

JASON HOLT
Mayor

W. DAVID WALKER
Director

City of Fitzgerald, Georgia

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

March 27, 2025

Mr. Hampton Raulerson
402 E. Pine St.
Fitzgerald, GA 31750

Re: Annexation

Dear Mr. Raulerson:

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: 04 / 14 / 25

Date: 04 / 21 / 25

Date: 05 / 12 / 25

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.

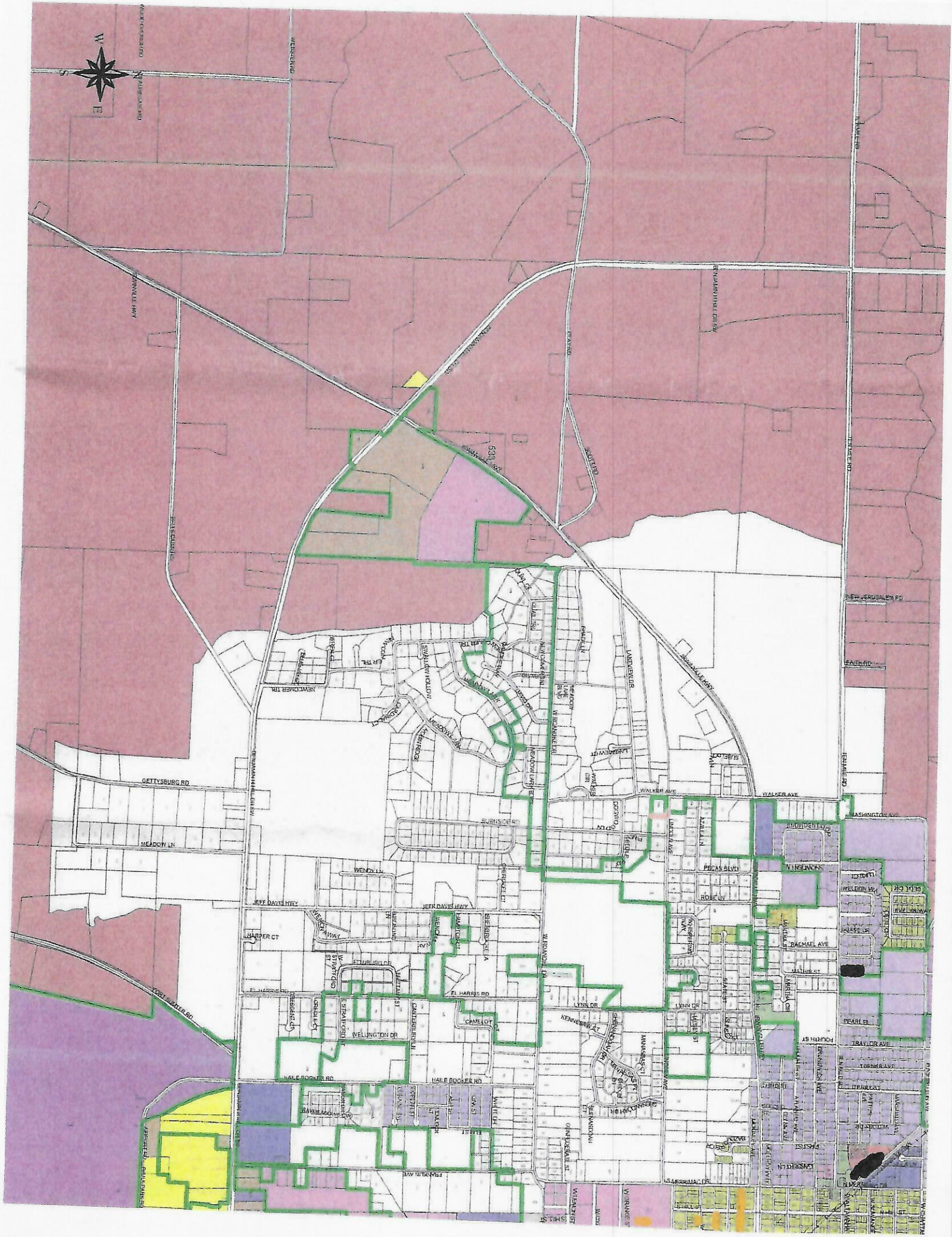
Time: 6:00 p.m.

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

3-27-25
Date



ANNEXATION AND/OR REZONING APPLICATION

Date:

0	3
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2	7
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2	5
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FOR OFFICIAL USE ONLY

Date Application Received:

0	3
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 /

2	8
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2	5
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Application #:

0168

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: Pine Level Lodge No 353, F&AM

Address: P.O. Box 744

City: Fitzgerald

State:

G	A
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Zip Code:

3

1

7

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2. The property sought to be rezoned is locate at 533 Irwinville Hwy

and has frontage of 781 feet and depth of 525 feet with an area of _____ square feet or 5 acres.

3. It is desired and requested that the foregoing property be rezoned from G-F County

to G-B City

(Proposed)

(Existing)

4. Has any prior application to rezone this property been made? Yes

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: Private Lodge

6. It is proposed that the following buildings will be constructed: n/a

7. Does the property currently have any existing structures? Yes

Yes

No

If yes, what is the use? Private Lodge

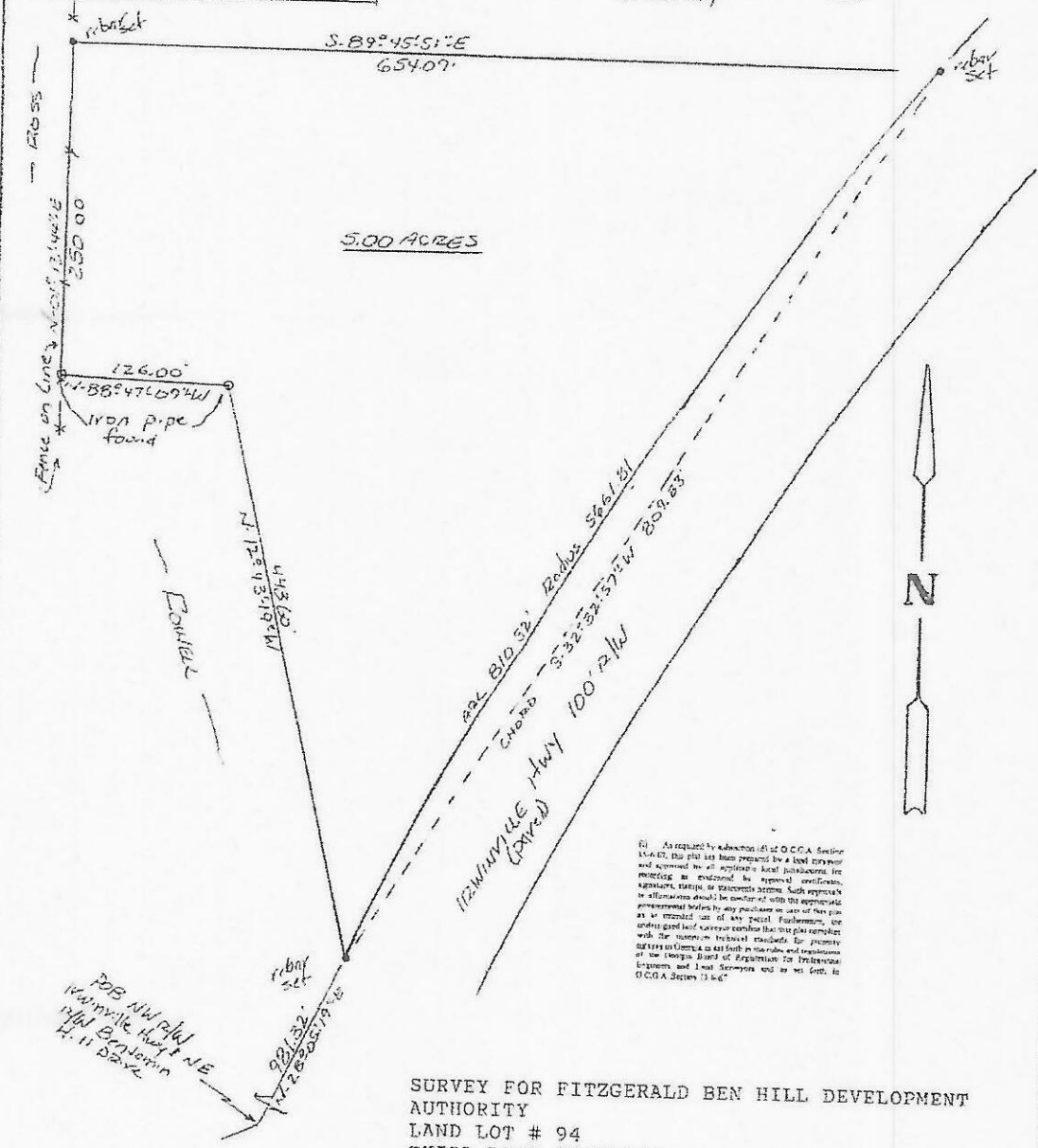
Will the existing structures be demolished or renovated for use? Demolished

Demolished

Renovated

eFiled & eRecorded
 DATE: 12/7/2017
 TIME: 2:31 PM
 PLAT BOOK: 17001
 PAGE: 00051
 RECORDING FEE: 8.00
 PARTICIPANT ID: 5596115757
 CLERK: Betty Johnson
 Ben Hill County, GA

FITZGERALD BEN HILL DEVELOPMENT
 AUTHORITY



SURVEY FOR FITZGERALD BEN HILL DEVELOPMENT
 AUTHORITY
 LAND LOT # 94
 THIRD LAND DISTRICT
 BEN HILL COUNTY GA
 DATE: FIELD WORK 12/04/2017
 PLAT 12/17/2017
 SCALE: 1" = 100'
 SURVEYED BY JAMES D. WEEKS
 GA. REG. LAND SURVEYOR # 2111

Field Data Precision 1/22750
 Angular Error; Radial
 Adjusted by Compas Rule
 Plat Closure 1/47650

Equipment used;
 Pentax PX-06D
 TDS/HP-48GX



Weeks Surveying
 108 E. Pine Street
 Fitzgerald, GA 31750
 (229) 423-3313



Ben Hill County, GA

Summary

Parcel Number 6725D
Location Address 533 IRWINVILLE HWY
Legal Description LL 94 - 3rd
(Note: Not to be used on legal documents)
Class E3-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 02)
Millage Rate 30.664
Acres 5
Homestead Exemption No (S0)
Landlot/District 94 / 3

[View Map](#)



Owner

Pine Level Lodge No 353, F&AM
 P O Box 744
 Fitzgerald, GA 31750

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	11500 PER ACRE	Acres	217,800	0	0	5	0

Commercial Improvement Information

Description F-Fellowship Halls
Value \$149,848
Actual Year Built 2018
Effective Year Built 2019
Square Feet 3200
Wall Height 8
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carport - Portable	2020	18x20 / 0	0	\$397
Utility - prebuilt - Wood	2019	12x32 / 0	0	\$6,492

Permits

Permit Date	Permit Number	Type	Description
04/22/2018	005909	NEW CONSTRUCT	3200 sq ft Metal Bldg, 200 sq ft unheated, Bathrooms, Dining Hall, Meeting Lodge Hall & front porch

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/13/2018	933 241	17001 51	\$0	GOVERNMENT SALE	Fitzgerald Ben Hill Co Dev Auth	Pine Level Lodge No 353, F&AM

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$214,237	\$214,237	\$214,237	\$213,840	\$207,348
Land Value	\$57,500	\$57,500	\$57,500	\$57,500	\$57,500
+ Improvement Value	\$149,848	\$149,848	\$149,848	\$149,848	\$149,848
+ Accessory Value	\$6,889	\$6,889	\$6,889	\$6,889	\$6,492
= Current Value	\$214,237	\$214,237	\$214,237	\$214,237	\$213,840

Photos



Sketches

