

Sierra Anthony Youngblood
143 Duke Drive
Fitzgerald Ga 31750

Aug 13th, 2021
Ben Hill County
Atten: Board of Commissioners
402 -A East Pine St
Fitzgerald Ga, 31750

Re: Property 143 Duke Dr, (Total parcel acreage is 9.70 Acres, request for Special Exception)

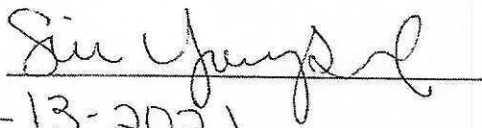
Dear Board of Commissioners:

This letter is to fulfill the special exception application requirements of letter contain applicant's information and purpose of rezoning.

Please accept this application for a Special Exception at the property listed that is zoned GF. The current zoning of the property is GF and I would like to have a single chair salon, accessory structure, on the property. The situation this year has made this about my only option to continue work and be able to be flexible with having to keep my children at home. I have a cliental base that would support an operation at my home. I understand to have this shop a Special Exception would have to be granted.

Please find my contact information and signature below.

Owner: Sierra Anthony Youngblood
Current Address: 143 Duke Dr, Fitzgerald Ga 31750
Contact Number: 912-592-9771

Signature: 

Date: 8-13-2021

SPECIAL EXCEPTION APPLICATION

OFFICIAL USE ONLY

SUBMITTAL DEADLINE _____ Application fee \$300.00

Public Hearing Dates

Planning Commission

Board of Commissioners

Date received: 8/4/21 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 Land Use Administrator 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: Sierra Anthony Youngblood

Complete Address: 143 Duke Drive Fitzgerald GA 31750 Phone: 912-592-9771

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 or Part (circle one) of Parcel Number: 41136B

General Location Description: _____

Existing Use of the Property: Residence

Acreage (or square footage if less than 1 acre): 9

Current Land Use District: G-F

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

YES _____ NO X

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

(If so, describe.) no

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

yes

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: To have a single chair shop
for hair salon

5. Approximate cost of work involved: \$1,000.00

6. Please explain why the Special Exception should be granted: with raising
a family as a single mother, its easier to be close
to my Home. Also with uncertainty of Covid +
School closures, it will allow me to continue to work.
and provide for my family.

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.

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 7 and sign.
- B. **Letter of Intent;** stating the request, why the request is being made, and any other specific information.
- C. **Proposed Conceptual Site Plan** that includes:
 - a. Applicant name, date or 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.

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, per §36-66-2, 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?

minimal impacts

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

only day operation

- 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?

no

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 County Commission 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, said County Commission 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 Land Use Office or their designee to enter and inspect the premises, which are the subject of this application.

Sin Young
Signature of Applicant

8-13-21
Date

ADJACENT PROPERTY OWNERS

Map & Parcel Number:

1. 4 11 367

2. 4 11 361D

HT 10 John Wayne SD

3. 4 11 25

4. 4 11 25E

5. 4 11 19

6. _____

7. _____

Name and Mailing Address:

1. Shelley Tinney

129 Duke Drive
Fitzgerald GA 31750

2. Greg McFerrin
149 Up

337 Athena Road Calla Ga 3177

3. John Roberts (Tracy R Peterson,
2110 N. Lake Drive

Perry Ga. 31069

4. Debra Crump
809 Green St.

Warner Robins Ga 31093

5. Charles Steed
850 Tuffhunter Rd. ~~Calla Ga~~

~~Warner Robins Ga 31093~~
Macon Ga 31210

6. _____

7. _____

Jim Young
Signature of Applicant

8-13-21
Date

Roberts, John W

143

Tinney, Shelley Ray

G-F

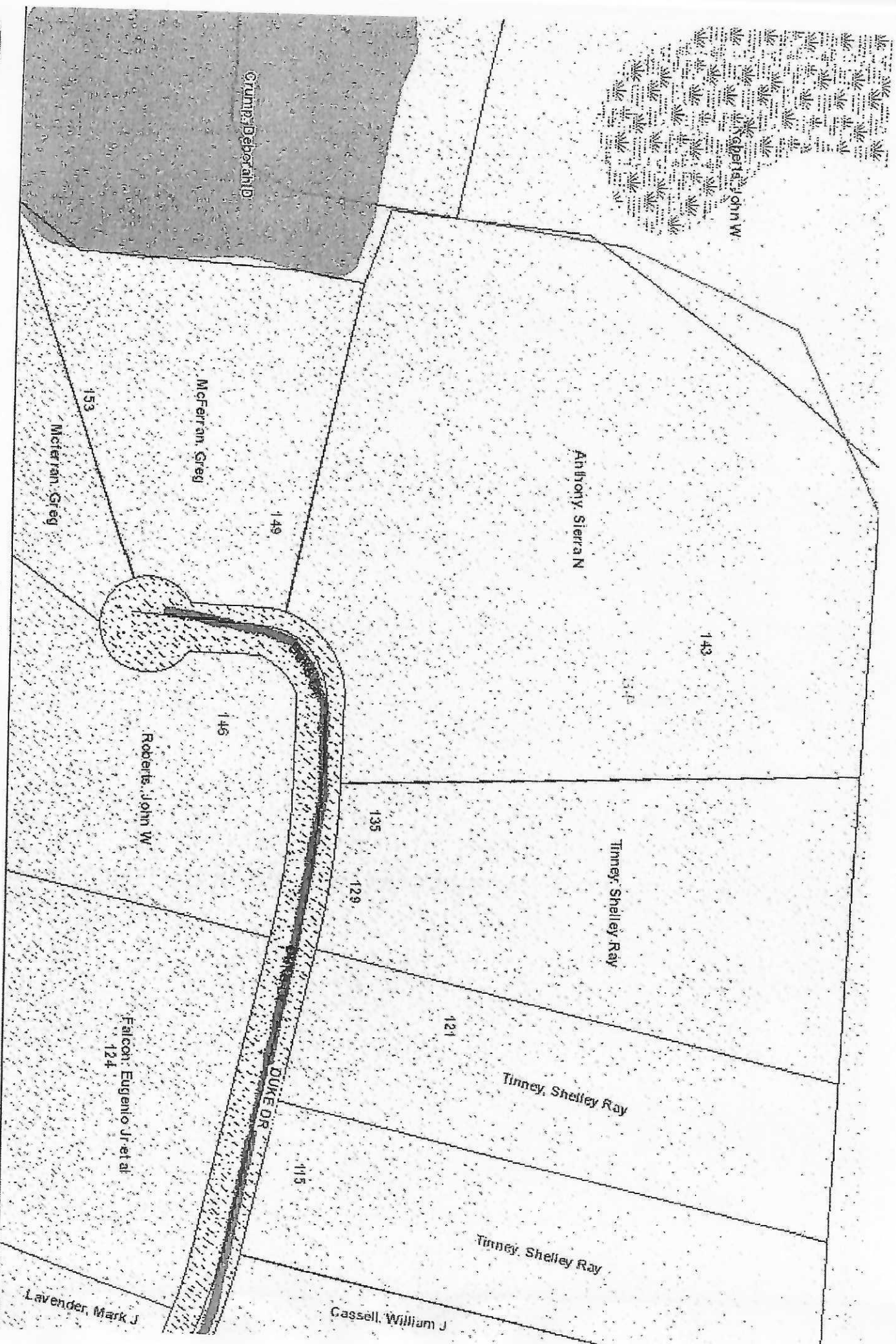
Anthony, Sierra N

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ArcGIS Web Map

*This map was created using 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





ArcGIS Web Map

*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 public or private safety.

PUBLIC NOTICE

To the Citizens of Ben Hill County

Notice is hereby given that a scheduled meeting to be held by the Ben Hill County Planning Commission on September 20th, 5:30 City Hall, upstairs Conference Room located at 302 E. Central Ave, Fitzgerald Ga. 31750.

For a: Petition by Sierra Youngblood, Special Exception at the listed property parcel for a rural home occupation.

Parcel, 4 11 36 B, 143 Duke Dr. Rural home occupations.

The **Public Hearing** with the Ben Hill County Commissioners is scheduled for October 5th, 2021, at 6:00 pm located at the Ben Hill County Courthouse Annex, located at, 324 east Pine St Fitzgerald Ga 31750



SUMMARY

MEETING DATES:

Planning Commission: September 20th, 2021, 5:30 p.m.
Ben Hill County Commissioners: October 5th, 2021, 6:00 p.m.

SUBMITTED BY:

Ben Hill County Planning and Zoning

SUBJECT: Application no. Z08172021-001, Petition by Sierra Youngblood for a Special Exception for Rural Home Occupation: Located at 143 Duke Dr, Parcel # 4 11 36 B Ben Hill County Ga

HISTORY: N/A

AVAILABLE: N/A

PREVIOUS ACTION: N/A

RECOMMENDATION: Staff recommends **Approval**, Petition by Sierra Youngblood, for a Special Exception for a Rural Home Occupation: Located at 143 Duke Dr, Parcel # 4 11 36 B 9 Acres; G-F Ben Hill County Ga

FINAL ACTION BY COUNTY COMMISSION:

- ☐ APPROVED AS REQUESTED BY THE APPLICANT
- ☐ APPROVED AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA
- ☐ APPROVED WITH CONDITIONS
- ☐ DENIED

STAFF REPORT

File Number: Z08172021-001

MEETING DATES:

Planning Commission: September 20th, 2021, 5:30 pm
County Commissioners: October 5th, 2021, 6:00 p.m.

GENERAL INFORMATION:

Item & Purpose: Application no. Z08172021-001
Applicant & Contact: Sierra Youngblood
Address: 143 Duke Dr Fitzgerald Ga 31750
Phone: (912) 592-9771
File Date: August 13th, 2021

CURRENT LAND USE:

Subject Property: Single family residence

North: 80 acres/ wooded / 1 single family residence
East: single family residence
South: 2 tracks / wooded
West: 2 tracks wooded / 1 with single family residence

CURRENT ZONING:

Subject Property: G-F (General Farming)

North: G-F (General Farming)
East: G-F (General Farming)
South: G-F (General Farming)
West: G-F (General Farming)

STAFF ANALYSIS

§ 36-67-3. Zoning proposal review standards

In any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each zoning proposal investigate and make a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations, and this record shall be a public record. The matters with which the planning department or agency shall be required to make such investigation and recommendation shall be:

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The subject property should be suitable for the area as requested.

2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No, the proposed use should not have any adverse effects on the adjoining properties.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has adequate space for the accessory structure for an individual salon. Therefore staff believes that the subject property would a reasonable economic use for the applicant.

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

Staff does not expect the proposed zoning change to have any excessive or burdensome effect on streets, transportation facilities, utilities, or schools in the area.

(5) If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan;

Staff believes that overall the zoning proposal is in conformity with the policy and intent of the land use plan.

(6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Staff is not aware of any other existing or changing conditions affecting the use and development of this property which give supporting grounds for either approval or disapproval of this zoning proposal

STAFF RECOMMENDATION: Staff recommends **Approval**, Application - Petition by Sierra Youngblood; Parcel #4 11 36 B, 9 acres; G-F Ben Hill County Ga. Location is within requirements to have a rural home occupation.

ATTACHMENTS:

Location Map
Zoning Map
Application

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

The Fitzgerald-Ben Hill County Planning Commission held a scheduled meeting on September 20, 2021, at the City Hall Conference Room, 302 East Central Avenue, Fitzgerald, Georgia, at 5:30 p.m. Present were the following members: Cliff Ward, Trey Luckie, Jason Miller, Chris Calhoun, Warren Elder & Dennis Crook. Also, in attendance were Emily Ray (Secretary), David Walker, Lawton Lovett (County), Lindy Dorminy Bengston and Pat McKee.

The minutes of the previous meetings of the Commission on June 21, 2021 were reviewed, and on motion by Trey Luckie, seconded by Warren Elder, were approved as written.

The Commission gave consideration to a Rezoning petition being proposed by the owner, W. L. Patterson, regarding the property at 147 Camp Brooklyn Rd., Tract A, to rezone 3 acres of said property from G-F county to WLI county. After discussion, on motion by Trey Luckie, seconded by Chris Calhoun, the Commission voted unanimously to recommend to the Ben Hill Commissioners of Ben Hill County that the petition be approved.

The Commission gave consideration to an Annexation and Rezoning petition being proposed by the owner, A & H Drugs Fitzgerald, regarding the property at 134 Ocilla Hwy., to annex and rezoning 1.03 acres of said property from G-B county to G-B city. After discussion, on motion by Trey Luckie, seconded by Cliff Ward, all present were in favor, the Commission voted unanimously to recommend to the Mayor and Council of the City of Fitzgerald that the petition be approved.

The Commission gave consideration to a Special Exception petition being proposed by the owner, Sierra Youngblood, regarding the property at 143 Duke Dr., to have a single chair salon on said property zoned G-F county. After discussion, on motion by Trey Luckie, seconded by Chris Calhoun, the Commission voted unanimously to recommend to the Ben Hill Commissioners of Ben Hill County that the petition be approved.

The Commission gave consideration to a Rezoning petition being proposed by the owner, Alfonzo Burris, regarding the property at 815 W. Oconee St., to rezone .16 acres of said property from R-6 city to G-B city. After discussion, on motion by Cliff Ward, seconded by Dennis Crook, all present were in favor, the Commission voted unanimously to recommend to the Mayor and Council of the City of Fitzgerald that the petition be approved.

The Commission gave consideration to the Amendment of the Ben Hill County Zoning Ordinance. After discussion, on motion by Cliff Ward, seconded by Trey Luckie, the Commission voted unanimously to recommend to the Ben Hill Commissioners of Ben Hill County that the Amendment be approved.

The Commission gave consideration to an Annexation and Rezoning petition being proposed by the owner, Lindy Dorminy Bengston & William J. Dorminy, regarding the property at Benjamin H Hill Dr. SW (behind and beside Walmart), to annex and rezoning 38.22 acres of said property from G-F county to G-B & MHP city. After discussion, on motion by Trey Luckie that the request be denied, seconded by Cliff Ward, all present unanimously recommend that the request be denied.

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

Respectfully submitted,
Emily S. Ray, Secretary

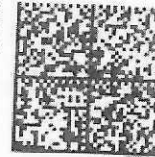
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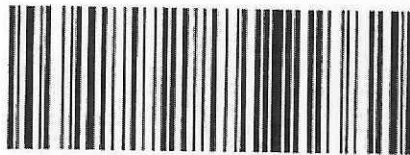
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Shelly Tinney
129 Duke Dr
Fitzgerald Ga. 31750

Youngblood

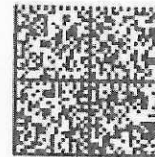
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Greg McFerrin
337 Althena Rd
Ocilla Ga. 31774

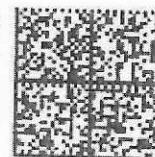
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Debra Crump
809 Green St

Zoning

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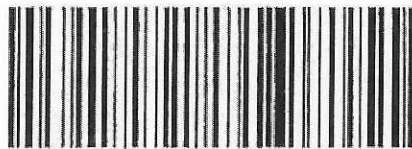


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Charles Steed
850 Turfhunter Rd
Macon Ga. 31210

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John W Roberts
Tracy R Peterson
216 N Lake Dr
Perry Ga. 31069

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