

JASON HOLT
Mayor

W. DAVID WALKER
Director

City of Fitzgerald, Georgia

Zoning Department
115 North Grant Street
Fitzgerald, Georgia 31750
(229) 426-5044

October 25, 2023

Mr. Mike Dinnerman
402 E. Pine St.
Fitzgerald, GA 31750

Re: Annexation

Dear Mr. Dinnerman:

We have received one annexation requests. See attached information.

If you have any questions, feel free to contact our office at (229) 426-5044.

Thank you,
W. David Walker
Zoning Administrator
City of Fitzgerald

**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 / 13 / 23

Date: 11 / 20 / 23

Date: 12 / 11 / 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

10/17/23

Date

ANNEXATION AND/OR REZONING APPLICATION

Date: 1 0 / 1 7 / 2 3

FOR OFFICIAL USE ONLY

Date Application Received:

1 0 / 2 5 / 2 3

Application #:

0159

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: ABCD, LP

Address: 381 Cypress Road

City: Fitzgerald State: GA Zip Code: 3 1 7 5 0 -

2. The property sought to be rezoned is locate at 255 Benjamin Hill Drive

and has frontage of 367.96 feet and depth of 541.01 feet with an area of _____ square feet or 6.47 acres.

3. It is desired and requested that the foregoing property be rezoned from N/A (P+GB County) (Existing) to N/A (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: Gas Station / C-Store

6. It is proposed that the following buildings will be constructed: Gas Station / C-Store

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 ☐

000297

FILED & RECORDED

Bmd

FEB 11 2005

9:35 A.m

Laura D. Wheeler
CLERK, SUPERIOR COURT, BEN HILL CO., GA.

REAL ESTATE TRANSFER TAX

PAID \$ — 0 —

FEB 11 2005

Laura D. Wheeler
CLERK, SUPERIOR COURT, BEN HILL CO., GA.

State of Georgia

Space Above This Line for Recording Data

AFTER RECORDING, PLEASE RETURN TO:
P.C.

JAY, SHERRELL, SMITH & BRADY,

**P. O. BOX 308
FITZGERALD, GA 31750**

WARRANTY DEED OF CORRECTION

GEORGIA,
BEN HILL COUNTY.

P-2931

THIS INDENTURE, MADE AS OF THE 30th day of December, 2004, between A. B. C. DORMINY, III, of Ben Hill County, Georgia, hereinafter referred to as Grantor, and ABCD, LP, a Georgia limited partnership, hereinafter referred to as Grantee;

WITNESSETH: that the said Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described property:

38 acres, more or less, and being Five Acre Tracts Nos. 1217, 1218, 1241, 1242, 1243, 1244 and fractional tracts lying south of Tracts Nos. 1217 and 1244, all in Land Lot No. 91 in the Third Land District of Ben Hill County, Georgia, according to the plat of the Colony Domain made by or for the American Tribune Soldiers Colony Company, of file in the office of the Clerk of the Superior Court of Irwin County, Georgia. ALSO, a portion of Five Acre Tracts Nos. 1219 and 1220 in Land Lot No. 91 in the Third Land District of Ben Hill County, Georgia, and being particularly described as beginning at the original northwest corner of said Five Acre Tract 1220, thence running south along the original western boundary of said Five Acre Tracts 1220 and 1219 approximately 660 feet to the southwest original corner of said Five Acre Tract 1219, thence running east along the original south boundary line of said Five Acre Tract 1219, a distance of 137 feet to a point; thence running north along a line parallel to the west original boundaries of Five Acre Tracts 1219 and 1220 a distance of approximately 660 feet to the original

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north boundary line of said Five Acre Tract 1220, thence running west along the original north boundary line of said Five Acre Tract 1220, a distance of 137 feet to the point of beginning. EXCEPTING THEREFROM: a strip of land of even width of 60 feet which strip of land runs north and south and being all of the east 60 feet of Five Acre Tracts 1218, 1217 and that fractional five acre tract lying immediately south and adjacent to Five Acre Tract 1217, in Land Lot 91 in the Third Land District of Ben Hill County, Georgia, all of said Five Acre Tracts and fractional tract being shown according to the plat of the Colony Domain made by or for the American Tribune Soldiers Colony Company of file in the office of the Clerk of the Superior Court of Irwin County, Georgia. Said tract of land herein being more specifically described as follows: beginning at the northeast corner of said Five Acre Tract 1218, thence running south along the original east boundary of Five Acre Tracts 1218, 1217 and the fractional tract lying immediately adjacent to the south of Five Acre Tract 1217, and running to the north margin of the right of way of the Industrial Drive (PR5459(2)), thence running west along the north margin of said Industrial Drive 60 feet, thence running in a northern direction along a line parallel to and of even width of 60 feet from the east boundary line of said Five Acre Tracts 1218, 1217, and said fractional tract to the original north boundary line of said Five Acre Tract 1218, thence running east along said north boundary line of Five Acre Tract 1218 a distance of 60 feet to the point of beginning

ALSO EXCEPTING THEREFROM 3.00 acres, more or less, lying and being in Land Lot 91 in the Fourth Land District of Ben Hill County, Georgia, and being the same property conveyed to Tony W. Mooney by A.B.C. Dorminy, III, by deed dated November 20, 1990, and recorded in Deed Book 262, pages 61-62, in the office of the Clerk of the Superior Court of Ben Hill County, Georgia.


TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining to the only proper use, benefit and behoof of Grantee, its successors and assigns, in fee simple.

This deed is expressly made subject to existing easements, covenants and restrictions of record.

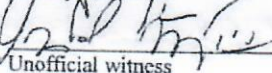
This deed is made to correct that certain warranty deed dated December 30, 2004, from A. B. C. Dorminy, III, to ABCD Farms, LP, recorded in Deed Book 581, pages 332-333, Deed Records of Ben Hill County, Georgia, to correct the name of the Grantee therein.

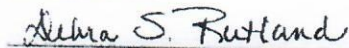
Except as hereinabove provided, Grantor will warrant and forever defend the right and title of the above-described property unto the said Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, the day and year first above written.

 [SEAL]
A. B. C. DORMINY, JR.

Signed, sealed and delivered
in the presence of:


Unofficial witness


NOTARY PUBLIC

My commission expires: 2-17-08
Date of notarization: 12-30-04

[NOTARY SEAL]



JESUSB1:DORMINY TO ABCD DEED OF CORR

