

PUBLIC NOTICE

To the Citizens of Ben Hill County

A **Public Hearing** with the Ben Hill County Commissioners is scheduled for April 7, 2026, 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 Howard Swanson, for Rezoning from GF to WLI on the property at 245 Pine Level Church Rd., Fitzgerald, GA 31750

Application # Z-02102026-001.

Parcel 8 10 2, 1 acre, addressed as 245 Pine Level Church Rd., Fitzgerald, GA 31750.

Ben Hill County Building and Zoning

212 E Central Ave, Fitzgerald, GA 31750

Phone: (229) 426-5100

www.benhillcounty-ga.gov

ZONING CHANGE APPLICATION



File No.: Z-02 102026-001

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 Ben Hill County Building & Zoning Office at (229) 426-5100

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 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 type="checkbox"/>	Date
<input checked="" type="checkbox"/>	\$300.00 application fee / advertising
<input type="checkbox"/>	
<input type="checkbox"/>	

I certify that the above items have been completed.

[Signature]
Signature of Applicant

2/10/26
Date

To Whom it may concern,

I am requesting to rezone a portion of land from Parcel # 8 10 2. Currently the entire plat is Zoned for GF.

The request is to rezone this portion of land to WLI for the purpose of opening a Small Engine and Auto Repair Shop. I find there to be a need for this type of business in the area due to the lack of other businesses that offer repair services to the general public and small businesses. Over the past several years repair shops that offered these services have closed, this has caused the few repair shops that are still open to be unable to keep up with demand.

The location of this Repair Shop will allow me to service Ben Hill and Irwin Counties with greater efficiency rather than opening in either near by town.

Thank you,
Howard Swanson Jr

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ZONING CHANGE APPLICATION



OFFICIAL USE ONLY

SUBMITTAL DEADLINE _____ **Application Fee** _____

Public Hearing Dates _____

Planning Commission _____

Board of Commissioners _____

Date Received: _____ Letters Mailed: _____ Property Posted: _____

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 fees, must be completed and returned to the Building and Zoning Director by the established deadline 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: Howard Swanson Jr

Complete Address: 638 Evergreen Rd, Fitzgerald, GA 31750 Phone: (229) 425-2060

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: _____ Parcel Number: 8 10 2

General Location Description: West corner of Pine Level Church Rd and Flamingo Rd

Existing Use of the Property: General Farming Practices

Acreage (or square footage if less than 1 acre): 1.0 Acres

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Current Land Use: GF (General Farming) **Proposed Land Use:** WLI (Wholesale Lite Industrial)

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.)

Private Well and Septic

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**

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- 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:
- Existing and proposed site improvements, including buildings, roadways, and any other improvements.
 - Existing and proposed natural features, including streams and other water resources (e.g. wetlands).
 - Any additional information related to the proposed use and development of the property.
 - Soils evaluation information regarding on-site waste management.

ZONING USE CHANGE QUESTIONNAIRE

Section 1-1-5 of the 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.

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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?

Possibly, but proposed land use will benefit the surrounding community

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, the proposed Septic plan accounts for preventing adverse impacts

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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 Ben Hill County Commissioners' Office or their designee(s) to enter and inspect the premises, which is the subject of this application.



Signature of Applicant

Date

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ZONING CHANGE APPLICATION



ADJACENT PROPERTY OWNERS

Map & Parcel Number:

Name and Mailing Address:

1. 7 10 29 – 7 10 25

1. Mary E Carne
628 Frank Rd
Fitzgerald, GA 31750

2. 7 10 26

2. SCott Griffin
222 Pine Level Church Rd
Fitzgerald, GA 31750

3. 7 10 23

3. Donald Anderson
540 Ocilla Hwy
Fitzgerald, GA 31750

4. 8 10 1

4. Emilee Reese Vickers
117 Thrasher Rd
Fitzgerald, GA 31750

5. 8 10 3


5. Nabila Covington
PO Box 1046
Fitzgerald, GA 31750

6. 7 10 24 – 7 10 31

6. Harvey Broom
PO Box 1014
Fitzgerald, GA 31750

7. _____

7. _____


Signature of Applicant

Date

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ZONING CHANGE APPLICATION



Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you, the applicant, provided \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

Yes No

If the answer is yes, you must file a disclosure report with the governing authority of Ben Hill County showing:

1. The name and official position to whom the campaign contribution was made

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made _____

This disclosure must be filed when the application is submitted.

A handwritten signature in black ink, appearing to be "H. H. H.", is written over a horizontal line.

Signature of Applicant / Date

Check one: Owner Agent



Ben Hill County, GA

Ben Hill County, GA

212 East Central Avenue
Fitzgerald, GA 31750

<https://www.benhillcounty-ga.gov/>

Z-02102026-001

SPECIAL EXCEPTION / REZONING

PROJECT NAME: REZONING 1 ACRE OF EXISTING PARCEL FROM
GF TO WLI FOR A MECHANICS SHOP
SITE ADDRESS: 245 PINE LEVEL CHURCH RD FITZGERALD

ISSUED:
EXPIRES: 08/09/2026

PARCEL:

APPLICANT: Swanson, Howard
638 Evergreen Dr
FITZGERALD, GA 31750
229-425-2060

OWNER:

FEES:	Paid	Due
Rezone Fee	\$300.00	\$0.00
Totals :	\$300.00	\$0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.

Issued By: _____

Contractor or Authorized Agent: _____ Date: 2/10/26



Ben Hill County, GA

Ben Hill County, GA

212 East Central Avenue
Fitzgerald, GA 31750

<https://www.benhillcounty-ga.gov/>

SPECIAL EXCEPTION / REZONING Z-02102026-001

Special Conditions:

The Ben Hill County Assessor's office will review all properties that have permits issued on them. Reviews will be made periodically until work is complete.

The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanic's and materialmen's liens pursuant to Part 3 of Article 8 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated. In Order to protect any interest in such property and to avoid encumbrances thereon, the owner of any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws which may be available to building supply home centers.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OR ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



Ben Hill County, GA
 212 East Central Avenue
 Fitzgerald, GA 31750

Receipt Number: ZO26-00001

Payer/Payee: SWANSON, HOWARD
 638 EVERGREEN DR
 FITZGERALD GA 31750

Cashier: Jake Hughes

Date: 02/10/2026

Z-02102026-001 SPECIAL EXCEPTION / REZONING 245 Pine Level Church Rd

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Rezone Fee	\$300.00	\$300.00	\$0.00
	\$300.00	\$300.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	464	\$300.00
Total Paid:		\$300.00

Barry Foster
 Ben Hill County Tax Commissioner
 324 East Pine Street

Fitzgerald, GA 31750
 (229) 426-5144

SWANSON, HOWARD B JR

638 EVERGREEN DR
 FITZGERALD

GA 31750

IMPORTANT MESSAGES - PLEASE READ

Interest at a rate of 1 1/2 per month begins the day after the due date.

A 10% penalty is imposed on all property other than homesteaded property with a bill under \$500.00 90 days after the due date.

State law requires all bills to be sent to the current owner as of January 1. If property has been sold, please forward this bill to the new owner and contact this office.

If you do not receive a tax bill on any property you own, you must check with the Tax Commissioner's Office for the amount due prior to the due date in order to avoid late charges. The Tax Commissioner's Office cannot guarantee receipt of a tax bill in the mail.

If you want a receipt, please enclose a self-addressed, stamped envelope with your payment.

If you feel that the value assessment of your property is in error, do not contact the Tax Commissioner's Office. You must contact the Tax Assessor's office and file a written appeal. Assessments will then be reviewed and adjusted if warranted.

2025 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY

BILL NUMBER	MAP NUMBER		PROPERTY DESCRIPTION	
2025 009312	8 10	2	11 276 277-4	
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE	TAX DISTRICT	PROPERTY ACCOUNT
94 388	37 755		02	2367R25
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
COUNTY M&O	28.581	9.174	14.290	131.10
COUNTY BND	28.581	9.174	15.089	138.43
C-W-S M&O	28.581	9.174		
SCHOOL BND	28.581	9.174		
SALES TAX CREDIT SAVINGS				25.88
			TOTAL TAXES	269.53
			INTEREST	
			LATE FEES	
			PENALTY	
			BACK TAXES	
			PAYMENTS RECEIVED	269.53-
			TOTAL DUE	PAID 11/03/2025
			DATE DUE	12/20/2025

SWANSON, HOWARD B JR

638 EVERGREEN DR
 FITZGERALD

GA 31750

Please address all payments to

Barry Foster
 Ben Hill County Tax Commissioner
 324 East Pine Street

Fitzgerald, GA 31750

Please place this bill number on your check ->	2025 009312
ACCOUNT NUMBER	2367R25
AMOUNT DUE	PAID 11/03/2025
AMOUNTS VALID THROUGH	02/20/2026
DUE DATE	12/20/2025
Please make check or Money Order Payable to: Ben Hill County Tax Commissioner	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

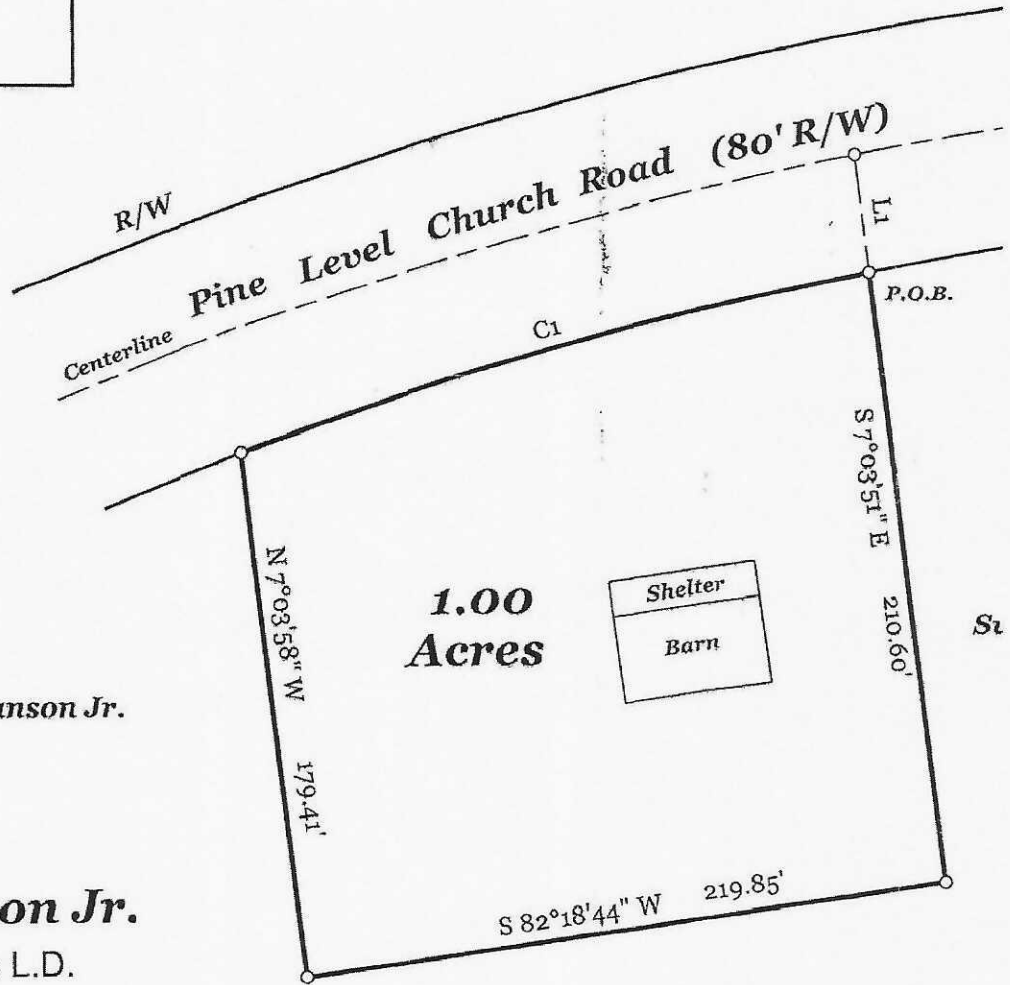
Reserved For Clerk Of Court



Grid North
Ga. West Zone

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS
C1	N74°15'05"E	222.39'	1322.08'
C2	S82°11'12"W	142.40'	1362.08'



Howard Swanson Jr.

Survey For:
Howard Swanson Jr.

Land Lot # 277 - 4th L.D.
Ben Hill County, Georgia

August 29, 2025

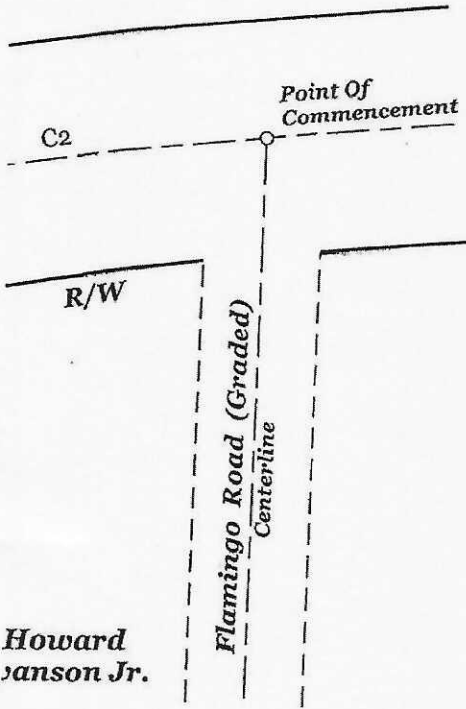


Drawn By: Brad Cring

Howard Swanson Jr.

The property hereon lies completely within a jurisdiction which does not review or approve any plats 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 surveyors in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

ARC	DELTA	TANGENT
222.65'	9°38'57"	111.59'
142.46'	5°59'34"	71.30'



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

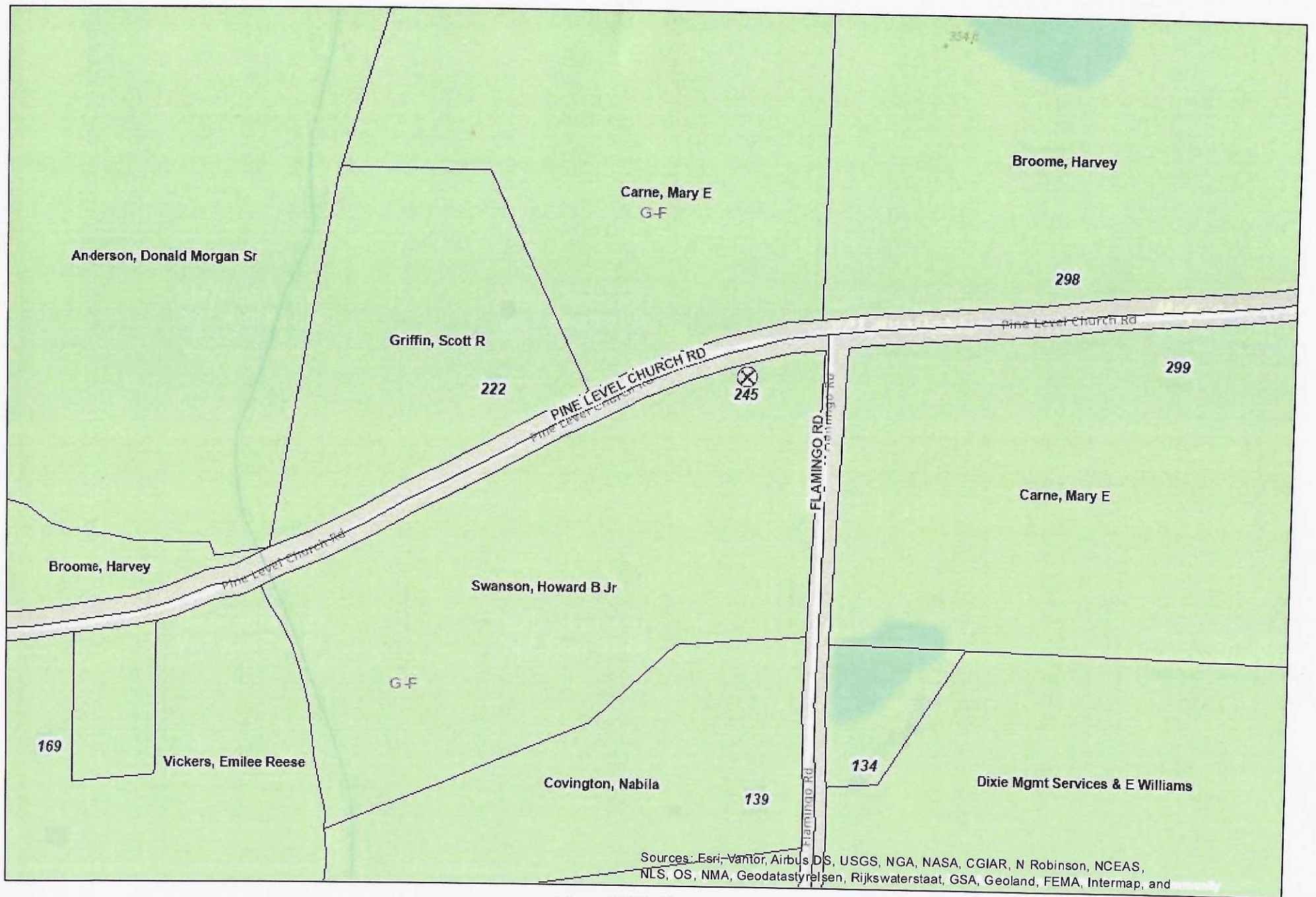
LINE	BEARING	HORIZ DIST
L1	S7°03'53"E	40.08'


Royal Surveyors Inc.
 518 N. Irwin Avenue
 P.O. Box 224
 Ocala, Georgia 31774
 Tplc, (912) 468-7108
 Fax (912) 468-7829
 088-0825 TPC



COMPASS ADJUSTMENT
 ADJUSTED CLOSURE : 1' IN 100,000+

ERROR OF CLOSURE : 1' IN 5000'
 ANGULAR ERROR : PER POINT 00°00'03"



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.

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