

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: 3/16/2021
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 mile 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 April 5th, 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 March 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 #2021-02: The property sought to be rezoned is owned by Chad A. Bullard located at 8774 Antioch Rd Adel, GA. Map 0005 Parcels 009, 026, 027. Land Lot #444, 9th L.D. 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. 2021-02 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

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: March 25th 2021
PLACE: Admin. BID
TIME: 6:30 Pm

COUNTY COMMISSIONERS

DATE: April 5th 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:	_____
Application Number:	<u>2021-02</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 Bullard
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.

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. CHILL

CHILL
Signature, Owner

8770 Antioch Rd
Address

Ariel 6A 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 _____
Address _____
City _____ State _____
Telephone _____

Signature, Owner _____
Address _____
City _____ State _____
Telephone _____

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

NOTE: No field work required in the preparation of this plat

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



CBLC Investments, LLC

41.664 Acres

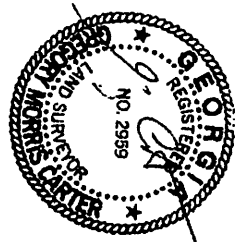
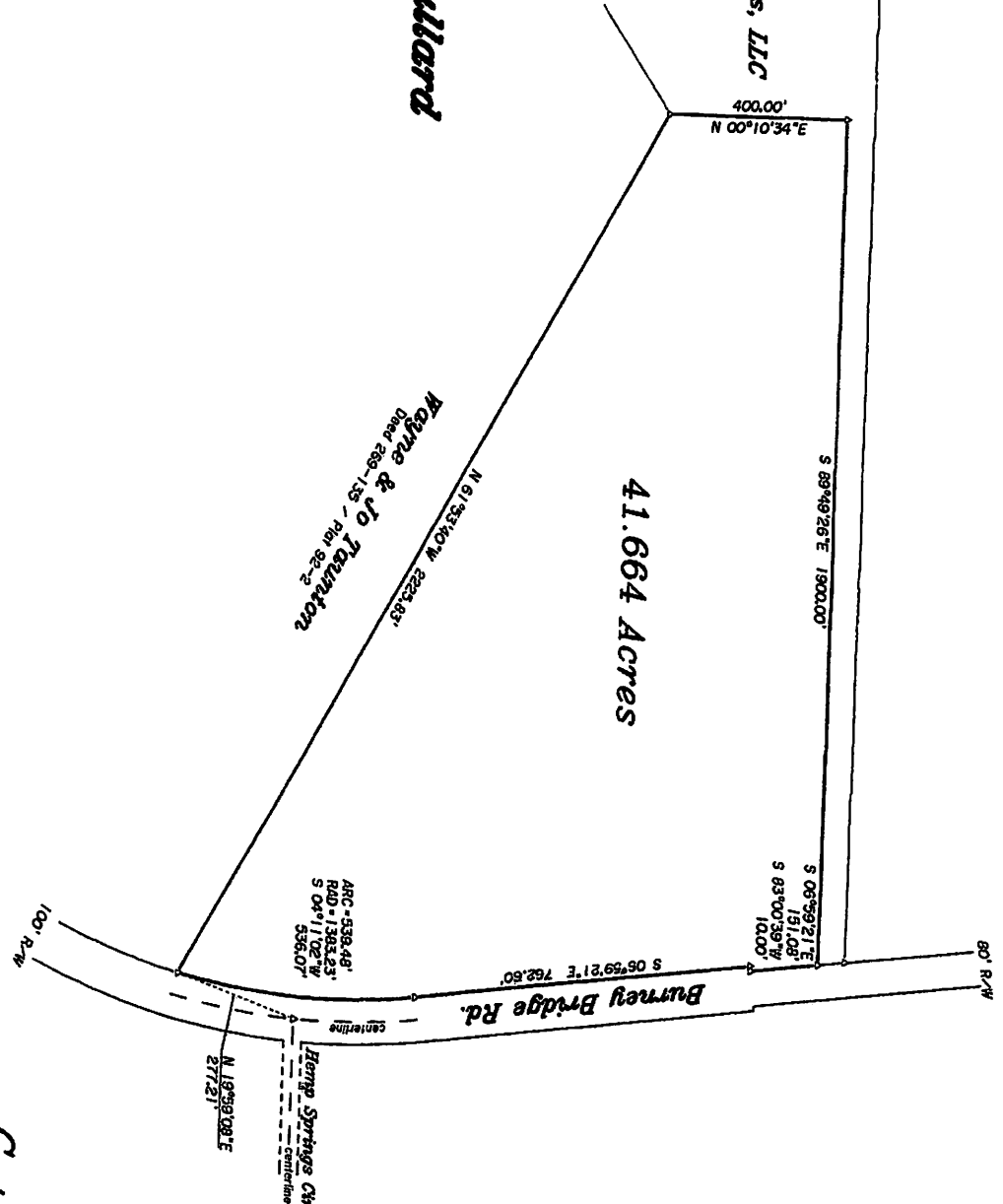
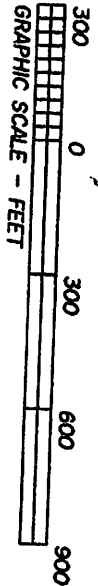
Plat of survey for:
Chad Anthony Bullard
 Land Lot # 444, 9th L.D.,
 Cook County, Georgia.
 Scale: 1" = 300'
 March 1, 2021

SURVEYORS CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor under the laws of the State of Georgia, do hereby certify that this plat has been approved for filing in the Office of the State Engineer, Cook County, or multi-jurisdictional bodies have affirmed in writing their approval is not required, governmental bodies have APPROVED this plat for filing

Chad Anthony Bullard
 SURVEYOR
 DATE 3/1/21

seal of the surveyor further certifies that this plat complies with the minimum standards and specifications of the State Board of Professional Engineers and Land Surveyors and the Georgia Code of Professional Standards. The approval stamp is to be placed on the plat when this survey was issued, and on to be properly filed or recording.



Carter Surveying, L.L.C.
 248 McCrez Road
 Mariacoochee, Georgia 31650
 Established 2004
 Job # 135-0820 Plat # 135-0020
 Tax Map / parcel(s) 0005 004 (subdivided)
 Ph. 912.534.5066 email: gmcarter@gsa.com

