

# Memorandum

**To:** Greater Cook County Planning Advisory Commission / City of Adel  
**From:** Cook County Planning Staff  
**Date:** 06/11/2018  
**Re:** Rezone: Acree Investments LLC

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## **Nature of Request**

The Applicant requests to Rezone his property. See attached map with subject's property highlighted in yellow.

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

The Applicant wishes to rezone the property from its current zone (AU) Agriculture and (GB) General Business to (WLI) Wholesale Light Industrial. The property is located on Barneyville Rd. & Hwy 41 North Sparks, GA. Map 0023 Parcel 055. The potential clients are seeking to build a factory that will make plastic optical lense for glasses, as well as a water packaging plant, and a distribution center operation.

## **Planning Considerations**

- More jobs for Cook County.
- Utilize an idle section of the County for future growth.
- Promote future Industrial growth.
- Optimal Transportation hub utilizing both Hwy and I -75
- East/ West connection Barneyville Road.
- Encourage other businesses to Exit #??
- Optimize Long Range Plan of improving image of Exits.

## **Planning Commission 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 #2020-02: The property sought to be rezoned is owned by Russell Acree located Between Barneyville Road and Hwy 41 North Sparks, GA. Map/Parcel 0023 055. The request is to rezone 46.96 acres of the property from currently zoned AU-Agriculture & GB- General Business to WLI-Wholesale Light Industrial.

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. 2020-02 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

2020-02

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:

Jan. 30<sup>th</sup> 2020

PLACE:

Admin Bld

TIME:

6:30

COUNTY COMMISSIONERS

DATE:

February 3<sup>rd</sup> 2020

PLACE:

Admin Bld

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.

  
\_\_\_\_\_  
Owner/Agent

\_\_\_\_\_  
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 Acree Investments, LLC  
Address P.O. Box 68 Adel, GA 31620  
(City) (State) (Zip) Adel

2. The property sought to be rezoned is located at 0023 - 055  
Between  Hwy 41 + 75  Street and \_\_\_\_\_  
\_\_\_\_\_ and has frontage of \_\_\_\_\_ feet or 46.96 acres.

3. It is desired and requested that the foregoing property be rezoned from  
AU - To WLI - Wholesale Light Industrial  
(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:

Factory - Making lens for eye glasses

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

\_\_\_\_\_  
\_\_\_\_\_

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

7. Does the property currently have an existing building? \_\_\_\_\_ If yes, what is the use? \_\_\_\_\_. Will existing structure be demolished or renovated for use? \_\_\_\_\_
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. \_\_\_\_\_

*R. D. Moore*  
Signature, Owner  
P.O. Box 68  
Address  
Adel, GA 31620  
City State  
229-561-0476  
Telephone

\_\_\_\_\_  
Signature, Authorized Agent  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City State  
\_\_\_\_\_  
Telephone

FOR COUNTY USE ONLY

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

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

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

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

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

# CERTIFICATE OF OWNERSHIP

I (We) \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature, Owner

Address

Telephone

Date

*[Signature]*  
*P.O. Box 68*  
*Adel, GA 31620*  
*1-8-2020*



# AGENT'S CERTIFICATION

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

\_\_\_\_\_  
Signature, Agent

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State

\_\_\_\_\_  
Telephone

*[Signature]*  
\_\_\_\_\_  
Signature, Owner

*P.O. Box 68*  
\_\_\_\_\_  
Address

*Adelphi GA 31620*  
\_\_\_\_\_  
City State

*229-561-0476*  
\_\_\_\_\_  
Telephone

**WARRANTY DEED**

P.O. Box 845  
Adel, GA 31620

BOOK 261 PAGE 030

STATE OF GEORGIA, COOK County. INSTRUMENT NO. 19134

THIS INDENTURE, made this 1st day of February, in the year of our Lord One Thousand Nine Hundred and Ninety-five Between Randall S. Acree, Russell A. Acree, and Dawn Acree, as tenants in common of the first part, and Acree Investments, Ltd. of the County of Cook of the State of Georgia, of the second part

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, and convey, unto the said part y of the second part, its successors heirs and assigns,

All those tracts or parcels of land listed on the attached Exhibit "A" and incorporated by reference herein.

NEVERTHELESS, HOWEVER, this deed and the warranties contained herein are subject to the following:

1. Ad valorem taxes for the year 1995 and subsequent years
2. Applicable restrictive covenants and/or easements of record.

Cook County, Georgia  
Real Estate Transfer Tax  
Date 3-2-95  
Paid Gift  
Chloe Falls  
Clerk of Superior Court

GEORGIA, COOK COUNTY  
OFFICE OF CLERK OF SUPERIOR COURT  
FILED FOR RECORD 3-2-95  
AT 12:00 O'CLOCK P M  
RECORDED 3-7-95 IN  
Deed BOOK 261 PAGE 30-36  
Chloe Falls CLERK

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said part y of the the second part, its successors heirs, executors, administrators, and assigns, in fee-simple. And the said part ies of the first part, their heirs, executors, administrators, the said bargained premises unto the said part y of the second part, its successors heirs, executors, administrators, against the said part ies of the first part, their heirs, executors, and administrators, and all persons whatsoever, shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their hand s and affixed their seal s, this day and year above written.

Signed, sealed, and delivered in presence of

James Brown (L.S.)  
Randall S. Acree (L.S.)  
Russell A. Acree (L.S.)  
Dawn Acree (L.S.)  
Chloe Falls  
Notary Public  
Cook County, Georgia  
My Comm. Expires July 8, 1999



## Exhibit "A"

TRACT 1: All that tract or parcel of land situate, lying and being in Land Lot 359 of the 9th Land District of Cook County, Georgia, and consisting of 111.64 acres, more or less, more particularly described by the certain plat of survey for Williams Investment Company, recorded in Plat Record Book 10, Page 71, in the Office of the Clerk of the Superior Court of Cook County, Georgia.

No allotments or quotas are being transferred in this conveyance.

TRACT 2: All that tract or parcel of land situate, lying and being in Cook County, Georgia, and more particularly described as being in Land Lots 375, 376 and 408 of the 9th Land District of Cook County, Georgia, as follows: Being designated Tract One, at 14.705 acres; Tract Two at 4.746 acres; Tract Six at 44.105 acres; Tract Seven at 17.199 acres; Tract 3 containing 0.762 acres; Tract 4 containing 45.107 acres and Tract 5 containing 48.134 acres according to that certain plat of survey prepared by Roy C. Hogan, Registered Land Surveyor, dated June 8, 1989, as the same appears of record in the Office of the Clerk of Superior Court of Cook County, Georgia, in Plat Record Book 8, Page 271, which plat is by due reference thereto incorporated herein and made a part hereof.

TRACT 3: All that tract or parcel of land situate, lying and being in Land Lots 236, 237, 270, and 271 of the 9th Land District of Cook County, Georgia, more particularly described by that certain plat of survey entitled "Survey for J.C. Danforth" dated the 16th day of April, 1979, and revised December 19, 1990, recorded in Plat Record Book 8, Page 293, in the records of the Superior Court of Cook County, Georgia. Said land is marked as Tract 3 on said Plat.

TRACT 4: All that tract or parcel of land situate, lying and being in Land Lots 314 and 331 of the 9th Land District of Cook County, Georgia, and being more particularly described by that certain plat of survey for William Investment Company, dated July 30, 1990, and recorded in Plat Record Book 36, Page 6, in the Office of the Clerk of the Superior Court of Cook County, Georgia.

No allotments or quotas are being transferred in this conveyance.

TRACT 5: All that tract or parcel of land situate, lying and being in Land Lot 328 of the 9th Land District of Cook County, Georgia. Said tract containing 35.94 acres and being more particularly shown and described on that certain plat of survey prepared by Roland Stan Folsom, Georgia Registered Land Surveyor for Russell A. Acree, dated May 13, 1994, and recorded in the Office of the Clerk of the Superior Court of Cook County, Georgia, in Plat Record Book 74, Page 5, to which plat is hereby referenced in aid of description.

TRACT 6: All that tract of parcel of land situate, lying and being 100 acres, more or less, in the 9th Land District of Cook County, Georgia, and lying and being in the southeast corner of Lot of Land No. 223 and in the southwest corner of Lot of Land No. 224 said 100-acre tract being bounded now or formerly as follows: North by an agreed and established line and land of Tom McGraw; South by original Land Lot line and on the West by an agreed and established line and lands of Mrs. H. J. Joiner, except 1/2 acre carved out of the southwest corner of Lot of Land No. 224. This is the same property as that property conveyed by L.E. McCramble to Mrs. H. E. Kretlow by that certain Warranty Deed dated February 16, 1922, and recorded in Deed Book 3, Page 283, Cook County, Georgia, deed records. Mrs. H. E. Kretlow is the same person as Mrs. Jessie Kretlow.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 224 of the 9th Land District of Cook County, Georgia. To find the POINT OF BEGINNING, commence at the center line intersection of Brushy Creek Road and County Road Number 76; thence East along the center line of County Road Number 76 178.43 feet to a point on the center line of County Road Number 76; thence North 2 degrees 53 minutes 34 seconds East for a distance of 15 feet to an iron pin and the POINT OF BEGINNING. From the POINT OF BEGINNING, thence North 2 degrees 53 minutes 34 seconds East for a distance of 19.82 feet to a point; thence North 55 degrees 27 minutes 50 seconds East for a distance of 34.71 feet to a point; thence North 71 degrees 50 minutes 10 seconds East for a distance of 39.30 feet to a point; thence North 84 degrees 58 minutes 79 seconds East for a distance of 36.89 feet to a point; thence North 80 degrees 9 minutes 43 seconds East for a distance of 64.96 feet to a point; thence North 54 degrees 59 minutes 29 seconds East for a distance of 67.82 feet to a point; thence North 76 degrees 07 minutes 38 seconds East for a distance of 52.30 feet to a point; thence North 86 degrees 28 minutes 34 seconds East for a distance of 65.86 feet to a point; thence South 1 degree 43 minutes 04 seconds West for a distance of 155.67 feet to a point on the North margin of County Road Number 76; thence North 82 degrees 11 minutes 08 seconds West for a distance of 28.68 feet to a point; thence North 79 degrees 55 minutes 44 seconds West for a distance of 30.50 feet to a point; thence along the North right-of-way line of County Road Number 76 with an arc radius of 266.03 on an arc radius of 1,597.90 feet to a point; thence North 89 degrees 28 minutes 04 seconds West for a distance of 11.08 feet to the POINT OF BEGINNING.

Said tract contains .70 acres more particularly shown and described on that certain plat of survey prepared by Hogan Surveying Company for Joe Alley, dated October 17, 1989, to which plat reference is hereby made for all purposes including in aid of description.

**TRACT 7:** All that tract or parcel of land situate, lying and being in Lots of Land Numbers 236 and 237 of the 9th Land District of Cook County, Georgia containing 135.460 acres, more or less, and bounded as follows (now or formerly): on the North by lands of T. N. McCranie; on the East by V. L. VanBrackle and W. O. McCranie lands; on the South by the Sparks-Massee County Road; and on the West by the Sparks-Brushy Creek Road, all as directed by map or plat of survey by DeVane Associates, Surveyors, on the 20th day of May, 1968, and recorded in Plat Book 3, Page 154, in the Office of the Clerk of Cook County, Georgia, Superior Court, to which map or plat of survey and the record thereof particular reference is hereby made.

**LESS AND EXCEPT:** All that tract or parcel of land situate, lying and being in Land Lots 237 & 236 of the 9th Land District of Cook County, Georgia, and being more particularly described as follows: Beginning at the northeast corner of the intersection of the right-of-way of County Road 38 and the right-of-way of County Road 76; thence North along the right-of-way of County Road 76 North 7 degrees 16 minutes 42 seconds West a distance of 630.00 feet to a point; thence North 85 degrees 43 minutes 30 seconds East a distance of 650.03 feet to a point; thence South 6 degrees 21 minutes 33 seconds East a distance of 722.85 feet to a point along the right-of-way of County Road 38; thence North 86 degrees 01 minutes 42 seconds West a distance of 650.03 feet to the POINT OF BEGINNING. Said tract contains 10.00 acres.

Said property is more particularly described in that certain plat of survey for Darrell Bryan and Karen Bryan, dated November 19, 1993, and recorded in Plat Record Book 69, Page 2, in the Records of the Clerk of the Superior Court of Cook County, Georgia. Said plat of reference is incorporated by reference herein in aid of description.

**TRACT 8:** All that certain tract or parcel of land containing 206.154 acres, more or less, in Land Lots 224, 225, 236 and 237 of the 9th Land District of Cook County, Georgia, and being more particularly described as follows: To obtain the POINT OF BEGINNING, begin at the southeast corner of Land Lot 224 and travel thence South 88 degrees 42 minutes 45 seconds East 1,243.501 feet to the POINT OR PLACE OF BEGINNING of the tract herein described; thence travel South 88 degrees 42 minutes 45 seconds East 1,265.753 feet; thence travel South 00 degrees 05 minutes 32 seconds West 981.687 feet; thence travel North 88 degrees 21 minutes 56 seconds West 2,894 feet; thence travel North 00 degrees 15 minutes 17 seconds West 950.588 feet; thence travel North 37 degrees 50 minutes 16 seconds West 14.317 feet; thence travel South 89 degrees 42 minutes 05 seconds West 3,177.205 feet; thence travel North 04 degrees 30 minutes 11 seconds West 1,616.097 feet; thence travel South 70 degrees 48 minutes 31 seconds East 955.362 feet; thence travel South 84 degrees 34 minutes 31 seconds East 2,053.350 feet; thence travel South 89 degrees 59 minutes 05 seconds East 728.226 feet; thence travel North 00 degrees 46 minutes 27 seconds East 355.906 feet; thence travel South 84 degrees 31 minutes 04 seconds East 1,237.541 feet; thence travel South 00 degrees 02 minutes 56 seconds West 1,358.838 feet to the POINT OR PLACE OF BEGINNING of the tract herein described. Said tract of land is more particularly described according to that plat of survey entitled "Property of T. N. McCranie Estate," prepared by Robert P. Jolley, Jr., Registered Land Surveyor, in June, 1982, said plat being recorded in Plat Book 8, Page 116, in the Office of the Clerk of the Superior Court of Cook County, Georgia, and being by reference incorporated herein.

**LESS AND EXCEPT:** All that tract or parcel of land situate, lying and being in Land Lot 225 of the 9th Land District of Cook County, Georgia, containing 17.5 acres and being more particularly described as follows: for a point of reference begin at a concrete monument located at the southwest corner of Land Lot 225; thence proceed North 00 degrees 46 minutes 07 seconds East along the West line of said Land Lot for a distance of 51.17 feet to a point; thence proceed North 89 degrees 42 minutes 04 seconds East a distance of 622.22 feet to the POINT OF BEGINNING, being an iron pin located on the North margin of County Road #166; thence proceed North 00 degrees 19 minutes 22 seconds East a distance of 1335.12 feet to an iron pin; thence South 84 degrees 31 minutes 04 seconds East a distance of 623.40 feet to a concrete monument; thence South 00 degrees 19 minutes 22 seconds West a distance of 510.00 feet to an iron pin located on the North margin of a county-maintained road; thence North 89 degrees 40 minutes 38 seconds West a distance of 50 feet to an iron pin located on the North margin of said road; thence proceed South 00 degrees 19 minutes 22 seconds West along the West margin of said road for a distance of 639.65 feet to an iron pin located on the North margin of County Road #166; thence South 32 degrees 16 minutes 09 seconds West along the North margin of County Road #166 a distance of 32.73 feet to a point; thence South 46 degrees 00 minutes 23 seconds West along the North margin of said road for a distance of 56.56 feet to a point; thence South 62 degrees 52 minutes 17 seconds West along the North margin of said road a distance of 57.27 feet to a point; thence South 72 degrees 45 minutes 59 seconds West along the North margin of said road a distance of 57.98 feet to a point; thence South 79 degrees 10 minutes 24 seconds West along the North margin of said road a distance of 58.18 feet to a point; thence South 86 degrees 52 minutes 50 seconds West along the North margin of said road a distance of 49.92 feet to a point; thence South 88 degrees 38 minutes 09 seconds West along the North margin of said road a distance of 39.25 feet to a point; thence South 89 degrees 42 minutes 04 seconds West along the North margin of said road a distance of 260.86 feet to the POINT OF BEGINNING.

This being the same property delineated in that certain map or plat of survey dated June 16, 1993, and entitled "Plat of Survey for Joyce D. Moore," to which plat reference is herewith made for all purposes in aid of description.

**TRACT 9:** All those tracts or parcels of land situate, lying and being in Cook County, Georgia, and more particularly described as follows:

TRACT A: 95.459 acres, more or less, of Lot of Land Number 221 of the 9th Land District of Cook County, Georgia, commencing at a point where the West margin of 1-75 intersects with the original north lot line of said lot and run thence South 10 degrees 5 minutes East 1700.0 feet to an agreed point; thence continuing along the West margin of 1-75 South 12 degrees 47 minutes East 1276.7 feet to an agreed point; thence South 88 degrees 3 minutes West 1743.2 feet to the west lot line of said Lot; thence North 0 degrees 41 minutes East along agreed line 2940.5 feet to an agreed point; thence along an agreed line North 88 degrees 50 minutes East 451.0 feet; North 87 degrees 39 minutes East 523.0 feet, and North 87 degrees 30 minutes East 152.5 feet to the West margin of 1-75, the POINT OF BEGINNING. Included in the description of Tract 1 above is that certain ingress-egress easement dated April 28, 1969, recorded in Deed Book 92, at Page 453, in the Office of the Clerk of the Superior Court of Cook County, Georgia, which said easement provides ingress-egress from Barneyville Public Road to Tract #1; said deed by reference being incorporated herein.

TRACT B: 185.977 acres, more or less, of Lot of Land Number 221 of the 9th Land District of Cook County, Georgia, commencing at a point where the East margin of 1-75 intersects with the original North lot line of said lot and run thence North 89 degrees East 2000.4 feet to the center line of U.S. Highway 41; thence South 19 degrees 56 minutes East 884.2 feet to an agreed point; thence South 15 degrees 41 minutes East 994.6 feet to an agreed point; thence South 79 degrees 16 minutes West 631.5 feet to an agreed point; thence South 10 degrees 16 minutes West 737.6 feet to an agreed point; thence South 44 degrees 6 minutes West 341.6 feet to an agreed point; thence South 25 degrees 54 minutes East 600.1 feet to an agreed point; thence South 64 degrees 54 minutes East 1,229.0 feet to the east original lot line of said Lot; thence South 4 minutes East 344.1 feet to an agreed point; thence South 89 degrees 46 minutes West 2,203.7 feet to the East margin of 1-75; thence North 13 degrees 23 minutes West 2,583.0 feet along said East margin to an agreed point; thence North 10 degrees 5 minutes West 1700.0 feet along said East margin to the North original lot line of said lot, the POINT OF BEGINNING.

LESS AND EXCEPT: All that certain tract or parcel of land containing 40 acres, more or less, located in Land Lot 221, in the 9th Land District of Cook County, Georgia, which is more particularly described in that certain Plat of Survey prepared for Southern Construction and Forestry Salvage, prepared by Robert P. Jolley, Jr., Georgia Registered Surveyor, recorded in Plat Book 8, Page 77, in the records of the Clerk of the Superior Court of Cook County, Georgia, which plat and description is incorporated herein by reference and made a part of this description.

TRACT C: 53.157 acres, more or less, of Lot of Land Number 194 of the 9th Land District of Cook County, Georgia, commencing at the center point intersection of Barneyville Road with U.S. Highway 41, and running thence South 80 degrees 18 minutes East along the center line of Barneyville Road 557.4 feet to an agreed point; thence South 7 degrees 17 minutes East along an agreed line 1432.4 feet to the south original lot line of Lot 194; thence South 89 degrees West along the south original line of said Lot 1669.8 feet to an iron pin; thence North 5 degrees 19 minutes East along an agreed line 1664.3 feet to the center line of the Barneyville Road; thence South 81 degrees 47 minutes East 792.4 feet, along the center line of Barneyville Road to the center line of U.S. Highway 41, the POINT OF BEGINNING. Reference is made to a plat prepared by H. J. Hollana, Civil Engineer, dated September 13, 1967, and recorded in Plat Book 3, at Page 113, Cook County Deed Records.

LESS AND EXCEPT: 2.2 acres, more or less, described as follows: Commence at the intersection of the center lines of U.S. Highway 41 and the Barneyville Public Road and run thence North 81 degrees 47 minutes West for a distance of 792.4 feet to a point; thence run South 5 degrees 19 minutes West for a distance of 40 feet to a point on the South right-of-way line of the Barneyville Public Road which is the POINT OF BEGINNING; run thence South 5 degrees 19 minutes West for a distance of 1,624.3 feet, more or less, to a point on the South land lot line of said Land Lot 194; run thence North 89 degrees East along the said South land lot line of said Land Lot 194 for a distance of 60 feet to a point; run thence North 5 degrees 19 minutes East to a point on the South right-of-way line of the Barneyville Public Road; run thence North 81 degrees 47 minutes West and along the South right-of-way line of Barneyville Public Road for a distance of 60 feet, more or less, to the POINT OF BEGINNING.

TRACT D: All that tract or parcel of land situate, lying and being in the County of Cook, State of Georgia, being 1.275 acres, more or less, of Land Lot 194, of the Ninth Land District of said State and County, being more particularly described as follows: COMMENCE at the intersection of the south line of said Land Lot 194 and the East right-of-way of Interstate 75 Highway and from this POINT OF BEGINNING run North 8 degrees 56 minutes West along the East right-of-way of said Interstate 75 for a distance of 774 feet to the P.T. of a converse curve; thence along said curve, which radius is 191.01 for a distance of 308.80 feet to the P.C. of said curve; run thence North 83 degrees 42 minutes East for a distance of 37.15 feet to the P.T. of inverse curve; run thence along said curve, which radius is 194.72 for a distance of 255.58 feet to the P.C. of said curve; run thence North 8 degrees 29 minutes East for a distance of 500 feet to a point on the south right-of-way line of the Barneyville Public Road; run thence in an easterly direction along the South right-of-way of said Barneyville Public Road for a distance of 30 feet to a point; run thence South 8 degrees 29 minutes West for a distance of 500 feet to the P.C. of a converse curve; run thence along said curve, which radius is 224.72 for a distance of 294.95 feet to the P.T. of said curve; run thence South 83 degrees 42 minutes West for a distance of 37.15 feet to the P.C. of an inverse curve; run thence along said curve which radius is 161.01 for a distance of 260.30 feet to the P.T. of said curve; run thence South 8 degrees 56 minutes East for a distance of 778.8 feet to a point on the south line of said Land Lot 194; run thence in a westerly direction along said land lot line for a distance of 30.38 feet to the POINT OF BEGINNING. Reference is made to a plat of said property as prepared by Harold G. Harper dated February 11, 1969, and recorded in Plat Book 3, at Page 192,



Cook County Records. Being the same lands conveyed by Warranty Deed from Mrs. Elizabeth Sirmans, dated February 14, 1969, as recorded in Deed Book 92, at Page 65, Cook County Records, subject to the right of ingress and egress as therein reserved by Mrs. Elizabeth Sirmans.

Subject to all existing easements for public utilities and roads now in use.

Being a portion of the same property heretofore conveyed to The Federal Land Bank of Columbia by a Foreclosure Deed dated December 4, 1984, and recorded in Book 152, Pages 674-678, Office of the Clerk of Superior Court of Cook County, Georgia.

TRACT 10: All that tract or parcel of land situate, lying and being in Lot of Land No. three hundred sixty-two (362) in the Ninth Land District of Cook County, Georgia, consisting of two and five-tenths (2.5) acres, more or less, described as follows: Beginning at a point on the Old Union Road where the run of a branch crosses the said Old Union Road, go South 12 degrees East 665 feet, more or less, along the said Old Union Road to the lands now or formerly of P. M. Parrish; thence go South 76 degrees 30 minutes West a distance of 270 feet, more or less, along the lands now or formerly of P.M. Parrish, to an agreed corner, thence in a northerly direction to an agreed corner on the run of a branch; thence in a northeasterly direction along the run of said branch to the said Old Union Road or starting point. Said lands are bounded on the north by lands now or formerly of D. E. Jackson and lands now or formerly of J. R. Lynn; on the East by the Old Union Road; on the South by lands now or formerly of P. M. Parrish, and on the west by an agreed line and lands now or formerly of D. E. Jackson. Being the same lands as conveyed by D. E. Jackson to P. J. Castleberry by a Warranty Deed dated March 13, 1947, and recorded in Deed Book 30, Page 220 in the Office of the Clerk of Cook Superior Court.

This conveyance is made expressly subject to that certain Security Deed in favor of Adel Banking Company dated October 15, 1987, in the original principal amount of \$350,000.00. Said Deed is recorded in Deed Book 175, Page 269, in the office of the Clerk of Superior Court of Cook County, Georgia. The above-referenced property is listed as "Tract 6" on said Security Deed.

TRACT 11: All that tract or parcel of land lying and being in Land Lot No. 362 of the 9th Land District, Cook County, Georgia, consisting of one (1) acre and bounded now or formerly as follows: North by land of Adel Church of God, East and South by lands of Jim Hood Construction Company and West by right-of-way of U.S. Highway 41; said tract of land is more particularly described according to a plat thereof prepared by Tommie R. Taylor, Registered Surveyor, on October 10, 1975, and recorded in the Office of the Clerk of the Superior Court of Cook County, Georgia, in Plat Book 61, Page 180.

TRACT 12: All that tract or parcel of land situate, lying and being in the City of Adel, Cook County, Georgia, fronting East on Devane Street 100 feet, and running back same width a distance of Third Street, East by Devane Street; South by lands of Charlie Hamner; and West by lands of Archie Townsend. There is situated on the above-described tract a one-story brick veneer dwelling.

TRACT 13: All that tract or parcel of land situate, lying and being in the City of Adel, Cook County, Georgia, and being more particularly described as follows: Beginning at the intersection of Canal Street, also known as Nancy Street, and West Seventh Street, run west along the margin of West Seventh Street a distance of 100 feet, more or less, for a POINT OF BEGINNING; thence run West still along the margin of West Seventh Street a distance of 112 feet, more or less, to an agreed corner; thence run south along an agreed line 83 feet, more or less, thence run East along an agreed line a distance of 107.5 feet, more or less, to an agreed corner and thence run north a distance of 105 feet, more or less, along an agreed corner, which is the POINT OF BEGINNING. There is situated on the above-described tract a one-story frame dwelling. These lands are the same lands as deeded by Avery P. Beall to Odis and Zetta Leo Brown by Warranty Deed as recorded in Deed Book 92, Page 107, Cook County, Georgia, records.

TRACT 14: All that tract or parcel of land situate, lying and being Lots 9 and 10 of Block "A" of the King Addition to the Town of Adel, a plat whereof being recorded in Deed Book 45, Page 437 in the Office of the Clerk of the Superior Court of Cook County, Georgia. There is situated on the above-described tract a one-story frame dwelling.

TRACT 15: All that tract or parcel of land situate, lying and being in the City of Adel, Cook County, Georgia, and being Lot No. 8 in Block No. 3 in the Mitchell Subdivision Annex, a plat of said Subdivision being recorded in Deed Book 45, Page 441, of the records of the Clerk of the Superior Court of Cook County, Georgia. Said lot fronts East on Gordon Avenue 80 feet and runs back West of even width 100 feet and is bounded now or formerly as follows: North by Lot No. 7 owned by Lamar Postell; East by Gordon Avenue; South by Lot No. 9, owned by Everett Rowan, and West by Lot No. 6 owned by Perry Gandy. There is situated on this tract a one-story cement block dwelling.

TRACT 16: All that tract or parcel of land situate, lying and being in the City of Adel, County of Cook, fronting north 90 feet on the Post Road leading to the former site of the Midway School House, being located in the 9th Land District and extending back 100 feet. Said parcel of land is a part of the tract heretofore deeded to Briggs Martin by F. W. Mitchell, and the lands herein conveyed are located 600 feet from the run of Bear Creek. Beginning at this point go west along the right-of-way of the Post Road 90 feet to a point, thence South 100 feet to a point, thence East 90 feet to a point, thence North 100 feet to the POINT OF BEGINNING. The within described tract has situated thereon a one-story concrete block residence.

TRACT 17: All that tract or parcel of land situate, lying and being in the City of Adel, and in the Lot of Land No. 315 in the 9th Land District of said county, described as follows: BEGINNING at the Northwest intersection of the National Highway and the Old Nashville & Moultrie Public Road, and thence run North on the West right of way line of said National Highway approximately 70 yards to land of the Estate of Mrs. Mary Vittum, thence West along an agreed line and land of the Estate of Mrs. Mary Vittum to the right-of-way of GS&P Railway Company; thence south to the Nashville and Moultrie Old Public Road; thence East along said public Road to the POINT OF BEGINNING. Said land is the same as deeded to W. E. Connell by F. W. Mitchell and S. L. Hutchinson by deed dated September 25, 1948. THERE IS EXCEPTED, HOWEVER, a tract deeded by W. E. Connell to Mrs. Ollie Green by deed dated November 9, 1950; and ALSO, a tract deeded by W. E. Connell to H. A. Sessions by deed dated January 15, 1953.

TRACT 18: All that tract or parcel of land situated, lying and being in Lot of Land No. 315 of the 9th Land district of Cook County, and consisting of 2.9616 acres known as Tract "F" of a plat of this tract and other tracts, prepared by William H. Branch, Jr., Surveyor, dated April 30, 1976, and recorded in Plat Book 6, Page 121, Cook County Records, reference to which is hereby made.

TRACT 19: All that tract or parcel of land situate, lying and being 70 acres, more or less, of Lot of Land No. 375 in the Ninth Land District of Cook County, Georgia, bounded as follows: North by lands of Avery Sumner and Joy A. Sumner, and by lands of the Church of God of Adel; East by a roadway, separating lands herein described from lands now or formerly owned by Roscoe Leavens; South by lands of the Estate of D. E. Jackson, or formerly owned by D. E. Jackson; West by the right-of-way of U. S. Highway 41, LESS AND EXCEPT one (1) acre bounded now or formerly as follows: North by lands of The Adel Church of God; East and South by lands of Jim Hood Construction Company; and West by the right-of-way of U. S. Highway No. 41. Said EXCEPTED tract is more particularly described according to a plat thereof prepared by Tommy R. Taylor, Registered Surveyor, on the 10th day of October, 1975, and recorded in the Office of the Clerk of the Superior Court of Cook County, Georgia, in Plat Book 6, Page 180.

TRACT 20: All that tract or parcel of land situate, lying and being in the City of Adel, Cook County, Georgia, fronting north on West Eighth Street 185 feet, running back south of even width a distance of 200 feet, being bounded as follows: North by West Eighth Street; East by lands of Mrs. Lenton Fausett; South by lands formerly owned by A.M. Holton; and West by Burwell Avenue. there is situated on the above-described tract a one-story frame dwelling. Property is known as 111 West 8th Street in the present system of City of Adel numbering.

TRACT 21: All that tract or parcel of land situate, lying and being in the Ninth Land District of Cook County, Georgia, and in the City of Adel, and more particularly described as follows: Beginning at a point on the north margin of Rogers Street a distance of 145 feet (measured along such north margin and its prolongation) east of the center line of Carol Avenue; and running thence along the north margin of Rogers Street north 76 degrees 40 minutes East a distance of 75 feet to a point; thence north 13 degrees 00 minutes West a distance of 137 feet to a point; thence South 76 degrees 40 minutes West a distance of 75 feet to a point; thence South 13 degrees 00 minutes East a distance of 137 feet to a point on the north margin of Rogers Street, the POINT OF BEGINNING. The aforesaid lot is designated as Lot No. 4 in Book C of Lynwood Subdivision according to a map or plat of survey thereof recorded in Deed Book 34, Page 2, in the Office of the Clerk of the Superior Court of Cook County, Georgia.

ALSO, all that tract or parcel of land situate, lying and being in Lot of Land No. 362 in the Ninth Land District of Cook county, Georgia, and described as follows: Beginning at the intersection of Carol Avenue and Rogers Street, go along the north side of Rogers Street east 200 feet for a POINT OF BEGINNING; from this POINT OF BEGINNING go in an easterly direction ten feet to lands of J.R. Lynn; thence in a northerly direction 100 feet to an agreed corner; thence in a westerly direction 10 feet to lands of Terrell Purvis (formerly); thence run south along the property line formerly of Terrell Purvis, now of Bruce McDaniel, et. ux., 100 feet to Rogers Street, the POINT OF BEGINNING. There is situated on the above-described tract a one-story frame dwelling.

TRACT 22: All that tract or parcel of land situate, lying and being in the City of Adel, Cook County, Georgia, fronting equal width 80 feet, more or less, the southeast corner of said tract being 162 feet, more or less, from the northwest corner of the intersection of Stanley Court and West Third Street. The above-described property is bounded on the south by lands of Harold Spradley, on the north by lands now or formerly of Alvin C. and Mary Bennett, on the East by Stanley Court and on the West by lands now or formerly of Hubert Fulghum and Clarence E. Hilburne. This property has appeared in the chain of title showing a 144 feet frontage which error appeared in the deed records through a drafting error. This is the same property that appears in the following Cook County, Georgia, deed records.

Book	Page	Book	Page
125	445	105	107
122	432	97	532
114	372	97	529
114	370	82	36
112	403	61	339
110	137	59	509

TRACT 23: All that tract or parcel of land situate, lying and being in the City of Adel, Cook County, Georgia,

fronting forty feet on Parrish Avenue and running back East 90 feet to lands of Alex Futch, bounded now or formerly as follows: North by lands of E. Z. Dumas, East by lands of Alex Futch, South by lands of Buddy Warren and West by Parrish Avenue.

TRACT 24: All that tract or parcel of land situate, lying and being in the City of Adel, Cook County, Georgia, and being Lot No. Ten in Block No. Two in Mitchell Subdivision Annex, according to a plat thereof recorded in Deed Book 45, Page 441, of the records of the Clerk of Superior Court of Cook County, Georgia. Said lot fronts East on Gordon Avenue 80 feet, and runs back northerly even width 100 feet.

ALSO: All that tract or parcel of land situate, lying and being in Land Lot No., 329, of the 9th Land district of Cook County, Georgia, and being more particularly described as Lot No. 9 in Block No. Two of the Mitchell Subdivision Annex, a plat of said Annex dated January 31, 1957, being recorded in the office of the Clerk of Superior Court of Cook County, Georgia, in Deed Book 45, Page 441, and to which reference is made for a more complete description. Said lot fronts East 80 feet on Gordon Avenue and runs back West of equal width 136.87 feet. The northeast corner of this tract being 160 feet South of the southwest corner of Gordon Avenue and James Street intersection. There is situated on this tract a one-story brick veneer dwelling.

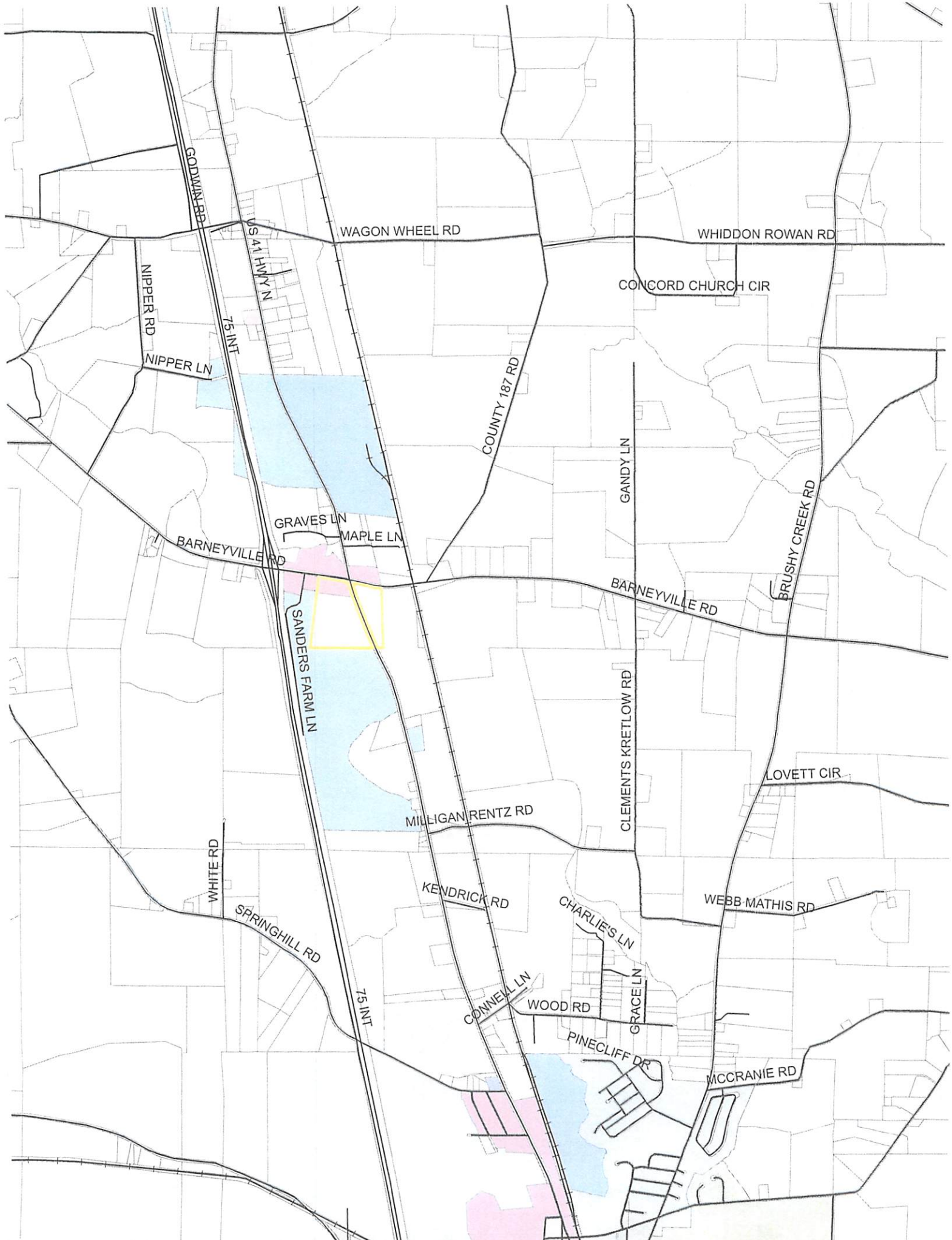
LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in the City of Adel, Cook County, Georgia, and being the southernmost 40 feet, more or less, of Lot No. 10 in Block No. 2 of the Mitchell Subdivision Annex, said Lot 2 being more particularly depicted on that certain plat of survey recorded in Deed Book 45, Page 441, of the records of the Clerk of Superior Court of Cook County, Georgia, said lot fronts east on Gordon Avenue 40 feet, more or less, and runs back northerly even width 100 feet. Said tract being bounded now or formerly on the south by lands of Lucy Acree and on the north by lands of Ruby Dees (being the northern one-half of said Lot 10). It is the intention of this exception to except the southern one-half of said lot only. Said tract is a portion of Tract 1 described in Deed Book 2197, Page 044, said County Deed records.

TRACT 25: All that tract or parcel of land fronting West on Hutchinson Avenue, 107 feet and extending East along Carter Street, formerly called New Street, of even width 110 feet to a 10-foot alley, and being bounded on the North by lands formerly of Mrs. M. E. Wells, East by an alley, South by Carter Street and West by Hutchinson Avenue. Said Tract being further described as being the home plat of Mrs. Abbie Tomlinson, said property being located in the City of Adel, Georgia, same having an address of 406 North Hutchinson Avenue.

TRACT 26: All that tract or parcel of land situate, lying and being in the City of Adel, and being Lot No. 8 in Block No. 2 in the Mitchell Subdivision Annex, a plat of said subdivision annex being recorded in Deed Book 45, Page 441, of the Public Records of Cook County, Georgia. Said lot fronts East on Gordon Avenue 80 feet and runs back west of even width 100 feet and is bounded on the North by Lot No. 7, East by Gordon Avenue, South by Lot No. 9, and West by Lot No. 6. There is situated on this tract a one-story brick veneer dwelling.

Filed 3/7 1995 at 12:30 PM  
Recorder 3/7 1995





GODWIN RD

WAGON WHEEL RD

WHIDDON ROWAN RD

NIPPER RD

NIPPER LN

US 41 HWY N

75 INT

COUNTY 187 RD

CONCORD CHURCH CIR

GRAVES LN

MAPLE LN

BARNEYVILLE RD

SANDERS FARM LN

GANDY LN

BARNEYVILLE RD

BRUSHY CREEK RD

MILLIGAN RENTZ RD

LOVETT CIR

WHITE RD

SPRINGHILL RD

KENDRICK RD

WEBB MATHIS RD

75 INT

CONNELL LN

CHARLIE'S LN

WOOD RD

GRACE LN

PINECLIFF DR

MCCRANIE RD

# Veracor Management, LLC

827 Fairways Court, Suite 202, Stockbridge, GA 30281

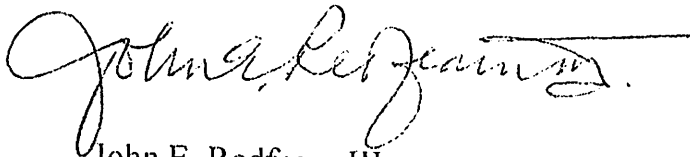
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Acre Investments, Ltd  
Attn: Dr Russell Acree  
600 N Parrish Ave  
Adel, GA 31620

January 15, 2020

The purpose of this Memorandum is to assist in the Rezoning process of those parcels of property described in the Amendment to the Agreement of Sale dated December 13, 2019 between Acree Investments, Ltd and Veracor Management, LLC. The project(s) envisaged to be constructed and operated on these parcels would not create emissions and/or solid waste substances and therefore are consistent with **Light Industrial** zoning. Therefore, Light Industrial zoning is sufficient and appropriate for the water plant, plastic optical lens manufacturing, and distribution center operations planned for said property and parcels. We will print our own packaging materials for each respective operation. Thank you for your diligent assistance in obtaining the proper zoning for our project.

Very respectfully,



John E. Redfearn III  
Managing Member  
Veracor Management, LLC

- cc: 1. Lisa Collins; Executive Director, Cook County Economic Development Council  
2. Jess Permenter; Director, Cook County Building & Zoning Dept