

Request for Board of Commissioners' Action

From: Faye Hughes, County Administrator Date: _____

Subject: Wanda C. Douberley Special Exception Item Number: VIII-B

Mrs. Douberly's request is for a Special Exception to allow her to lease her property to Verizon Wireless. Verizon Wireless proposes to erect a 199-foot monopole telecommunications tower.

The property is located at 409 Julian Joiner Road.

This type of equipment is allowed in an AU-Agricultural Zone by Special Exception only.

A special exception is a use which within certain districts specified by the Zoning ordinance is not permitted as a matter of right but may be permitted within these districts by the Cook County Commission after the Planning Advisory Commission and County Commission have: (1) reviewed the proposed site plans for the use, its location within the county, its arrangement and design, its relationship to neighboring property and other conditions peculiar to the particular proposal which would determine its desirability or undesirability; (2) has found the proposal not to be contrary to the intent of this ordinance; and (3) has approved the use as specified.

The Planning Commission has approved the request unanimously.

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: 5/28/2019
Re: Rezoning Request from Wanda C Douberley

Nature of Request

The Applicants request to establish a 199-foot telecommunication tower, as a Special Exception, on her property which is located in an A-U Agricultural Zoning District. See attached map with subject's property highlighted in yellow.

Statement of Applicant's intent

The Applicant intends to lease her property to Verizon Wireless, so they may erect a 199-foot monopole telecommunication tower on the property.

Planning Considerations

- The property is located on the northeastern side of the county.
- The property is currently used as residential on the property facing Julian Joiner Rd, and wooded facing Massee Post Rd.
- The proposed tower will occupy a 100-foot X 100-foot area, with a 30-foot access road to the site.
- The tower will be surrounded by 60 feet X 60 feet fenced compound.
- Verizon is proposing a new 199-foot monopole tower

Staff Recommendation

A tower located in this area should not impact the adjoining properties, due to the small area that the tower will occupy in relation to the total area of property. This should help the citizens in this area of the county with better cell service. The staff recommends approval.

Planning Commission Recommendation

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on June 17th, 2019 at 6 P.M, at the Cook County Commissioner's Office at 1200 S. Hutchinson Ave., Adel, Georgia, for the purpose of hearing an application for a telecommunications tower, Special Exception in AU, in and Agricultural Use District in the Cook County Zoning Ordinance dated March 5, 2001.

The Greater Cook Planning Advisory Commission will consider application on May 30th, 2019 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 #2019-03: The property to be considered is owned by Wanda C. Douberley located at 409 Julian Joiner Rd. Sparks, GA 31647. Map/ Parcel 0046 037. The request is to allow a telecommunications tower on the property as a Special Exception in an A-U, Agricultural Zoning District.

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. 2019-03 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.

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

File No. 2019-03

I (We) Brian M. Devine as representative for Verizon Wireless

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 new wireless communications tower
in a agricultural use zoning district as a Special Exception.

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

N/A - No variance requested

The premises affected are situated at (address) 409 Julian Joiner Rd - Parcel ID 0046 037

in a Agricultural Use
Zoning district.

Remarks: Verizon proposing new 199' monopole (190' tower w/ 9' lightning rod) on
agricultural parcel. Tower to be surrounded by 60' x 60' fenced compound.
Page C1.1 of enclosed drawings shows distances from tower to property lines.

Has any previous application or appeal been filed in connection with these premises? No

If so, when?

Does applicant own property? No. Verizon is leasing property. Letter of authorization from owner is enclosed

What is the approximate cost of the work involved? \$30,000

Property Use (Present)

Agricultural

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.

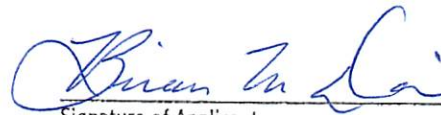
(see enclosed letter of authorization)

Signature of Owner

Address

Telephone No.

Date



Signature of Applicant

235 Hembree Park Dr, Ste 100
Roswell, GA 30076

Address

770-225-1566

Telephone No.

5/22/2019

Date

FOR USE OF STAFF ONLY

Hearings Advertised: _____

Date of Hearings: Cook County Commission: _____

Action of the Cook County Commission: _____

Zoning Administrator

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

TYPE OF APPLICATION Conditional Use Permit Application (Zoning)

I, WANDA C DOUBERLEY, ATTEST THAT I AM THE OWNER OF THE PROPERTY
LOCATED AT 409 JULIAN JOINER ROAD AND DENOTED BY PARCEL ID 0046 037 AS
SHOWN IN THE RECORDS OF COOK COUNTY, GEORGIA, WHICH IS THE SUBJECT
MATTER OF THE APPLICATION REFERENCED ABOVE FOR VERIZON TO INSTALL A
NEW TELECOMMUNICATIONS TOWER. I AUTHORIZE THE PERSON NAMED
BELOW TO ACT AS THE APPLICANT IN PURSUIT OF ALL NECESSARY
JURISDICTIONAL APPROVALS.

NAME OF APPLICANT Brian M. Devine as representative of Verizon Wireless

ADDRESS 235 Hembree Park Rd, Suite 100, Roswell, GA 30076

TELEPHONE NUMBER 678-999-6428

PROJECT NAME Chaserville

Wanda C Douberley
Signature of Owner

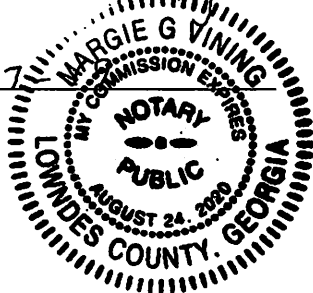
Personally Appeared
Before Me

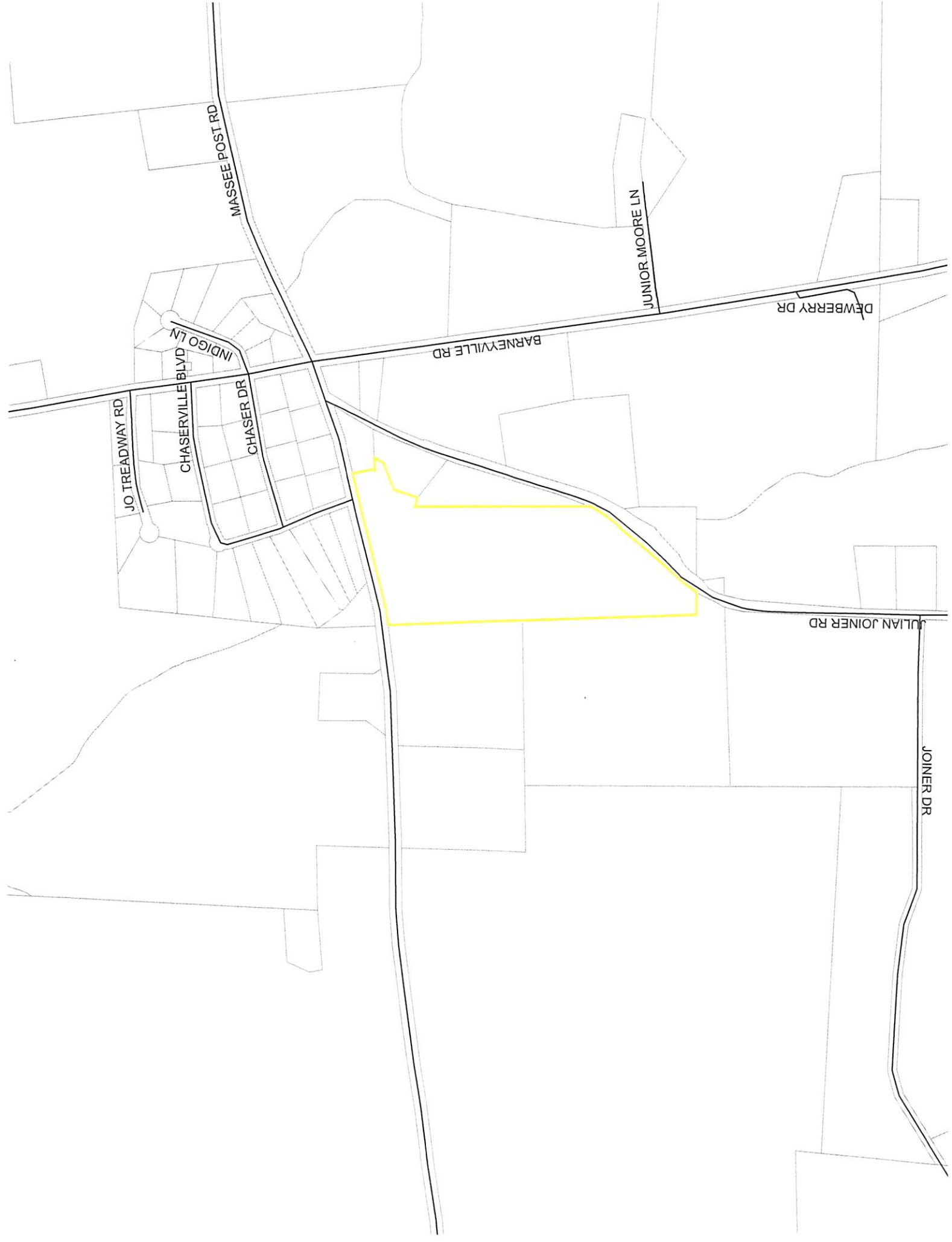
Wanda C Douberley

Who Swears That The
Information Contained
In This Authorization
Is True and Correct To
The Best of His or Her
Knowledge and Belief.

Margie G. Vining
Notary Public

5-17-20
Date





MASSEE POST RD

JUNIOR MOORE LN

BARNEYVILLE RD

DEWBERRY DR

JULIAN JOINER RD

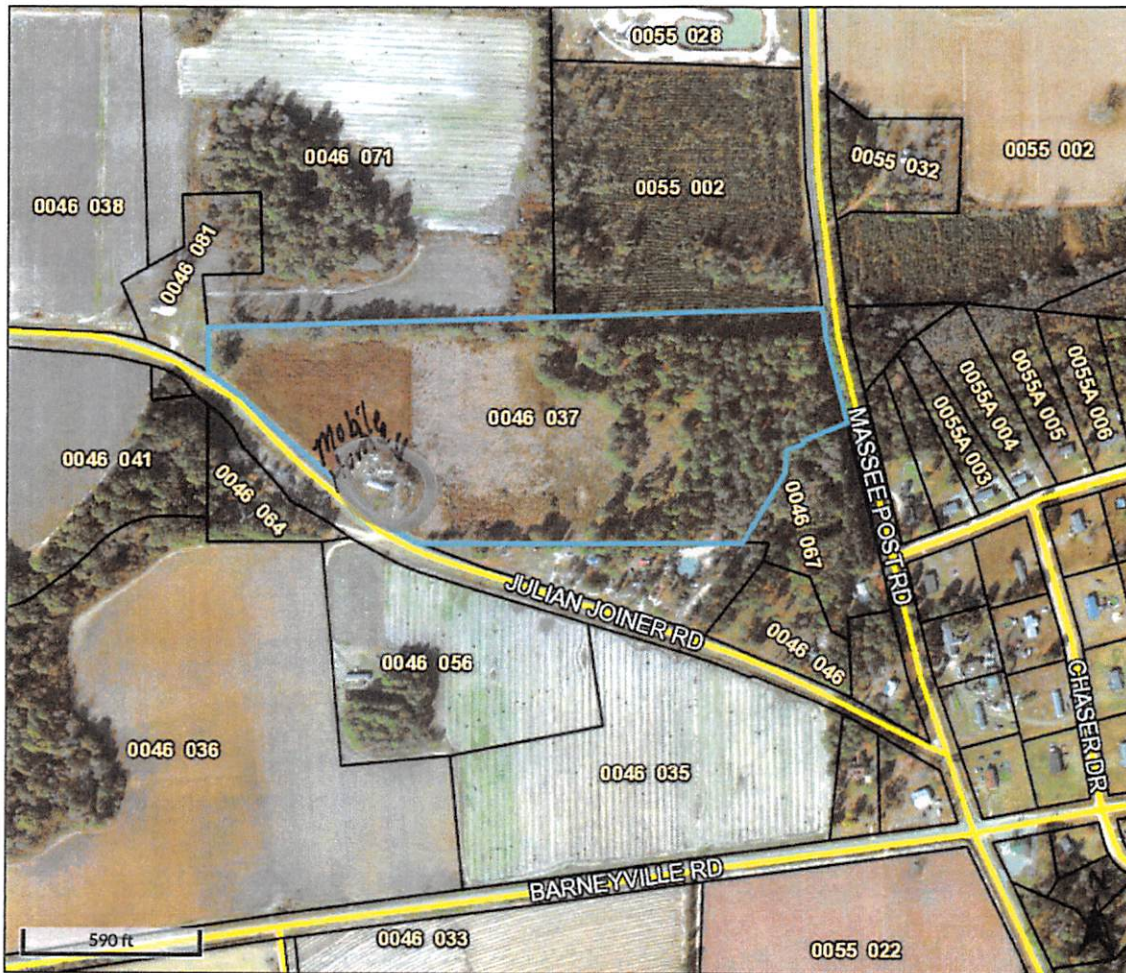
JOINER DR

JO TREADWAY RD

CHASERVILLE BLVD

INDIGO LN

CHASER DR



Overview



Legend

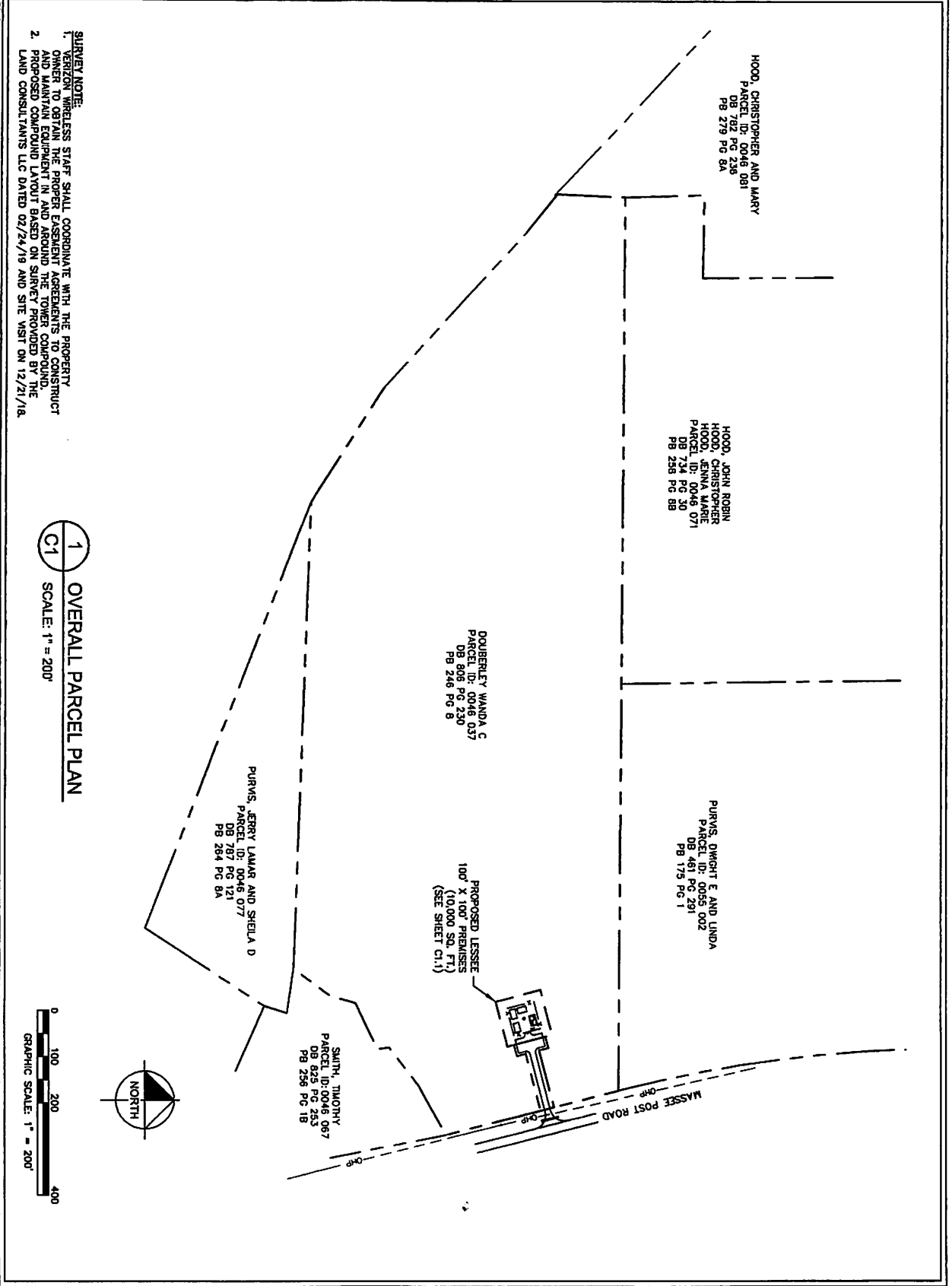
- Parcels
- Parcel Numbers
- Roads

Parcel ID	0046 037	Owner	DOUBERLEY WANDA C	Last 2 Sales			
Class Code	Agricultural		1699 CLOWER RD	Date	Price	Reason	Qual
Taxing District	County		MORVEN GA 31638	2/27/2017	0	3E	U
	County	Physical Address	409 JULIAN JOINER RD	7/16/2007	0	5E	U
Acres	26.34	Assessed Value	Value \$66928				

(Note: Not to be used on legal documents)

Date created: 5/24/2019
Last Data Uploaded: 5/24/2019 1:21:46 PM

Developed by Schneider
GEOSPATIAL



verizon 1000 G2 ALABAMA ROAD CONSTRUCTION JANUARY, 2008 2008	
PROJECT INFORMATION: SITE NAME: CHESAPEAKE SITE NO.: 000455 MASSE POST ROAD SPRINGS, GA 30647 DOCK COUNTY	
PLANS PREPARED BY: Kimley»Horn 11720 ALABAMA ROAD, SUITE 400 ALABAMA CITY, AL 35004 PHONE: 205-414-4300 WWW.KIMLEY-HORN.COM	
REV. DATE ISSUED FOR: BY: 0 1 2 3 4 5 6 7 8 9 0 05/14/19 PRELIMINARY WCE	
LICENSED: 01855553 DRAWM BY: 01855553 KAB KAB SHEET TITLE: OVERALL PARCEL PLAN SHEET NUMBER: C1	
PRELIMINARY NOT FOR CONSTRUCTION	
QA PROJECT NUMBER: 01855553 DRAWM BY: 01855553 KAB KAB SHEET TITLE: OVERALL PARCEL PLAN SHEET NUMBER: C1	

This document, together with the associated and separate preliminary survey, is an instrument of service, to be recorded only for the specific purpose and shall be void if not properly recorded in this document. Should either action or objection by Chesapeake and Associates, Inc. shall be deemed to be a violation of the Georgia Survey and Mapping Act, 2015.