

# Memorandum

**To:** Greater Cook County Planning Advisory Commission / City of Adel

**From:** Cook County Planning Staff

**Date:** 06/25/2020

**Re:** Annexation & Rezone: Adel Industrial Development Authority

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## **Nature of Request**

The Applicant request to annex their property into the City Limits of Adel as well as rezone to HI -Heavy Industrial. See attached map with subject's property highlighted in Blue.

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

The applicant's intent is to annex & rezone the property owned by Adel Industrial Development Authority located in land lots 421,454 and 455 in the 9<sup>th</sup> Land District of Cook County, GA, and is South of Faucett Rd. West of Southern Railway, East of I-75, and land of Otis Faucett Jr. and North of South GA Sports Map/ Parcel 0052/054 The request is to annex the property into the City of Adel as well as rezone from the current AU- Agricultural zoning to HI- Heavy Industrial..

## **Planning Considerations**

- Future development of an industrial nature.
- Will not be spot zoning.

## **Planning Commission Recommendation**

**Approved - Unanimous**

# PUBLIC NOTICE

Notice is hereby given that the Adel City Council will hold a Public Hearing on July 6<sup>th</sup>, 2020 at 5:30 p.m. at the City of Adel, City Hall, 112 North Parrish Ave., Adel, Georgia, for the purpose of hearing an application to amend the Zoning Map dated September 5, 1989.

The Greater Cook Planning Advisory Commission will consider application on June 25<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 # A2020-03 The property sought to be annexed & rezoned is owned by Adel Industrial Development Authority located in land lots 421,454 and 455 in the 9<sup>th</sup> Land District of Cook County, GA, and is South of Faucett Rd. West of Southern Railway, East of I-75, and land of Otis Faucett Jr. and North of South GA Sports Map/ Parcel 0052/054 The request is to annex the property into the City of Adel as well as rezone from the current AU- Agricultural zoning to HI- Heavy Industrial..

Any opponent of this proposed rezoning who has made campaign contributions aggregating \$250.00 or more to a local government official of the City of Adel 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. A2020-03 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.

**Administrative Appeals, Annexation, Special Exception and/or Variance  
Application for Cook County, City of Adel, City of Cecil, City of Lenox or City of  
Sparks**

Dear Sir or Madam:

Attached please find the required application for an Administrative Appeal, Special Exception or a Variance. The application must be filed in the office of the Zoning Administrator, Cook County Commissioners' office, by the first day of the month in order to be reviewed by the Greater Cook County Planning Commission at their monthly meeting.

In addition to the completed application, the following is required:

1. Application fee for \$250.00, cost of legal advertisement.
2. Names and mailing addresses of all adjoining or adjacent property owners (side, front, rear, across the street, etc.) NO TENANT NAMES PLEASE. Failure to supply this required information will result in automatic tabling by the Planning Commission.

Your application will be reviewed and heard by the Planning Commission as follows and you or your authorized representative are required to attend the meeting. Failure to do so will result in your application being table by the Planning Commissioner.

Planning Commission Meeting

Date: June 25<sup>th</sup> 2020

Place: Admin BID

Time: 6:30pm

County Commission or City Council Meeting:

County or City of Adel

Date: July 6<sup>th</sup> 2020

Place: City of Adel - City Hall

Time: 5:30pm

If you have any questions concerning this application, please contact Building/Zoning at 229-896-8337 or [regina\\_singletary@windstream.net](mailto:regina_singletary@windstream.net)

The signature below acknowledges receipt by the applicant and/or his duly authorized representative of the above reference information.

**Administrative Appeals, Annexation, Special Exception and/or Variance  
Application for Cook County, City of Adel, City of Cecil, City of Lenox or City of  
Sparks**

Owner/Agent: Adel Industrial Development Authority      Date: March 5, 2020

FILE NO: \_\_\_\_\_

I (We) \_\_\_\_\_

respectfully request that a Special Exception/ Variance be made to the City of \_\_\_\_\_ or  
Cook County's Zoning Ordinance for the following:

( ) A request to establish a \_\_\_\_\_  
in a \_\_\_\_\_ zoning district as a special exception.

( ) A variance of the following description to the (area) (side) (front) (yard) (rear)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(x) Annexation  
The Adel Industrial Development Authority requests that the 171.026 acres of land  
described in the attached Exhibits 1 and 2 be annexed into the City of Adel with a  
Heavy Industry (HI) zoning.

The premises affected are situated at (address): Address presently unknown. The property is  
located in Land Lots 421,454 and 455 in the 9th Land District of Cook County, GA and  
is South of Fausett Rd, West of Southern \_\_\_\_\_ in an Agricultural \_\_\_\_\_ zoning district.  
Railway, East of I-75 and land of Otis  
Fausett, Jr. and North of South GA Motor Sports.

Remarks: The purpose of the annexation is to use the property for industrial expansion.  
At present the precise use is unknown, but it will be used for a purpose  
permissible in Heavy Industry (HI) zoning district.

Has any previous application or appeal been filed in connection with these premises? no

Does applicant own property? yes

What is the approximate cost of the work involved? unknown at this time.

**Administrative Appeals, Annexation, Special Exception and/or Variance  
Application for Cook County, City of Adel, City of Cecil, City of Lenox or City of  
Sparks**

Current Property Use:     Agricultural    

A Plat Must Be Submitted Showing the Following:

1. The size and location of the lot. See attached Exhibit "2"
2. The dimensions and location of the existing buildings or structures on the lot in question.
3. The dimensions and location of the proposed building, structure, or addition on the lot.
4. The location of any existing buildings on adjacent lots and their distance from property lines.

I further state that if this request is granted, ~~I will proceed with the actual construction or development in accordance with the plans herewith submitted within one year for date of filing this appeal.~~ This is not an application for Appeal. This is an annexation application for annexation into the City of Adel with a zoning of Heavy Industry (HI)

*[Signature]*, Chairman  
Signature of Owner  
P. O. Box 486  
Adel, GA 31620

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

229-560-1038  
Telephone No.

\_\_\_\_\_  
Telephone No.

h\_mcclain@windstream.net  
Email Address

\_\_\_\_\_  
Email Address

March 5, 2020  
Date

\_\_\_\_\_  
Date

**FOR USE OF STAFF ONLY**

Hearings Advertised: \_\_\_\_\_

Date of Hearing(s), County Commission or City Council \_\_\_\_\_

Action of the County Commission or City Council \_\_\_\_\_

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

## Exhibit "1"

All that tract or parcel of land situate, lying and being 171.026 acres in Land lots 421, 454 and 455 in the 9<sup>th</sup> Land District, Cook County, Georgia, and designated as Tract 1, all according to a Plat of Survey entitled "Plat of Survey for Williams Investment Company" prepared by Hampton & Associates Surveying Co., dated October 12, 2009 and recorded in Plat File E2019, Page 56, Cook County Deed Records. Said plat is incorporated herein and made a part of this description.



# Cook County Zoning Map

Building & Zoning

Show search results for hwy41 ...

M.J. TAYLOR DR

FAUSETT RD

US 41 HWY S

75 INT

75 INT

600ft

833.400.31.085 Desktop

www.sgrmaps.com/cookzoning/



**Overview**



**Legend**

-  Parcels
-  Parcel Numbers
-  Roads

<b>Parcel ID</b>	0052 054	<b>Owner</b>	ADEL INDUSTRIAL DEVELOPMENT	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		AUTHORITY	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		PO BOX 486	12/20/2019	\$718309	3B	U
	County		ADEL GA 31620	2/23/2010	0	8	U
<b>Acres</b>	171.03	<b>Physical Address</b>	n/a				
		<b>Assessed Value</b>	Value \$209246				

(Note: Not to be used on legal documents)

Date created: 5/28/2020  
Last Data Uploaded: 5/28/2020 7:10:46 AM

Developed by  Schneider GEOSPATIAL



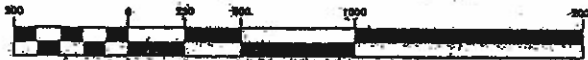
eFiled & eRecorded  
 DATE: 12/17/2019  
 TIME: 12:54 PM  
 PLAT BOOK: E2019  
 PAGE: 00056  
 RECORDING FEES: \$8.00  
 PARTICIPANT ID: 3814541443  
 CLERK: April M. Garrett  
 Cook County, GA

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00	N88°44'09"E
L2	324.83	N01°47'39"W
L3	845.00	N01°28'38"W
L4	63.31	N44°18'31"E
L5	6.69	S44°18'31"W
L6	70.00	S44°18'31"W

PLAT OF SURVEY FOR  
**WILLIAMS INVESTMENT COMPANY**  
 LOCATED IN L.L.'S 421, 454, & 455  
 9TH LAND DISTRICT, COOK COUNTY, GEORGIA  
 SCALE: 1" = 500' DATE: OCTOBER 12, 2009

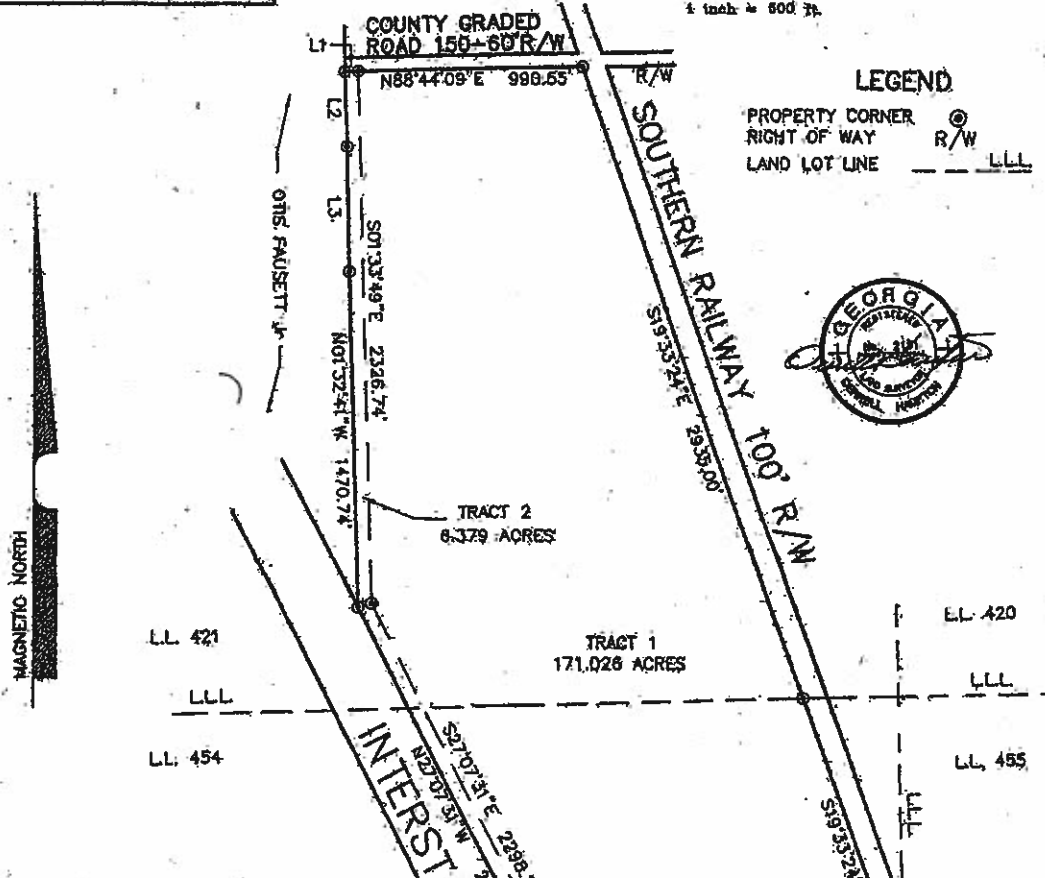
HAMPTON & ASSOCIATES SURVEYING CO.  
 1805 HIGHWAY 41 NORTH  
 TIFTON, GEORGIA 31794  
 PHONE: 229-382-2709 FAX: 229-382-2099

GRAPHIC SCALE



( IN FEET )  
 1 inch = 500 ft.

THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT



**SURVEYOR'S NOTES:**  
 1. THIS PLAT WAS PREPARED FROM A PLAT PREPARED FOR WILLIAMS INVESTMENT CO., DATED OCTOBER 12, 2009 BUT NOT RECORDED.  
 2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN A FOOT IN 847,322 FEET.  
 3. BEARINGS SHOWN ON THIS PLAT HAVE BEEN CALCULATED FROM ANGLES TIED IN THE FIELD USING A MAGNETIC OBSERVATION OR BEARING TAKEN FROM OTHER SURVEY DATUM AS A BASIS REFERENCE.  
 4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

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: *[Signature]* DATED: 12/12/19  
 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 CLERK'S 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: *[Signature]* DATED: 12/11/19

DERRELL HAMPTON, RES #2181