

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 16-01 Tax Map & Parcel # (TMP): 076-051
Submittal Date: 1-8-16 Time: 11:42 am/pm Received by: KW (staff initials)
Fees Assessed: 150.00 Paid: CK# 5700 Commission District: _____
Planning Commission Meeting Date: 2-16-16
Board of Commissioners Meeting Date: 3-17-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Casey and Constance Tatum
Address: 2269 Kelly Bridge Road
Phone: Listed _____ Email: Business ctatum@cummingpd.net
Unlisted _____ Personal _____
Status: [] Owner [] Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: Phone Call Applicant Signature: Sean West
Attorney

PROPERTY OWNER/PROPERTY INFORMATION

Name: Casey and Constance Tatum
Street Address of Property being rezoned: 2269 Kelly Bridge Road Dawsonville, GA 30534
Rezoning from: RSRMM to: RA Total acreage being rezoned: 5
Directions to Property: 2269 Kelly Bridge Road

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: Residential Sub-Rural Manufactured/Moved

Any prior rezoning requests for property? No if yes, please provide rezoning case #: ZA _____

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? No (yes/no)

If yes, what section? N/A

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSRMM and CHB and RA South RSRMM East RSRMM West RSRMM and RA

Access to the development will be provided from:

Road Name: Kelly Bridge Road Type of Surface: Paved

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RA Special Use Permit for: _____

Proposed Use:
Residential and Agricultural

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

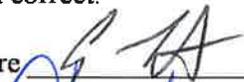
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

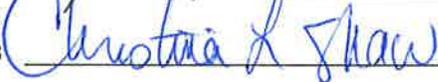
I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature 

Date 11/20/15

Witness 

Date 11/20/15

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

PROPERTY OWNER AUTHORIZATION

I/we, Casey and Constance Tatum, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

2269 Kelly Bridge Road Dawsonville Ga. 30534

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Casey Tatum Constance Tatum

Signature of applicant or agent: [Signature] Constance Tatum Date: 11/20/15

Printed Name of Owner(s): Casey and Constance Tatum

Signature of Owner(s): [Signature] Constance Tatum Date: 11/20/15

Mailing address: 2269 Kelly Bridge Road

City, State, Zip: Dawsonville, GA. 30534

Telephone Number: Listed 678-247-3969
Unlisted

Sworn and subscribed before me this 20 day of November, 2015

Christina L. Brislin

Notary Public

My Commission Expires: 8/2019



{Notary Seal}

(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

ZA 16-01

TMP#: 076-051

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>076 061</u>	1. <u>Teja Enterprises, LLC</u>	<u>5325 Brookglen Court Cumming, GA 30040</u>
TMP <u>076 107</u>	2. <u>Murphy, Jane D.</u>	<u>2227 Kelly Bridge Road Dawsonville, GA 30534</u>
TMP <u>076 050</u>	3. <u>Pruitt, Silus</u>	<u>2355 Kelly Bridge Road Dawsonville, GA 30534</u>
TMP <u>076 052</u>	4. <u>Banister, Morris</u>	<u>405 Coltrane Road Dawsonville, GA 30534</u>
TMP <u>076 048</u>	5. <u>Williams, William W. and Barbara</u>	<u>2334 Kelly Bridge Road Dawsonville, 30534</u>
TMP <u>076 053</u>	6. <u>Dameron, Alan</u>	<u>122 Fatigue Farm Drive Dawsonville, GA 30534</u>
TMP <u>076 054 001</u>	7. <u>McKinzie, Gloria</u>	<u>25 Peidmont Drive Cleveland, GA 30528</u>
TMP <u>076 054</u>	8. <u>Clanton, Betty</u>	<u>2260 Kelly Bridge Road Dawsonville, GA 30534</u>
TMP <u>076 111</u>	9. <u>Rhonda Turner</u>	<u>168 White Lily Trail Dawsonville, GA 30534</u>
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

**LETTER OF INTENT
ZONING APPLICATION OF
Casey and Constance Tatum
January 8, 2016**

This statement is intended to comply with application procedures established by Dawson County, Georgia to evaluate the new zoning classification based upon factors set forth by Dawson County and is otherwise intended as a letter of intent for the Subject Property.

Casey and Constance Tatum (the "Applicant") intend to utilize their existing five acres to raise goats on the Subject Property. To facilitate this use, the Applicant requests that the subject property be zoned from Residential Sub-Rural Manufactured/Moved (RSRMM) to a Residential Exurban/Agricultural (RA) zoning district, as more fully described in the Application, incorporated herein by this reference (collectively referred to as the "Applicant's Proposal").

The surrounding land use patterns consist of Residential Exurban/Agricultural (RA), C-HB (Highway Business Commercial) & RSRMM (Residential Sub-Rural Manufactured/Moved) – Dawson County, Georgia. The Applicant's Proposal is consistent with the developing trend in the area.

Residential Agricultural/Residential Exurban Districts are areas that are either primarily agricultural in land use with residential or other use incidental to the agricultural use, or areas that are not under intensive development pressures and are in relatively large parcels. The proposed rezoning is in an area not under intensive development pressure and is a relatively large five acre parcel.

Applicant's proposal would not diminish property values by the particular land use classification and the subject property is suitable for the proposed land use classification.

Refusal to grant approval of the Application, as requested by the Applicant, would impose a disproportionate hardship on the Applicant without accruing any benefits to any surrounding property owners. There is no reasonable use of the Subject Property under any other such use and no resulting benefit to the public from designation to any other use.

Any decision that would deny the Application, as requested by the Applicant, would be unconstitutional and illegal in that it would constitute a taking of the Applicant's property rights without first paying fair, adequate and just compensation, in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Fifth and Fourteenth Amendments to the Constitution of the United States, and a denial of due process and equal protection under the Constitution of the State of Georgia, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II and the Due Process and Equal Protection Clauses of the Fourteenth Amendment of the Constitution of the United States. Any decision that would deny the Application, as requested by the Applicant, would also be a violation of the Constitution of the State of Georgia, Article IX, Section II, Paragraph I, that "counties pass clearly-reasonable ordinances."

By filing this Letter of Intent, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

Accordingly, the Applicant and owners respectfully request that the Applicant's Proposal be granted, as requested by the Applicant. This Letter of Intent and Reservation of Constitutional Rights shall be included with the Application. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

2015 Property Tax Statement

Linda Townley
 Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534

Bill No.	Due Date	CURRENT YEAR DUE
2015-13026	12/01/2015	\$0.00

Map: 076 051

Last payment made on: 9/16/2015

Location: 2269 KELLY BRIDGE RD

MAKE CHECK OR MONEY ORDER PAYABLE TO:

Dawson County Tax Commissioner

TATUM CONSTANCE & CASEY

2269 KELLY BRIDGE RD
 DAWSONVILLE, GA 30534

RETURN THIS FORM WITH PAYMENT

(1% interest per month will be added if not paid by due date)

Payment deadline for 2015 taxes is December 1, 2015, for property you owned in Dawson County on January 1st 2015. If you sold the property during the year, you are still responsible by state law to insure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.

Thank you for the privilege to serve as your Tax Commissioner.

Linda Townley
 Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534



Tax Payer: TATUM CONSTANCE & CASEY

Map Code: 076 051 REAL

Description: LL 1178 1203 1204

Location: 2269 KELLY BRIDGE RD

Bill No.: 2015-13026

District: 001 DAWSON COUNTY UNINCORPORATED

Phone: (706) 344-3520 Fax: (706) 344-3522

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$56,965.00	\$39,930.00	5.0000	\$96,895.00	12/01/2015		12/01/2015	S1

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	96,895.00	38,758.00	2,000.00	36,758.00	0.050	1.84		1.84
COUNTY M&O	96,895.00	38,758.00	2,000.00	36,758.00	13.009	478.18		299.13
SALES TAX ROLLBACK			2,000.00	36,758.00	-4.871		-179.05	
SCHOOL M&O	96,895.00	38,758.00	2,000.00	36,758.00	16.496	606.36		606.36
TOTALS					24.684	1,086.38	-179.05	907.33

You can pay your bill by mail or on our website at www.dawsoncountytax.com. If postmarked after December 1, 2015, interest at a rate of 1% will be added to your bill the day after and every month thereafter until paid. After 90 days a penalty of 10% will be added.

If bill is marked appealed-temporary the bill is 85% of total bill pending settlement of appeal.

For your convenience a drop box is located at end of handicapped parking.

Current Due:	\$907.33
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Prev. Payments:	\$907.33
Back Taxes:	\$0.00
TOTAL DUE:	\$0.00

Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
--Online Receipt--

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 13026	076 051 / 001 LL 1178 1203 1204 FMV: \$96,895.00	\$907.33	\$0.00 Fees: \$0.00 \$0.00		\$907.33	\$907.33	\$0.00 Current Due: \$0.00
	Totals:	\$907.33	\$0.00		\$907.33	\$907.33	\$0.00

Paid Date: 9/16/2015

Charge Amt: \$907.33

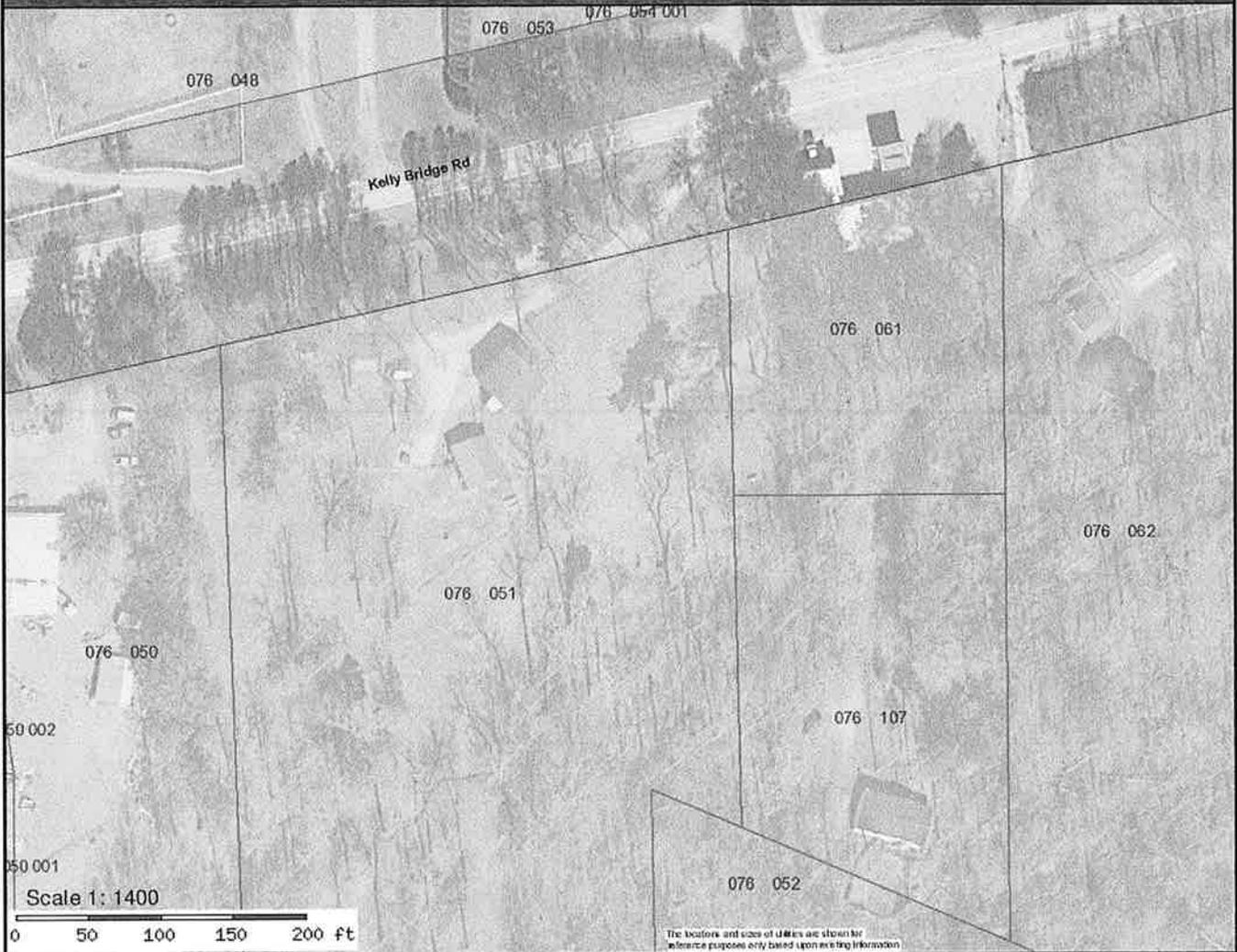
TATUM CONSTANCE & CASEY
2269 KELLY BRIDGE RD

DAWSONVILLE, GA 30534

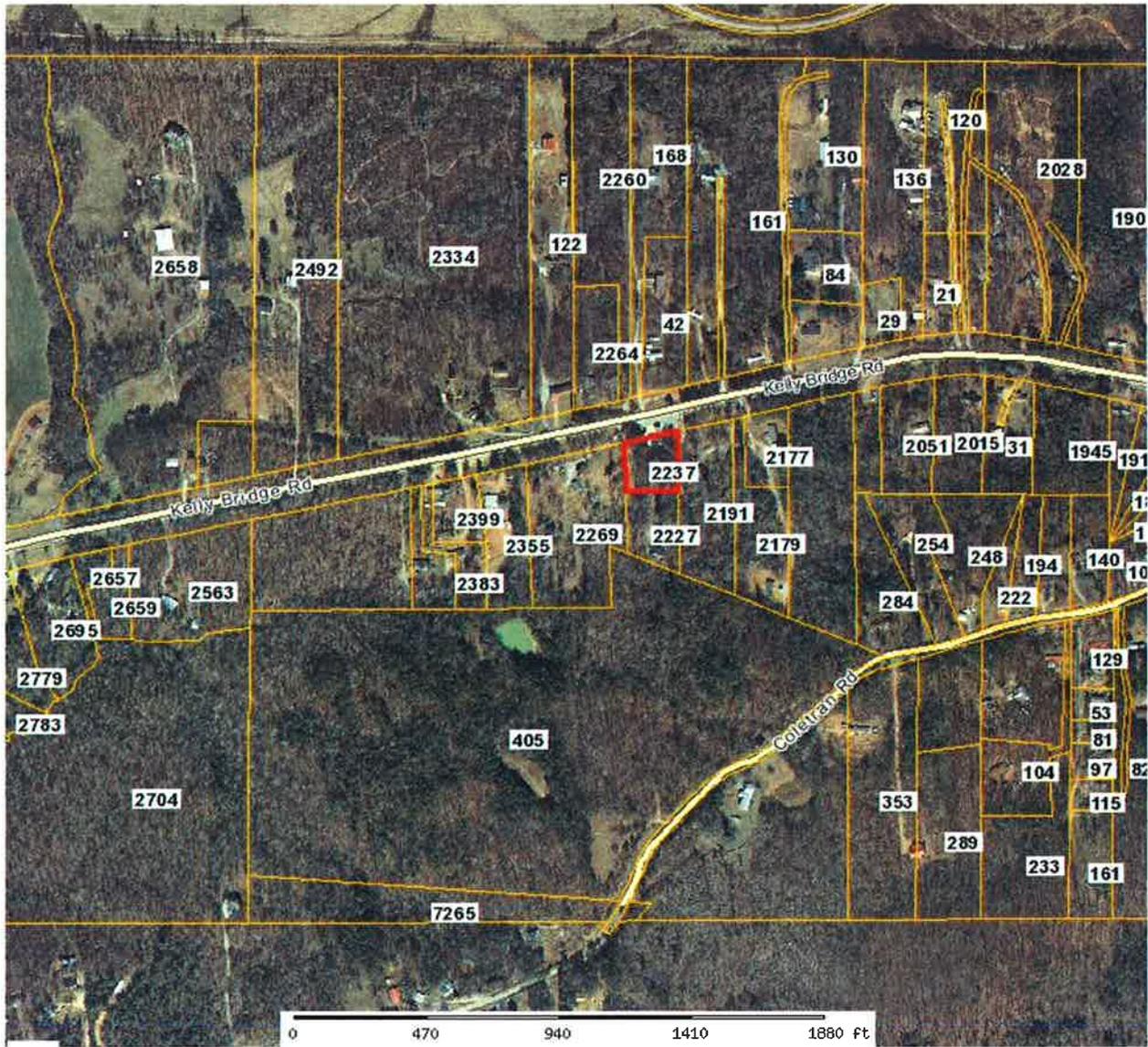




v.2 DCAR GIS PORTAL



-  County
-  City
-  Parcel



Dawson County Assessor			
Parcel: 076 061 Acres: 1			
Name:	TEJA ENTERPRISES LLC	Land Value	\$40,000.00
Site:	2237 KELLY BRIDGE RD	Building Value	\$70,000.00
Sale:	\$110,500 on 05-2011 Reason=CS Qual=Q	Misc Value	\$10,000.00
Mail:	5325 BROOKGLEN COURT CUMMING, GA 30040	Total Value:	\$120,000.00



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—

Date printed: 01/15/16 : 16:09:55



Dawson County Assessor			
Parcel: 076 107 Acres: 1			
Name:	MURPHY JANE D	Land Value	\$11,418.00
Site:	2227 KELLY BRIDGE RD	Building Value	\$37,761.00
Safe:	\$102,000 on 01-2003 Reason=MH Qual=Q	Misc Value	\$2,500.00
Mail:	2227 KELLY BRIDGE RD DAWSONVILLE, GA 30534	Total Value:	\$51,679.00



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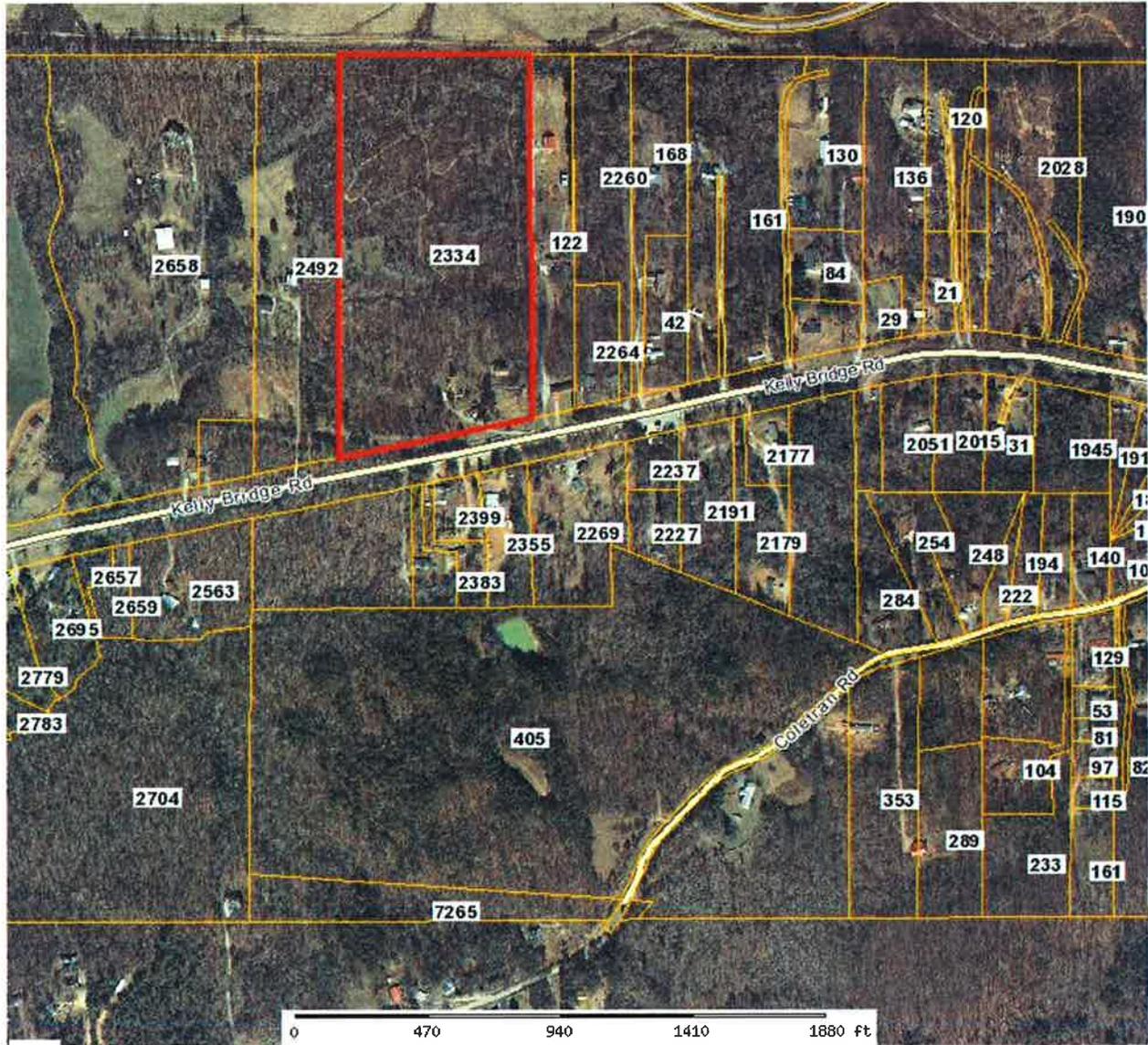
Dawson County Assessor

Parcel: 076 052 Acres: 51.84

Name:	BANISTER MORRIS	Land Value	\$408,240.00
Site:	405 COLTRANE RD	Building Value	\$74,621.00
Sale:	\$1,000 on 11-1939 Reason=FM Qual=Q	Misc Value	\$3,000.00
Mail:	405 COLTRANE RD DAWSONVILLE, GA 30534	Total Value:	\$485,861.00



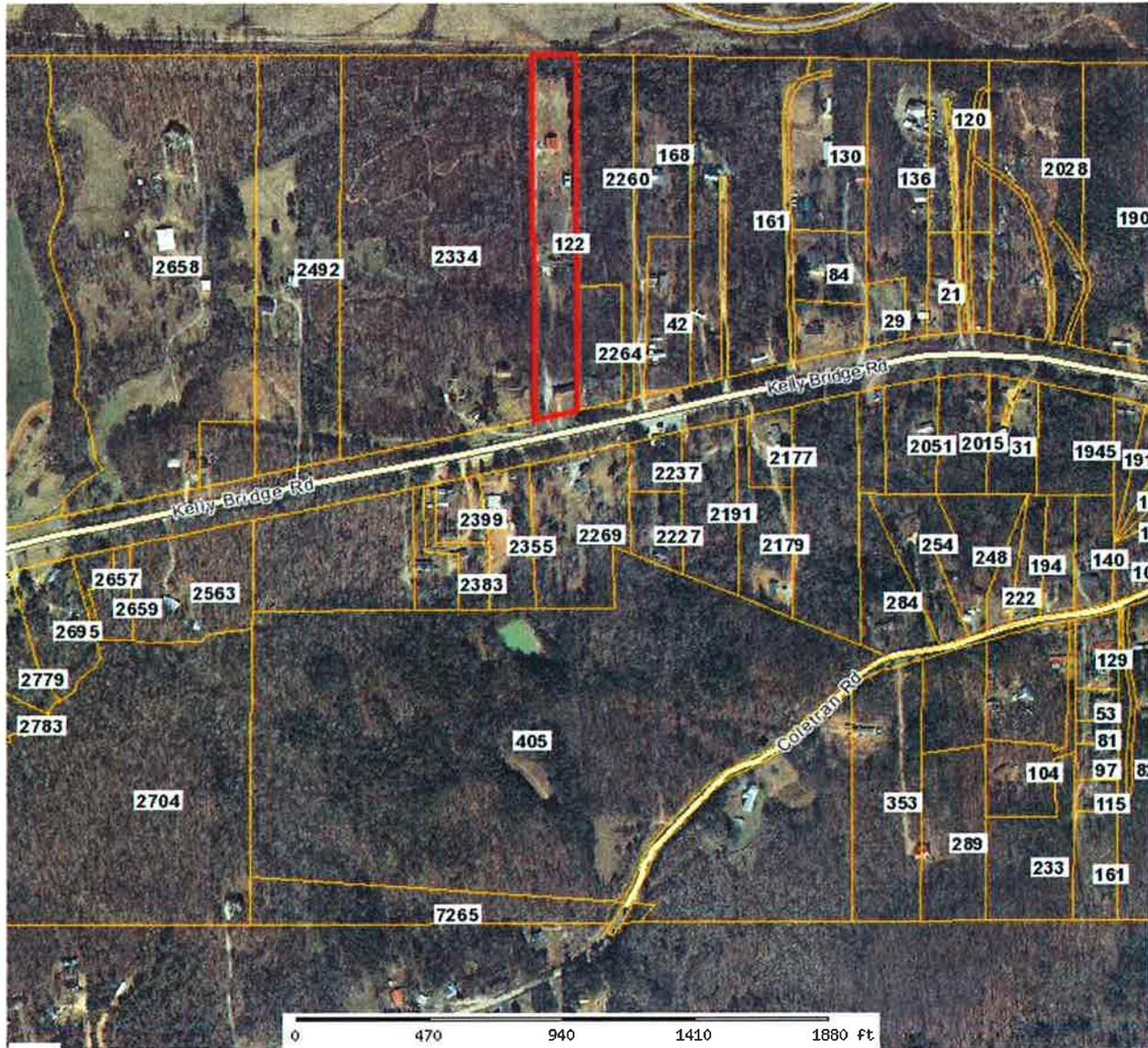
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Date printed: 01/15/16 : 16:10:29



Dawson County Assessor			
Parcel: 076 048 Acres: 26.61			
Name:	WILLIAMS WILLIAM W &	Land Value	\$184,407.00
Site:	2334 KELLY BRIDGE RD	Building Value	\$72,631.00
Sale:	\$300,000 on 07-1998 Reason=MI Qual=Q	Misc Value	\$17,230.00
Mail:	BARBARA	Total Value:	\$274,268.00
	2334 KELLY BRIDGE RD		
	DAWSONVILLE, GA 305345111		



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Dawson County Assessor

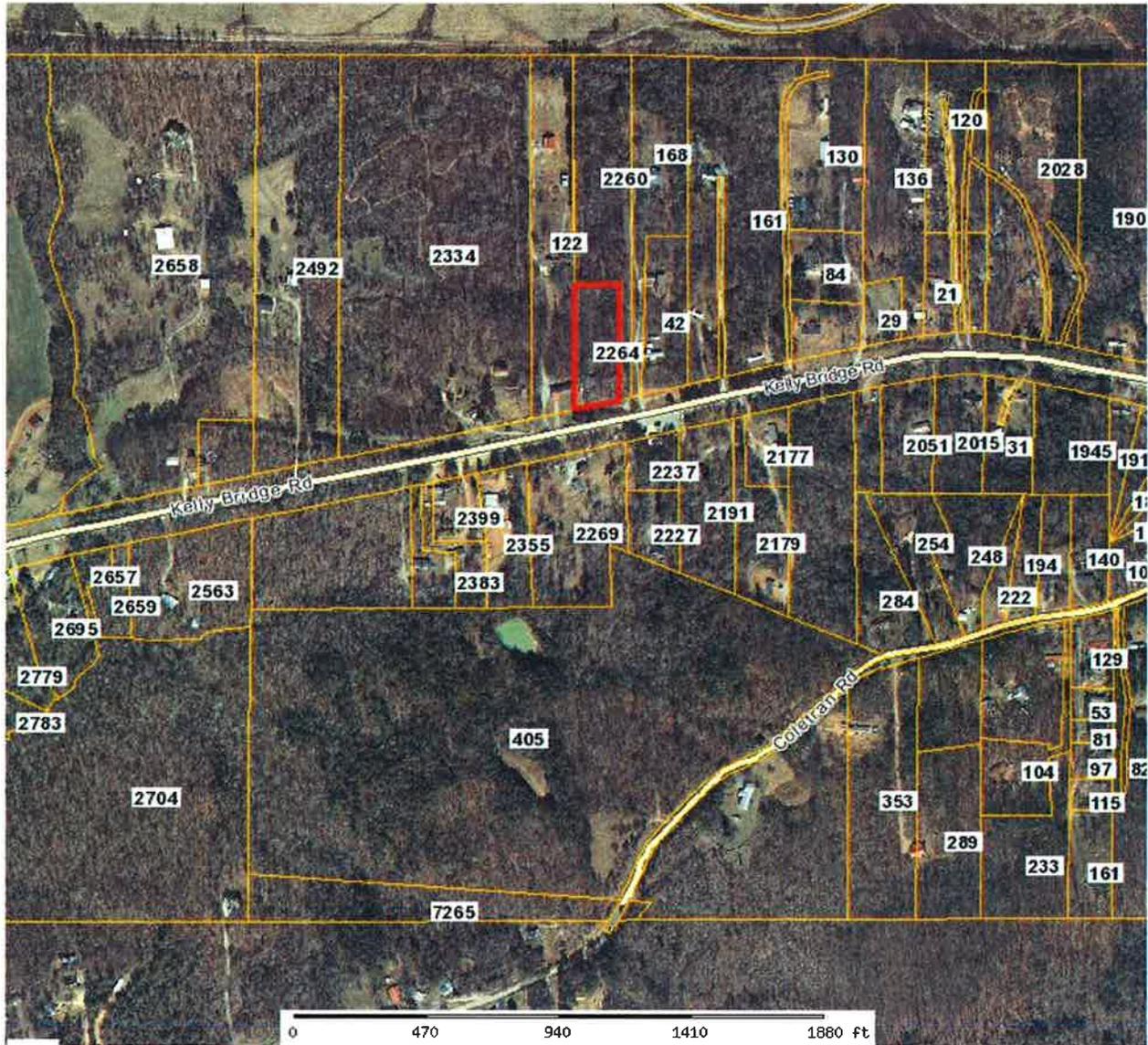
Parcel: 076 053 Acres: 5

Name:	DAMERON ALAN	Land Value	\$39,930.00
Site:	122 FATIGUE FARM DRIVE	Building Value	\$94,516.00
Sale:	\$6,000 on 03-1982 Reason=FM Qual=Q	Misc Value	\$49,243.00
Mail:	122 FATIGUE FARM DR DAWSONVILLE, GA 30534	Total Value:	\$183,689.00



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Date printed: 01/15/16 : 16:11:00



Dawson County Assessor

Parcel: 076 054 001 Acres: 1			
Name:	MCKINZIE GLORIA	Land Value:	\$11,418.00
Site:	2264 KELLY BRIDGE RD	Building Value:	\$5,781.00
Sale:		Misc Value:	\$2,500.00
Mail:	25 PEIDMONT DRIVE CLEVELAND, GA 30528	Total Value:	\$19,699.00



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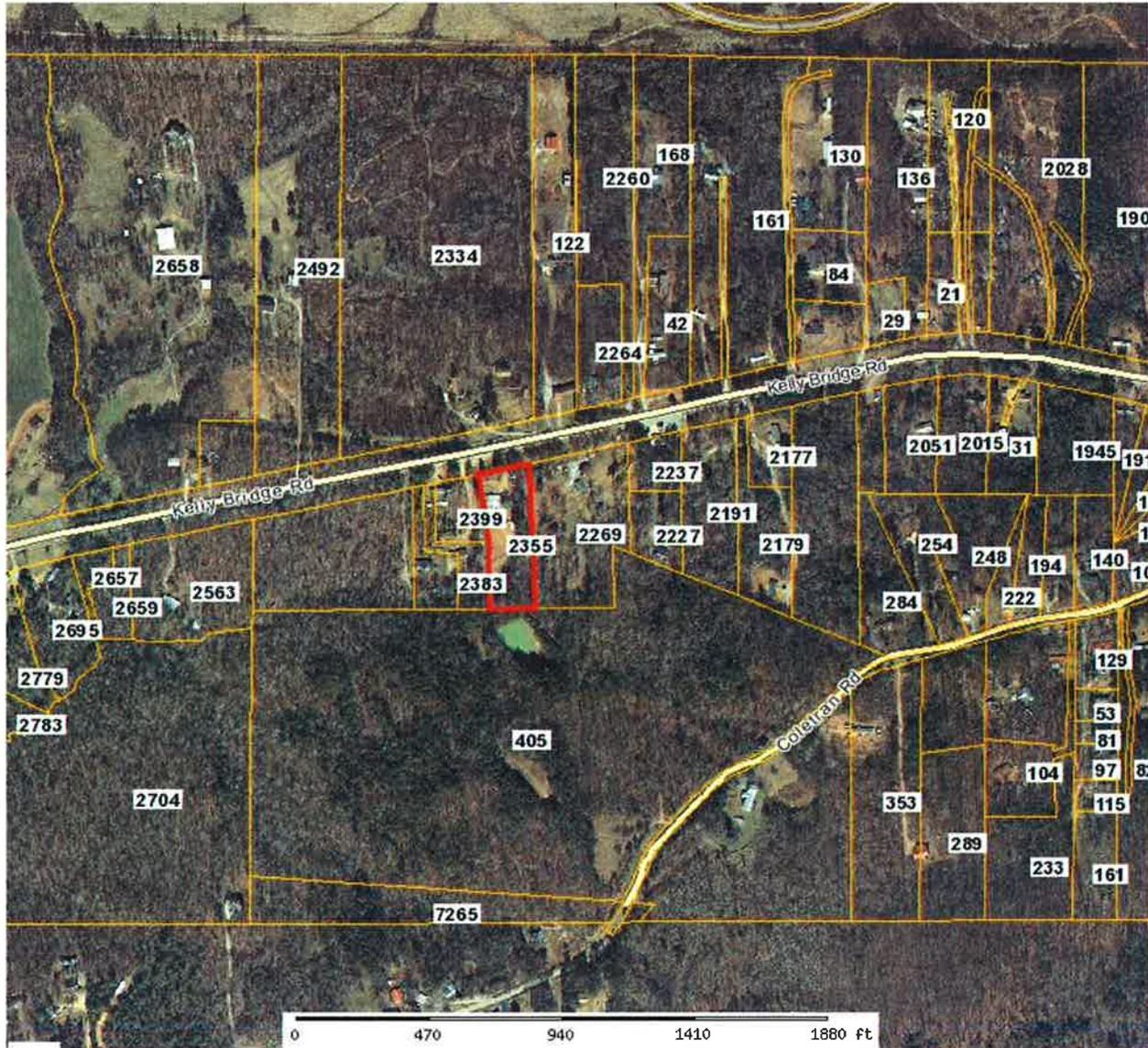
Date printed: 01/15/16 : 16:11:16



Dawson County Assessor			
Parcel: 076 054 Acres: 4			
Name:	CLANTON BETTY	Land Value	\$35,376.00
Site:	2260 KELLY BRIDGE RD	Building Value	\$11,028.00
Sale:	\$75,000 on 10-1994 Reason=FM Qual=Q	Misc Value	\$2,500.00
Mail:	2260 KELLY BRIDGE ROAD DAWSONVILLE, GA 30534	Total Value:	\$48,904.00



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Dawson County Assessor

Parcel: 076 050 Acres: 2

Name:	PRUITT SILUS	Land Value	\$21,120.00
Site:	2355 KELLY BRIDGE RD	Building Value	\$20,431.00
Sale:	\$5,000 on 04-1981 Reason=FM Qual=Q	Misc Value	\$3,025.00
Mail:	2355 KELLY BRIDGE RD DAWSONVILLE, GA 30534	Total Value:	\$44,576.00



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