

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: January 30, 2020
Re: Rezoning Request – A.D. Wood

Nature of Request

The Applicant requests to rezone one acre of his property from AU- Agriculture to GB – General Business. Located between Shady Grove Rd. and Fellowship Rd. Map/Parcel 0062 019. See attached map with subject's property highlighted in yellow.

Statement of Applicant's intent

The Applicants intent is to rezone one acre to GB - General Business which will be combined with and existing parcel 0062 016 that is currently zoned GB – General Business. The remaining 9 acres will stay zoned AU- Agriculture.

Planning Considerations

- Property is located on a paved road.
- The owner wants to sell one acre of his property to be combined with an existing property that is currently zoned GB- General Business.
- The property is in a farming community.
- The parcel (0062 018) that the one acre will be combined, with, was a store at one time.

Planning Commission's Recommendation

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on February 3, 2020 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 to amend the Zoning Map dated March 5, 2001.

The Greater Cook Planning Advisory Commission will consider application on January 30, 2020 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 #2020-01: The property sought to be rezoned is owned by A.D. Wood located Between Shady Grove Rd. and Fellowship Rd. Map/Parcel 0062 019. The request is to rezone 1 acre of the property from AU-Agriculture to GB- General Business, this property will be combined with Map/Parcel 0062 018 which is currently Zoned GB- General Business.

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. 2020-01 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. Staff reports will be available prior to the Planning Advisory Commission meeting.

REZONING APPLICATION
MAP AMENDMENT
1, GEORGIA

2020-01

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: January 30th 2020
PLACE: Admin BID
TIME: 6:30pm

COUNTY COMMISSIONERS

DATE: February 3rd 2020
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.

A. D. Wood

Owner/Agent

January 2 - 2020
Date

FOR OFFICIAL 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 _____ 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 A.D. WOOD

Address 3818 FELLOWSHIP RD GA 31632
(City) (State) (Zip)

2. The property sought to be rezoned is located at _____

Between SHADE GROVE RD Street and FELLOWSHIP RD

_____ and has frontage of 183.39 feet or 1 acres.

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

AGRICULTURE To GENERAL BUSINESS
(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:

STORAGE IN CONJUNCTION WITH BUSINESS LOCATED ON
ADJOINING PROPERTY AT 1035 VAL DEL RD

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

NONE

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

* THE ONE ACRE TRACT WILL BE COMBINED WITH A .420 AC TRACT
THAT ADJAINS IT AND WILL THEN GIVE A TOTAL OF 229.18 FEET
OF ROAD FRONTAGE ON SHADE GROVE RD. AND 356.97 FEET FRONTAGE
ON FELLOWSHIP RD.

THE .420 AC TRACT IS PARCEL # 0062 018

7. Does the property currently have an existing building? YES If yes, what is the use? POLE BARN FOR 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. ✓

A.D. Wood
Signature, Owner

3818 FELLOWSHIP RD
Address

HAWIRA GA
City State

229-546-7994
Telephone

Steve Wood
Signature, Authorized Agent

3006 FELLOWSHIP RD
Address

HAWIRA GA
City State

229-507-9393
Telephone

A.D. Wood

FOR COUNTY USE ONLY

Action of Planning Advisory Commission: _____

Date: _____

Action of County Commissioners: _____

Date: _____

Map Updated: _____ Date _____

CERTIFICATE OF OWNERSHIP

I (We) A.D. WOOD

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:

THE PROPOSED REZONING IS 1 AC THAT IS PART OF
A 10AC FIELD - PARCEL ID 0062019.

A.D. wood
A.D. wood

Signature, Owner

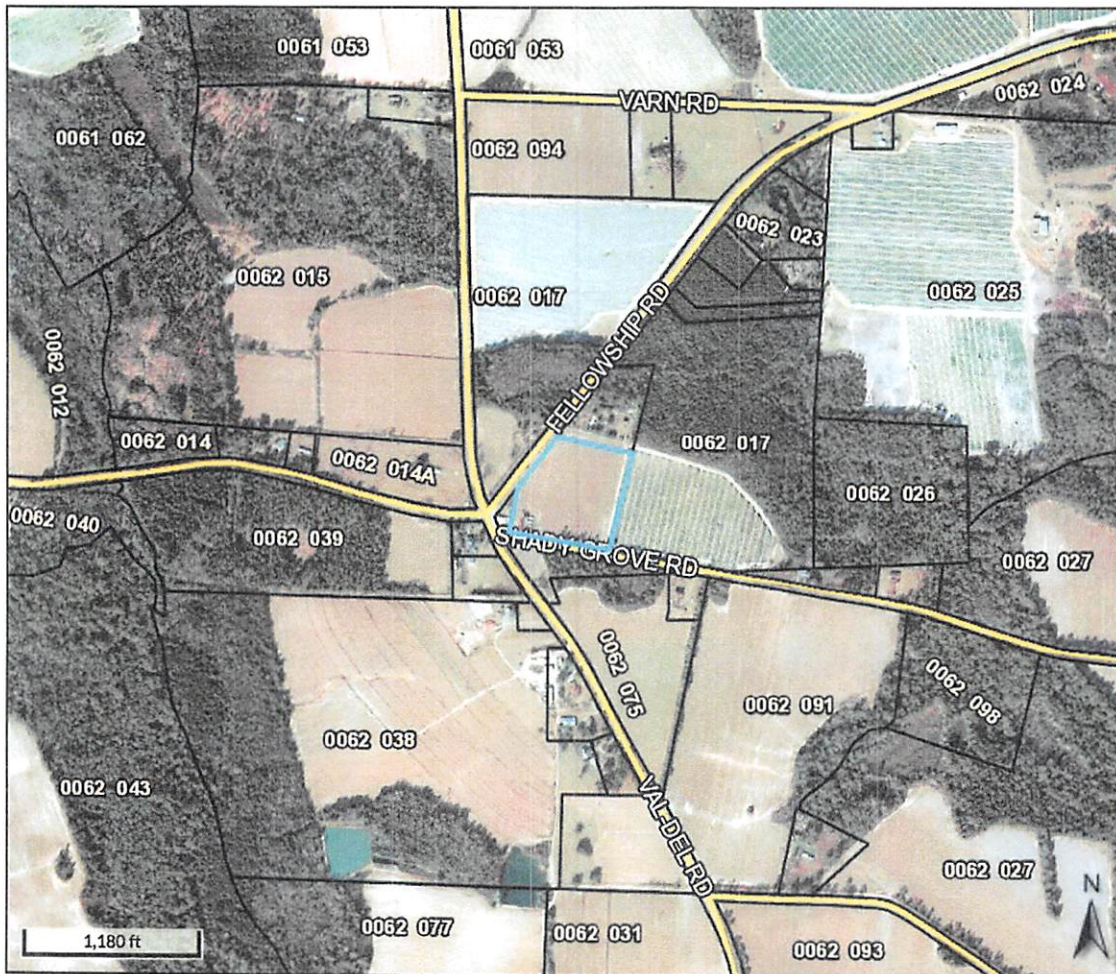
3818 FELLOWSHIP RD HAMINA, GA

Address

229-546-7994

Telephone

Date



Overview

Legend

-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	0062 019	Owner	WOOD AD	Last 2 Sales			
Class Code	Consrv Use		3818 FELLOWSHIP RD	Date	Price	Reason	Qual
Taxing District	County		HAHIRA GA 31632	n/a	0	n/a	n/a
	County	Physical Address	BULK BARN FEILD	n/a	0	n/a	n/a
Acres	10	Assessed Value	Value \$29500				

(Note: Not to be used on legal documents)

Date created: 1/6/2020
Last Data Uploaded: 1/6/2020 6:57:22 AM

Developed by  **Schneider**
GEOSPATIAL



Summary

Parcel Number 0062 019
 Location Address BULK BARN FEILD
 Legal Description 15LL 5LL 505 & 50
 (Note: Not to be used on legal documents)
 Class V4-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 10
 Neighborhood 05550 (05550)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

[WOOD A D](#)
 3818 FELLOWSHIP RD
 HAHIRA, GA 31632

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	TQB	Rural	1	10

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	10

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Equipment building	1900	0x0 / 0	0	\$1,500

Valuation

	2019	2018	2017
Previous Value	\$29,500	\$29,500	\$29,500
Land Value	\$28,000	\$28,000	\$28,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$1,500	\$1,500	\$1,500
= Current Value	\$29,500	\$29,500	\$29,500
10 Year Land Covenant (Agreement Year / Value)	2010 / \$9,914	2010 / \$9,626	2010 / \$9,346

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sales, Photos, Sketches.

The Cook County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
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Last Data Upload: 1/6/2020 6:57:22 AM

Version 2.3.31





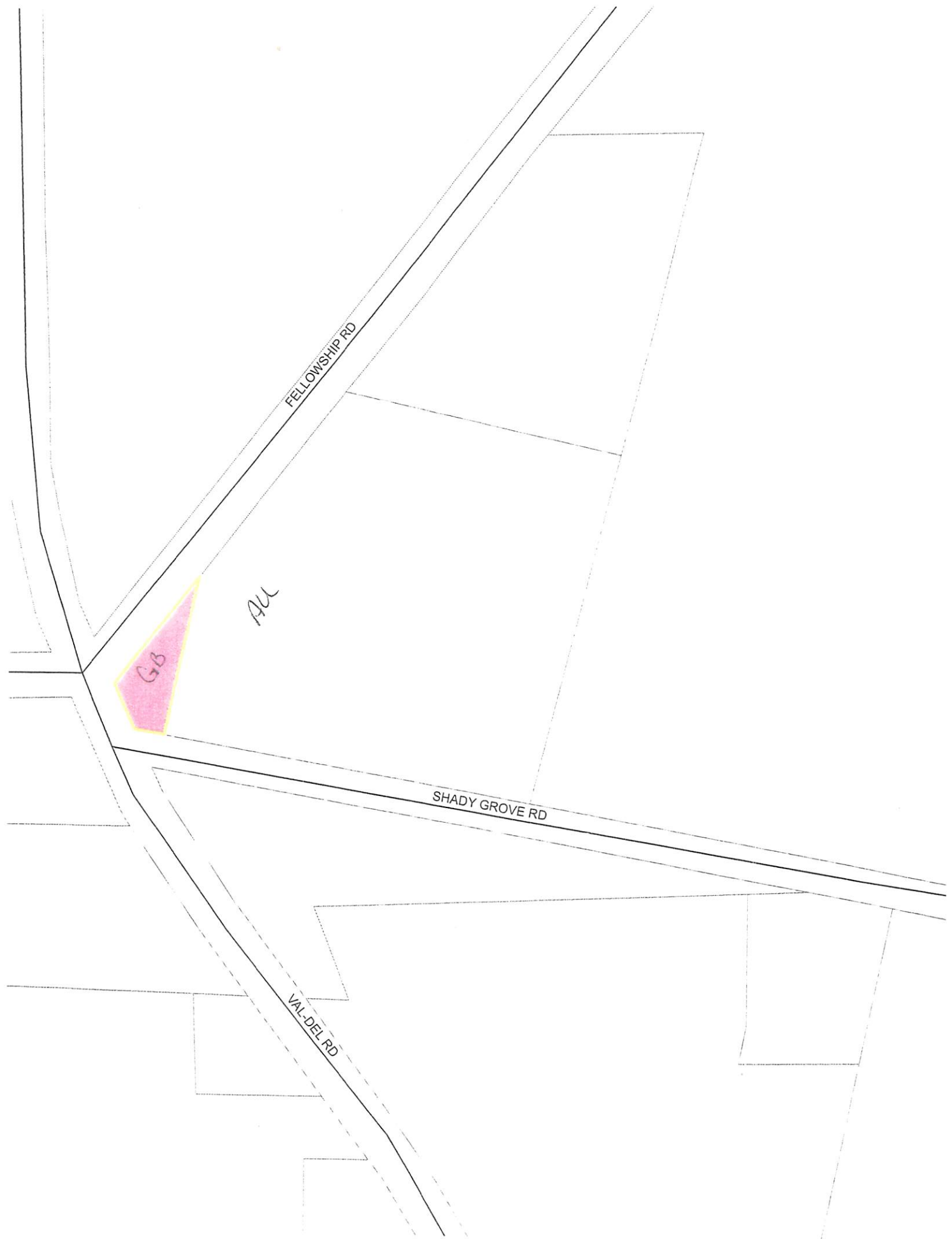
FELLOWSHIP RD

062-019

062-013

SHADY GROVE RD

VAL-DEL RD



SURVEY DATA

Error of closure (feet): 1 in 50,000+
 Error of closure (feet): 1 in (open traverse)
 Field work started on: 06-05-19
 Field work completed on: 06-05-19
 Angular error: 1" per angle point
 Adjusted by: Compass Rule
 Equip. used: Topcon Power Station (37)

Plat of survey for:

Stephen C. Wood

Land Lot # 505, 8th L.D.,
 Cook County, Georgia.

Scale: 1" = 50'

June 10, 2019

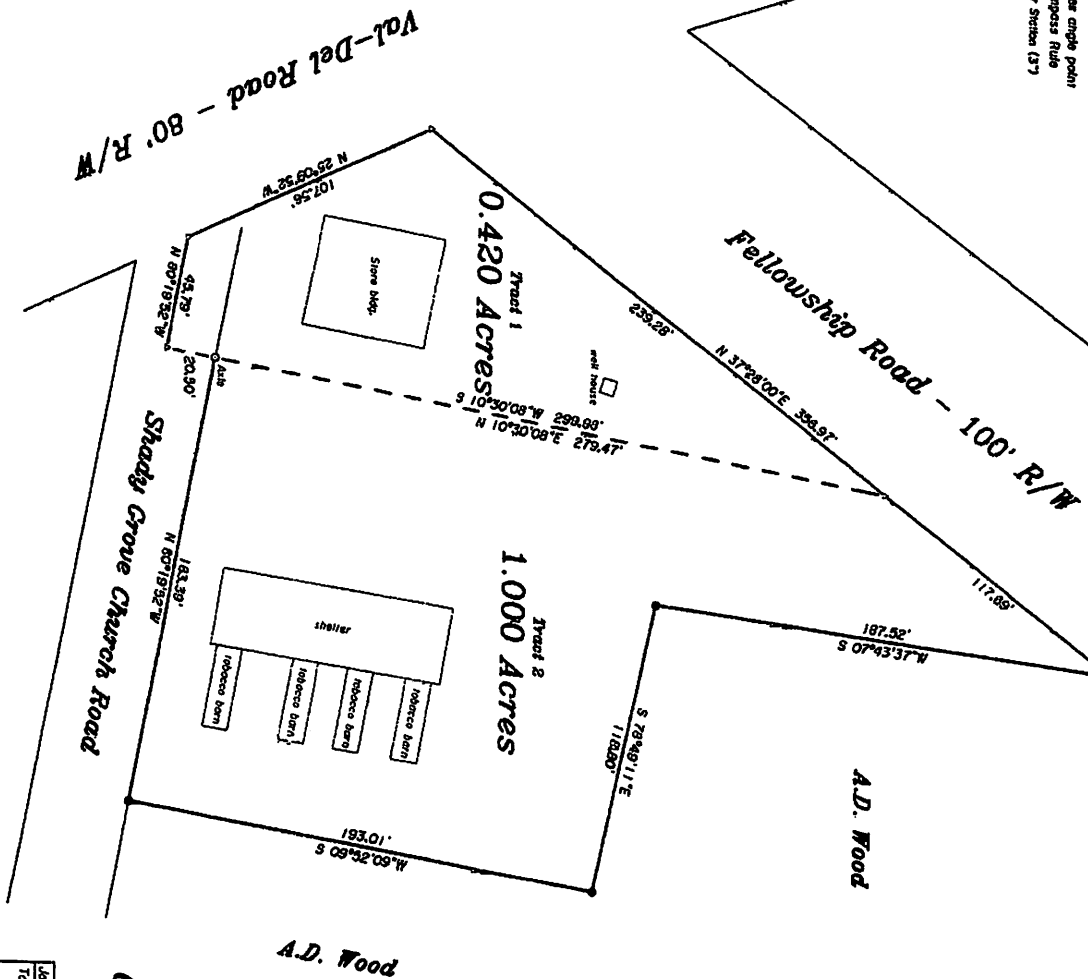
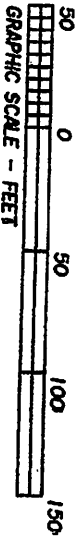
SURVEYORS CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 19-8-67, the registered land surveyor hereby certifies that this plat is approved for filing in writing by any and all applicable municipal, county, or state governing commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required. The following governmental bodies have ☒ APPROVED this plat for filing ☐ The following governmental bodies have affirmed that approval is NOT required (check one)

COOK COUNTY BOARD/BOARD DEPARTMENT

DATE

The signed seal of the surveyor further certifies that this plat complies with the minimum standards of the State Board of Registration for Professional Land Surveyors and the Georgia Surveyors' Code of Ethics. The surveyor is not responsible for any errors or omissions in this plat which were not in place when this survey was taken, and one to be properly corrected prior to recording.



LEGEND

- New Pin Found
- Iron Pin Set (1/2" radius)
- Concrete Marker Found
- Concrete Marker Set
- Corner NOT measured



Carter Surveying, L.L.C.

246 McCracker Road
 Marietta, Georgia 30060

Lab # 002-0619 Plot # 002-0619
 Top Map / Parcel(s) 002-018 & 019

Ph. 912.534.5085 email gmcarter@ymail.com