

# Request for Board of Commissioners' Action

From: Faye Hughes, County Administrator Date: \_\_\_\_\_

Subject: Georgia Powell Rezoning Request Item Number: VIII-A

Mrs. Georgia Powell has made a request to rezone the property she owns at the corner of Evergreen Church Road and Reed Bingham Park Road. The property is currently zoned ZU-Agriculture and she would like to rezone it to GB-General Business.

She plans to sell handmade jewelry and gifts.

The Planning Commission heard the request. Their recommendation is to approve the rezoning with stipulations if the business proposed in the rezoning changes the new business would have to come back before the Board for permission to locate on the property.

If the property is rezoned, the ordinance has no stipulations requiring a business allowed by the Zoning classification to make a request of the Planning Commission or the County Commissioners. Businesses wishing to locate on a piece of property already zoned GB-General Business in the Zoning Ordinance has a use by right to locate on the property. Acquiring a Business license would be the only requirement by Cook County Ordinances, unless the Board of County Commissioners accepts the recommendation of the Planning Commission to place the stipulations on this piece of property.

In the case where another business acquired the property, it would not have to go through the hearing process. It would only be brought before the Board of County Commissioners seeking permission to place the new business on the property.

Chair will need a motion to accept or deny the proposed Rezoning with or without the stipulations recommended by the Planning Commission.

Motion made by \_\_\_\_\_

Second made by \_\_\_\_\_

Any discussion: \_\_\_\_\_

Votes \_\_\_\_\_ yes \_\_\_\_\_ no Motion carried/ failed

# Memorandum

**To:** Greater Cook County Planning Advisory Commission / Cook County  
**From:** Cook County Planning Staff  
**Date:** 4/25/2019  
**Re:** Rezoning request from Georgia E. Powell

---

## **Nature of Request**

The Applicant request to rezone their property from AU- Agriculture to GB – General Business.

See attached map with subject's property highlighted in yellow.

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

The Applicant intends to sale Handmade jewelry & gifts.

## **Planning Considerations**

- Property is located on local paved road.
- The property has not been developed in years and is considered non-conforming.
- The property surrounding this property is zoned AU (agriculture).
- This would be considered spot zoning.
- The surrounding properties are being used as residential and farm land.

## **Planning Commission Recommendation**

REZONING APPLICATION  
MAP AMENDMENT  
1, GEORGIA

2019-02

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: May 30<sup>th</sup> 2019

PLACE: Admin BID

TIME: 6:30pm

COUNTY COMMISSIONERS

DATE: June 17<sup>th</sup> 2019

PLACE: Admin BID

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.

Georgia E Powell  
Owner/Agent

4/23/19  
Date

FOR OFFICAL USE ONLY

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

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

REZONING APPLICATION  
MAP AMENDMENT  
COOK COUNTY, GEORGIA

MEMORANDUM

TO: Greater Cook Planning Advisory Commission  
County Commissioners

I (We), the undersigned, do hereby respectfully make application and petition the County Commissioners to amend the Cook County Zoning Ordinance dated 4/23/19, and to change the Official Zoning Map of Cook County as hereinafter requested. In support of this application, the following facts are shown:

1. The property sought to be rezoned is owned by:

Name Georgia E Powell  
Address Adel Ga 311620  
(City) (State) (Zip)

2. The property sought to be rezoned is located at 25 Reed Bingham Rd.  
Between Evergreen Ch. Rd Street and Reed Bingham Rd.  
\_\_\_\_\_ and has frontage of \_\_\_\_\_ feet or 1 acres.

3. It is desired and requested that the foregoing property be rezoned from

AU- To GR  
(Existing Classification) (Proposed Classification)

4. Has any prior application to rezone this property been made? Yes \_\_\_\_\_ No ☒

If yes, application number and date \_\_\_\_\_

Action of the Commission \_\_\_\_\_

5. It is proposed that the property will be put to the following use:

Retail - Handmade jewelry & gifts

6. It is proposed that the following buildings will be constructed:

Ø

Building setbacks and off-street parking will be provided as per the ordinances.

7. Does the property currently have an existing building? yes If yes, what is the use? Storage Will existing structure be demolished or renovated for use? NO
8. Has applicant made, within two (2) years immediately preceding the filing of the application for a map amendment, campaign contributions aggregating \$250 or more to any member of the Cook County Planning Advisory Commission or the County Commissioners?

Yes \_\_\_\_\_ No ✓ If answer is yes, the following information is required:

Name of local government 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 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. \_\_\_\_\_

Luzia E Powell  
Signature, Owner  
129 Reat Bingham Rd  
Address  
Adel Ga 31620  
City State  
229-896-2819  
Telephone

Karin Powell  
Signature, Authorized Agent  
914 3rd St SW  
Address  
Moultrie Ga 31768  
City State  
229-456-7916  
Telephone

FOR COUNTY USE ONLY

Action of Planning Advisory Commission: \_\_\_\_\_

Date: \_\_\_\_\_

Action of County Commissioners: \_\_\_\_\_

Date: \_\_\_\_\_

Map Updated: \_\_\_\_\_ Date \_\_\_\_\_



CERTIFICATE OF OWNERSHIP

I (We) Georgia E Powell

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:

25 Reed Bingham Rd  
Adel, Ga. 31620

Georgia E Powell

Signature, Owner

129 Reed Bingham Rd

Address

Adel, Ga. 31620

Telephone

4/23/19

Date

AGENT'S CERTIFICATION

For the purposes of this application, I (We) hereby appoint the following named individual(s) as our duly authorized agent(s):

Karin Powell  
Signature, Agent  
1914 3rd St SW  
Address  
Moultrie Ga. 31768  
City State  
229-456-7910  
Telephone

Georgia E Powell  
Signature, Owner  
129 Reed Bingham Rd  
Address  
Adel Ga 31620  
City State  
229-896-2819  
Telephone

well

D.,

Ledbetter

Reed Bingham Road - 80' R/W

Evergreen Church Road - 80'

RR iron found  
0.6' north of corner.

RR iron found

S 88°07'42"E  
200.00'

N 01°55'14"E  
548.76'

S 01°55'14"W  
541.24'

Tract 2  
2.50 Acres

Georgia E. Powell

200.15'  
S 89°43'10"W

2.328 acres

N 88°07'42"W  
325.96'

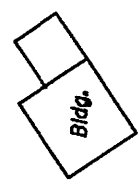
S 88°07'42"E  
142.00'

N 34°00'49"E  
104.12'

N 03°19'29"W  
150.00'

S 86°40'31"W  
200.00'

S 01°57'29"E  
174.57'



Tract 1  
1.00 Acres

Arc = 45.40'  
Rad = 2557.83'  
S 02°48'59"E  
45.40'

0.794 acres





REED BINGHAM RD

EVERGREEN CHURCH RD





