

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: 2/8/2021
Re: Rezoning request from Chad A. Bullard

Nature of Request

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

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

Statement of Applicant's intent

The Applicants intent is to establish a Wedding and Event Venue.

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.
- There is another Wedding & Event Venue 1.6 miles for where this Venue would be located.

Planning Commission Recommendation

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on March 1st, 2021 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 February 25th, 2021 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 #2021-01: The property sought to be rezoned is owned by Chad A. Bullard located at 8774 Antioch Rd Adel, GA. Map/ Parcel 0005 026. 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. 2021-01 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

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 Chad A. Bullard 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: Feb. 25th 2021
PLACE: Admin. BID
TIME: 6:30 Pm

COUNTY COMMISSIONERS

DATE: March, 1st 2021
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.


Owner/Agent
02/02/2021
Date

FOR OFFICIAL USE ONLY	
Date Application Received:	<u>Feb. 2nd 2021</u>
Application Number:	<u>2021-01</u>

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 02/02/2021 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 Chad Anthony Bulbard

Address Adel GA 31620
(City) (State) (Zip)

2. The property sought to be rezoned is located at 8774 Antioch Road, Adel, GA

Between _____ Street and _____

_____ and has frontage of 1507 feet or 41.66 acres.

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

R1 Residential To Agricultural
(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:

Wedding & Event Venue

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

Buildings Already In Place.

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

1951

1951

1951

1951

1951

1951

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1951

7. Does the property currently have an existing building? yes - 6 Buildings If yes, what is the use? Houses & Storage Will existing structure be demolished or renovated for use? Renovation In Progress
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. CBLL

CBLL
Signature, Owner

8770 Antioch Rd
Address

Asel GA 31620
City State

229-300-8099
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) Chad Anthony Bullard

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:

8774 Antioch Rd, Adel, GA 31620

CABell

Signature, Owner

8770 Antioch Rd. Adel, GA 31620

Address

229-300-8099

Telephone

02/02/2021

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

Signature, Owner

Address

Address

City State

City State

Telephone

Telephone

97-1

97-2

SWIFT FOR
CARROLL E. SENTZ

SUBDIVISION

LIMIT - BLOCK -
LAND LOT - 443, 444, 8 477
SECTION -
STATE - GA
COUNTY - COOK
DATE - 9/21/1993
SCALE - 1"=400'

NEWSPRINT - C 140-95

SMITH & SANDERS SURVEY COMPANY
111 Peachtree Street, N.E., Atlanta, Georgia 30309
Phone: (404) 525-3333

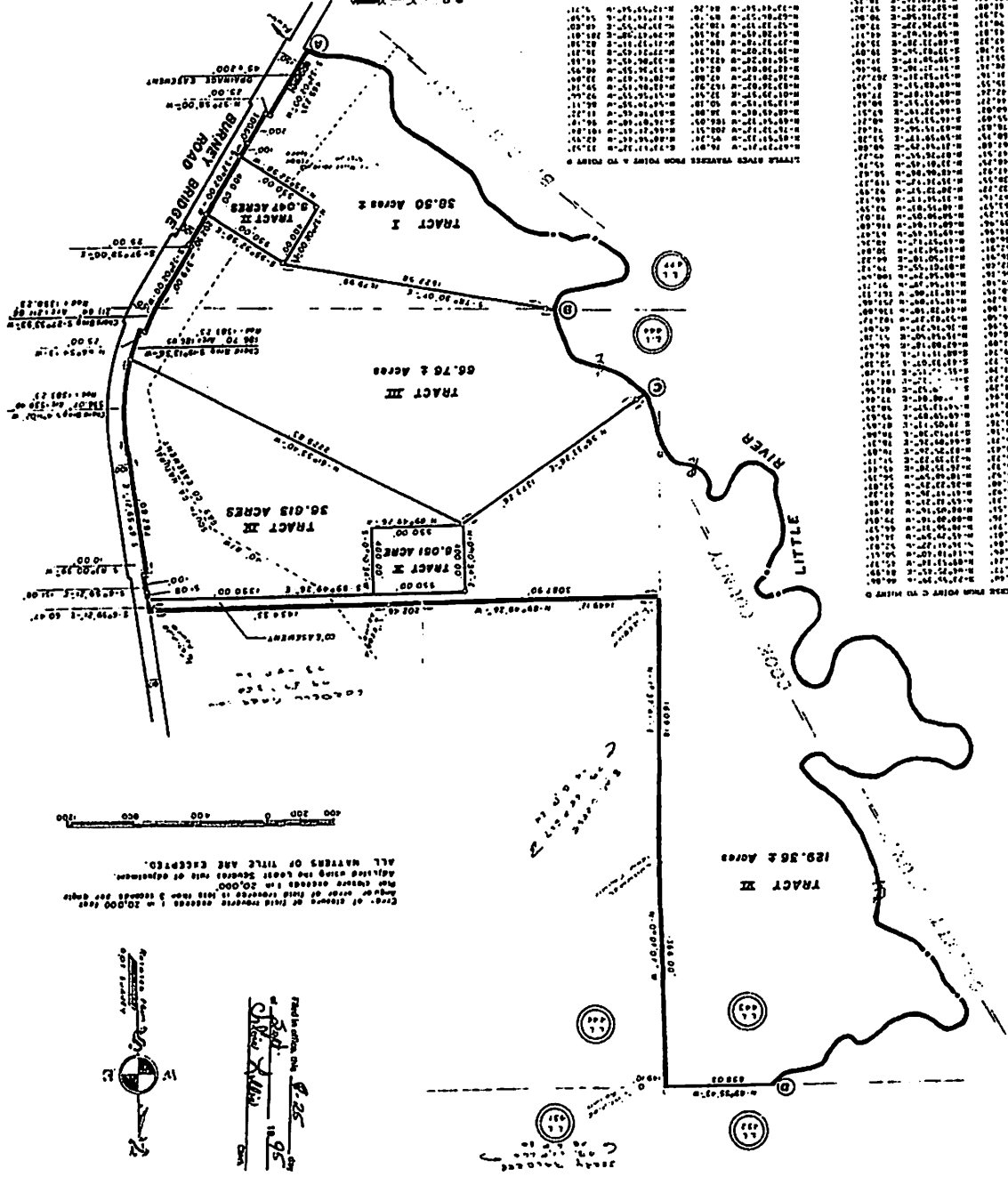
PLANNED -
CITY -
COUNTY -
STATE -
SECTION -
LAND LOT -
BLOCK -
LIMIT -

BEARING TABLE

FROM POINT B TO POINT C
FROM POINT C TO POINT D
FROM POINT D TO POINT E
FROM POINT E TO POINT F
FROM POINT F TO POINT G
FROM POINT G TO POINT H
FROM POINT H TO POINT I
FROM POINT I TO POINT J
FROM POINT J TO POINT K
FROM POINT K TO POINT L
FROM POINT L TO POINT M
FROM POINT M TO POINT N
FROM POINT N TO POINT O
FROM POINT O TO POINT P
FROM POINT P TO POINT Q
FROM POINT Q TO POINT R
FROM POINT R TO POINT S
FROM POINT S TO POINT T
FROM POINT T TO POINT U
FROM POINT U TO POINT V
FROM POINT V TO POINT W
FROM POINT W TO POINT X
FROM POINT X TO POINT Y
FROM POINT Y TO POINT Z

BEARING TABLE

FROM POINT B TO POINT C
FROM POINT C TO POINT D
FROM POINT D TO POINT E
FROM POINT E TO POINT F
FROM POINT F TO POINT G
FROM POINT G TO POINT H
FROM POINT H TO POINT I
FROM POINT I TO POINT J
FROM POINT J TO POINT K
FROM POINT K TO POINT L
FROM POINT L TO POINT M
FROM POINT M TO POINT N
FROM POINT N TO POINT O
FROM POINT O TO POINT P
FROM POINT P TO POINT Q
FROM POINT Q TO POINT R
FROM POINT R TO POINT S
FROM POINT S TO POINT T
FROM POINT T TO POINT U
FROM POINT U TO POINT V
FROM POINT V TO POINT W
FROM POINT W TO POINT X
FROM POINT X TO POINT Y
FROM POINT Y TO POINT Z



Scale: 1"=400'

ALL MATTERS OF TITLE ARE EXCEPTED.

Every of record of this tract is in 10,000 feet
and the record is in 10,000 feet
and the record is in 10,000 feet

Plotted on 9-25-93
by
C. E. Sentz

97-2

97-2

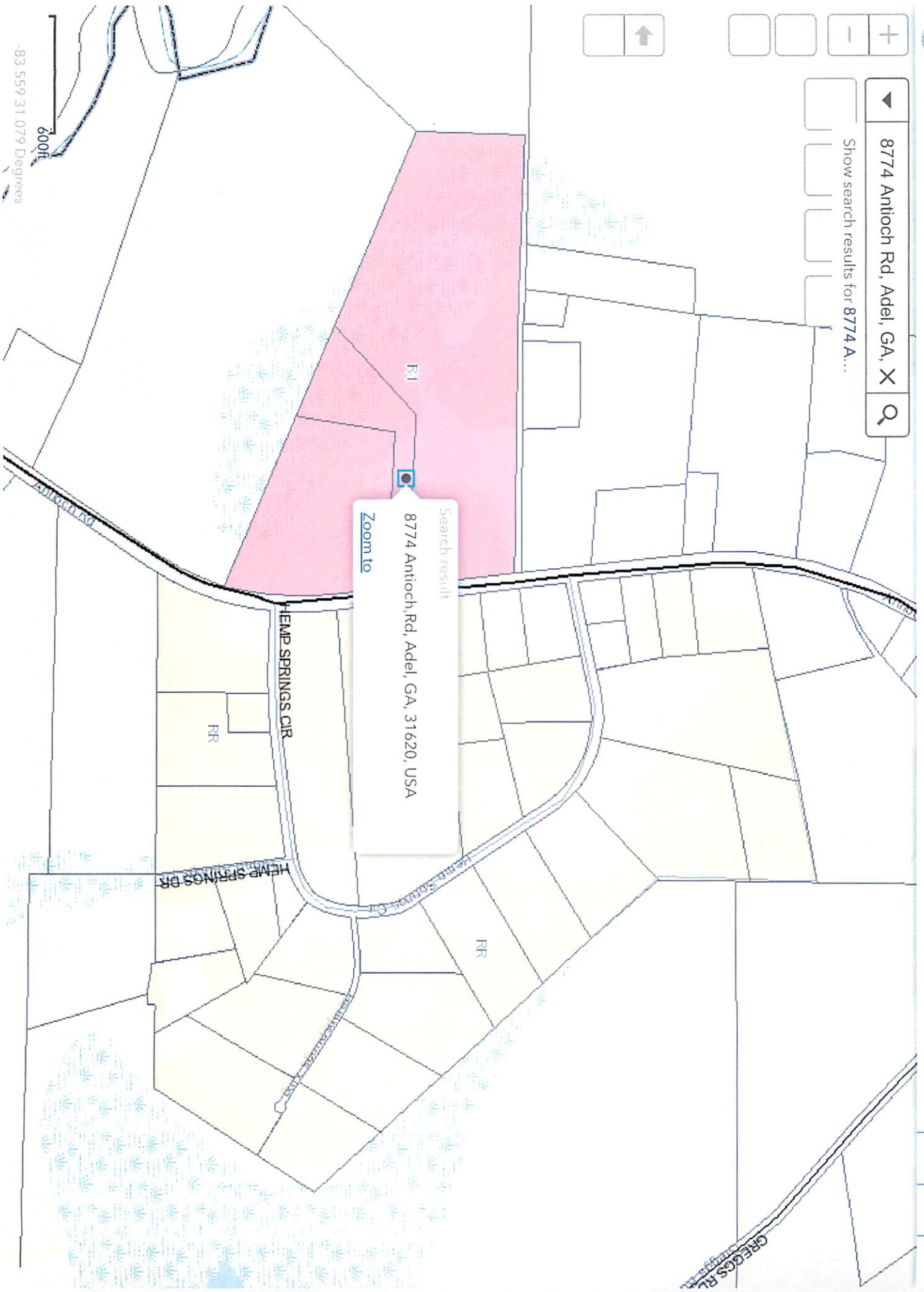


Cook County Zoning Map

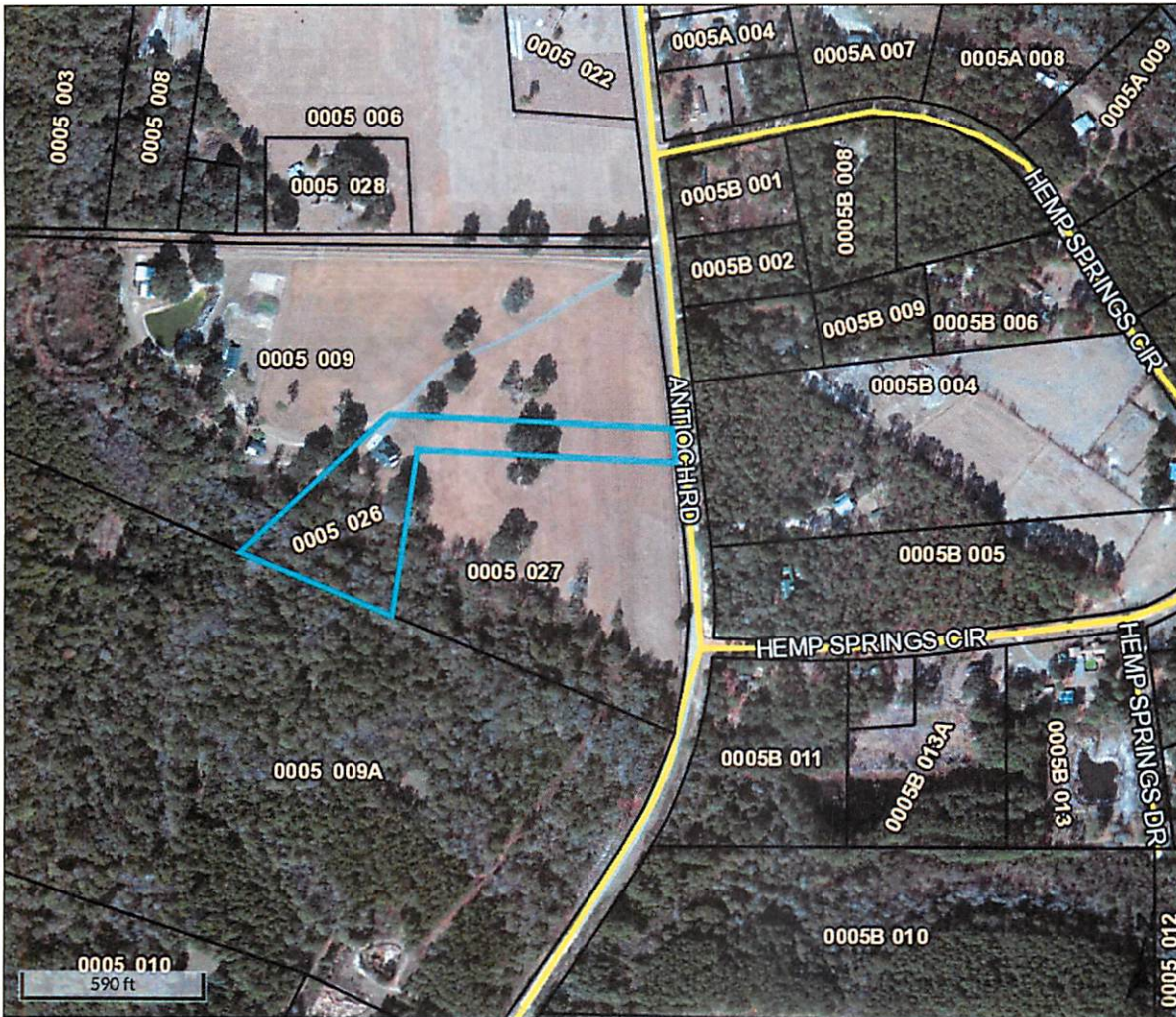
Building & Zoning

8774 Antioch Rd, Adel, GA, X

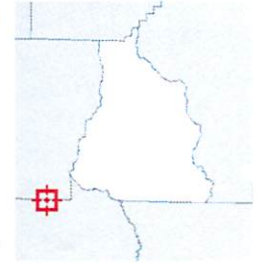
Show search results for 8774 A...



600ft



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID 0005 026
 Class Code Residential
 Taxing District County
 Acres 6.42

Owner BULLARD CHADA A
 1209 APOLLO BEACH BLVD
 APOLLO BEACH, FL 33572
 Physical Address 8774 ANTIOCH RD
 Assessed Value Value \$179064

Last 2 Sales

Date	Price	Reason	Qual
8/5/2020	0	4E	U
12/9/2004	0	NM	U

(Note: Not to be used on legal documents)

Date created: 2/2/2021
 Last Data Uploaded: 2/2/2021 1:17:31 PM

Developed by  Schneider
 GEOSPATIAL



Summary

Parcel Number 0005 026
 Location Address 8774 ANTIOCH RD
 Legal Description LL 444 9TH LD
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District County (District 05)
 Millage Rate 28.917
 Acres 6.42
 Neighborhood 05400 (05400)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

[BULLARD CHADA](#)
 1209 APOLLO BEACH BLVD
 APOLLO BEACH, FL 33572

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SP 06-08	Rural	1	6.42

Residential Improvement Information

Style One Family
 Heated Square Feet 2128
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Slab Perimeter Ftg.
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2006
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$141,600
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite (3500)	1900	0x0 / 1	0	\$3,500
Paving, Asphalt	1900	0x0 / 0	0	\$7,000