

July 6, 2020

Via Fedex Overnight: 770880688330


Cook County Administration
Attn: Faye Hughes
1200 South Hutchinson Avenue
Adel, GA 31620

RE: Annexation Petition of Adel Industrial Development Authority.

Dear Ms. Hughes:

Please find enclosed a copy of the Petition of the Adel Industrial Development Authority to annex approximately 171.026 acres into the City of Adel. I have attached the Application for the annexation which includes a legal description (Exhibit 1) and a plat (Exhibit 2). The area sought to be annexed is identified as Tract 1 on said plat. If you have questions or concerns, please do not hesitate to contact me.

Kind Regards,
COLEMAN TALLEY



TIM TANNER

Enclosure

Cc: Daniel Connell (*via email and first class mail*)
John Flythe (*via email and first class mail*)
Rhonda Rowe (*via email and first class mail*)

**Administrative Appeals, Annexation, Special Exception and/or Variance
Application for Cook County, City of Adel, City of Cecil, City of Lenox or City of
Sparks**

Dear Sir or Madam:

Attached please find the required application for an Administrative Appeal, Special Exception or a Variance. The application must be filed in the office of the Zoning Administrator, Cook County Commissioners' office, by the first day of the month in order to be reviewed by the Greater Cook County Planning Commission at their monthly meeting.

In addition to the completed application, the following is required:

1. Application fee for \$250.00, cost of legal advertisement.
2. Names and mailing addresses of all adjoining or adjacent property owners (side, front, rear, across the street, etc.) NO TENANT NAMES PLEASE. Failure to supply this required information will result in automatic tabling by the Planning Commission.

Your application will be reviewed and heard by the Planning Commission as follows and you or your authorized representative are required to attend the meeting. Failure to do so will result in your application being table by the Planning Commissioner.

Planning Commission Meeting

Date: June 25th 2020

Place: Admin Bld

Time: 6:30pm

County Commission or City Council Meeting:

County or City of Adel

Date: July 6th 2020

Place: City of Adel - City Hall

Time: 5:30pm

If you have any questions concerning this application, please contact Building/Zoning at 229-896-8337 or regina_singletary@windstream.net

The signature below acknowledges receipt by the applicant and/or his duly authorized representative of the above reference information.

**Administrative Appeals, Annexation, Special Exception and/or Variance
Application for Cook County, City of Adel, City of Cecil, City of Lenox or City of
Sparks**

Owner/Agent: Adel Industrial Development Authority Date: March 5, 2020

FILE NO: _____

I (We) _____

respectfully request that a Special Exception/ Variance be made to the City of _____ or
Cook County's Zoning Ordinance for the following:

() A request to establish a _____
in a _____ zoning district as a special exception.

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

(x) Annexation
The Adel Industrial Development Authority requests that the 171.026 acres of land
described in the attached Exhibits 1 and 2 be annexed into the City of Adel with a
Heavy Industry (HI) zoning.

The premises affected are situated at (address): Address presently unknown. The property is
located in Land Lots 421,454 and 455 in the 9th Land District of Cook County, GA and
is South of Fausett Rd, West of Southern Railway, East of I-75 and land of Otis
Fausett, Jr. and North of South GA Motor Sports. in an Agricultural zoning district.

Remarks: The purpose of the annexation is to use the property for industrial expansion.
At present the precise use is unknown, but it will be used for a purpose
permissible in Heavy Industry (HI) zoning district.

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

Does applicant own property? yes

What is the approximate cost of the work involved? unknown at this time.

**Administrative Appeals, Annexation, Special Exception and/or Variance
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Sparks**

Current Property Use: Agricultural

A Plat Must Be Submitted Showing the Following:

1. The size and location of the lot. See attached Exhibit "2"
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 or development in accordance with the plans herewith submitted within one year for date of filing this appeal.~~ This is not an application for Appeal. This is an annexation application for annexation into the City of Adel with a zoning of Heavy Industry (HI)

Signature of Owner
P. O. Box 486
Adel, GA 31620

Address

229-560-1038

Telephone No.

h_mcclain@windstream.net

Email Address

March 5, 2020

Date

Signature of Applicant

Address

Telephone No.

Email Address

Date

FOR USE OF STAFF ONLY

Hearings Advertised: _____

Date of Hearing(s), County Commission or City Council _____

Action of the County Commission or City Council _____

Exhibit "1"

All that tract or parcel of land situate, lying and being 171.026 acres in Land lots 421, 454 and 455 in the 9th Land District, Cook County, Georgia, and designated as Tract 1, all according to a Plat of Survey entitled "Plat of Survey for Williams Investment Company" prepared by Hampton & Associates Surveying Co., dated October 12, 2009 and recorded in Plat File E2019, Page 56, Cook County Deed Records. Said plat is incorporated herein and made a part of this description.



Cook County Zoning Map

hwy41 south



Show search results for **hwy41**



M.J. TAYLOR DR

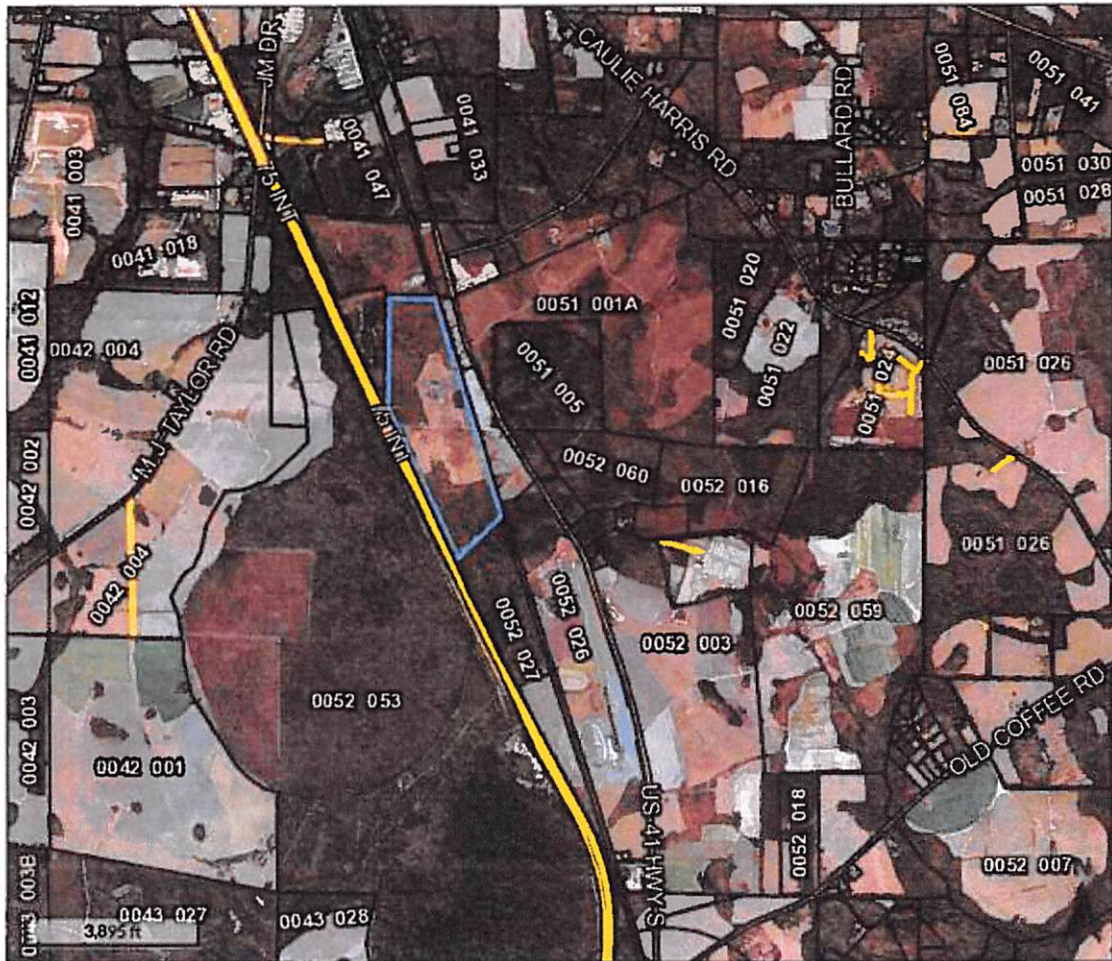
75INT

75INT

FAUSETT RD

US 41 HWY S

600ft



Overview

Legend

-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	0052 054	Owner	ADEL INDUSTRIAL DEVELOPMENT	Last 2 Sales			
Class Code	Agricultural		AUTHORITY	Date	Price	Reason	Qual
Taxing District	County		PO BOX 486	12/20/2019	\$718309	3B	U
	County		ADEL GA 31620	2/23/2010	0	8	U
Acres	171.03	Physical Address	n/a				
		Assessed Value	Value \$209246				

(Note: Not to be used on legal documents)

Date created: 5/28/2020
Last Data Uploaded: 5/28/2020 7:10:46 AM

Developed by  **Schneider**
GEOSPATIAL

Exhibit "2"

eFiled & eRecorded
DATE: 12/17/2019
TIME: 12:54 PM
PLAT BOOK: E2019
PAGE: 00056
RECORDING FEES: \$8.00
PARTICIPANT ID: 3814541443
CLERK: April M. Garrett
Cook County, GA

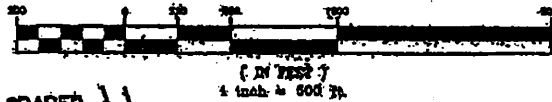
THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LINE TABLE		
LINE	LENGTH	BEARING
1	89.00	N88°44'09"E
2	324.93	N01°47'39"W
3	845.00	S01°26'38"W
4	83.31	N44°16'31"E
5	8.89	S44°16'31"W
6	70.00	S44°16'31"W

PLAT OF SURVEY FOR
WILLIAMS INVESTMENT COMPANY
LOCATED IN LL'S 421, 454, & 455
9TH LAND DISTRICT, COOK COUNTY, GEORGIA
SCALE: 1" = 500' DATE: OCTOBER 12, 2008

HAMPTON & ASSOCIATES SURVEYING CO.
1805 HIGHWAY 41 NORTH
TUSTON, GEORGIA 31794
PHONE: 229-382-2708 FAX: 229-382-2089

GRAPHIC SCALE



LEGEND

PROPERTY CORNER
RIGHT OF WAY
LAND LOT LINE



MAGNETIC NORTH

LL 421

LL 454

LL 420

LL 455

SURVEYOR'S NOTES

1. THIS PLAT WAS PREPARED FROM A PLAT PREPARED FOR WILLIAMS INVESTMENT CO., DATED OCTOBER 12, 2008, BUT NOT RECORDED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN A FOOT AT 547,522 FEET.
3. BEARINGS SHOWN ON THIS PLAT HAVE BEEN CALCULATED FROM ANGLES TURNED IN THE FIELD USING A MAGNETIC OBSERVATION OR BEARING TAKEN FROM OTHER SURVEY DATUM AS A BASE REFERENCE.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

AS REQUIRED BY SUBSECTION (e) OF O.C.G.A. SECTION 15-1-57, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING 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 GOVERNING BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

BY DATED: 12/16/19
COOK COUNTY ZONING ADMINISTRATOR

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPILED INTO THE APPROPRIATE GOVERNMENTAL BOOKS BY ANY PURCHASER AS TO WHETHER THE OF ANY PARCEL, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN CONFORMS WITH THE LANDOWNERS' RIGHTS AND INTERESTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

BY DATED: 12/17/19

DERRELL HAMPTON RES #2181