

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: 05/15/2017
Re: Variance request from James E. Rice.

Nature of Request

The Applicant requests a variance in the road frontage requirement in an AU zoning district from a 200 ft road frontage requirement in order to split off a two acre tract from an existing 13.308 acre tract. Thereby reducing the road frontage requirement on the 2 acre tract from 200 ft to 31.86 ft and reducing the road frontage on the remaining tract from 200 ft as required to 31.87 road frontage. See attached map with subject's property highlighted in yellow.

Statement of Applicant's intent

The Applicant wishes to cut out 2 acres of the 13.308 acre tract for his son, and continue farming the remaining 11.308 acres.

Planning Considerations

- There is a house already located on the front of the property.
- Both parcels would have road access.
- The property is located on a paved road.
- Mr. Rice wants to continue farming the remaining 11.308 acres.
- His son has been working on the old house that is on the front part of the property, and has it ready to be lived in, and Mr. Rice want to deed him the Counties required mimium lot size of 2 acres, but does not meet the road frontage requirements.
- At the current time this 13.308 acre tract, only has a total of 61.59 ft of road frontage.

Staff Recommendation

Staff does not give recommendations on variances.

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on May 15, 2017 at 6:00 p.m. at the Cook County Commissioners Office at 1200 S. Hutchinson Avenue, Adel, Georgia, for the purpose of hearing a request for a variance from the requirements set forth in the County's Zoning Ordinance dated March 5, 2001.

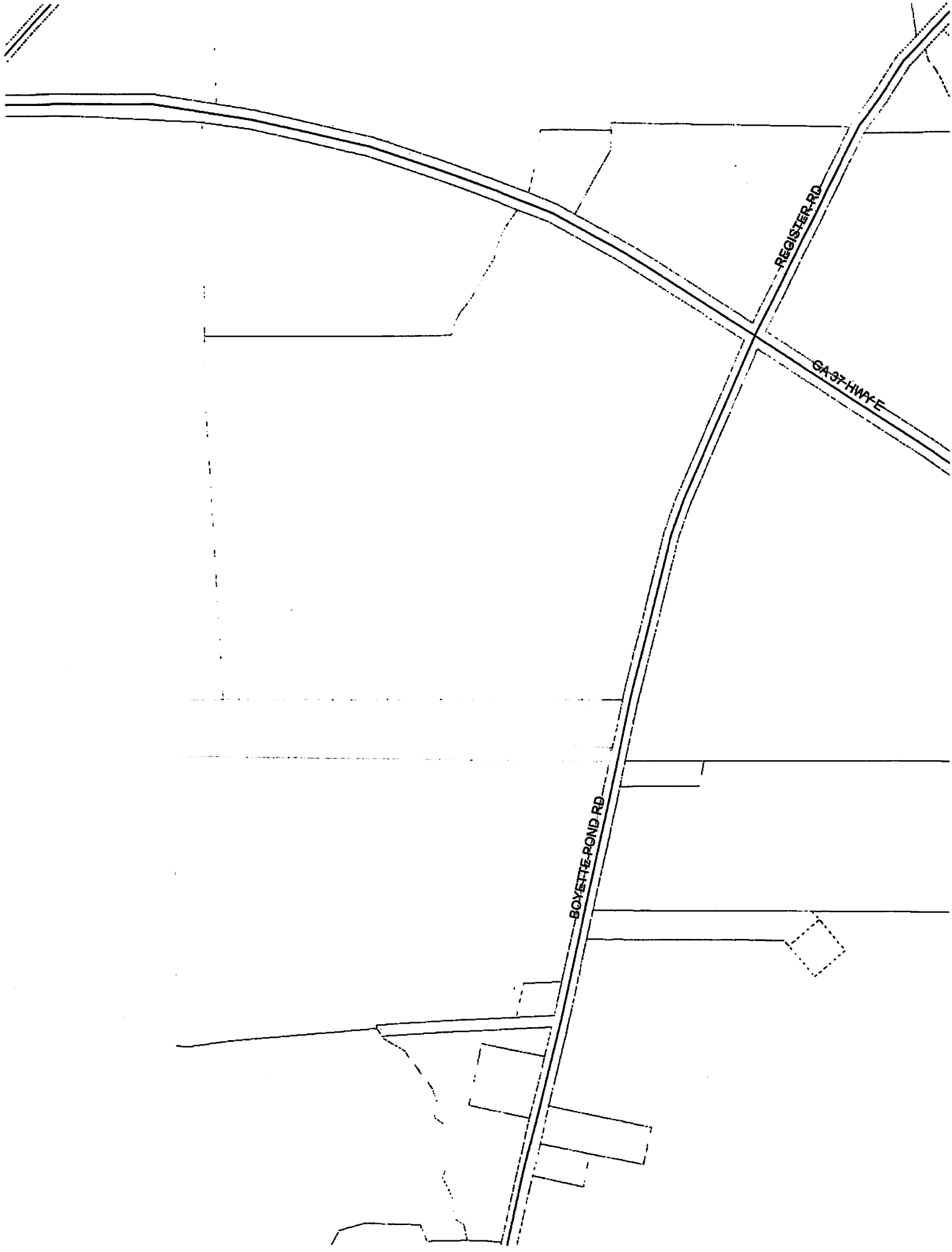
Application to be considered is as follows:

Application #2017-02: The property is owned by James E. Rice located on Boyette Pond Road Adel GA.31620, Map 59 Parcel 7A. Owner is requesting a reduction in the 200 ft road frontage requirement in order to split off a two acre tract from an existing 13.308 acre tract. Thereby reducing the road frontage requirement on the 2 acre tract from 200 ft to 31.86 ft and reducing the road frontage on the remaining tract from 200 ft as required to 31.87 road frontage.

Any opponent of this proposed variance who has made campaign contributions aggregating \$250.00 or more to a local government official of Cook County within two years immediately preceding the filing of the application, is required to file a disclosure statement, at least five days prior to the hearing, with the Cook County Zoning Administrator, state the name and position of the local official to whom contributions were made, the amount, description and date of each campaign contribution.

In accordance with the provisions of the Americans with Disabilities Act of 1990, any disabled person planning to attend the Public Hearing may contact the Zoning Administrator 24 hours in advance of the meeting at 229-896-2266 and indicate their time of arrival in order to have Staff Member to assist the person to the meeting room.

Case File for the application is No. 2017-02 and the public records concerning this request are available for public review and inspection during regular business hours at the office of the Cook County Zoning Administrator at the Cook County Commissioners Building, 1200 S. Hutchinson Ave.; Adel, GA.



REZONING APPLICATION
MAP AMENDMENT
1, GEORGIA

INSTRUCTIONS FOR FILING OF REZONING APPLICATION

Dear Citizens:

Attached please find the required application for a map amendment. This application must be filed in the office of the Zoning Administrator at the Cook County Administration Building by _____ in order to be heard by the County Commissioners the following month. Along with your application, please attach the following:

1. Application fee of \$250.00
2. Typed legal description of the property. (Must show measurements and coordinate with attached plat.)
3. Three complete legal survey plats of the property or appropriate reference to a lot of record. (Must be scale)

Your application for a map amendment will be heard as follows and your presence or representative is requested each meeting.

PLANNING ADVISORY COMMISSION

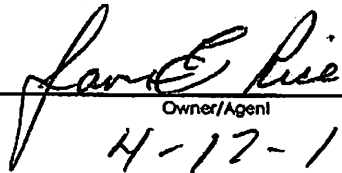
DATE: _____
PLACE: _____
TIME: _____

COUNTY COMMISSIONERS

DATE: May 15th 2014
PLACE: Admin Bld
TIME: 6pm

If you have any questions concerning this application, please call the Zoning Administrator at (912) 896-2266.

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


Owner/Agent
4-17-17
Date

FOR OFFICIAL USE ONLY

Date Application Received: _____

Application Number: _____

APPLICATION
FOR SPECIAL EXCEPTION, AND VARIANCES TO THE
COOK COUNTY Zoning Ordinance

File No. _____

I (We) James E. Pace
respectfully request that a Special Exception / Variance be made to the Cook county Zoning Ordinance dated March 5, 2001 for the following:

() A request to establish a _____

in a _____ zoning district as a Special Exception.

☒ A variance of the following description to the (area) (side) (front) (yard) (rear)

338.41 Hor 61.59

The premises affected are situated at (address) 545 Boyette Road Rd.
Del. St. in a _____

Zoning district.

Remarks: For 2 acres Home

Has any previous application or appeal been filed in connection with these premises? no

If so, when? _____

Does applicant own property? yes

What is the approximate cost of the work involved? _____

Property Use (Present)

Farm

Total Acres
13.31

A PLAT MUST BE SUBMITTED SHOWING THE FOLLOWING:

1. The size and location of the lot.
2. The dimensions and location of the existing buildings or structures on the lot in question.
3. The dimensions and location of the proposed building, structure, or addition on the lot.
4. The location of any existing buildings on adjacent lots, and their distance from property lines.

I further state that if this request is granted, I will proceed with the actual construction in accordance with the plans herewith submitted within one year from date of filing this appeal.

James E. Rie
Signature of Owner

545 Doge Ave. Oak Ridge, Ill.
Address

779 360 0895
Telephone No.

April 17, 2017
Date

Signature of Applicant

Address

Telephone No.

Date

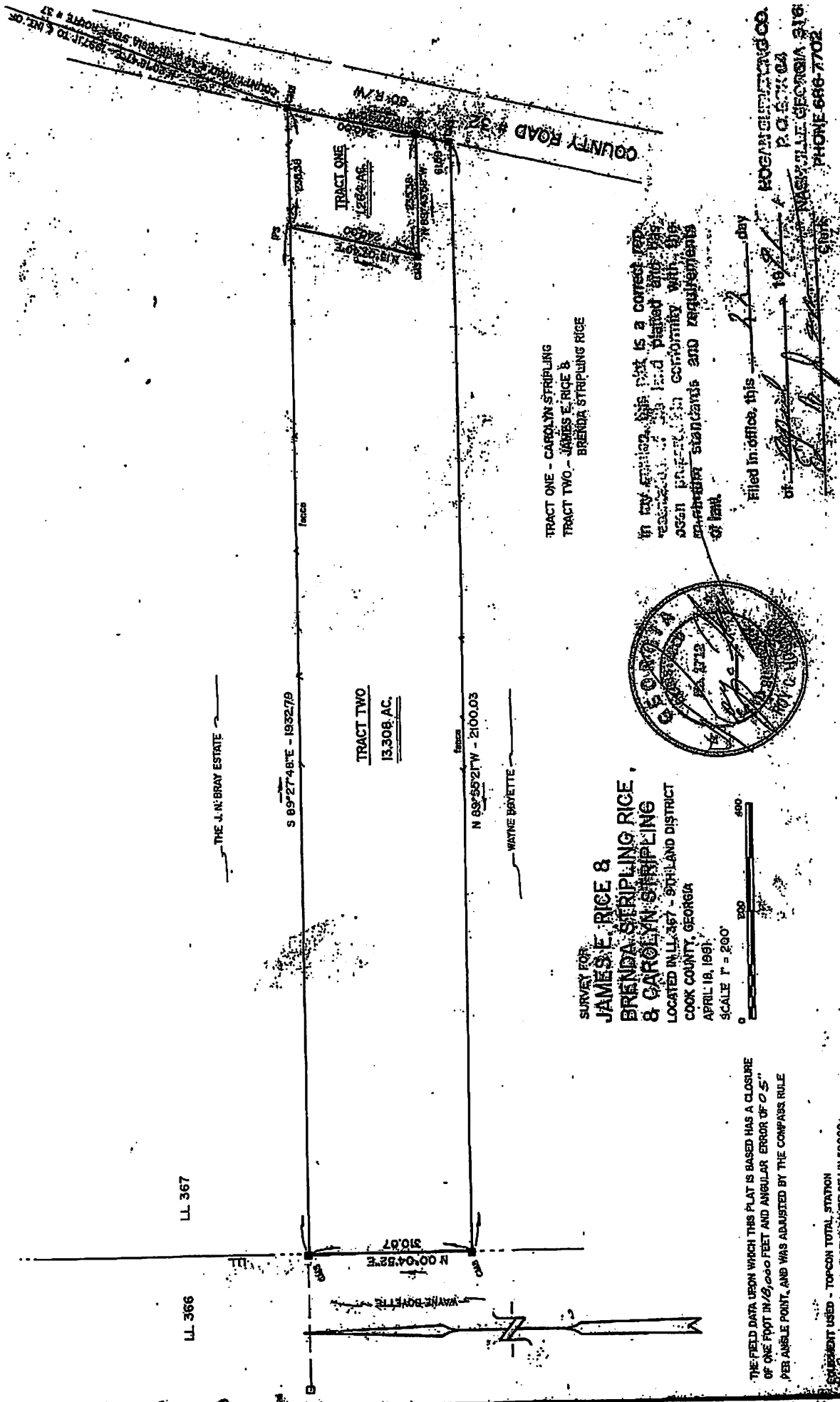
FOR USE OF STAFF ONLY

Hearings Advertised: _____

Date of Hearings: Cook County Commission: _____

Action of the Cook County Commission: _____

Zoning Administrator



TRACT ONE - CAROLYN STRIPLING
 TRACT TWO - JAMES E. RICE &
 BRENDA STRIPLING RICE



SURVEY FOR
**JAMES E. RICE &
 BRENDA STRIPLING RICE &
 CAROLYN STRIPLING**
 LOCATED IN LL 367 - 8TH LAND DISTRICT
 COOK COUNTY, GEORGIA
 APRIL 18, 1991
 SCALE 1" = 200'



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
 OF ONE FOOT IN 12,000 FEET AND ANGULAR ERROR OF 0.5"
 PER ANGLE POINT, AND WAS ADJUSTED BY THE COMPASS RULE

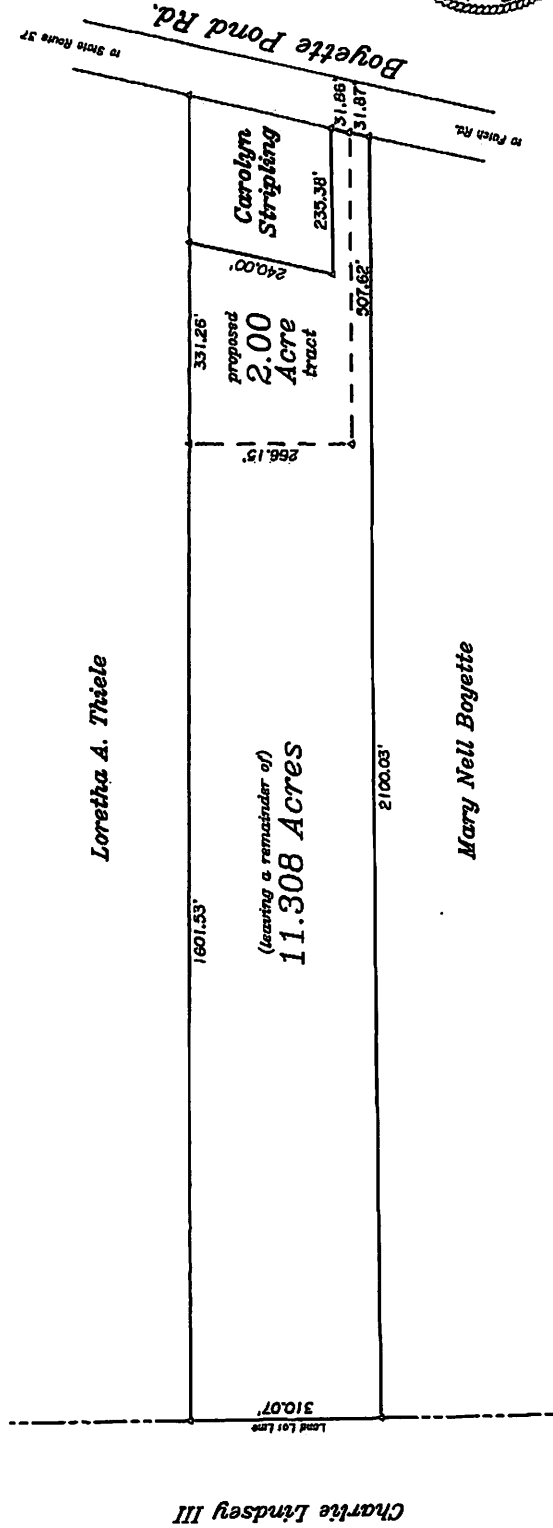
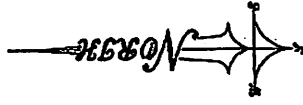
INSTRUMENT USED - TOPCON TOTAL STATION
 THIS PLAT HAS AN ERROR OF CLOSURE OF 1 IN 50000

In my opinion, this plat is a correct representation of the land plat and was prepared in conformity with the professional standards and requirements of law.

Filed in office, this 22 day

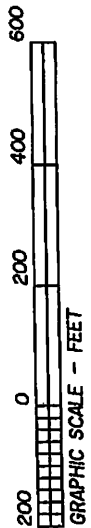
ROBERT L. STRIPLING, JR.
 P. O. BOX 218
 NASHVILLE, GEORGIA 318
 PHONE 686-7702

Proposed land division for:
James E. Rice
 Land Lot # 367, 9th L.D.,
 Cook County, Georgia.
 Scale: 1" = 200'
 April 12, 2017



Carter Surveying, L.L.C.
 248 McCrea Road
 Willacoochee, Georgia 31850
 Subdivided 200.4

Job #	085-0417	Per #	085-0417
Tax Map / parcels	59 / 7-A (subdivided)		
PA. 912.034.5085 email gmsurveying@gmail.com			





Overview

Legend

- ☐ Parcels
- Parcel Numbers
- Roads

Parcel ID 0059 007A
 Class Code Consv Use
 Taxing District County
 Acres 13.31

Owner RICE JAMES E
 545 BOYETTE POND RD
 ADEL GA 31620
 Physical Address BOYETTE POND RD
 Assessed Value Value \$46517

Last 2 Sales			
Date	Price	Reason	Qual
8/14/2001	\$0	3	U
8/26/1992	\$0	3	U

(Note: Not to be used on legal documents)

Date created: 4/7/2017
 Last Data Uploaded: 4/7/2017 12:44:55 AM

 Developed by
 The Schnelder Corporation

**Summary**

Parcel Number 0059 007A
Location Address BOYETTE POND RD
Legal Description LL 367
(Note: Not to be used on legal documents)
Class V4-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 05)
Millage Rate 29.015
Acres 13.31
Neighborhood 05500 (05500)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)**Owner**

RICE JAMES E
545 BOYETTE POND RD
ADEL, GA 31620

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	TQB	Rural	1	7
RUR	AIW	Rural	1	4.31
RUR	TQB	Rural	1	2

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	7
CUV	Timberland 93	5	4.31

Residential Improvement Information

Style One Family
Heated Square Feet 1970
Interior Walls Sheetrock
Exterior Walls Wood Siding
Attic Square Feet 0
Basement Square Feet 0
Year Built 0
Roof Type Aluminum
Flooring Type Carpet/Hardwood
Heating Type No Heat
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Number Of Plumbing Extras 0
Value \$11,490
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite (2500)	1900	0x0 / 1	0	\$2,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/14/2001	389 312	0039 0004	\$0	Disqualified Vacant		RICE, JAMES E.
8/26/1992	226 0211		\$0	Disqualified Vacant		RICE, EARL RUDEAN
4/30/1991	212 109		\$7,500	Disqualified Vacant		RICE, JAMES E & BRENDA

Valuation

	2016	2015
Previous Value	\$46,517	\$46,517
Land Value	\$32,527	\$32,527
+ Improvement Value	\$11,490	\$11,490
+ Accessory Value	\$2,500	\$2,500
= Current Value	\$46,517	\$46,517
10 Year Land Covenant (Agreement Year / Value)	2013 / \$8,606	2013 / \$8,356

Sketches