

**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: <input type="text"/> / <input type="text"/> / <input type="text"/>	Date: <input type="text"/> / <input type="text"/> / <input type="text"/>	Date: <input type="text"/> / <input type="text"/> / <input type="text"/>
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

Date

PUBLIC NOTICE

TO THE CITIZENS OF THE CITY OF FITZGERALD, GEORGIA

Notice is hereby given that _____ has made an application to amend the Zoning Ordinance of the City of Fitzgerald dated / / . The proposed amendment will be considered at a public hearing to be held _____, at 6:00 p.m. at the Council Meeting at 302 East Central Avenue, Fitzgerald, Georgia.

The application number is _____

The proposal is to amend the text of the Zoning Ordinance by: Annexation and/or rezoning of approximately _____ acres, address _____ legal description _____.

W. David Walker

Zoning Administrator

ANNEXATION AND/OR REZONING PETITION

City of Fitzgerald, Georgia

The undersigned are property owners of certain tract or tracts of land contiguous to the existing corporate limits of the City of Fitzgerald, a description and plat of which are hereto attached and by reference made a part thereby.

Said tract or tracts of land constitutes one body of land abutting or adjacent to the present corporate limits of the City of Fitzgerald, and the undersigned hereby make application for the annexation of said tract or tracts of land into the corporate limits of the City of Fitzgerald pursuant to the provisions of Title 36, Chapter 36, Article I of the Official Code of Georgia Annotated, as amended.

The application includes one (1) copy of the plat, plus one (1) of the annexation and/or rezoning application.

Map Parcel Number

Property Owner

Date

/ /

/ /

ANNEXATION AND/OR REZONING APPLICATION

Date: / /

<u>FOR OFFICIAL USE ONLY</u>
Date Application Received: <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/>
Application #: _____

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: _____

Address: _____

City: _____ State: Zip Code: -

2. The property sought to be rezoned is locate at _____

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

3. It is desired and requested that the foregoing property be rezoned from _____ (Existing)
to _____ (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: _____

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

8. Has applicant made, with two (2) years immediately preceding the filing of the application for a map amendment, campaign contributions aggregating \$250 or more to the Mayor or any member of either the City Council of Fitzgerald, Georgia or the Fitzgerald-Ben Hill County Planning Commission?

Yes No

If no, you can skip to the next question.

If yes, the following information is required:

Name of local governmental official to whom made: _____

Amount and date of each contribution made by applicant: _____

An enumeration date and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for map amendment: _____

8a. In the event that no such gifts or contributions were made, the applicant shall affirm by signing this space:

Signature, Owner

Signature, Owner

Signature, Authorized Agent

Address

Address

City State Zip Code

City State Zip Code

Phone Number: () - _____

Phone Number: () - _____

Fax Number: () - _____

Fax Number: () - _____

FOR CITY USE ONLY

Action of Planning Commission:

Date:

/ /

Action of Mayor and Council:

Date:

/ /

Map Updated:

Date:

/ /

CERTIFICATE OF OWNERSHIP

I (We), _____ do hereby certify that I (we) do, in fact,
have proper standing to execute this rezoning application as I (we) are owners of the below described
property:

Owner Signatures

Address

City State Zip Code

() -

Phone Number

/ /

Date

AGENT'S CERTIFICATION

For the purpose of this application, I (we) hereby appoint the following named individuals as my (our) duly authorized agent(s):

Agent Print & Signature

Address

City State Zip Code

() -

Phone Number

/ /

Date

Owner Print & Signature

Address

City State Zip Code

() -

Phone Number

/ /

Date

Standards for Exercising Zoning Powers

1. The existing land use pattern.
2. The possible creation of an isolated district unrelated to adjacent and nearby districts.
3. The existing population density pattern and the possible increase or overtaxing of the load on public facilities.
4. Whether changed or changing conditions make the passage of the proposed amendment reasonable.
5. Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large.
6. Potential impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.
7. The reasonableness of the costs required of the public providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed change.
8. Whether the proposed change will be detrimental to the value or improvement of development of adjacent or nearby property in accordance with existing requirements.
9. Whether the proposed change is out of scale with the needs of the neighborhood or the City of Fitzgerald.
10. Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public.
11. The extent to which the zoning decision is consistent with local planning efforts, if any, of the City of Fitzgerald.