Court of Ben Hill County, Georgia, and reference is hereby made to the record of said plat for all information shown thereon.

This instrument is subject to 2016 ad valorem taxes and Grantee, by his acceptance of this deed, agrees to pay said taxes when due.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining to the only proper use, benefit and behoof of Grantee, his heirs or successors and assigns, in fee simple.

This deed is expressly made subject to existing easements, covenants and restrictions of record.

Except as hereinabove provided, Grantors will warrant and forever defend the right and title of the above-described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and affixed their seals, the day and year first above written.

Monroe W Blevins III [SEAL]
Monroe Blevins, III

April Blevins [SEAL]
April Blevins

Grantor(s)

Signed, sealed and delivered
In the presence of:

[Signature]
Unofficial Witness

Alicia Jayne
Notary Public
My Commission Expires: 6/3/2018



AJ-Mydocs-Blevins-Serrano

To be filed in BEN HILL COUNTY

PT-61 009-2016-000103

PT-61 (Rev 11/04)

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Monroe Blevins, III and April Blevins				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 119 Lorraine Ave.				1 Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$29,000 00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Fitzgerald, GA 31750 USA		DATE OF SALE 2/24/2016		1A Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2 Fair market value of Personal Property only	\$0 00
BUYER'S LAST NAME Serrano	FIRST NAME Heriberto	MIDDLE Avila		3 Amount of liens and encumbrances not removed by transfer	\$0 00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 157 Van Deman Court				4 Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$29,000 00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Fitzgerald, GA 31750 USA		Check Buyers Intended Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial		5 TAX DUE at 10 per \$100 or fraction thereof (Minimum \$1.00)	\$29.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 717		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Lower Rebecca Road			SUITE NUMBER
COUNTY BEN HILL		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 4-7-10D, 4-7-10D-1	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 3rd	ACRES 9.71	LAND LOT 154	SUB LOT & BLOCK 10 Acre Tract ...
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

* This symbol signifies that the data was too big for the field. The original values are shown below.
SUB LOT & BLOCK 10 Acre Tract No 2281