

**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: 09 / 11 / 23	Date: 09 / 18 / 23	Date: 10 / 09 / 23
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.



Owner/Agent Signature

09/18/23

Date

ANNEXATION AND/OR REZONING APPLICATION

Date 08 / 16 / 23

FOR OFFICIAL USE ONLY

Date Application Received:
08 / 18 / 23

Application #:
0153

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: Reedy Creek Properties, LTD
 Address: P.O. Box 2166
 City: Douglas State: GA Zip Code: 31534-2166

2. The property sought to be rezoned is locate at 129 Ocilla Hwy
 and has frontage of 211.49 feet and depth of 182.02 feet with an area of 36659 square feet or .842 acres.

3. It is desired and requested that the foregoing property be rezoned from GB - County
 to GB - City
 (Existing) (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: Waffle House Restaurant

6. It is proposed that the following buildings will be constructed 1740 sf restaurant

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



SECTION SURVEY OF
NEW HILL COUNTY MARKET, 2024
COUNTY, NEW HILL
DISTRICT 340
LAND LOT 34

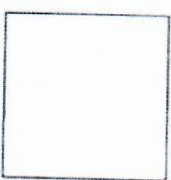
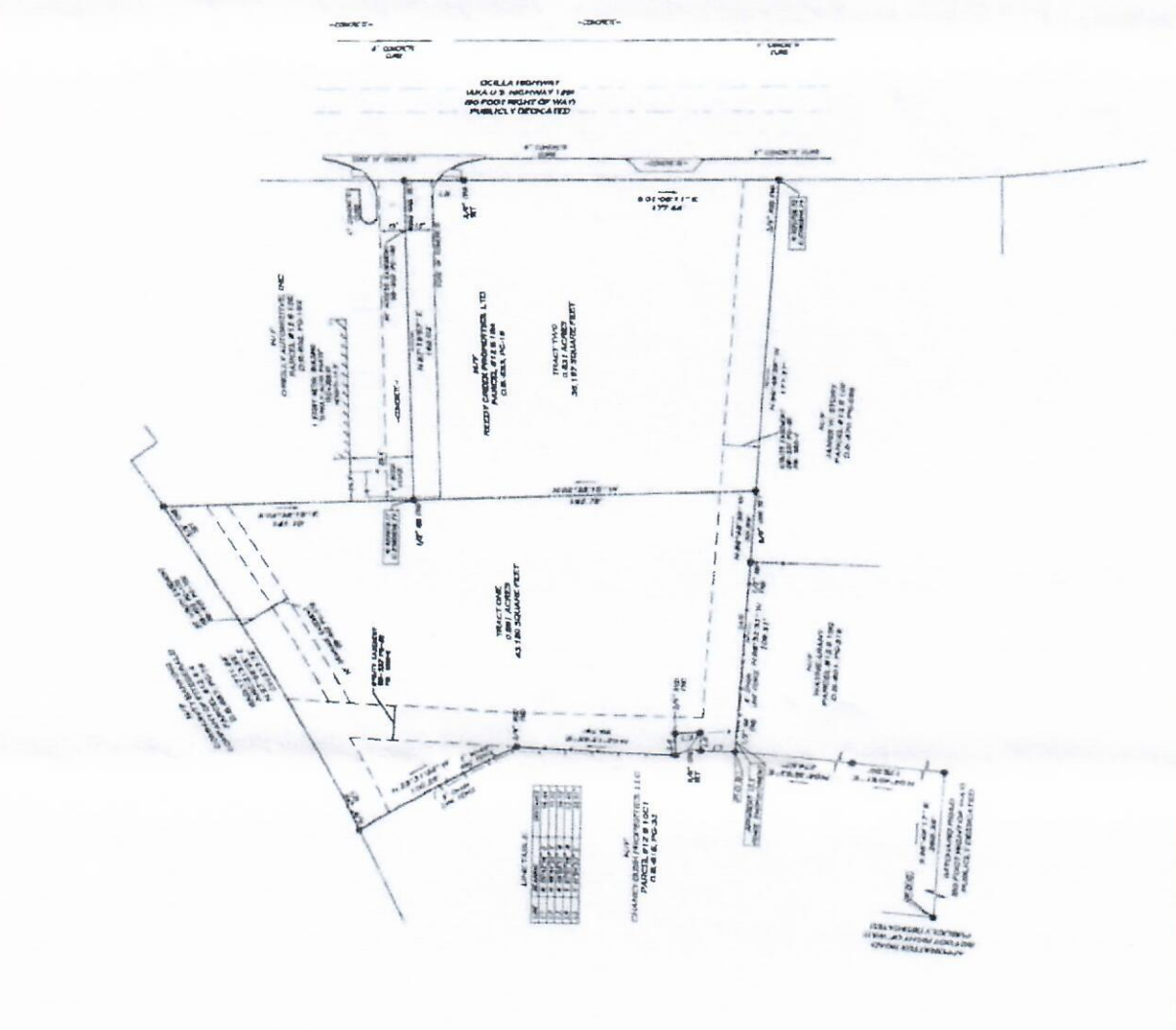
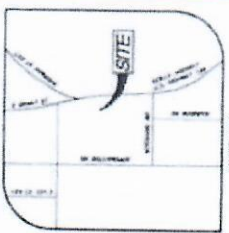
PROFESSIONAL
LAND SURVEYORS, LLC
311 CARROLLVILLE ROAD
CARROLLVILLE, GA 30150
PH 770.224.8888
FAX 770.224.8889
www.gasurveyors.com

NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.
3. ALL CURVES ARE TO BE OPENED TO THE RIGHT UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

SCHEDULED ITEMS
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

GENERAL NOTES
1. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.
3. ALL CURVES ARE TO BE OPENED TO THE RIGHT UNLESS OTHERWISE NOTED.
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SURVEYOR'S SIGNATURE



TRUE NORTH
MAGNETIC NORTH
SURVEY NOTE 6



GRAPHIC SCALE
1 inch = 20 feet

NOTICE OF SURVEY

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING ACT OF 1997, CHAPTER 136, OF THE CODE OF GEORGIA, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS, WHICH ARE HEREBY INCORPORATED BY REFERENCE.

[Signature]

All that tract or parcel of land lying and being in Land Lot 91, in the 3rd District, in Ben Hill County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the easterly right of way of Appomattox Road (having a 50 foot, publicly dedicated right of way) and the northerly right of way of Witchard Road (having a 50 foot, publicly dedicated right of way); Thence leaving said right of way of Appomattox Road and continuing along said right of way of Witchard Road South 86 degrees 49 minutes 17 seconds East a distance of 260.39 feet to a point; Thence leaving said right of way of Witchard Road North 04 degrees 40 minutes 51 seconds East a distance of 175.00 feet to a point; Thence North 04 degrees 35 minutes 53 seconds East a distance of 274.57 feet to a 1/2-inch rebar found; Thence South 86 degrees 32 minutes 33 seconds East a distance of 109.31 feet to a 1/2-inch rebar found; Thence South 86 degrees 48 minutes 39 seconds East a distance of 39.99 feet to a 5/8-inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

Thence North 02 degrees 38 minutes 15 seconds West a distance of 192.78 feet to a 1/2-inch rebar found; Thence North 87 degrees 19 minutes 57 seconds East a distance of 182.02 feet to a mag nail set on the westerly right of way of Ocilla Highway (AKA U.S. Highway 129) (having a 90 foot, publicly dedicated right of way); Thence continuing along said right of way of Ocilla Highway the following courses and distances: South 01 degrees 04 minutes 23 seconds East a distance of 33.51 feet to a 5/8-inch capped rebar set; South 01 degrees 08 minutes 11 seconds East a distance of 177.44 feet to a 3/4-inch rod found; Thence leaving said right of way of Ocilla Highway North 86 degrees 48 minutes 39 seconds West a distance of 177.37 feet to a 5/8-inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.831 acres (36,197 square feet).

BEN HILL COUNTY EMERGENCY SERVICES

E-911 COMMUNICATIONS

SUBMIT THIS FORM By E MAIL or TO THE BUILDING & ZONING OFFICE

addressing@benhillcounty-ga.gov

Building and Zoning Office: 402A East Pine st. Fitzgerald Ga 31750

Phone: 229-426-5100

Address Request / Verification

Date: 8 / 18 / 23 Time: 3:00 New Address Verification of Address

Person Applying for Address: Waffle House - Walter Barineau Email: walterbarineau@wafflehouse.com

Mailing Address: 5986 Financial Dr., Norcross, GA 30071

Phone: 678-427-0567 Alt. Phone: 770-729-5700 Fax: _____

Current Property Owner (As listed on deed): Reedy Creek Properties, LTD

Previous Owner / Purchase Date (if purchased within 180 days): _____ / /

Recent Survey (clearly marked) Yes No

Location: (Street / Road): Ocilla Hwy. Nearest Know Address # 125

Reason for Request: New Construction Mobile Home Electrical Service Other

Describe project and project timeline: New Waffle House Restaurant. To be built once closed on.

- On right of way, clearly flag proposed location of the permanent entrance to property, if not clearly established.
- Clearly flag the location of the proposed center of the project, indicating frontage if structure.
- A copy of the tax parcel map must be attached with property lines and the location of the structure clearly identified.
- You may submit these forms to the email or address above. Any further questions contact the Building and Zoning.

INTERNAL USE ONLY

Received By: Lake Hughes Date: 8/18/23 Time: 15:20

Comments: Proposed Site for Waffle House City Limits: Yes No

Zone: G/B Parcel #: 12610A LD: _____ Acres: 1.82 Rd. Frontage: 175

Fire District: FFD Easement Access: Yes No Easement Accessible: Yes No

Well: New Existing _____ Idle Time Septic: New Existing _____ Idle Time

Electrical: New Existing Provider: WL&B Irwin EMC GA Power

City Utilities Available? Water Sewer Electrical Existing New Connections

Address: 129 Ocilla Hwy GPS: Lat: 31.70371336, Lon: - 83.25279517

Referred To: B/Z Tax Assessor Tax Commissioner Elections Admin

Authorized By: [Signature] Date: 8/18/23 Time: 1600 CAD Pics