

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County Commissioners

From: Cook County Planning Staff

Date: 9/19/2018

Re: Variance request from Terrance B. Brown

Nature of Request

The Applicant request for a variance from 200 ft of road frontage to 40 ft. This property is located on Shady Grove Rd. Hahira GA 31632. Map/ Parcel 0062/026 See attached map with subject's property highlighted in yellow.

Statement of Applicant's intent

The Applicants intent is to put a Mobile Home on the property.

Planning Considerations

- Property is located off of a local highway.
- In the area around this property is residential homes, and farm land.
- The applicant has approx. 21.24 acres that is land locked.
- The property is currently land locked, and there is no other access to the property. There is currently a 40 ft easement to the property pending the decision of the Board.

Staff Recommendation

The Planning Commission does not hear variance request, and nor does the staff give any recommendations on the request.

Planning Commission Recommendation

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on October 15, 2018 at 6 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 #2018-02: The property is owned by Terrance B. Brown located on Shady Grove Rd Hahira GA. Map/Parcel 0062/026. The request is for a Variance on the road frontage from 200 ft to 40ft.

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. 2018-02 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: Oct. 15 2018

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.

Wendy Brown
Owner/Agent

Sept 10. 2018
Date

FOR OFFICAL USE ONLY	
Date Application Received:	<u>Sept. 10. 2018</u>
Application Number:	<u>2018-02</u>

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

File No. 2018-02

I (We) Terrence B. Brown
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)
easement of 40ft to the property
which is land lock

The premises affected are situated at (address) 0062 026
_____ in a AU
_____ Zoning district.

Remarks:

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? NA

Property Use (Present)
Resident mobil Home

A PLAT MUST BE SUBMITTED SHOWING THE FOLLOWING:

1. The size and location of the lot.
2. The dimension and location of the existing buildings or structures on the lot in question.
3. The dimension 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.

Roderic B. Brown
Signature of Owner

Dwendolyn Brown
Signature of Applicant

160 NORTH 4th St. Bk NJ
Address 07522

160 no 4th st Paterson, N.J.
Address 07622

(973) 955-5708
Telephone No.

973-861-8481
Telephone No.

9-10-2018
Date

9-10-2018
Date

Ad Running

FOR USE OF STAFF ONLY	
Hearings Advertised:	<u>sent in on 9/19/18 @ 10:22 AM</u> { <u>10-3-18</u> <u>10-10-18</u>
Date of Hearings: Cook County Commission:	<u>Oct. 15, 2018 @ 6 PM</u>
Action of the Cook County Commission:	_____

	Zoning Administrator



SHADY GROVE RD

VAL-DEL RD

SUMNER RD



Summary

Parcel Number 0062 026
 Location Address
 Legal Description LL 506
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District County (District 05)
 Millage Rate 28.92
 Acres 21.24
 Neighborhood 05550 (05550)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

BROWN TERRANCE B
 160 N 4TH ST
 PATTERSON, NJ 75220

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	AIW	Rural	1	7
RUR	OPW	Rural	1	14.24

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/22/1992	222 330	0007 0057	\$0	Disqualified Improved		BROWN, TERRANCE B

Valuation

	2018	2017	2016	2015
Previous Value	\$36,108	\$36,108	\$36,108	\$36,108
Land Value	\$36,108	\$36,108	\$36,108	\$36,108
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$36,108	\$36,108	\$36,108	\$36,108

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Cook County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 9/10/2018 8:46:32 AM

