

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: 7/16/2019
Re: Special Exception Request from William Barton

Nature of Request

The Applicants request to establish a 199-foot telecommunication tower, as a Special Exception, on his 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 his 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 West side of the county.
- 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

Planning Commission Recommendation

Cook County Board of Commissioners

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on August 19th, 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 July 25th, 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 #2019-04: The property to be considered is owned by William Barton located on Wright Road, Adel GA. Map/ Parcel 0014 046. 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. 2019-04 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.

2019-04

I (We) Brian M. Devine as representative of 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) Wright Rd - Parcel ID 0014 046

in a agricultural use

Zoning district.

Remarks: Verizon proposing new 199' monopole (195' pole w/ 199' top of lightning rod) on
agricultural parcel. Pole to be surrounded by 60' x 60' fenced compound. Pole will
be designed to accommodate additional carriers.
Page C1 of drawings shows distance from centerline to parcel boundaries.

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

If so, when? N/A

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

Brian L. Lewis
Signature of Applicant

235 Hembree Park Dr, Ste 100
Roswell, GA 30076

Address

770-225-1566

Telephone No.

7/1/2019
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 Special Exception Permit Application (Zoning)

I, WILLIAM BARTON, ATTEST THAT I AM THE OWNER OF THE PROPERTY
LOCATED ON WRIGHT ROAD AND DENOTED BY PARCEL ID 0014 046 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. WE 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 Burney Hill



Signature of Owner

Personally Appeared
Before Me



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



Notary Public

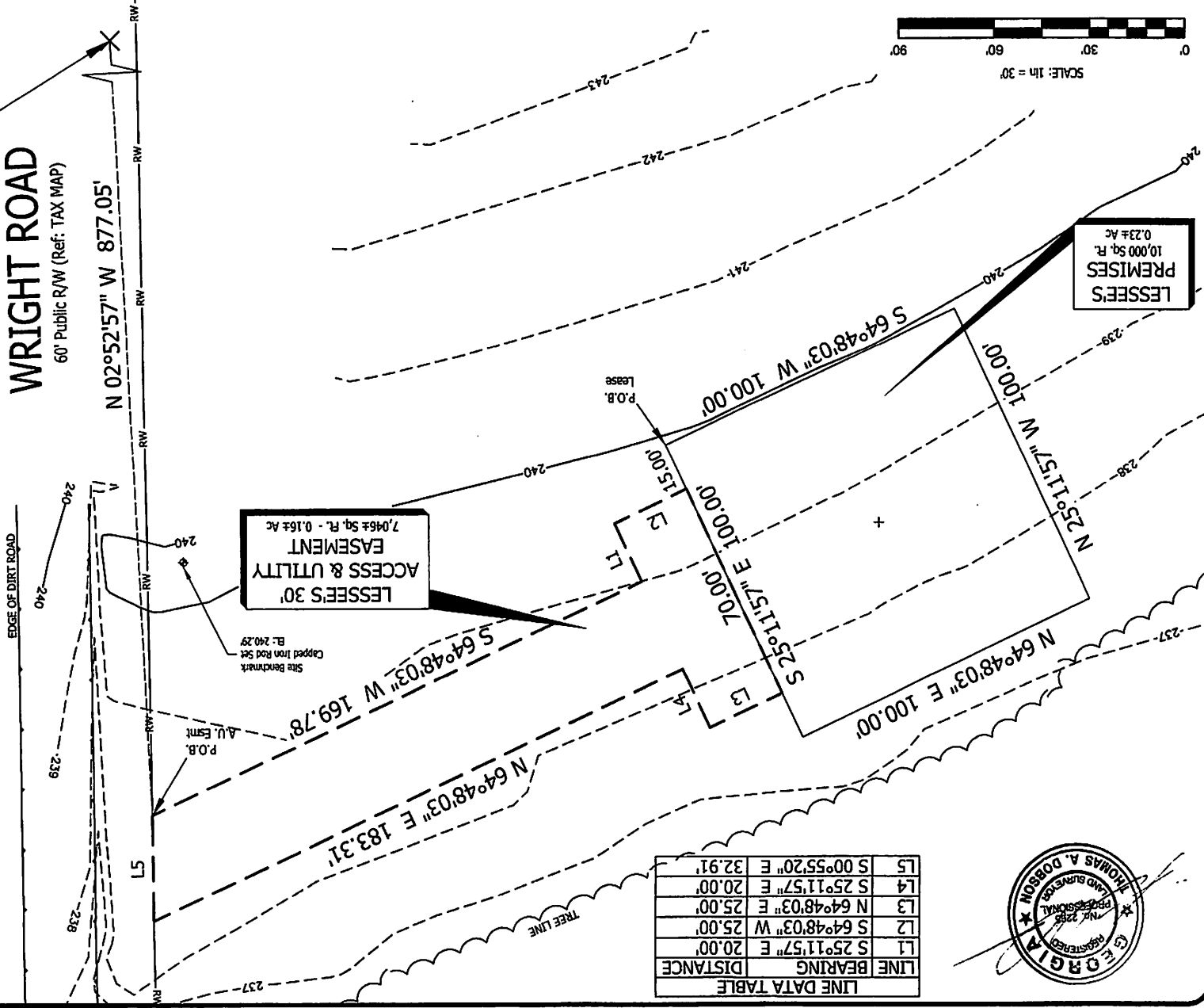
May 24, 2019

Date





LINE DATA TABLE	
LINE	BEARING
L1	S 25°11'57" E 20.00'
L2	S 64°48'03" W 25.00'
L3	N 64°48'03" E 25.00'
L4	N 25°11'57" E 20.00'
L5	S 00°55'20" E 32.91'



P.O.C.
CENTRAL
INTERSECTION OF
WRIGHT ROAD AND
BARTON ROAD
N- 418,289.35
E- 2,502,959.46

THE
LAND CONSULTANTS
LLC

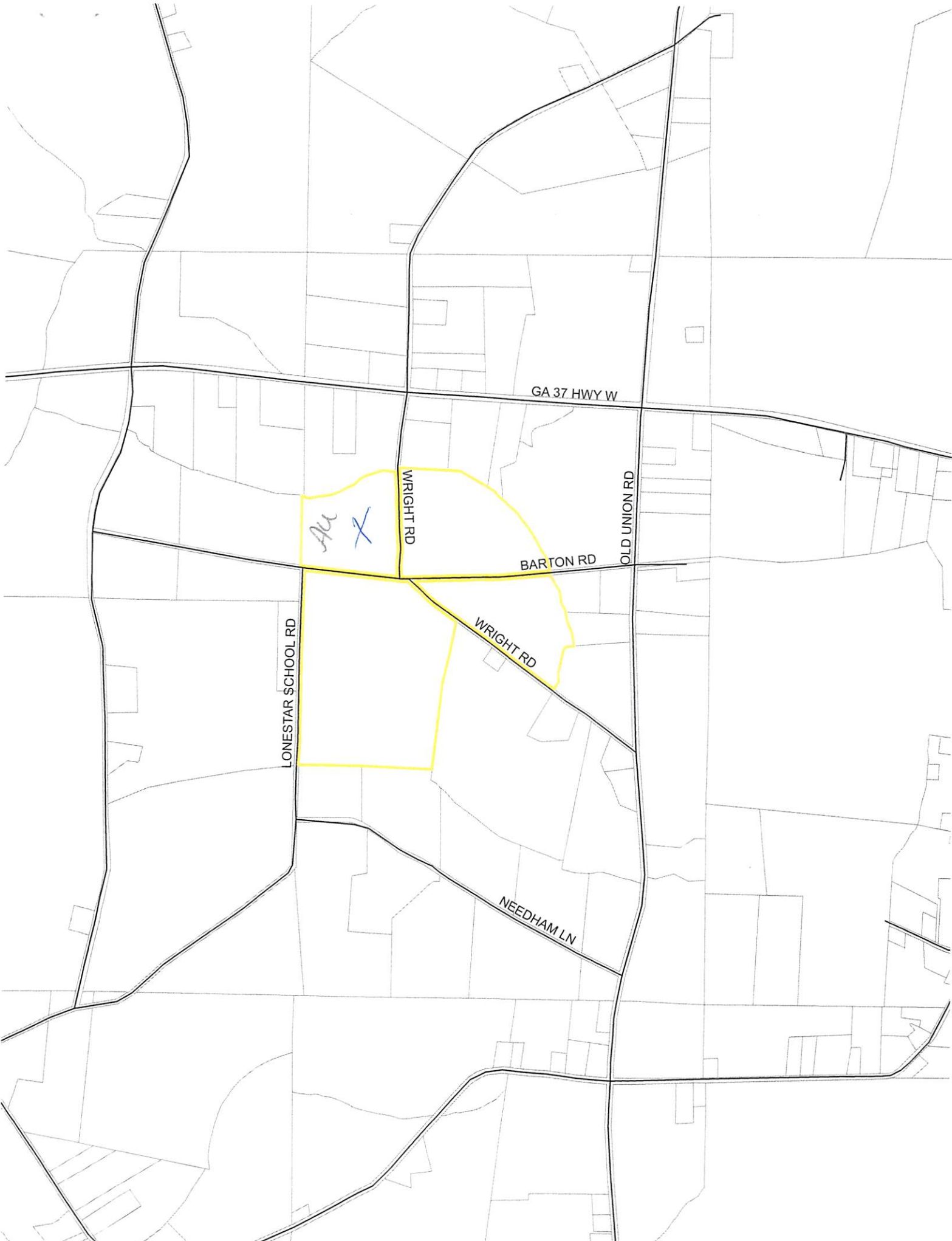
5449 Highway 841
Jasper, TN 37347
(423) 304-6722
Georgia C.O.A. No. LSF0011180

PREPARED FOR
10300 Old Alabama Road
Connetquot, GA 30022

SITE NAME:
BURNEY HILL
SITE# 018985847
Wright Road, Adel, GA 31620
Land Lot 310, 9th District
COOK COUNTY, GEORGIA

ISSUE # : 2
ISSUE DATE: 02-17-2019
DRAWN BY: DAG
CHECKED BY: TJS
APPROVED BY: TAD

SURVEY
SHEET 3 OF 4





Summary

Parcel Number	0014 046
Location Address	WRIGHT RD
Legal Description	LL 310-2
	(Note: Not to be used on legal documents)
Class	V5-Consrv Use
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	County (District 05)
Millage Rate	28.917
Acres	201.9
Neighborhood	05300 (05300)
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)

Owner

BARTON WILLIAM M
6783 OLD UNION RD
ADEL, GA 31620-9465

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	DAA	Rural	1	2
RUR	AI	Rural	1	4
RUR	DAA	Rural	1	36.17
RUR	DAB	Rural	1	26.55
RUR	FSB	Rural	1	2.42
RUR	SE	Rural	1	5
RUR	TQB	Rural	1	36.15
RUR	AIW	Rural	1	60.15
RUR	DAAW	Rural	1	4
RUR	SEW	Rural	1	15.84
RUR	LSW	Rural	1	9.62

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	8	4
CUV	Agland 93	2	98.87
CUV	Agland 93	4	2.42
CUV	Agland 93	5	5
CUV	Timberland 93	5	60.15
CUV	Timberland 93	2	19.84
CUV	Timberland 93	6	9.62

Residential Improvement Information

Style	One Family
Heated Square Feet	1267
Interior Walls	Pine
Exterior Walls	Wood Siding
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	0
Roof Type	Asphalt Shingles
Flooring Type	Pine
Heating Type	No Heat
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$12,960
Condition	Average
Fireplaces\Appliances	Fireplace N. V. 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn, Low cost	1900	0x0 / 0	0	\$250
Hay barn or pole shed	1900	0x0 / 0	0	\$875
Homesite (2500)	1900	0x0 / 1	0	\$2,500
Farm Pond	1900	0x0 / 2	0	\$1,420