

SPECIAL EXCEPTION APPLICATION

Z-10252022-0001

OFFICIAL USE ONLY

SUBMITTAL DEADLINE \_\_\_\_\_ Application fee \$300

Public Hearing Dates \_\_\_\_\_

Planning Commission \_\_\_\_\_

Board of Commissioners \_\_\_\_\_

Date received: 10/25/2022 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: Gregg Ray

Complete Address: 1721 Bowers Mill Hwy Phone: (912) 380-0176  
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 X

2. Property Information:

Map Number: 1-10 All or Part (circle one) of Parcel Number: 4G

General Location Description: 4 buildings on 3.5 acres next to House Creek

Existing Use of the Property: Substance Abuse and Recovery Center

Acreage (or square footage if less than 1 acre): 3.51

Current Land Use District: 4th

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.)

Private

**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

1-10-4b

Hank Stevenson, 216 Wrightsville Que  
East Dublin, GA 31027

4. Special Exception Request: To allow property to be used and brought in compliance for use as Substance treatment center

5. Approximate cost of work involved: NA

6. Please explain why the Special Exception should be granted: The need for Substance Treatment facilities is of dire need in the Ben Hill county community. Treatment of Substance Abuse brings numerous positive impacts in all areas of the community

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 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.

**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, §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?

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

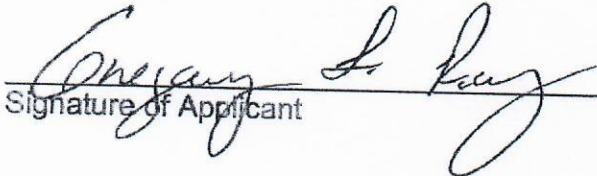
6) Will the height, size or location of the buildings or other structures on the property is compatible with the height, size or location of buildings or other structures on neighboring properties?

yes

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.**

  
Signature of Applicant

10-17-22  
Date

**ADJACENT PROPERTY OWNERS**

Map & Parcel Number:

Name and Mailing Address:

1. 1-10-4-G

1. Earl Shimp

1664 Hammock Circle  
Jacksonville Fla. 32255

2. 1-10-4-H

2. Pine Ridge Christian Fellowship

1706 Bowers Mill Hwy  
Fitzgerald Ga 31750

3. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

7. \_\_\_\_\_

Greg Ray  
Signature of Applicant

10-28-22  
Date

If Man is Willing,

God is Able

**Mailing Address:**

PO. Box 1913, Dublin GA, 31021

**Physical Address:**

216 Wrightsville Ave, East Dublin, GA 31027

**Phone & Fax:**

478-205-5487

**E-mail:**

CRCLRPMinistries@gmail.com



**CEO:**

Bill Lanthrip, CCIT

**Director:**

Doug Brooks, CARES, CPS-AD

**Director of Operations:**

Ronald Byers, CCIT

**Clinical Director:**

Nick Campbell, CAC I

Date: 8/2/2022

Re: Ben Hill County Special Exemption

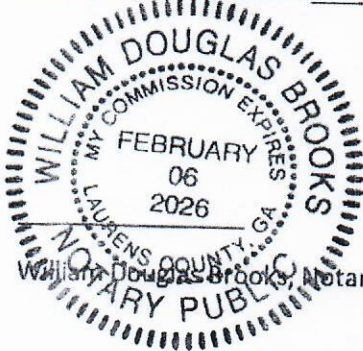
To Whom It May Concern:

As landowner of the Ben Hill County land at 1721 Bowen's Mill Hwy in Fitzgerald, map #1104A, I authorize the Christian Recovery Centers to apply for a special exemption for the purpose of operating a faith-based recovery facility.

Professionally Submitted,

Hank Stevenson, Property Owner

Sworn and subscribed before me, William Douglas Brooks, on 8/2/22. I am a notary public and my notary expiration date is Feb / 06 / 2026.



William Douglas Brooks, Notary Public

**If Man is Willing,**

**Mailing Address:**  
PO. Box 1913, Dublin GA, 31021  
**Physical Address:**  
216 Wrightsville Ave, East Dublin, GA 31027  
**Phone & Fax:**  
478-205-5487  
**E-mail:**  
CRCLRPMinistries@gmail.com



**God is Able**

**CEO:**  
Bill Lanthrip, CCIT  
**Director:**  
Doug Brooks, CARES, CPS-AD  
**Director of Operations:**  
Ronald Byers, CCIT  
**Clinical Director:**  
Nick Campbell, CACI

**Date:** 10/31/2022

**To:** Ben Hill County Board of Commissioners

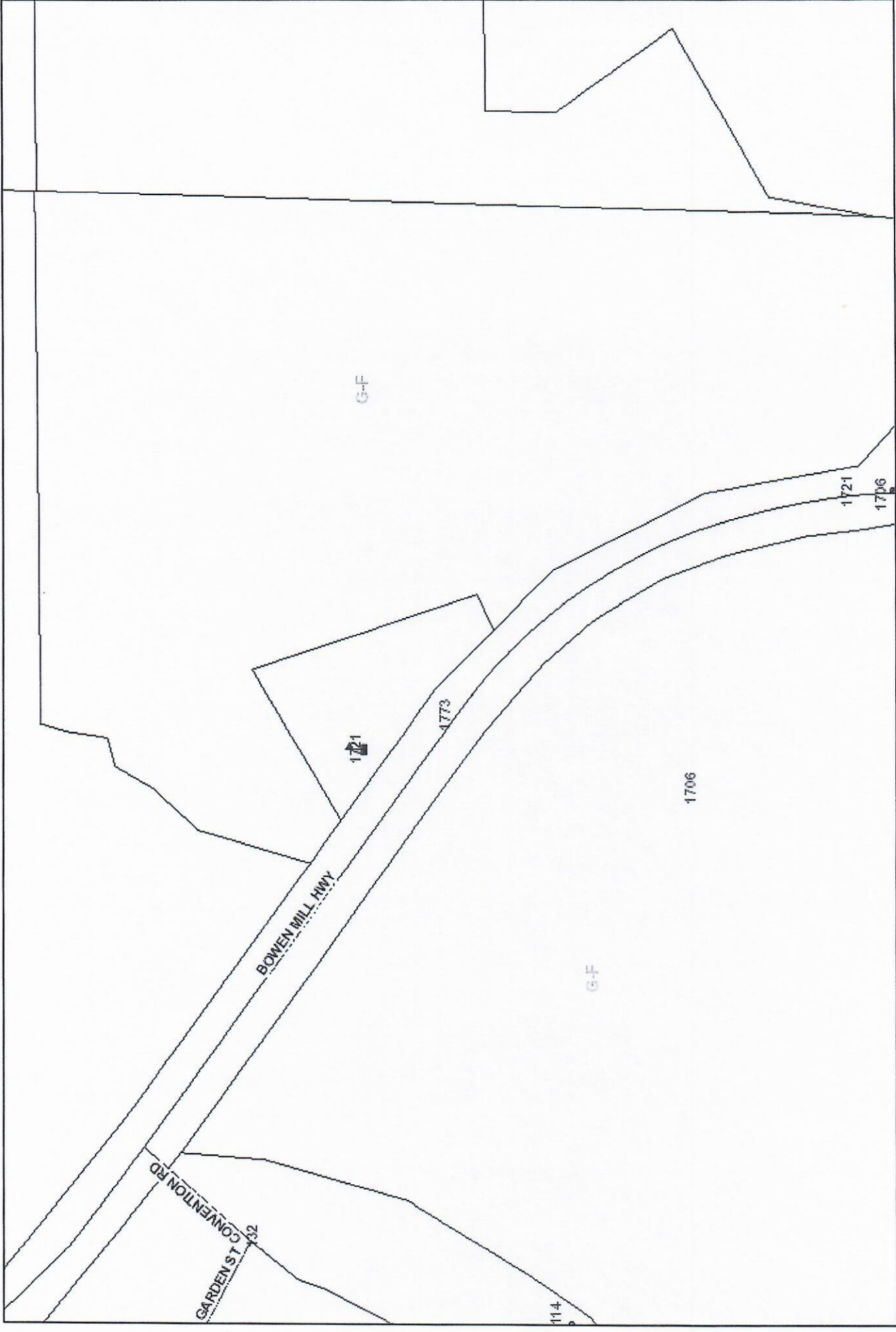
**Re:** Letter of Intent

This letter of intent is to inform the Ben Hill County Board of Commissioners that the Christian Recovery Centers wishes to request a special exception for the purpose of operating a faith-based recovery residence at 1721 Bowens Mill Hwy, Fitzgerald, GA, Map #1104A. As Program Director, I, Ronald Byers, will serve as the point of contact for all correspondence for Christian Recovery Centers in this matter. My phone number is (478) 231-3460 and my email address is [ronaldlloydbyers@msn.com](mailto:ronaldlloydbyers@msn.com)

Professionally Submitted,

A handwritten signature in cursive script that reads "Ronald Byers".

Ronald Byers, Program Director



# 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.



Reserved for Clerk of Court

eFiled & eRecorded  
DATE: 5/18/2021  
TIME: 10:09 AM  
PLAT BOOK: 21001  
PAGE: 00032  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 3253757834  
CLERK: Betty Johnson  
Ben Hill County, GA

The property hereon lies completely within a jurisdiction which does not review or approve any plat or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

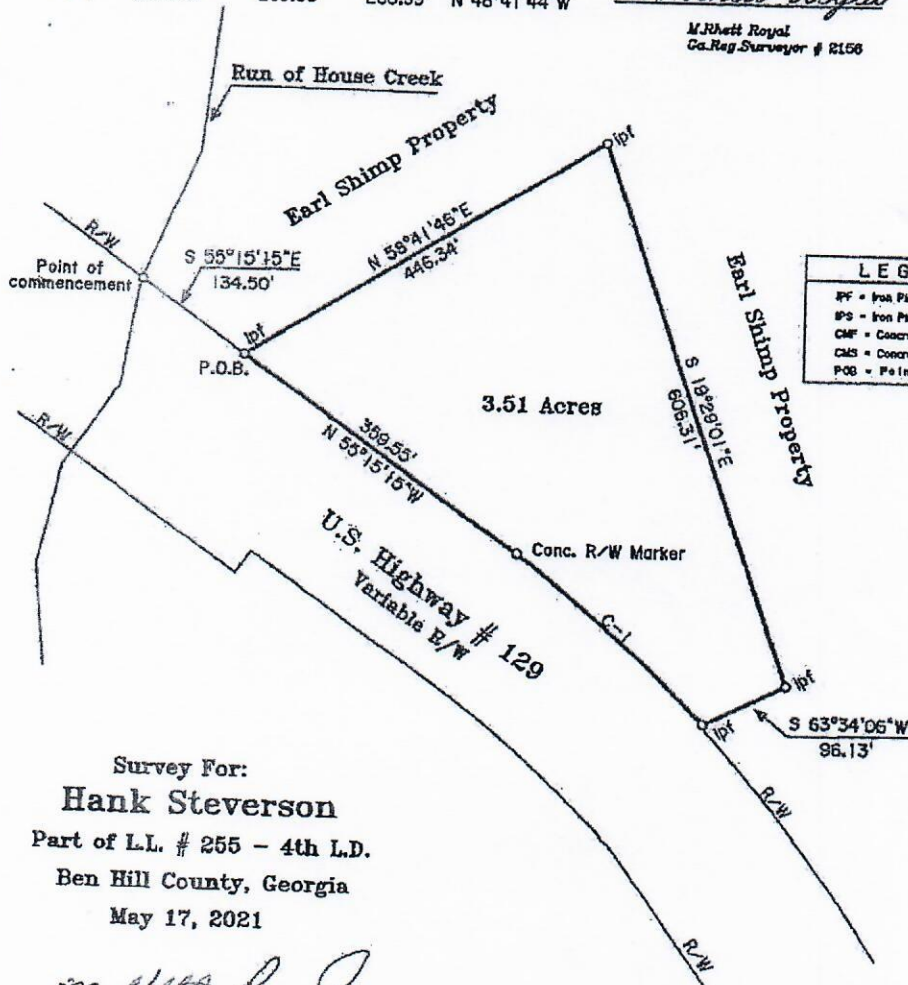
I certify that this is a correct representation of the lands plotted and conforms with the minimum standards of the law.

*M. Rhett Royal*

M. Rhett Royal  
Ga. Reg. Surveyor # 2156



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	1544.55'	269.33'	268.99'	N 48°41'44"W



LEGEND	
IPF	Iron Pin Found
IPS	Iron Pin Set
CMF	Concrete Marker Found
CMS	Concrete Marker Set
POB	Point of Beginning

Survey For:  
**Hank Steverson**  
Part of L.L. # 255 - 4th L.D.  
Ben Hill County, Georgia  
May 17, 2021

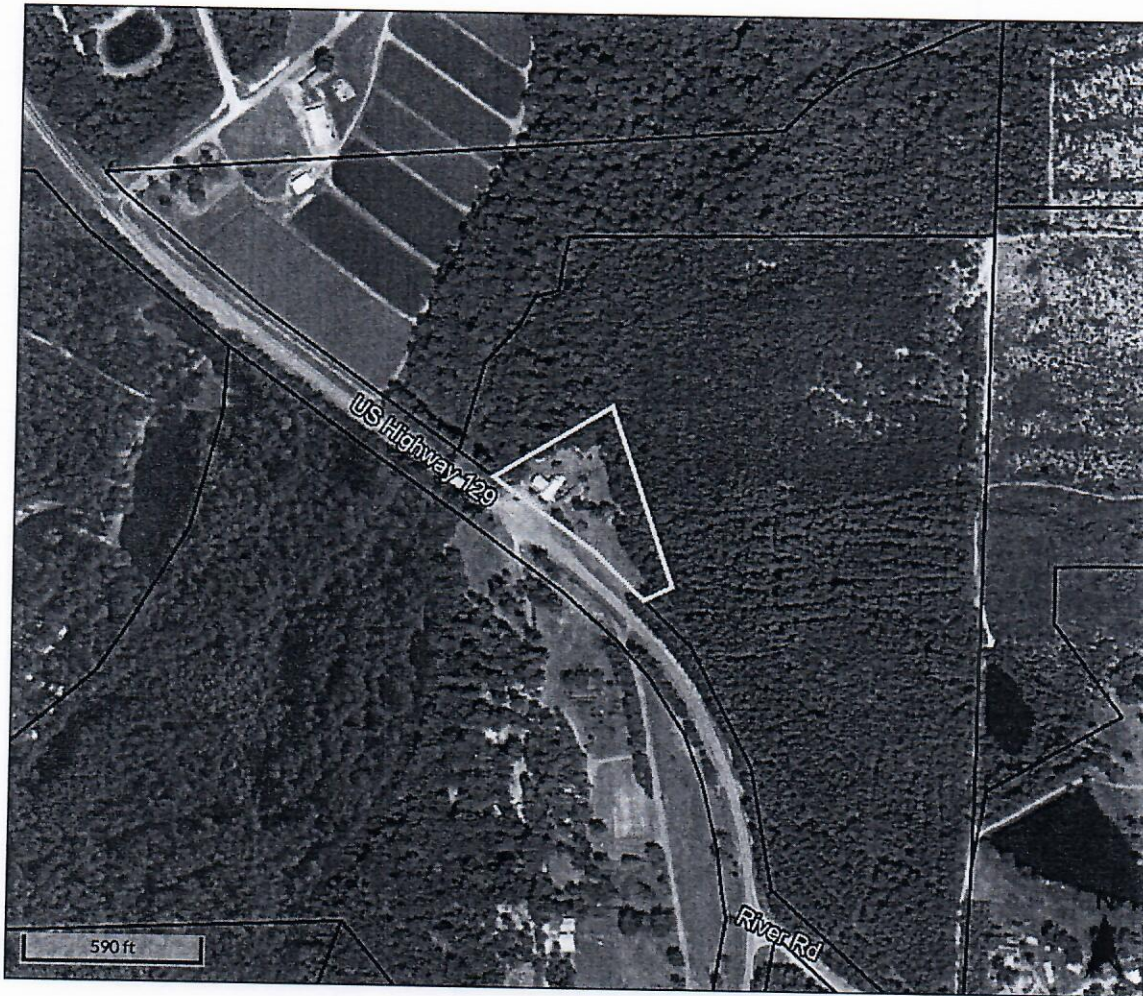


**Royal Surveyors Inc.**

518 N. Irwin Avenue  
P.O. Box 224  
Ocala, Georgia 31774  
Tele. (229) 468-7108



085F0620



Overview



Legend

- Parcels
- Roads

<p>Parcel ID    1 10 4G          Class Code    Exempt          Taxing District    COUNTY          Acres    3.51</p>	<p>Owner    Christian Recovery Centers Corp          1226 Minter Tweed Rd          East Dublin, GA 31027</p> <p>Physical Address    BOWENS MILL HWY          Assessed Value    Value \$367691</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>7/8/2021</td> <td>\$150000</td> <td>CH</td> <td>U</td> </tr> <tr> <td>n/a</td> <td>0</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	7/8/2021	\$150000	CH	U	n/a	0	n/a	n/a
Date	Price	Reason	Qual											
7/8/2021	\$150000	CH	U											
n/a	0	n/a	n/a											

(Note: Not to be used on legal documents)

Date created: 10/26/2022  
 Last Data Uploaded: 10/26/2022 9:43:05 AM

Developed by Schneider  
 GEOSPATIAL