

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: 5/2/2018
Re: Special Exception Request from Kenneth & Heather Meeler

Nature of Request

The Applicant request to establish a Shooting Preserve on the property located in an AU zoning district. See attached map with subject's property highlighted in yellow.

Statement of Applicant's intent

The Applicants intend to establish a Shooting Preserve.

Planning Considerations

- Property is located on a paved road.
- The property is surrounded by timber and farm land.
- The applicants have approximately 3 acres of land.
- The applicants have reached out to surrounding, and adjoining property owners for permission to go forward with the Shooting Preserve.
- The applicants plan to donate the range to the schools for their Trap Teams for practice sessions.
- The applicant has been contacted by the Berrien County Shriners inquiring about doing some fund raisers at the shooting range in the near future to raise money for their program.
- This shooting range will be shooting skeet only.
- Mr. Meeler has already built his venue, and has spent approx. \$40,000.00, He stated he was not aware he had to do a Special Exception, and ask the Cook County Board of Commissioners for approval prior to building.

Staff Recommendation

The Staff in the past has not issued a recommendation on Special Exceptions nor variances.

Planning Commission Recommendation

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on June 18, 2018 at 6 P.M. at the Cook County Commissioner's Office at 1200 S. Hutchinson Ave., Adel, Georgia, for the purpose of hearing a Special Exception to establish a shooting preserve in AU, Agricultural Use District in the Cook County Zoning Ordinance dated March 5, 2001.

The Greater Cook Planning Advisory Commission will consider application on May 31, 2018 at 6:30 P.M. at the Cook County Commissioners Office, 1200 S. Hutchinson Ave., Adel, GA. Application to be considered is as follows:

Application #2018-01 The property to be considered is owned by Kenneth & Heather Meeler located 1460 Daughtery Rutland Road Lenox GA, 31637 Map/ Parcel 0033/023.

Any opponent of this proposed rezoning 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. #2018-01 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. Staff reports will be available prior to the Planning Advisory Commission meeting.

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 Kenneth Meeler 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: May 31st 2018
PLACE: Admin Bldg
TIME: 6:30 pm

COUNTY COMMISSIONERS

DATE: June 18, 2018
PLACE: Admin. Building
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.

[Signature]
Owner/Agent
4-27-18
Date

FOR OFFICAL USE ONLY	
Date Application Received:	_____
Application Number:	_____

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

File No. 2018-01

I (We) Kenneth Weeler
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 Skect Range
in a AU-Agriculture zoning district as a Special Exception.

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

~~_____

_____~~

The premises affected are situated at (address) 1460 Danstberg Ruffinal Rd Lenox
GA 31637 in a AU

Zoning district.

Remarks:

map 0033
Parcel 023

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? \$40,000

Property Use (Present)

Residence




- Legend**
- Parcels
 - Parcel Numbers
 -  Roads

Parcel ID	0033 023	Owner	TATUM HEATHER N	Last 2 Sales			
Class Code	Residential		1460 DAUGHTREY RUTLAND RD	Date	Price	Reason	Qual
Taxing District	County		LENOX GA 31637	12/20/2005	0	3E	U
	County	Physical Address	1460 DAUGHTREY-RUTLAND	n/a	0	n/a	n/a
Acres	3	Assessed Value	Value \$36805				

(Note: Not to be used on legal documents)

Date created: 4/30/2018
 Last Data Uploaded: 4/27/2018 1:13:28 AM

 Developed by
 The Schneider Corporation

BOB LINDSEY RD

DALGHTERY RUTLAND RD

DARDEN RD



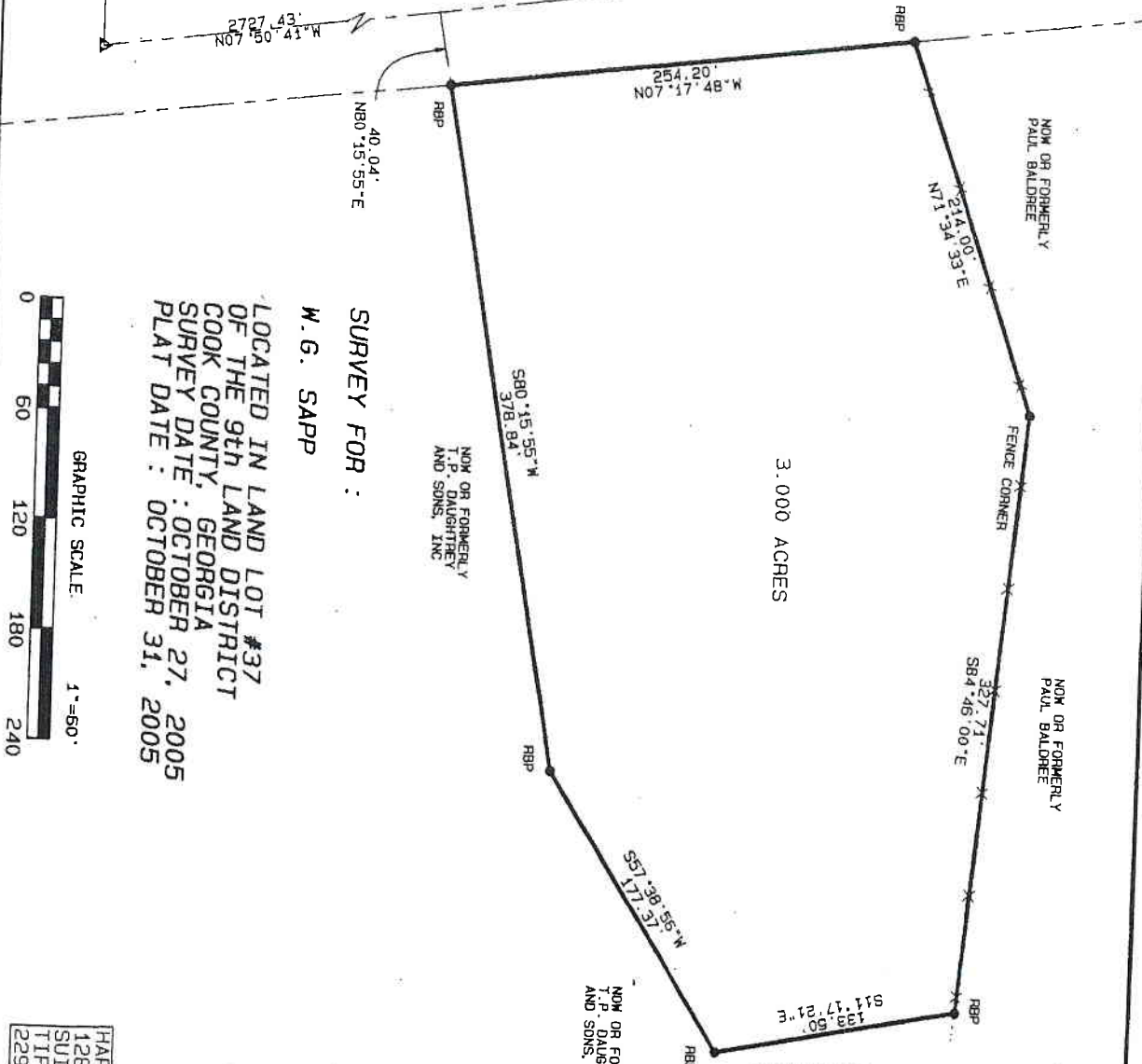
- LEGEND
- RBF - REBAR FOUND
- R/G - 3/8" X 18" REBAR PLACED
- CMF - CONCRETE MONUMENT FOUND
- R/W OR R.O.W. - RIGHT OF WAY
- CL - CENTERLINE
- IPF - IRON PIPE FOUND
- AC - ARC LENGTH OF CURVE
- TC - TANGENT LENGTH OF CURVE
- LC - RADIUS OF CURVE
- LG - LONG CHORD OF CURVE
- X - FENCE
- - - - - NOT TO SCALE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN CLOSE TRAVERSE WITH AN 0.0" ANGLE ERROR OF OPEN TRAVERSE PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE A CLOSURE WITHIN 1" IN 20,000'. EQUIPMENT WITHIN 1" IN 20,000' THEODOLITE AND EDM TOTAL STATION AND 100' TAPE

GEORGIA COOK COUNTY
 OFFICE OF CLERK OF SUPERIOR COURT
 FILED FOR RECORD 12/22/2005
 AT 3:00 PM
 RECORDED 12/22/2005 IN
 PLAT BOOK 193, PAGE 8-A
 JIM COVALET, CLERK

DARDEN ROAD - COUNTY ROAD 200 80' R/W

DAUGHTREY-RUTLAND ROAD - COUNTY ROAD 193 80' R/W



SURVEY FOR :
 W. G. SAPP
 LOCATED IN LAND LOT #37
 OF THE 9TH LAND DISTRICT
 COOK COUNTY, GEORGIA
 SURVEY DATE : OCTOBER 27, 2005
 PLAT DATE : OCTOBER 31, 2005



BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT OF SURVEY BY FOGAN SURVEYING CO., NORMAN F. BROWN AND NORMAN L. BROWN DATED MAY 26, 1894



APPROVED
 Cook County
 Building/Zoning Department
 Date 12/15/05



HARPER SURVEYING CO.
 128 1 ST STREET
 SUITE 223
 TIFTON GA 31794
 229-382-8674

FILE: WGSAPP05-C00K

THE THOMAS LAW FIRM, P.C.
P. O. BOX 540
ADEL, GA 31620

BOOK 524 PAGE 0238

INSTRUMENT NO. 3117

Cook County, Georgia
Real Estate Transfer Tax
Date 12/22/05
Paid deed of gift
Cary Garrett
Clerk of Superior Court
[Space Above This Line For Recording Data]

GEORGIA, COOK COUNTY
OFFICE OF CLERK OF SUPERIOR COURT
FILED FOR RECORD 12/22/05
AT 2:38 O'CLOCK P.M.
RECORDED 12/22/05 IN
BOOK 524 PAGE 238
Cary Garrett CLERK

WARRANTY DEED

STATE OF GEORGIA, Cook County.

THIS INDENTURE, made this 20 day of December, in the year of our Lord Two Thousand and Five, Between

T. P. DAUGHTREY & SONS, INC.

of the County of Cook, of the State of Georgia, of the first part, and

HEATHER N. TATUM

of the County of Cook, of the State of Georgia, of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of

LOVE AND AFFECTION

Dollars, 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 party of the second part, her heirs and assigns,

All that tract or parcel of land situate, lying and being 3.00 acres in Land Lot 37, 9th Land District, Cook County, Georgia, all according to a plat of survey prepared by Harper Surveying Co., dated October 27, 2005 and recorded in Plat File 193, page 8-A, Cook County Deed Records. Said plat is incorporated herein and made a part of this description.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, her heirs and assigns, in fee simple. And the said party of the first part, its successors and assigns, the said bargained premises unto the said party of the second part, her heirs and assigns, against the said party of the first part, its successors and assigns, and all persons whatsoever, shall and will warrant and forever defend by virtue of these presents.

IN TESTIMONY WHEREOF the said party of the first part has caused these presence to be executed for it and on its behalf, this day and year above written.

Signed, sealed, and delivered in the presence of

T. P. DAUGHTREY & SONS, INC.

Theresa Carter
Unofficial Witness

BY: *Eugene Daughtrey* (LS)
EUGENE DAUGHTREY, President

Sabrina C. Holt
Notary Public 10/2/07

ATTEST: *Johnny Daughtrey* (LS)
JOHNNY DAUGHTREY, Secretary

Filed 12/22/05 at 2:30 P.M.
Recorder 12/22/05

B & L

SKEET RANGE

This is a petition to open up B&L Skeet Range located at 1460 Daughtrey-Rutland Rd Lenox, GA.

Name	Address	Phone Number	Yes/No
DURL BAIDREE	1460 DAUGHTREY RUTLAND RD	546-2479	YES
Kirk Baldwin	1880 Daughtrey Rutland Rd Lenox Ga 31637	229 402-1414	Yes
Jeff Ogletree	1228 Daughtrey Rd Rutland 31637	229-507 9001	yes
Lois Ogletree	879 Shannon Rutland	229 546 3198	YES
Jenny Daughtrey	590 Daughtrey Rd	392-4175	yes