

OFFICIAL PETITION FOR ANNEXATION AND/OR REZONING CITY OF FITZGERALD, GEORGIA

Dear Citizen:

Attached is an annexation and/or rezoning application for requesting entrance into the corporate limits of the City of Fitzgerald. The application must be completed and filed with the Fitzgerald Zoning Administrator no later than the first day of the month in order to be on the City Council's agenda for the following month.

This form serves as both the petition for annexation as well as a request for initial City of Fitzgerald zoning designation, pursuant to Section 3-26 and Section 13 of the Zoning Ordinance of the City of Fitzgerald.

Annexation cases are considered by Mayor/Council at the first scheduled meeting each month.

A completed application is as follows:

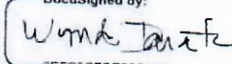
1. A completed annexation petition.
2. All applicable fees paid, including a \$150.00 rezoning fee necessary to be considered for admission into the corporate city limits.
3. One (1) legal survey plat (to scale) of subject property prepared and signed by a registered land surveyor registered in the State of Georgia (One (1) copy of survey; one (1) copy of typed legal description of subject property). Written legal description must be full metes and bounds description rather than plat references, plus one (1) copy of annexation petition.
4. Submitted survey must show existing city limit boundaries and area proposed for annexation.

The application will be reviewed as follows and your presence or designated representative is requested at each meeting:

Mayor/Council (caption reading):	Planning / Zoning Commission:	Mayor/Council (public hearing):
Date: 11 / 14 / 22	Date: 11 / 20 / 22	Date: 11 / 28 / 22
Place: 302 E. Central Ave.	Place: 302 E. Central Ave.	Place: 302 E. Central Ave.
Time: 6:00 p.m.	Time: 5:30 p.m.	Time: 6:00 p.m.

If you have any further questions, please contact the Fitzgerald Zoning Administrator's office at 115 N. Grant Street, Fitzgerald, GA 31750 (229) 426-5043.

The signature below acknowledges receipt by the applicant and/or his/her authorized representatives of the above referenced data.

DocuSigned by:

9E5C307CE388408

Owner/Agent Signature

10/4/2022

Date

ANNEXATION AND/OR REZONING APPLICATION

Date: / /

FOR OFFICIAL USE ONLY		
Date Application Received:		
<input type="text" value="1"/> <input type="text" value="0"/>	/	<input type="text" value="0"/> <input type="text" value="4"/>
Application #:		
<u>0142</u>		

To: Fitzgerald Ben-Hill County Planning Commission
Mayor and City Council of Fitzgerald, Georgia

I (We), the undersigned do hereby respectfully make application and petition the Mayor and City Council of Fitzgerald, Georgia, to amend the City of Fitzgerald's Zoning Ordinance dated February 13, 1989, and to change the Official Zoning Map of the City of Fitzgerald as hereinafter requested. In support of this application, the following facts are shown:

1. The property sought to be rezoned is owned by:

Name: Irwin County Motors Inc.

Address: 161 Benjamin H Hill Drive W

City: Fitzgerald State: Zip Code: -

2. The property sought to be rezoned is locate at Benjamin Hill Drive West

and has frontage of 30 feet and depth of 210 feet with an area of 6,300 square feet or 0.14 acres.

3. It is desired and requested that the foregoing property be rezoned from GB, County (Existing) to GB, City (Proposed).

4. Has any prior application to rezone this property been made? Yes No

If yes, application number and date: _____

Action of Mayor and Council: _____

5. It is proposed that the property will be put to the following use: Automotive Tire Retail

6. It is proposed that the following buildings will be constructed: Mavis Tire & Auto

7. Does the property currently have any existing structures? Yes No

If yes, what is the use? _____

Will the existing structures be demolished or renovated for use? Demolished Renovated



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

PARCEL 13 7 5D
NOW OR FORMERLY
IRWIN COUNTY
MOTORS, INC.
DB. 205 PG. 59
PB. 20001 PG. 52

PARCEL 13 / 5B
NOW OR FORMERLY
WILLIAM J. DORMINY &
MALINDY E. BENGSTON
DB. 973 PG. 96
PB. 20001 PG. 45

161
PARCEL 13 7 6
NOW OR FORMERLY
IRWIN COUNTY
MOTORS, INC.
DB. 205 PG. 59

LINE #	BEARING	LENGTH
L1	S87°11'19"E	69.33'
L2	N3°07'43"E	210.00'
L3	S87°11'19"E	30.00'
L4	S3°07'43"W	210.00'
L5	N87°11'19"W	30.00'

NOW OR FORMERLY
TWAS PROPERTIES LLC
DB. 1037 PG. 295

PER DB. 205 PG. 59
450.00' S87°02'24"E

5/8" REBAR

BENJAMIN H. HILL DRIVE / INDUSTRIAL DRIVE / GA ROUTE #107 (RW VARIES)

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.



Spencer H. Johnson, GARLS63171
COA #LSF000949

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED):

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRX7 GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 8/30/22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT-1 FROM TAX PARCEL 13 7 5D AND COMBINE WITH TAX PARCEL 13 7 5B AS SHOWN HEREON.

LEGEND OF SYMBOLS

IRON PIN FOUND (1/2" REBAR UNLESS NOTED)

IRON PIN SET (1/2" REBAR W/CAP)

PROPERTY LINE

STREET ADDRESS

Revisions	
No.	Description
WELLSTON ASSOCIATES LAND SURVEYORS, LLC NO. 1037 BENTON AVE. SUITE 1100 BARTOW, FLORIDA 34740 WWW.WELLSTONASSOCIATES.COM	
SUBDIVISION / COMBINATION SURVEY	
LANDS OF IRWIN COUNTY MOTORS, INC.	
LAND LOT 302 4TH LAND DISTRICT BEN HILL COUNTY FITZGERALD, GEORGIA	
Project No.:	1353.007
Drawing No.:	SDV
Drawn By:	B.H.J.
Checked By:	S.H.J.
R.L.S. No.:	371
Date:	9/22/20
Scale:	1"=100'
Sheet No.:	1 of 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 302 OF THE 4TH LAND DISTRICT OR BEN HILL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT THE MITERED INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COUNTY ROAD #242 A.K.A. CALHOUN ROAD AND THE NORTHERLY RIGHT OF WAY OF GA. ROUTE #107 A.K.A. BEN HILL DRIVE, INDUSTRIAL DRIVE. THENCE, ALONG SAID RIGHT OF WAY OF GA. ROUTE #107 S 87° 00' 24" E FOR A DISTANCE OF 450 FEET TO A 5/8" REBAR. THENCE, S 87° 11' 19" E FOR A DISTANCE OF 69.33 FEET TO AN IRON PIN AND THE POINT OF BEGINNING. THENCE, LEAVING SAID RIGHT OF WAY N 03° 07' 43" E FOR A DISTANCE OF 210.00 FEET TO AN IRON PIN. THENCE, S 87° 11' 19" E FOR A DISTANCE OF 30.00 FEET TO AN IRON PIN SET. THENCE, S 03° 07' 43" W A DISTANCE OF 210.00 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT OF WAY OF GA. ROUTE #107. THENCE, ALONG SAID RIGHT OF WAY N 87° 11' 19" W FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.14 ACRES, MORE OR LESS.

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CITY OF FITZGERALD, GEORGIA**

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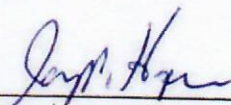
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* 
Owner/Agent Signature

10/3/22
Date

ANNEXATION AND/OR REZONING APPLICATION

Date: / /

FOR OFFICIAL USE ONLY	
Date Application Received:	
<input type="text" value="1"/> <input type="text" value="0"/>	<input type="text" value="0"/> <input type="text" value="3"/>
/	
<input type="text" value="2"/> <input type="text" value="2"/>	
Application #:	
0144	

To: Fitzgerald Ben-Hill County Planning Commission
Mayor and City Council of Fitzgerald, Georgia

I (We), the undersigned do hereby respectfully make application and petition the Mayor and City Council of Fitzgerald, Georgia, to amend the City of Fitzgerald's Zoning Ordinance dated February 13, 1989, and to change the Official Zoning Map of the City of Fitzgerald as hereinafter requested. In support of this application, the following facts are shown:

1. The property sought to be rezoned is owned by:

Name: Jerry P. Harper

Address: P.O. Box 2029

City: Douglas State: Zip Code: -

2. The property sought to be rezoned is locate at 330 Ocilla Hwy.

and has frontage of 1190.1 feet and depth of 189.37 feet with an area of _____ square feet or 4.87 acres.

3. It is desired and requested that the foregoing property be rezoned from G-F County (Existing) to G-B City (Proposed).

4. Has any prior application to rezone this property been made? Yes No

If yes, application number and date: _____

Action of Mayor and Council: _____

5. It is proposed that the property will be put to the following use: Restaurant & Lounge

6. It is proposed that the following buildings will be constructed: _____

7. Does the property currently have any existing structures? Yes No

If yes, what is the use? _____

Will the existing structures be demolished or renovated for use? Demolished Renovated

Benjamin H. Hill Drive (paved)
R/W

Point of commencement =
Intersection of East R/W of
U.S. Highway 129 with South
R/W of Benjamin H. Hill Drive

Line	Bearing
1	S 19°34'31"E
2	N 70°12'04"E

- Denotes rebar set
- Denotes iron pipe found
- ⊗ Denotes power pole

S 32°38'11"E
978.23'

U.S. Highway 129
R/W varies (paved)
R/W

S 89°38'48"E
599.10'

Now or formerly
Harper property

POB

Existing
city limits

4.8

L1 L2
N 19°34'31"W
169.42'

N 57°09'58"E
223.76'

S 78°58'25"W
517.90'

City of Fitzgerald
City Limits

Ben Hill County

Now

EQUIPMENT USED:
WILD TC-500 TOTAL STATION
GEOMAX PRO 35 GPS
SIGHT SURVEY 3.0

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 10,000' AND AN
ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS
ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
WAS FOUND TO BE ACCURATE WITHIN 1' IN 100,000'.

As required by subsection (C) of O.C.G.A. Section 15-6-67, this plat has
been prepared by a land surveyor and approved by all applicable local
jurisdictions for recording as evidenced by approval certificates, stamps,
signatures, or statements hereon. Such approvals or affirmations should
be confirmed with the appropriate governmental bodies by any purchaser
as to intended use of any parcel.

The Registered Land Surveyor further certifies that this plat complies with
the minimum standards and specifications of the State Board of Registration
for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.
Section 15-6-67.