

SPECIAL EXCEPTION APPLICATION

OFFICIAL USE ONLY

SUBMITTAL DEADLINE _____ Application fee \$300⁰⁰

Public Hearing Dates

Planning Commission _____

Board of Commissioners _____

Date received: _____ 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: James Ryan Ussery

Complete Address: 150 Lulaville Rd / Fitzgerald GA 31750 Phone: (229) 457-2187

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: 39 376C All or Part (circle one) of Parcel Number: 39-28

General Location Description: Farmhouse + Metal workshop surrounded - by Pecan orchard. Existing Use of the Property: Private Residence / Pecan Farm

Acreage (or square footage if less than 1 acre): 78.11 acres

Current Land Use District: General Farming

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).

<u>Map/Parcel Number</u>	<u>Owner of Record</u>	<u>Mailing Address</u>
<u>39-28</u>	<u>Betty S Casper</u>	<u>P.O. Box 67, Fitzgerald, GA 31750</u>

4. Special Exception Request: To utilize the area of the property from the house to the metal barn behind it for a gunsmith business.

5. Approximate cost of work involved: \$0.00

6. Please explain why the Special Exception should be granted: So that I may legally operate my gunsmith business from home at 150 Lulaville Rd.

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, §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?

N/A

- 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?

N/A

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

Affirmative

- 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?

N/A

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

Date

Address, Owner, or Road ↕



134

R-13

LULAVILLE RD

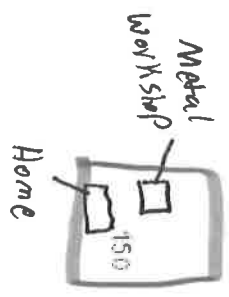
Lulaville Rd

117

Lulaville

Lulaville Rd

G-F

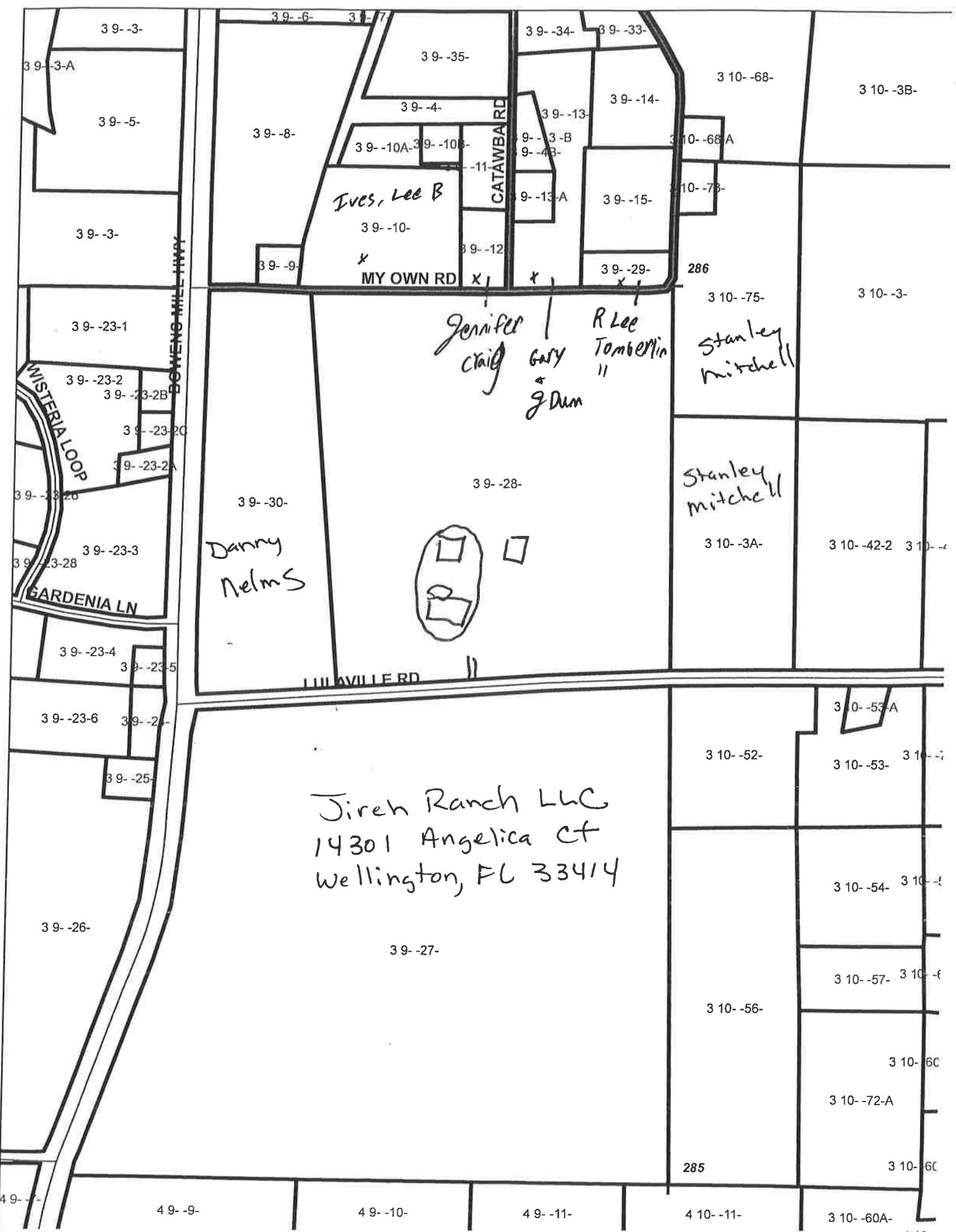


G-F

10ft

R-13





39-3-

39-6- 39-7-

39-34- 39-33-

39-3-A

39-35-

310-68-

310-3B-

39-5-

39-8-

39-4-

39-13-

39-14-

39-10A- 39-10B-

39-13-B

310-68A

Ives, Lee B

CATAWBA RD

39-13-A

39-15-

310-73-

39-3-

39-9-

39-10-

39-12

39-13-A

39-29-

286

MY OWN RD

310-75-

310-3-

39-23-1

Jennifer Craig
Gary & J Dum
R Lee Tomberlin

Stanley Mitchell

39-23-2

39-23-2B

39-23-2C

39-23-2A

39-28-

Stanley Mitchell

39-23-2B

39-30-

Danny Nelms

310-3A-

310-42-2 310-4

39-23-28

39-23-3



LULUVILLE RD

GARDENIA LN

39-23-4

39-23-5

39-23-6

39-23-7

39-25-

Jireh Ranch LLC
14301 Angelica Ct
Wellington, FL 33414

310-52-

310-53-

310-5

39-26-

39-27-

310-54-

310-5

310-57-

310-5

310-56-

310-6C

310-72-A

285

310-6C

49-9-

49-10-

49-11-

410-11-

310-60A-

INTENT

My intent is to utilize a metal barn on the property as a workshop to perform firearm repairs as part of my company, CCW GUNWORKS LLC. I have no intention of modifying any facilities on the premises nor constructing any new building; but rather intend to use the existing building as my workshop.

 20230105

ADJACENT PROPERTY OWNERS

Map & Parcel Number:

Name and Mailing Address:

1. 39-30

1. Danny Nelms

134 Lulaville Rd

Fitzgerald, GA 31750

2. 3-10 - 3A

2. Stanley Mitchell

198 Lulaville Rd

Fitzgerald GA 31750

3. 3-10 - 75

3. Stanley Mitchell

198 Lulaville Rd

Fitzgerald GA 31750

4. 39-27

4. Jireh Ranch LLC

14301 Angelica Ct.

Wellington, FL 33414

5. 3-9-10

^{JRU} 5. Lee B Eves Tammy & Tom Berlin

136 My Own Rd

Fitzgerald GA 31750

6. 3-4-12

6. Jennifer Craig

104 Catawba Rd

Fitzgerald, GA 31750

7. 3-9-13

7. Gary & J Dunn

140 Catawba Rd

Fitzgerald GA 31750


Signature of Applicant

2023 01 05
Date

- See reverse -

I, Betty Casper, do hereby attest that I am fully aware of the intended business (CCW Gunworks LLC) being conducted by James Ussery on my property located at 150 Lulaville Road, Fitzgerald, Georgia. James Ussery has my permission to conduct said business as he sees fit on the property indefinitely. I also support Mr. Ussery in his application for a special exception to conduct said business from the above listed address.

Betty Casper Betty Casper 01-05-2023
Owner Print, Sign and Date

Antavia Janel Blount 01/05/23
Notary Print, Sign and Date

