

# Memorandum

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

**From:** Cook County Planning Staff

**Date:** 3/20/2019

**Re:** Variance request from Vulcan All-Steel Structures, Inc.

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## **Nature of Request**

The Applicant requests a variance from required 210 ft of road frontage to 84.46 ft. A difference of 125.54 Feet. This property is located on Hwy 37 Adel GA 31620. Map/ Parcels **0026B 0029, 0026B 038, 0026B 039, 0026B 040, 0026B 041, 0026B 042.** See attached map with subject's property highlighted in yellow.

## **Statement of Applicant's intent**

The Applicants intent is to combine the six (6) tracts of land to make one (1) tract 30.677 Acres.

## **Planning Considerations**

- Property is located on and Arterial Highway.
- The properties are currently vacant.
- Property will be purchased by adjoining property owner.

## **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 April 15<sup>th</sup>, 2019 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 #2019-01: The property is owned by Vulcan All Steel Structures, Inc. located on Highway 37 Adel, GA Map/ Parcel 0026B 042, 0026B 041, 0026B 040, 0026B 039, 0026B 038, 0026B 029. The request is for a Variance on road frontage from the required 210 ft to 84.46 ft.

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.2019-01 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.

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: April, 15<sup>th</sup> 2019

PLACE: Admin Bldg

TIME: 6 Pm

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.

Bue B  
Owner/Agent  
3-6-19  
Date

FOR OFFICIAL USE ONLY

Date Application Received: \_\_\_\_\_

Application Number: \_\_\_\_\_

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

File No. 2019-01

I (We) Vulcan Steel  
respectfully request that a Special Exception / Variance be made to the Cook county Zoning Ordinance dated March 5,  
2019 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)

84.46' frontage on Hwy 37 reduced from 210 ft.  
Variance of 125.54 feet

The premises affected are situated at (address) Airport Square  
in a \_\_\_\_\_

Zoning district.

Remarks: See additional page attached.

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? -0-

Property Use (Present)

vacant land

3-5-19

Remarks: The proposed variance reduces the number of tracts from five to two parcels. See current q public parcel division as reflected from the plat recorded in plat file 8, page 183, Cook County, GA deed records.

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.

Brian Browning  
Signature of Owner

500 Vulcan Parkway  
Address Abel, GA. 31628

229-896-7903  
Telephone No.

3-5-2019  
Date

Brian B  
Signature of Applicant

same  
Address

same  
Telephone No.

same  
Date

FOR USE OF STAFF ONLY

Hearings Advertised: \_\_\_\_\_

Date of Hearings: Cook County Commission: \_\_\_\_\_

Action of the Cook County Commission: \_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator

