

PUBLIC NOTICE

Notice is hereby given that the Cook County Commissioners will hold a Public Hearing on November 1st, 2021, at 6 PM 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 October 28, at 6:30 PM at the Cook County Commissioners Office, 1200 S. Hutchinson Ave., Adel, GA. Application to be considered is as follows:

Application #2021-05: The property sought to be rezoned is owned by Judy Stracke located at Map#0035 Parcel#045 Lenox Ga. 31637. The request is to Rezone the property from (AU) Agriculture to (GB) General Business.

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 to have Staff Member to assist the person to the meeting room.

Case File for the application is No. 2021-05 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.

Memorandum

To: Greater Cook County Planning Advisory Commission / Cook County
From: Cook County Planning Staff
Date: 10/28/2021
Re: Rezoning request from Judy Stracke.

Nature of Request

The Applicant requests to rezone her property from (AU) agriculture to (GB) General Business. See attached map with the owner's property highlighted.

Statement of Applicant's intent

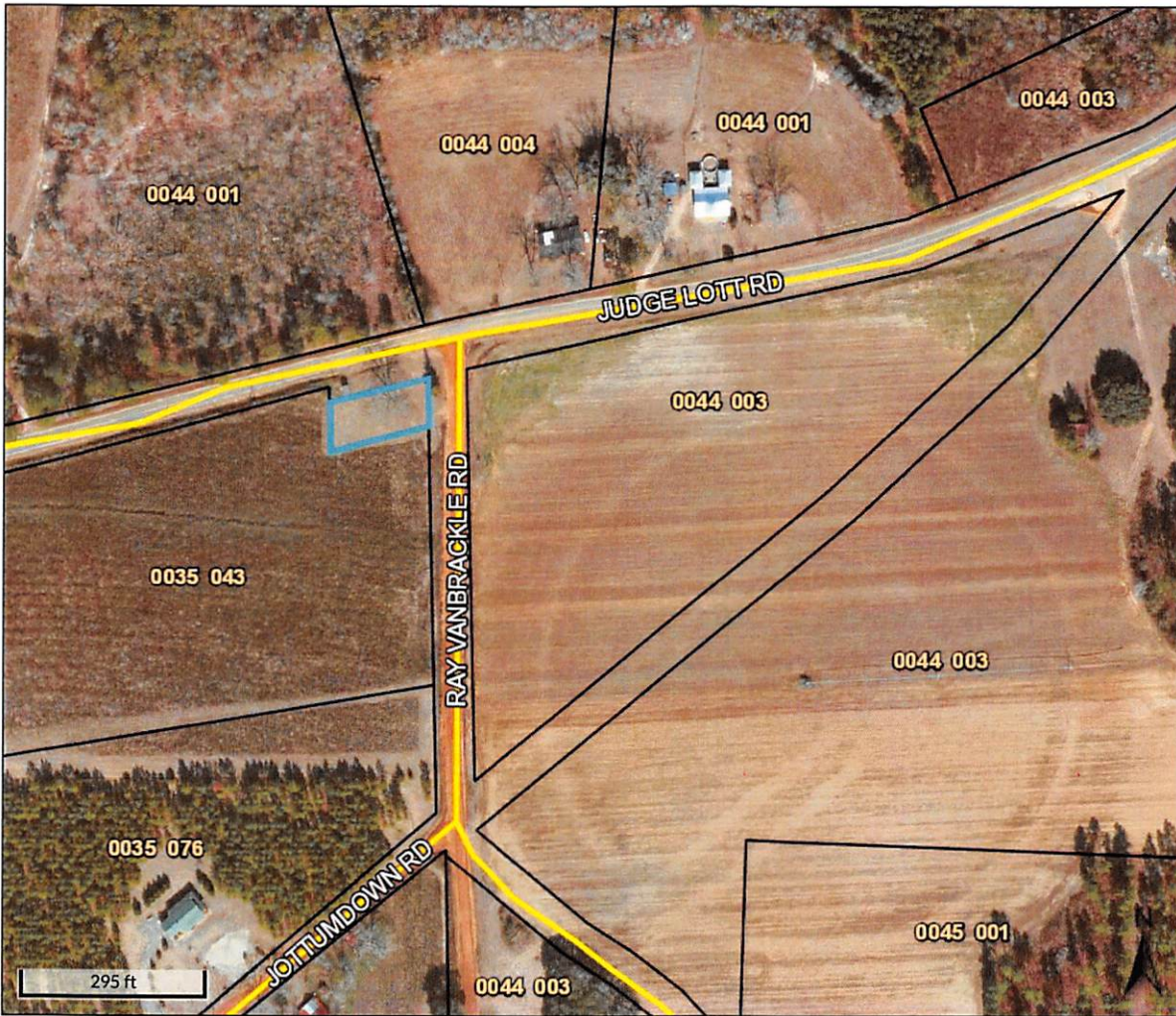
The Applicant wishes to rezone the property in order to sale to an Air Conditioning Company for them to locate a business.

Planning Considerations

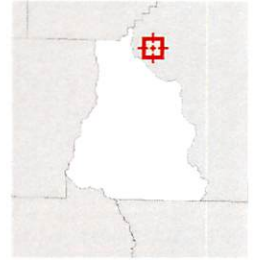
- The property is an existing lot of record.
- The property is located on a dirt road.
- The property is located on a paved road.
- The property has been idle for several years.
- This would be considered spot zoning.
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Staff Recommendation

Staff does not give recommendations.



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	0035 045	Owner	STRACKE JUDY G	Last 2 Sales			
Class Code	Residential		1501 IRIS ST	Date	Price	Reason	Qual
Taxing District	County		ADEL, GA 31620	10/17/1973	0	3	U
Acres	0.4	Physical Address	n/a	n/a	0	n/a	n/a
		Assessed Value	Value \$5909				

(Note: Not to be used on legal documents)

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