

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: 6/28/2021
Re: Rezoning request from Steve Weeks & Sandra Green

Nature of Request

The Applicants request to rezone their property from AU- Agriculture to (RR) Rural Residential

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

Statement of Applicant's intent

The Applicants intent is to rezone to RR, so that the lot size will be smaller. Ms. Green lives in the family home located 1106 Lonnie Grimsley Rd. and stated that she is up in age and has health issues that create a hardship on being able to take care of a 2-acre lot.

Planning Considerations

- Property is located on a local road.
- This would be considered spot zoning.
- The surrounding properties are being used as residential and farmland.
- The remaining property will be used as farmland.

Planning Commission Recommendation

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on August 16th, 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 July 29th, 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 #2021-03: The property sought to be rezoned is owned by Steve Weeks & Sandra Green located at 1106 Lonnie Grimsley Rd Adel, GA. Map 0057 Parcel 055. The request is to rezone the property from (AU) Agricultural, (RR) Rural Residential.

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. 2021-03 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: July 29th 2021
PLACE: Admin Office
TIME: 6:30 Pm

COUNTY COMMISSIONERS

DATE: August 16th 2021
PLACE: Admin office
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
6-23-21

Date

FOR OFFICIAL USE ONLY	
Date Application Received:	<u>June 23, 2021</u>
Application Number:	<u>2021-03</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 _____ 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 Steve Weeks Sandra Carson

Address 1260 Lonnie Grimley Rd. Adel GA 31620
(City) (State) (Zip)

2. The property sought to be rezoned is located at 1106 Lonnie Grimley Rd. Adel

Between _____ Street and _____

_____ and has frontage of _____ feet or _____ acres.

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

AU To RR
(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:

Homestead

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

Already a Homestead

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

7. Does the property currently have an existing building? _____. If yes, what is the use? _____. 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?

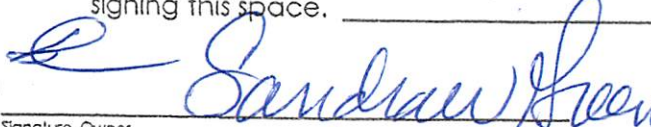
Yes _____ No ☒ If answer is yes, the following information is required:

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		Signature, Authorized Agent	
1106 Lonnie Grimsley Rd		1260 Lonnie Grimsley Rd	
Address		Address	
Adel	Ga	Adel	Ga
City	State	City	State
31620		31620	
229-546-7255		229-546-7255	
Telephone		Telephone	

FOR COUNTY USE ONLY	
Action of Planning Advisory Commission:	_____
Date:	_____
Action of County Commissioners:	_____
Date:	_____
Map Updated:	_____ Date _____

CERTIFICATE OF OWNERSHIP

I (We) Steve Weeks and Sandra Green

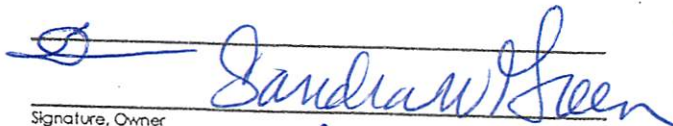
do hereby certify that I (We) do, in fact, have proper standing to execute this rezoning application as I (We) are owners of the below described property:

1106 Lonnie Grimsley Rd - I am leaving a
larger home and acreage due to I am not
able to manage and take care of a large
yard and home - I am 65 years old and have
health problems that limit my ability
to take care of a large area - Requesting

one acre to go with
the smaller home. It
is a hardship just to
be able to care for the
one acre without the
assistance of others -

I'm asking for 1 acre
+ house and Steve to
get 9 acres thanks

Sandra Green



Signature, Owner

1106 Lonnie Grimsley Rd

Address

Adel, GA 31620

Telephone

229-549-7255

Date

6/1/21

AGENT'S CERTIFICATION

For the purposes of this application, I (We) hereby appoint the following named individual(s) as our duly authorized agent(s):

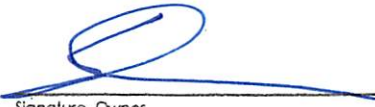
Signature, Agent

Address

City

State

Telephone



Signature, Owner

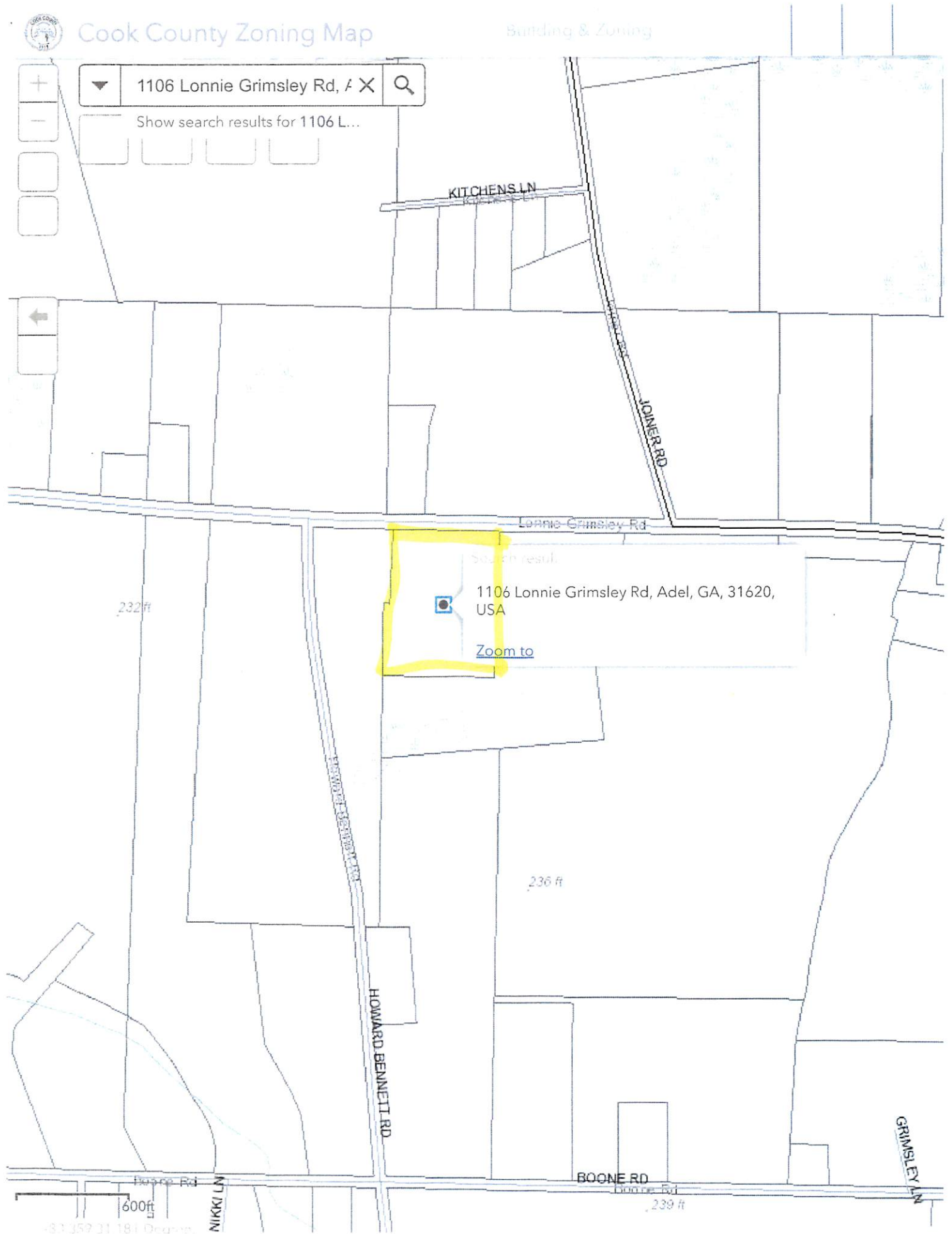


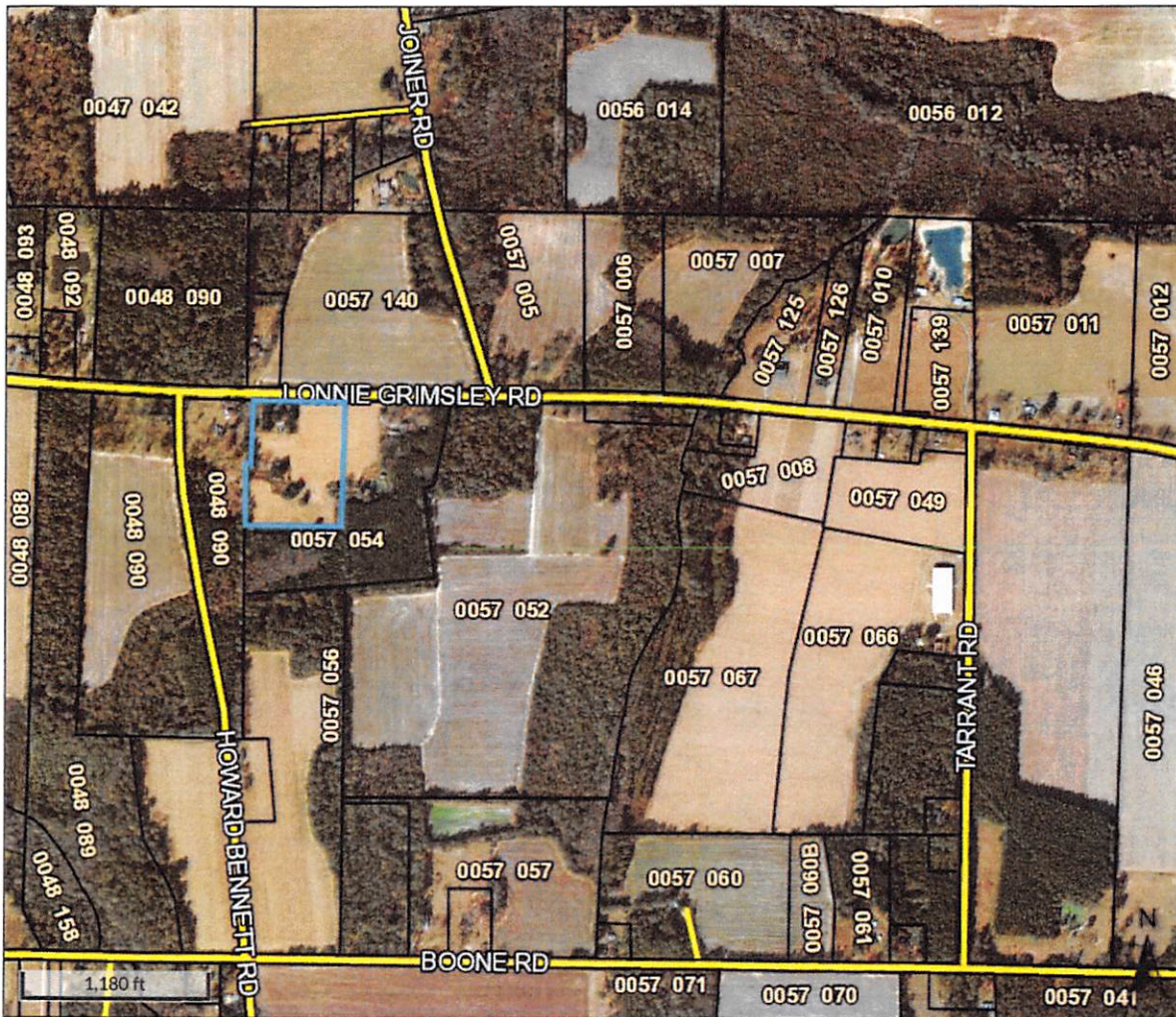
Address

City

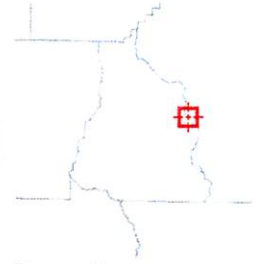
State

Telephone





Overview



Legend

- Parcels
- Parcel Numbers
- Roads

Parcel ID 0057 055
 Class Code Consv Use
 Taxing District County
 Acres 10

Owner WEEKS VIRGINA G
 1106 LONNIE GRIMSLEY RD
 ADEL, GA 31620
 Physical Address 1106 LONNIE GRIMSLEY RD
 Assessed Value Value \$71916

Last 2 Sales

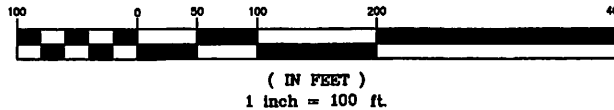
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 6/25/2021
 Last Data Uploaded: 6/24/2021 1:15:34 PM

Developed by Schneider
 GEOSPATIAL

GRAPHIC SCALE



DIVISION SURVEY FROM PARENT TRACT FOR
**MARK STEVEN WEEKS &
SANDRA W. GREEN**
LOCATED IN L.L.274, 9TH LAND DISTRICT
COOK COUNTY, GEORGIA
SCALE: 1" = 200' DATE: JUNE 21, 2020

HAMPTON & ASSOCIATES SURVEYING CO.
1605 HIGHWAY 41 NORTH
TIFTON, GEORGIA 31794
PHONE: 229-382-2709 FAX: 229-382-2099

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY USING A LEICA TC703 TOTAL STATION. ANGULAR PRECISION = 5 SECONDS IN 5 ANGLES. LINEAR PRECISION OF TRAVERSE = 1 FOOT IN 23,413 FEET. SURVEY ADJUSTED BY LEAST SQUARES. CALCULATIONS BY PENTIUM 5 COMPUTER USING SOFTDESK AUTOCAD 2008.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1 FOOT IN 167,084 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.
5. FIELD WORK WAS COMPLETED ON MAY 28, 2020.

AS REQUIRED BY SUBSECTION (c) of O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN 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 GOVERNING BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING.

BY: _____ DATED: _____

COOK COUNTY ZONING ADMINISTRATOR

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN 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.

BY: Derrell Hampton DATED: 6/21/21

DERRELL HAMPTON RLS #2161



LEGEND

- 3/4" SOLID IRON FOUND ●
- 1/2" REBAR SET ○
- 1/2" REBAR FOUND ▲
- RIGHT OF WAY R/W
- LAND LOT LINE L.L.L.

LONNIE GRIMSLEY ROAD - 80'R/W

