

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: 6/3/2020
Re: Rezoning request from Billy N. Welch

Nature of Request

The Applicant request to rezone their property from AU- Agriculture to WLI- Wholesale Light Industrial.

See attached map with subject's property highlighted in yellow.

Statement of Applicant's intent

The Applicant intends to have an Auto Shop.

Planning Considerations

- Property is located on local paved road.
- The property adjoining this property is owned by the Scruggs Company, and is zoned WLI- Wholesale Light Industrial.
- This would not be considered spot zoning.
- The surrounding properties are being used as residential and farmland.

Planning Commission Recommendation

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on July 6th, 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 June 25th, 2020 at 6:30P.M. at the Cook County Commissioners Office, 1200 S. Hutchinson Ave., Adel, GA. Application to be considered is as follows:

Application #2020-03: The property sought to be rezoned is owned by Billy N. Welch located on the Old Quitman Road, Adel, GA. Map/Parcel 0041 057 and 0041 038 The request is to rezone the property from AU- Agriculture 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. 2020-03 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.

REZONING APPLICATION
MAP AMENDMENT
1, GEORGIA

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: June 25th 2020

PLACE: Admin B ID

TIME: 6:30 pm

COUNTY COMMISSIONERS

DATE: July 6th 2020

PLACE: Admin B ID

TIME: 6 pm

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.

Billy N Webb
Owner/Agent

5-29-2020
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 Billy Webb
Address 1779 Oldquittman Rd Adel Ga 31620
(City) (State) (Zip)

2. The property sought to be rezoned is located at 1779 Oldquittman Rd
Between _____ Street and _____
_____ and has frontage of _____ feet or 3.855 acres.

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

AU To WLI
(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:

Auto shop

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? Yes If yes, what is the use? Storage 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. _____

Bill Webb
Signature, Owner

1729 Oldgutman Rd
Address

Adel GA
City State

229-507-2409
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:

Billy N. Wehl
Signature, Owner

Address

Telephone

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):

Signature, Agent

Address

City State

Telephone



Signature, Owner

Address

City State

Telephone

LEGEND	
○	Iron Pin Found
●	Iron Pin Set (1/2" x 6")
□	Concrete Marker Found
■	Concrete Marker Set
△	Corner NOT Instrumented

SURVEY DATA

Error of closure (plot): 1 in 50,000+
 Error of closure (field): 1 in (no field work)
 Field work started on: NA
 Field work completed on: NA

SURVEYORS CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 15-6-67, the registered land surveyor hereby certifies that this plat has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning 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:

COOK COUNTY BUILDING/ZONING DEPARTMENT DATE

The signed seal of the surveyor further certifies that this plat complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks' Cooperative Authority. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

300 0 300 600 900
 GRAPHIC SCALE - FEET

Plat of survey for:
Billy N. Welch
 and
Heather J. Welch
 Land Lots 406 & 407, 9th L.D.,
 Cook County, Georgia.

Scale: 1" = 300'

March 6, 2020

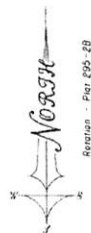
NOTE: No field work required for the preparation of this plat. Plat drawn from other plats of record.

George W. Street &
 Jared M. Howell
 Dates 771-812 & Plat 295-28

Billy N. Welch &
 Heather J. Welch

Billy N. Welch &
 Heather J. Welch

The Scruggs Company
 2nd 4th St. & 1st 1st St.



Carter Surveying, L.L.C.
 246 McCrea Road
 Willacoochee, Georgia 31650
 Established 2004

Job # 166-0915	Plot # 166-0075
Map # parcels:	0041 038 and 007 (affected)
PH: 912-534-5065 email: gmc@cartersurveying@gmail.com	