



SUMMARY

MEETING DATES:

Planning Commission: August 19, 2024 , 5:30 p.m.
Ben Hill County Commissioners: October 8, 2024 , 6:00 p.m.

SUBMITTED Ben Hill County Planning and Zoning
BY: SUBJECT: Application #: Z-07232024-001 Petition By: Jeffrey Scott Stegall

Parcel #: 12 - 2 - 11 4.0 Acre Tract Parcel Located at: 187 W Jack Allen Rd

History: N/A
Available: N/A
Previous Action: N/A

Recommendation:
Staff recommends Approval for the petition by Jeffrey Scott Stegall , for the rezoning of the listed parcel from M-R zone to RR zone.

This property is currently used as storage for Mr. Stegall's vehicles and equipment. The rezoning of this parcel from MR to RR would allow for Mr. Stegall to place a manufactured home on the property for a family member. No additional manufactured homes are proposed to be placed on the property at this time.

FINAL ACTION BY COUNTY COMMISSION:

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

STAFF REPORT

File Number: Z-07232024-001

MEETING DATES:

Planning Commission:	<u>August 19, 2024</u>	, 5:30 p.m.
Ben Hill County Commissioners:	<u>October 8, 2024</u>	, 6:00 p.m.

GENERAL INFORMATION:

Item & Purpose:	Application #: <u>Z-07232024-001</u>
Applicant & Contact:	<u>Jeffrey Scott Stegall</u>
Address:	<u>186 W Jack Allen Rd</u>
Phone #:	<u>(229) 425-1318</u>
File Date:	<u>July 23, 2024</u>

CURRENT LAND USE:

Subject Property:	<u>Used as vehicle and equipment storage</u>
North:	<u>Open field with a pond</u>
East:	<u>Jack Allen Apartments</u>
South:	<u>Residential (manufactured and single family homes)</u>
West:	<u>Kingdom Hall Jehovah's Witness Church</u>

CURRENT ZONING:

Subject Property:	<u>M-R</u>
North:	<u>M-R</u>
East:	<u>M-R</u>
South:	<u>R-6-M</u>
West:	<u>R-6</u>

§ 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.

Yes, this proposed use should be suitable.

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

No, the proposed use should not adversely affect the usability of adjacent properties.

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

There is no planned use for this property as M-R.

(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;

This proposed use should not cause any burdens.

(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;

Yes, this proposed use should conform to 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.

Not at this time

STAFF RECOMMENDATIONS:

ATTACHMENTS:

Location Map

Zoning Map

Application

Ben Hill County Building and Zoning

402 A E Pine St, Fitzgerald, GA 31750

Phone: (229) 922-0229

www.benhillcounty-ga.gov

ZONING CHANGE APPLICATION



File No.: Z-07232024-001

APPLICATION CHECKLIST

Please use the checklist to ensure that all items required by your application have been included.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Should you have any questions, please call the County Commissioners' Office at 229-922-0229

Completed	Description
<input checked="" type="checkbox"/>	Letter of intent (see page 3, item 4B of the application)
<input checked="" type="checkbox"/>	Copy of Current Property Tax Paid Receipt
<input checked="" type="checkbox"/>	Map and parcel number of subject property
<input checked="" type="checkbox"/>	Current Land Use District of subject property
<input checked="" type="checkbox"/>	If the applicant is different from the owner, a notarized letter of authorization from the property owner stating that the applicant may act on their behalf
<input checked="" type="checkbox"/>	List of adjacent property owners obtained from the Tax Assessor's office (see page 7, item 7A of the application)
<input checked="" type="checkbox"/>	Conceptual site plan (see page 4, item 7C of the application)
<input checked="" type="checkbox"/>	Signature of the Applicant
<input checked="" type="checkbox"/>	Date
<input checked="" type="checkbox"/>	\$300.00 application fee / advertising

I certify that the above items have been completed.

Signature of Applicant

7-22-2024
Date

Ben Hill County Building and Zoning

402 A E Pine St, Fitzgerald, GA 31750

Phone: (229) 922-0229

www.benhillcounty-ga.gov

ZONING CHANGE APPLICATION



OFFICIAL USE ONLY

SUBMITTAL DEADLINE _____

Application Fee

\$ 300.00

Public Hearing Dates

Planning Commission

August 19, 2024

Board of Commissioners

October 8, 2024

Date Received: 7-23-2024

Letters Mailed: 9/9/24

Property Posted: 8/23/24

This is an application for a Map Amendment to the Zoning Ordinance for Ben Hill County Georgia. This application form, together with all required attachments and fee, must be completed and returned to the Building and Zoning Director by one of the established monthly deadlines in order to initiate review and consideration of a land use change request. All properties listed in a single application must be contiguous and under a single local government jurisdiction. 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: Jeffrey Scott Stegall

Complete Address: 186 W. Jack Allen Rd

Phone: 229 425-1318

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: 508-298

Parcel Number: 12-2-11

General Location Description: Jack Allen Rd open lot border Jack Allen Apts

Existing Use of the Property: Vacant Lot

Acreage (or square footage if less than 1 acre): 4.0

Ben Hill County Building and Zoning

402 A E Pine St, Fitzgerald, GA 31750

Phone: (229) 922-0229

www.benhillcounty-ga.gov



ZONING CHANGE APPLICATION

Current Land Use: Multi residential Proposed Land Use: RR

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

☐ YES ☒ NO

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.)

City Water - Septic tank

According to the Water Resource District Ordinance Map, does the subject property include any protected water resources?

☐ YES ☒ NO

If yes, please explain. _____

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. **Attachments:** The following items must be submitted in full prior to acceptance of this application.

A. **Land Use Change Questionnaire** (see pages 5-6).

B. **Letter of Intent;** stating the request, why the request is being made, and any other specific information.

C. **Legal description**

Ben Hill County Building and Zoning

402 A E Pine St, Fitzgerald, GA 31750

Phone: (229) 922-0229

www.benhillcounty-ga.gov

ZONING CHANGE APPLICATION



- D. 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.
- E. Proposed Conceptual Site Plan** that includes:
- a) Existing and proposed site improvements, including buildings, roadways, and any other improvements.
 - b) Existing and proposed natural features, including streams and other water resources (e.g. wetlands).
 - c) Any additional information related to the proposed use and development of the property.
 - d) Soils evaluation information regarding on-site waste management.

ZONING USE CHANGE QUESTIONNAIRE

Section 1-1-5 Purpose. Zoning Ordinance for Ben Hill County, Georgia states: The purpose of this ordinance shall be to promote the proper location, height, bulk, number of stories and size of open spaces, the density and distribution of population, and the uses of building, structures, and land for trade, industry, residence, recreation, agriculture, forestry, conservation, sanitation, protection against floods, public activities, and other purposes so as to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote the public health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population, to prevent urban sprawl; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to promote desirable living conditions and the sustained stability of neighborhoods; to protect property against blight and depreciation; to secure economy in governmental expenditures; to conserve the value of buildings and to encourage the most appropriate use of land, buildings, and structures throughout Ben Hill County, Georgia; and for other purposes.

Ben Hill County Building and Zoning

402 A E Pine St, Fitzgerald, GA 31750

Phone: (229) 922-0229

www.benhillcounty-ga.gov

ZONING CHANGE APPLICATION



- 1) Is the proposed Land Use or use suitable in view of the Land Use and development of adjacent and nearby property?

yes

- 2) Does the request represent the possible creation of an isolated district unrelated to adjacent and nearby districts and will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

yes

- 3) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water, sewer, or other public utilities, including police and fire protection?

NO

- 4) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or is the proposed use compatible and consistent with the purpose and intent of the Comprehensive Plan?

yes

- 5) Will the proposed change adversely influence existing conditions in the neighborhood or the city or county at large and are there substantial reasons why the property cannot or should not be used as currently districted?

NO

- 6) Are there potential adverse impacts on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity?

NO

Ben Hill County Building and Zoning

402 A E Pine St, Fitzgerald, GA 31750

Phone: (229) 922-0229

www.benhillcounty-ga.gov

ZONING CHANGE APPLICATION



7) Are the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities reasonable when considering the proposed changes?

NO

8) Will the proposed change be detrimental to the value or improvement of development of adjacent or nearby property in accordance with existing requirements and development standards?

NO

9) Is the proposed change out of scale with the needs of the neighborhood or Ben Hill County or does the request reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

NO

10) Will the proposed change constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public?

NO

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 County Commissioners' Office or their designee to enter and inspect the premises, which are the subject of this application.

A handwritten signature in black ink, appearing to read "Lobby Scott St..."

Signature of Applicant

7-22-24

Date

Ben Hill County Building and Zoning

402 A E Pine St, Fitzgerald, GA 31750

Phone: (229) 922-0229

www.benhillcounty-ga.gov



ZONING CHANGE APPLICATION

ADJACENT PROPERTY OWNERS

Map & Parcel Number:

1. 12 2 10

2. 12 2 27

3. 12 2 21A

4. 12 2 21

5. 12 2 80

6. 12 2 13A

7. 12 2 18A

Name and Mailing Address:

1. Narcizo Felix Rivera
108 Platte Rd

Fitzgerald, Ga. 31750

2. Jeffrey S Stegall
186 W Jack Allen Rd

Fitzgerald Ga 31750

3. Peggy Stegall
190 W Jack Allen Rd

Fitzgerald, Ga. 31750

4. Jeffrey Stegall
186 W Jack Allen Rd

Fitzgerald, Ga. 31750

5. Gae Congregation of Jehovah's Witnesses
170 Grove Ave.

Fitzgerald, Ga 31750

6. Cig 60 JA LLC
870 Greenbriar Circle Suite 601

Chesapeake, Va. 23320

7. Amelita Young
198 W Jack Allen Rd

Fitzgerald, Ga 31750

[Signature]

Signature of Applicant

7-22-24

Date

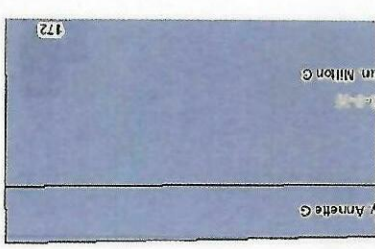
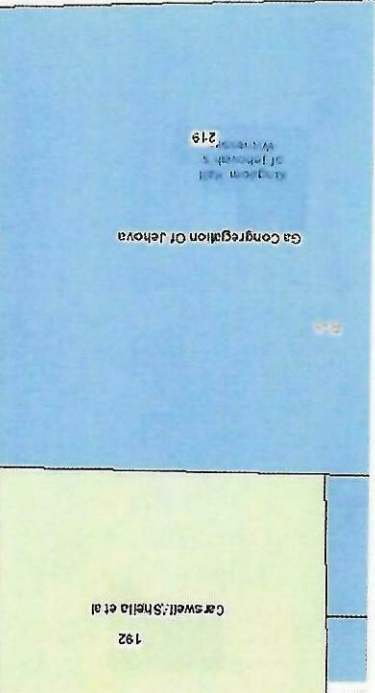
July 22, 2024

To Whom it may concern,

As the owner, Jeffrey Scott Stegall of property 187 West Jack Allen Rd, I am writing this letter in regards to my concerns on getting my property rezoned, I have owned this land for Approximately 20 years, I recently was informed that the property is zoned residential where a mobile home isn't allowed. I am asking for this property to be rezoned taking into consideration that there is a mobile home park that butts up to the back of the property that is owned by Jay Paulk, a mobile home park across the road that is owned by the Serrano Brother's, and mobile homes are in close proximity of this property on all sides. My wish for this property is to give it to my daughter which is a single mother for her and my grandson to have a safe place of their own.

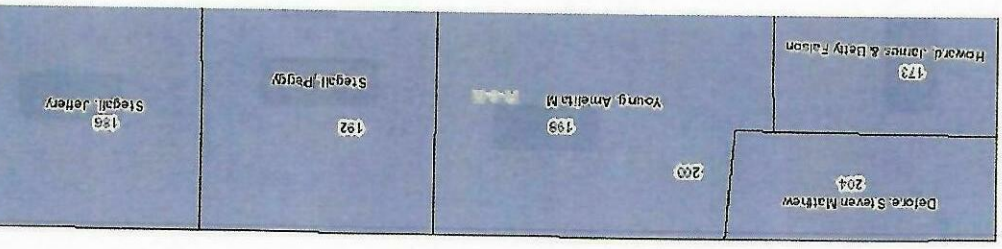
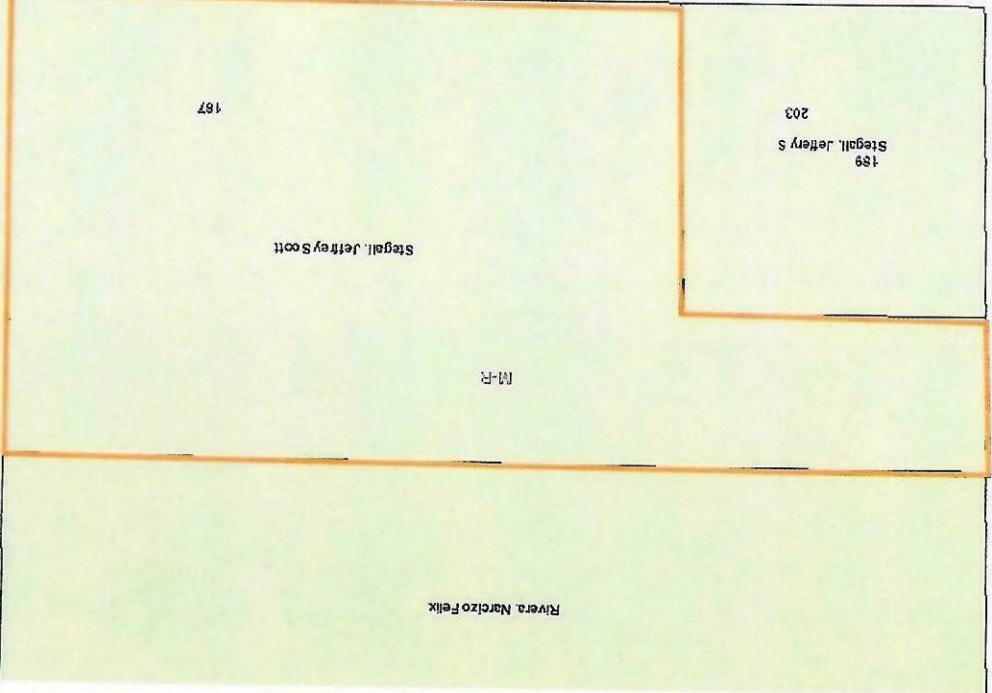
I Sincerely thank you for your consideration for this request,

Jeffrey Scott Stegall

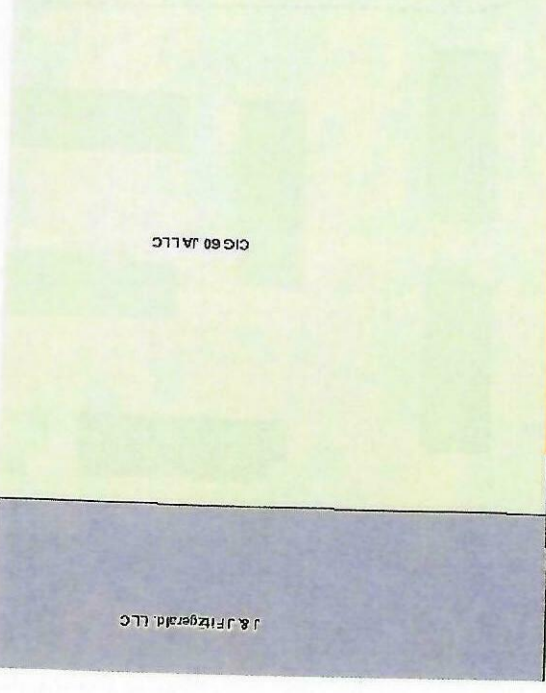


Twining Ave

Jack Allen Rd



Jack Allen Rd



Jack Allen Rd



ZONING NOTICE

FROM: MR

TO: RR

ZONING Meeting

DATE: 8/19/24 TIME: 5:30 PM

PLACE: Fitzgerald City Hall
302 E Central Ave
Fitzgerald GA 31750

CO. COMM. HEARING

DATE: 10/8/24 TIME: 6:00 PM

PLACE: Ben Hill County
Commissioners Meeting Room
321 Dewey McHenry Rd
Fitzgerald GA



PUBLIC NOTICE

To the Citizens of Ben Hill County

A **Public Hearing** with the Ben Hill County Commissioners is scheduled for October 8th, 2024, at 6:00 pm located at the 4H and Ben Hill County Extension Service Building, located at, 321 Dewey McGlamry Rd., Fitzgerald Ga 31750.

This notice is for a petition by Jeffrey Scott Stegall, for the Rezoning of the property at 187 West Jack Allen Rd from MR (Multi Residential) to RR (Rural Residential).

Application # Z-04252024-001.

Parcel 12 2 11, 4.00 acres, addressed as 187 West Jack Allen Rd.