

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 30th 2019

PLACE: Admin BID

TIME: 6:30pm

COUNTY COMMISSIONERS

DATE: June 17th 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 31620
(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
229-896-7819
 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):

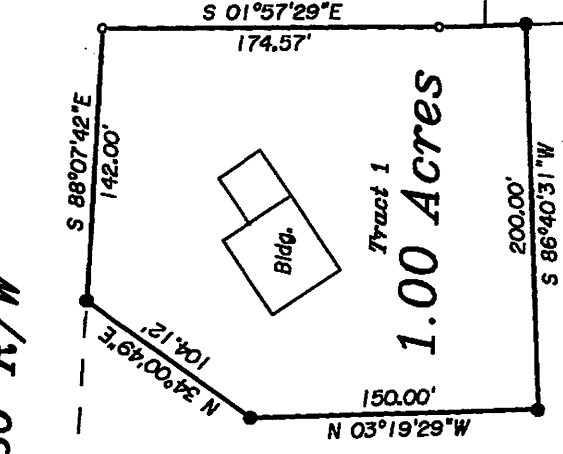
Karin Powell
Signature, Agent
1914 3rd St SW
Address
Moultrie Ga. 31768
City State
229-456-7910
Telephone

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

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

Evergreen Church Road - 80'

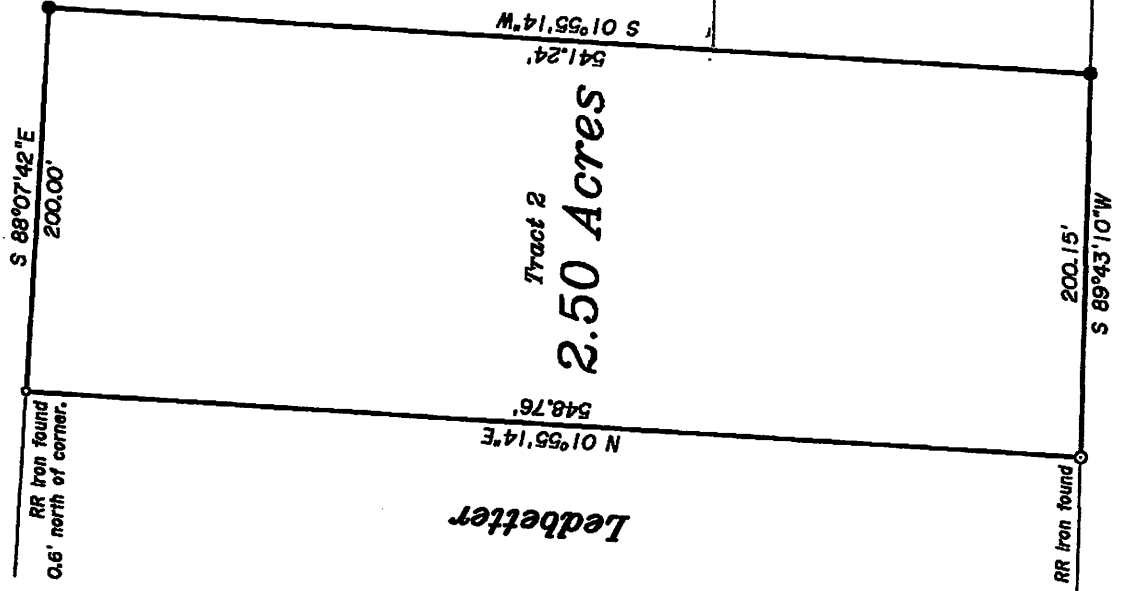
Reed Bingham Road - 80' R/W



Georgia E. Powell

Handwritten note

2.328 acres



Ledbetter

well

D.,

REED BINGHAM RD

EVERGREEN CHURCH RD







Rustic Soul