

# Memorandum

**To:** Greater Cook County Planning Advisory Commission / Cook County  
**From:** Cook County Planning Staff  
**Date:** 9/15/2020  
**Re:** Rezoning request from Gerald & Jannie Green

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## **Nature of Request**

The Applicant request to rezone their property from (R-1) Residential to AU- Agriculture.

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

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

The Applicant intends to place a mobile home on the property.

## **Planning Considerations**

- Property is located on an arterial road.
- The property adjoining this property is zoned AU- Agricultural
- 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 October 19<sup>th</sup> 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 September 24<sup>th</sup>, 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 #2020-04: The property sought to be rezoned is owned by Gerald & Jannie Green located GA HWY 76 Adel/ Nashville Map/ Parcel 0058 008. The request is to rezone the property from (R-1), Residential to (AU) Agriculture.

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. 2020-04 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.

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: September 24<sup>th</sup> 2020  
PLACE: Admin BID  
TIME: 6:30 Pm

COUNTY COMMISSIONERS

DATE: October 19<sup>th</sup> 2020  
PLACE: Admin BID  
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.

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

\_\_\_\_\_  
Date

FOR OFFICAL 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 Gerald & Janie T. Green

Address \_\_\_\_\_  
(City) (State) (Zip)

2. The property sought to be rezoned is located at 13576 Adel Ma

Between \_\_\_\_\_ Street and \_\_\_\_\_

\_\_\_\_\_ and has frontage of \_\_\_\_\_ feet or \_\_\_\_\_ acres.

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

R-1 Residential To Ag  
(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:

Mobile home

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? \_\_\_\_\_ It yes,  
what is the use? Barn. 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. \_\_\_\_\_

Signature, Owner

James M. Green  
James T. Heer

Address \_\_\_\_\_

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

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) Gerald + Janie T. Green

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:

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

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

Gerald Green  
Signature, Owner Janie T. Green

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

*Gerold Dwyer*  
*James T. Keen*

Tonya G. McConnell  
Cook County Tax Commissioner  
209 North Parrish Ave, Suite C  
Adel, GA 31620-2400  
(229) 896-4569

**2017 Ad Valorem Tax Notice**

**IMPORTANT NOTICES**

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2018 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

**Cook County Tax Assessor**  
209 N Parrish Ave  
Adel, GA 31620  
(229) 896-3665

11

Return Service Requested



SCH 5-DIGIT 31620 2984 1 AV 0.373 011

GREEN GERALD & JANIE T  
13500 GA HWY 76  
ADEL GA 31620-5639

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2018 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

**2017 State, County & School Ad Valorem Tax Notice**

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
003923	05 LL 321 HWY 76 ADEL/NASHVILL	0058 008	16339	6536		6536	28.920	189.02
003924	05 LL 321 HWY 76	0058 057	46643	18657		18657	28.920	539.56
Important Messages – Please Read						Total of Bills by Tax Type		
Payments may be made online at cookcountygatax.com		If you have questions about the valuation of your property, please direct them to the Board of Assessors at (229) 896-3665.				COUNTY SCHOOL M&O SCHOOL BND	299.31	
This elimination of the state property tax and the reduction in your tax bill is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8		If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (229) 896-4569.					404.07	
							25.20	
Local Option Sales Tax		Adel	County	The Cook County Board of Education adopted a Resolution to levy an additional one (1) mill for the specific purpose of servicing/funding current bond obligations, included in this tax bill.				
Mills required to produce county budget		8.368	16.171					
Mill reduction due to sales tax roll back		1.967	4.2900					
Actual mill rate set by county officials		6.401	11.881					
Tax savings due to sales tax rollback			108.08					
						TOTAL DUE		728.58
						DATE DUE		12/15/2017





## Cook County Zoning Map

Building &amp; Zoning





Overview



Legend

- Parcels
- Parcel Numbers
- Roads

Parcel ID 0058 008  
Class Code Residential  
Taxing District County  
Acres 2.29

Owner GREEN GERALD & JANIE T  
13500 GA HWY 76  
ADEL GA 31620  
Physical Address HWY 76 ADEL/NASHVILLE  
Assessed Value Value \$16339

Last 2 Sales			
Date	Price	Reason	Qual
4/11/2000	\$21500	3F	U
4/23/1998	0	FM	Q

(Note: Not to be used on legal documents)

Date created: 9/11/2020  
Last Data Uploaded: 9/11/2020 7:19:31 AM

Developed by  Schneider  
GEOSPATIAL



GEORGIA, COOK COUNTY  
OFFICE OF CLERK OF SUPERIOR COURT

FILED FOR RECORD 4/11 2000

AT 11 O'CLOCK A M

RECORDED 4/11 2000 IN

DEED BOOK 359 PAGE 60

JULIE M. GLENN CLERK

Cook County, Georgia  
Real Estate Transfer Tax

Date 4/11/00

Paid 2150

JULIE M. GLENN  
Clerk of Superior Court

[Space Above This Line For Recording Data]

## WARRANTY DEED

STATE OF GEORGIA, Cook County.

THIS INDENTURE, made this 11th day of April, in the year of our Lord Two Thousand, Between

**GEORGE C. ROLAND and CHAD ROLAND**

of the County of Cook, of the State of Georgia, of the first part, and

**GERALD GREEN**

of the County of Cook, of the State of Georgia, of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of

**---TWENTY ONE THOUSAND FIVE HUNDRED and NO/100 (\$21,500.00)---**

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 party of the second part, his heirs and assigns,

All that tract or parcel of land situate, lying and being 3.293 acres, more or less, in Land Lot 321 in the 9<sup>th</sup> Land District of Cook County, more particularly described according to that certain Plat of Survey prepared by Robert P. Jolley, Jr., Registered Land Surveyor #1886 for Donald W. Hancock, Sr., dated November 15, 1983, and recorded in Plat Book 9, Page 144 in the deed records of Cook County, Georgia. Said tract lies south of the Nashville Highway across said Highway from the present Circlestone Country Club Golf Course property.LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 321, 9<sup>th</sup> Land District, Cook County Georgia, and being 1 acre more particularly described as follows: For a point of beginning start at the southwest corner of the above described 3.293 acre tract; thence North 75 degrees 52 minutes 35 seconds East 346.14 feet; thence North 09 degrees 27 minutes 50 seconds West 97.37 feet; thence North 88 degrees 13 minutes 36 seconds West 285.66 feet; to the east margin of State Route #76; thence southerly 192.44 feet along the arc of curve whose radius is 2841.48 feet along the east margin of State Route #76 to the point of beginning.

Grantors are duly licensed Georgia Real Estate Agents engaged in the business of marketing real estate for a commission and also engaged in the business of buying and selling real estate for profit.

Grantee will pay the 2000 State and County taxes.

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 party of the second part, his heirs, executors, administrators, and assigns, in fee simple. And the said parties of the first part, their heirs, executors, administrators, the said bargained premises unto the said party of the second part, his heirs, executors, administrators, assigns, against

of the County of Cook, of the State of Georgia, of the first part, and

**GERALD GREEN**

of the County of Cook, of the State of Georgia, of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of

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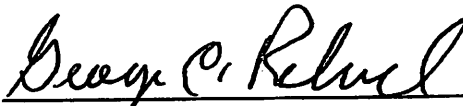
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, his heirs, executors, administrators, and assigns, in fee simple. And the said parties of the first part, their heirs, executors, administrators, the said bargained premises unto the said party of the second part, his heirs, executors, administrators, assigns, against the said parties 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 parties of the first part have hereunto set their hands and affixed their seals, this day and year above written.

Signed, sealed, and delivered in the presence of

Unofficial Witness

Notary Public



(LS)

**GEORGE C. ROLAND**



(LS)

**CHAD ROLAND**

1-14-2002