



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: _____

Address: _____

Contact Email: _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

Land Lot(s): _____ District: _____ Section: _____

Subdivision/Lot: _____ / _____

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback **Side Yard** setback **Rear Yard** setback variance of _____ feet to allow the structure to: **be constructed**; **remain** a distance of _____ feet from the property line, **or** other : _____

instead of the required distance of _____ feet as required by the regulations.

Home Occupation Variance: _____

Other (explain request): to allow (4) wall signs

If there are other variance requests for this site in past, please list case # and nature of variance:



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Variations to standards and requirements of the Regulations, with respect to setbacks, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted **by the applicant, all four** (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

The strict and literal enforcement of the standards creates an unfair hardship on the applicant in this case because of the restriction of the total square footage and number of signs allowed. At this location, visibility is our primary concern.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:

Our concerns are related to visibility of the business from the roadway. The store front sits 100 feet or more from Dawson Forest Road. The building's west elevation is several hundred feet due to a detention tract. The additional wall sign would assist with safe and easy access to the property.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

We are requesting the minimum possible variance to answer our concerns. Our request will not be injurious or detrimental to the public welfare, will not interfere with the reasonable employment of nearby property owners, nor diminish property value or alter the essential character of the land of the developed area. Our intention is to maintain compatibility with surrounding properties.

4. Describe why granting this variance would support the general objectives within the Regulation:

No special privileges would be granted but rather a solution to a unique situation to provide visible signage for the business at this location. The general intent and purpose of the regulation is to allow signage for each business that is architecturally pleasing to the eye and proportional to its location. We feel we are complying with the general objectives of the regulations.

Add extra sheets if necessary.



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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 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 and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP _____ - _____ 1.	Olive Garden	15 Wallace Blvd Dawsonville 30534
TMP _____ - _____ 2.	Miller's Ale House	84 Duval Rd Dawsonville 30534
TMP _____ - _____ 3.	Bricks & Boards Plus	802 GA HWY 400S STE 120 Dawsonville 30534
TMP _____ - _____ 4.	Petco	136 Marketplace Pkwy Ste 980 Dawsonville 30534
TMP _____ - _____ 5.		
TMP _____ - _____ 6.		
TMP _____ - _____ 7.		
TMP _____ - _____ 8.		
TMP _____ - _____ 9.		

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 the Planning Commission agenda 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 Board of Commissioners to make an informed determination on my request. I may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

Olive Garden - 15 Wallace
Blvd, Dawsonville, GA
30534 -

Miller Ale House - 84 Duval
Rd, Dawsonville, GA 30534

Bricks & Boards Plus - 802
Georgia 400 S Suite #120,
Dawsonville, GA 30534 -

Petco - 136 Marketplace
Pkwy Ste 980, Dawsonville,
GA 30534 -



Papa's Place
Straightforward,
all-day American cafe
Family-friendly · \$

Premium Package Outlet
Liquor store

A Touch of Hope

North Georgia
Premium Car Wash

Bricks and Boards Plus
Game store

west elm Outlet
Outlet store

Oulets Atlanta
Shopping mall

Dawson Forest Rd E

Dawson Forest Rd E

Dawson Forest Rd E

OUTBACK

State Rte 9 E

Hobby Lobby

Petco
Pet store

Olive Garden
Italian Restaurant

Miller's Ale House

Ground Rd S

Duwall

Duval Rd

Duval Rd

19

400

Torrid
Plus size clothing store

Amazon Hub
Locker - Casco

Google

Layers



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I understand that my request will be acted upon at the Planning Commission 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 special use or rezoning 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 of Applicant or Agent: _____

Date: 1-24-23

Withdrawals of any application may be accommodated within the Planning & Development office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 22- _____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

Submittal Date: _____ Time: am/pm Received by: _____ (staff initials)

Fee Paid: _____ Planning Commission Meeting Date: ____/____/2022

Variances

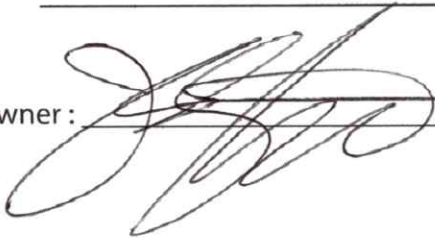
Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: JETS Associates, LTD.

Mailing Address: _____

Signature of Owner: _____



Date: _____

1-18-23

Signature of Notary: _____

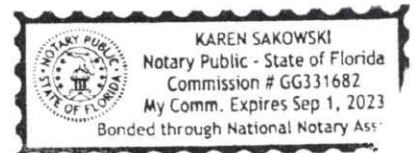


Date: _____

1/18/2023

Notary

Stamp





THOMAS

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Clearwater, Florida 33762

800-526-3325

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BRANDING BOOK
PREPARED FOR:



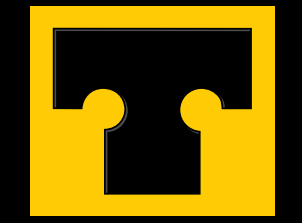
OUTBACK

STEAKHOUSE

PID: 96461
DESIGN NUMBER: 97529

ADDRESS: 3862 DAWSON FOREST RD E.
DAWSONVILLE, GA
30534

REVISION DATE: 01.25.23



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CLIENT



Design Number:

97529

Installation Address:

3862 Dawson Forest RD. E.
Dawsonville, GA 30534

Project Identity Number:

96461

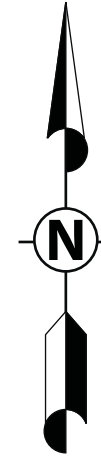
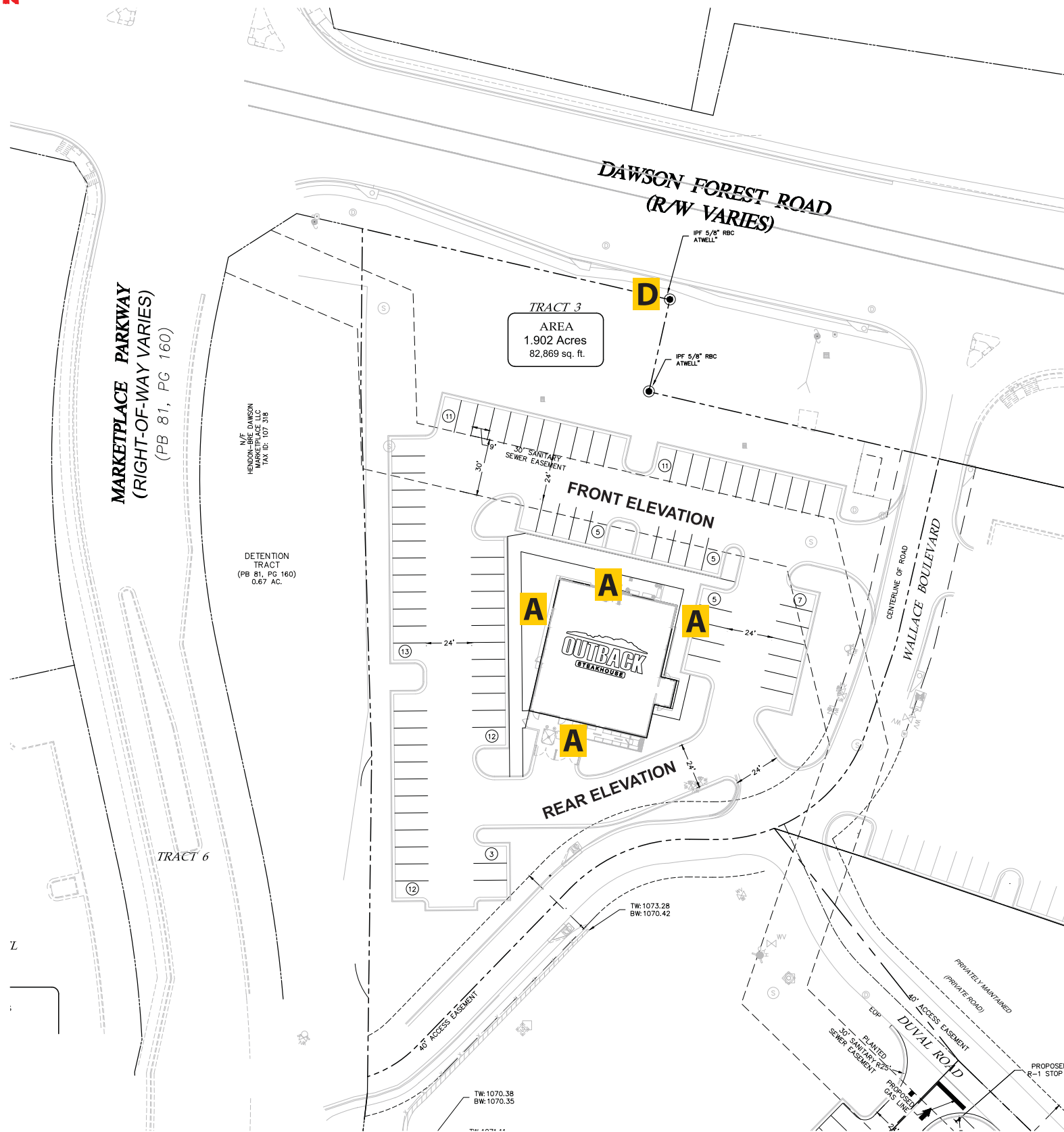
Sales Associate: Project Team:

RW X

Designer: Date:

JES 6/23/22

Project Updates:
07.22.22 MBV- Added new site map
08.01.22 MBV- Updated map
08.04.22 MBV- Rotated map
01.18.23 MBV- Updated map



Site Plan

A "OUTBACK STEAKHOUSE"

D Monument Sign

NTS



3MTM MCSTM Warranty

Approval:

Approved
DATE:

Approved as noted
DATE:

Revise & Re-Submit
DATE:

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Local: 727-573-7757
Fax: 727-573-0328



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Project Identity Number:
96461

Sales Associate:	Project Team:
RW	X
Designer:	Date:
JES	6/23/22

Project Updates:
07.22.22 MBV- Updated art, elevation
08.01.22 MBV- Added map reference letter
08.18.22 MBV- Updated with new colored elevations
01.18.23 MBV- Updated size
01.25.23 MBV- Updated size



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3M™ MCS™ Warranty

Approval:
 Approved
DATE: _____
 Approved as noted
DATE: _____
 Revise & Re-Submit
DATE: _____

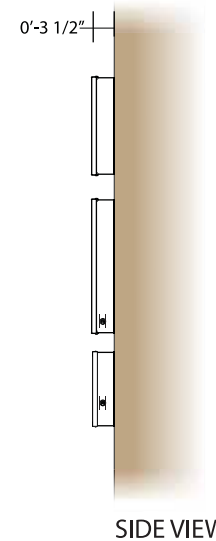
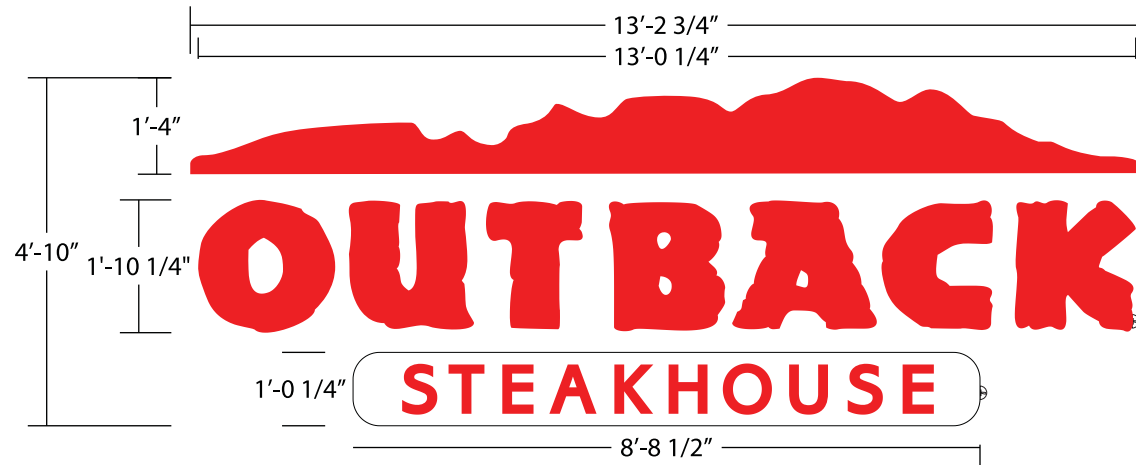
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2 2 of 9

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NORTH ELEVATION



Specifications: LED Channel Letters / "Mountain"

1. Existing Facade: EIFS / Plywood / Metal Studs
2. 0.040" Pre-finished White aluminum letter returns
3. 1" Jewelite trimcap (Pre-finished White) bonded to face. #8 pan head screws to returns
4. 0.065" aluminum backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration (interior of sign can painted ultra white for max illumination)
5. GE Tetra Max Red GEMXRD-1 LED modules
6. 3/16" Plaskolite #2283 Red Acrylic w/ second surface 3M 3635-70 Diffuser vinyl c
7. UL Outdoor rated toggle type disconnect switch w/ neoprene boot
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. GE GEPS12-60U Power Supplies within UL enclosure (removable lid)
10. Mounting hardware; #12 Sheet Metal Screws

Specifications: Cabinet "Steakhouse"

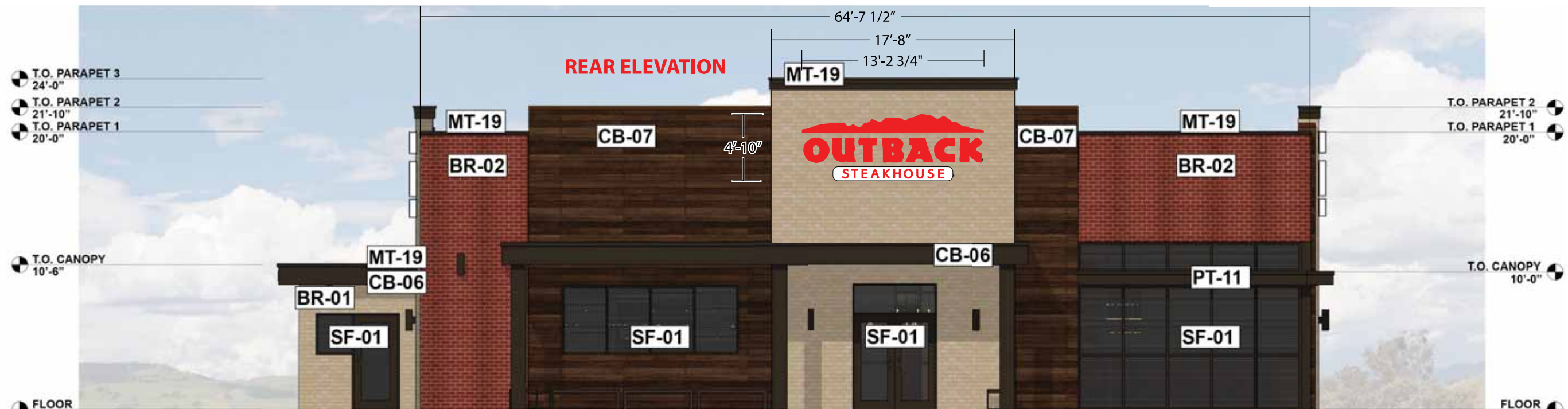
11. 0.080" Aluminum sign cabinet painted to match Sherwin Williams Gloss White G2-508-08-A
12. Routed aluminum face painted to match Sherwin Williams Gloss White G2-508-08-A
13. 3/16" R&H #2283 Red Acrylic w/ second surface 3M 3635-70 Diffuser vinyl
14. GE Tetra Max Red GEMXRD-1 LED modules
15. GE GEPS12-60U Power Supplies within UL enclosure (removable lid)



A Front Lit Channel Letters and Cabinet

Scale: 3/8"=1'-0" | Square Feet: 63.94

REAR ELEVATION



Proposed Condition- North Elevation

Scale: 1/8"=1'-0"



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800-526-3325
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CLIENT
OUTBACK
Design Number:
97529
Installation Address:
3862 Dawson Forest RD. E.
Dawsonville, GA 30534

Project Identity Number:
96461
Sales Associate: RW
Project Team: X
Designer: JES
Date: 6/23/22
Project Updates:
07.22.22 MBV- Updated art, elevation
08.01.22 MBV- Added map reference letter
08.18.22 MBV- Updated with new colored elevations
01.18.23 MBV- Updated



3M™ MCS™ Warranty
Approval:
 Approved
DATE:
 Approved as noted
DATE:
 Revise & Re-Submit
DATE:

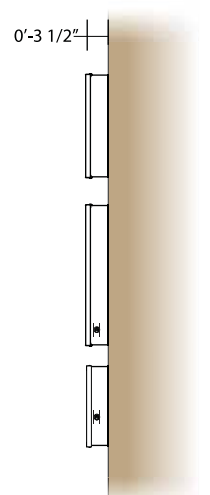
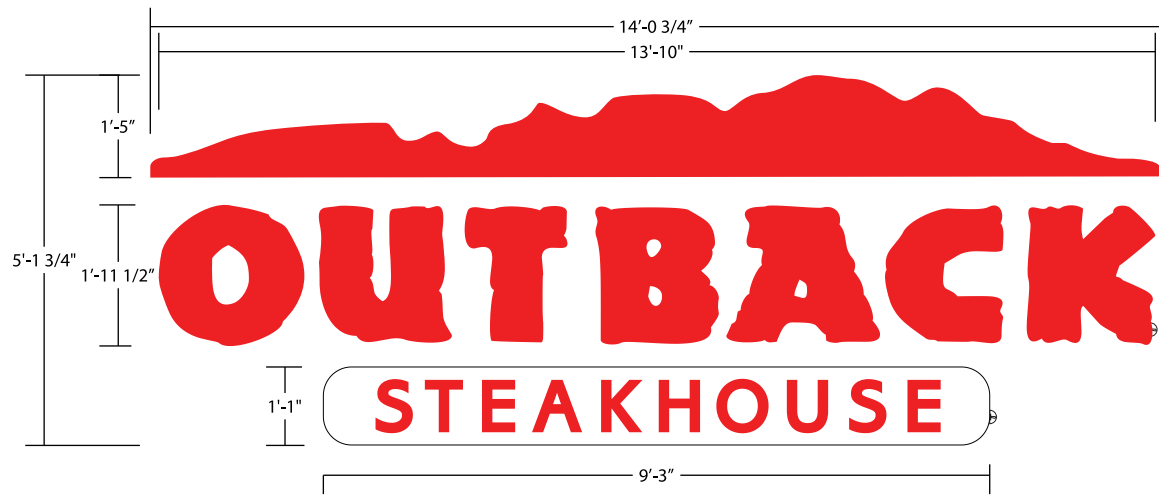
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Page 3 Sheet 3 of 9

3 of 9

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WEST ELEVATION



SIDE VIEW

Specifications: LED Channel Letters / "Mountain"

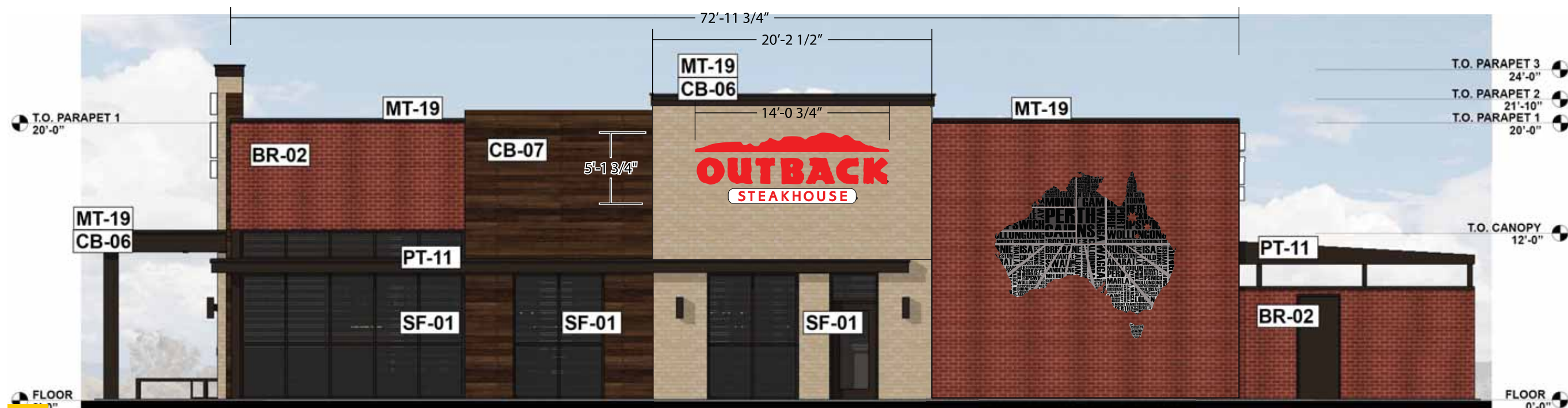
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A Front Lit Channel Letters and Cabinet

Scale: 3/8"=1'-0" | Square Feet: 72.14



Proposed Condition- West Elevation

Scale: 1/8"=1'-0"



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Clearwater, Florida 33762

800-526-3325

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CLIENT



Design Number:

97529

Installation Address:

3862 Dawson Forest RD. E.
Dawsonville, GA 30534

Project Identity Number:

96461

Sales Associate: Project Team:

RW X

Designer: Date:

JES 6/23/22

Project Updates:
07.22.22 MBV- Updated art, elevation
08.01.22 MBV- Added map reference letter
08.05.22 MBV- Made NON IL
08.18.22 MBV- Updated with new colored elevations
01.18.23 MBV- Updated



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3MTM MCSTM Warranty

Approval:

Approved

DATE:

Approved as noted

DATE:

Revise & Re-Submit

DATE:

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4 4 of 9

Local: 727-573-7757
Fax: 727-573-0328

WEST ELEVATION



B Non Illuminated Building Decor

Scale: 1/4"=1'-0" | Square Feet: 159.37



Proposed Condition- West Elevation

Scale: 1/8"=1'-0"



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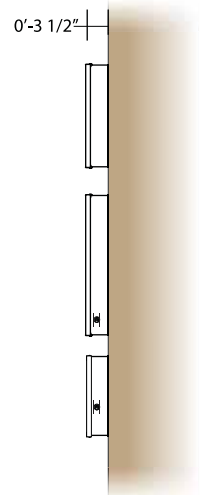
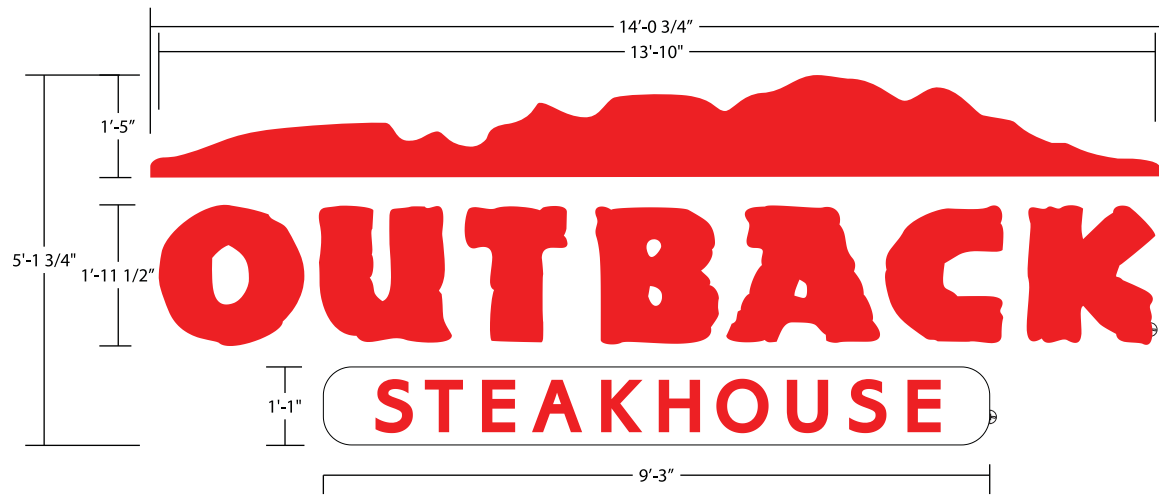
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5 5 of 9

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EAST ELEVATION



SIDE VIEW

Specifications: LED Channel Letters / "Mountain"

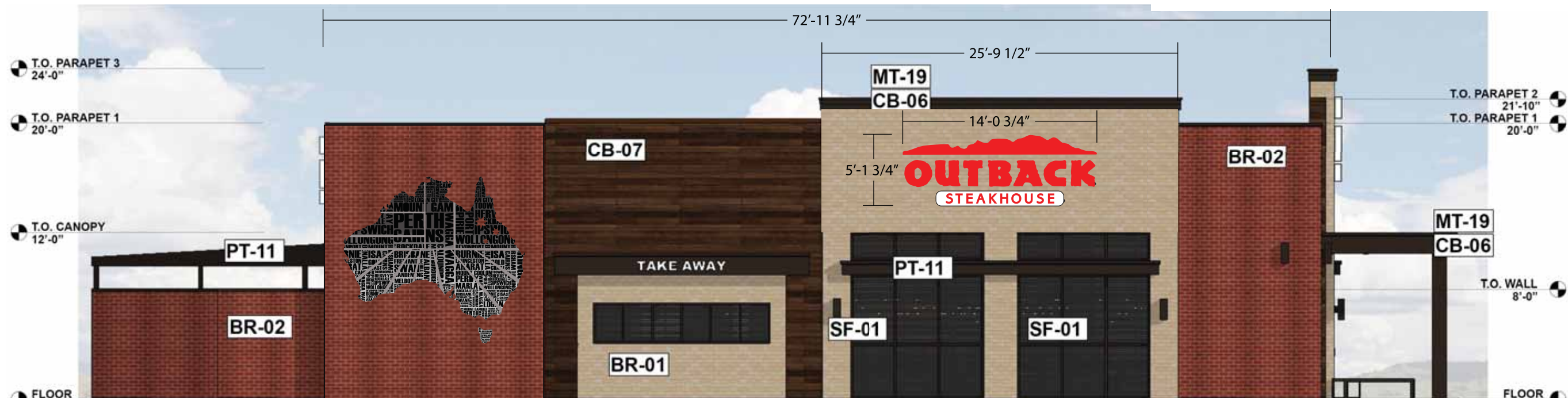
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A Front Lit Channel Letters and Cabinet

Scale: 3/8"=1'-0" | Square Feet: 72.14



Proposed Condition- East Elevation

Scale: 1/8"=1'-0"



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DATE: _____

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DATE: _____

Revise & Re-Submit
DATE: _____

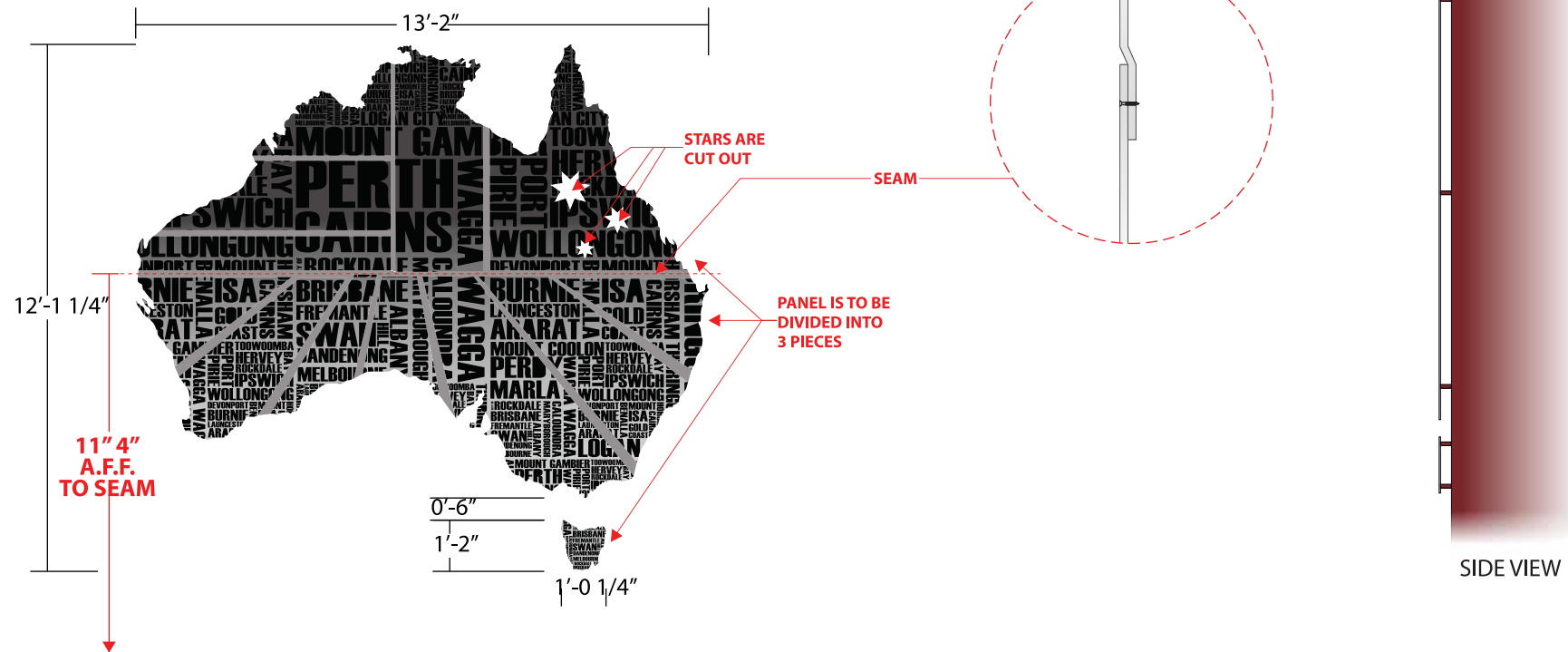
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6 6 of 9

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EAST ELEVATION



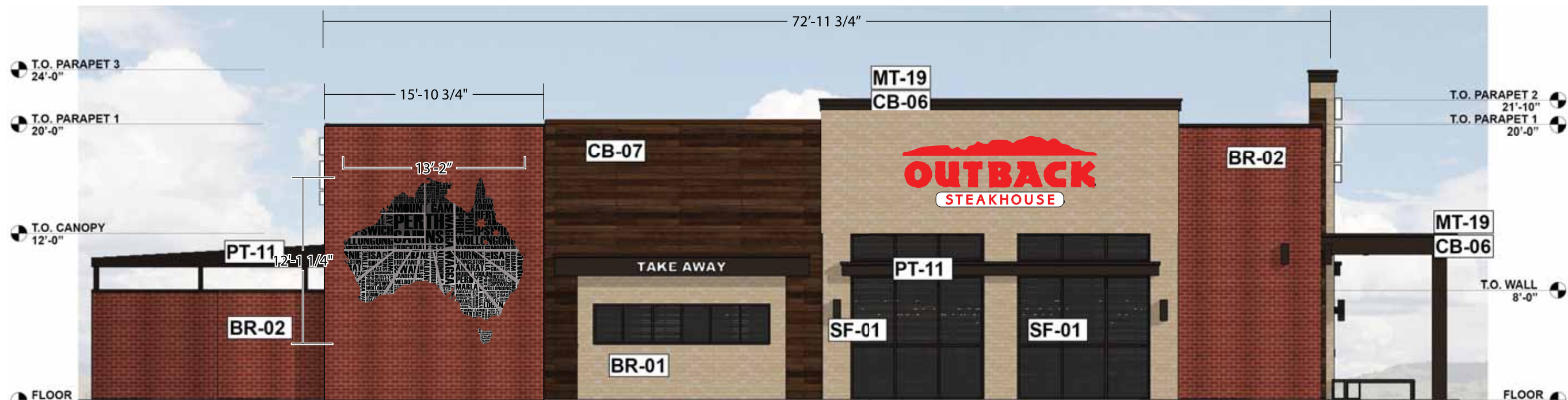
Specifications: Wall Sign

- Existing Facade: EIFS / Plywood / Metal Studs
- 1/8" white routed aluminum panel. **Note: Divided into 2 sections for main land w/ Seam + 1 panel for the island of Tasmania.**
- Printed on 3M SV480CV3 wrap file with 3M 8549 Luster Laminate applied, or equivalent. To be applied directly to aluminum panel
- 3" standoffs w/ 1/4" x 3" weld studs
- Aluminum panels attached at seam w/ Thin VHB tape and Self tapping fastener counter sunk screw

SIDE VIEW

B Non Illuminated Building Decor

Scale: 1/4"=1'-0" | Square Feet: 159.37



Proposed Condition- East Elevation

Scale: 1/8"=1'-0"



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UL Underwriters Laboratories, Inc.
LISTING E89514
ELECTRIC SIGN
COMPLIES TO UL 48

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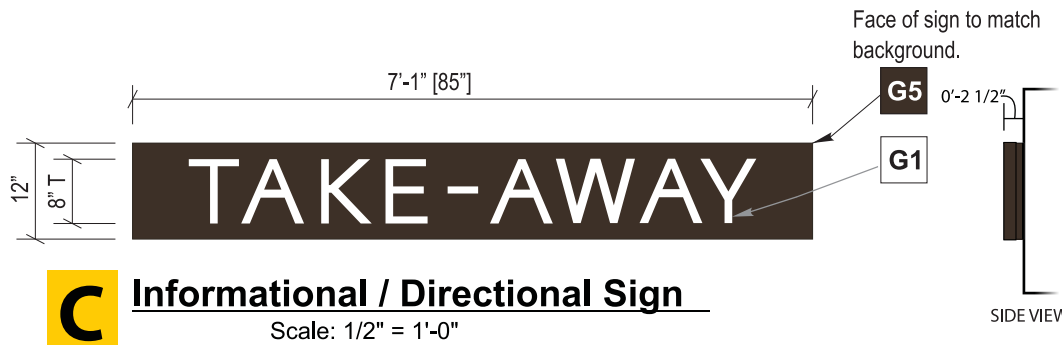
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7 7 of 9

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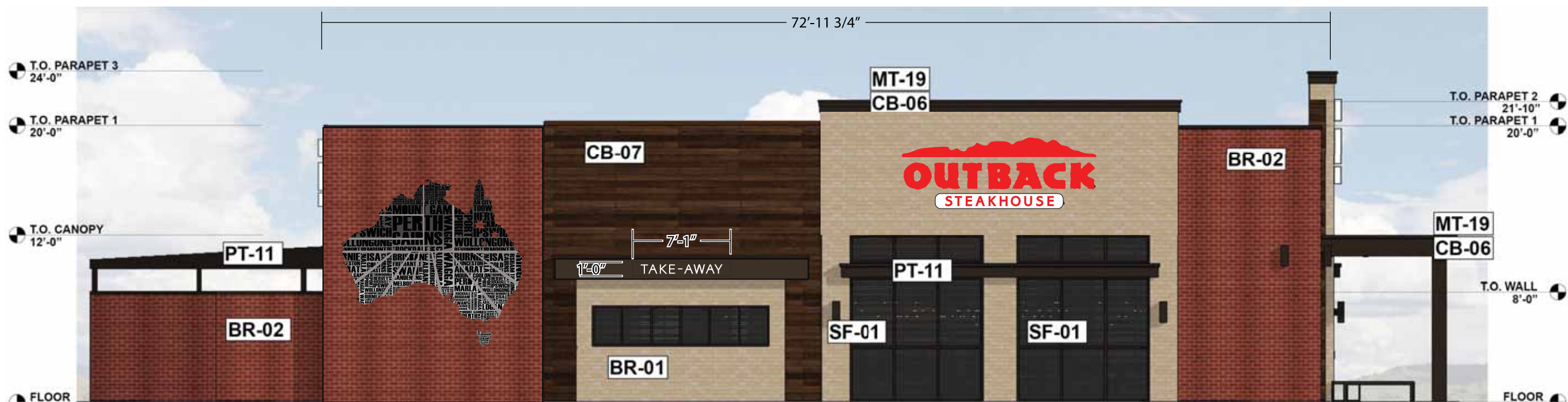
EAST ELEVATION



GRAPHIC COLORS	
G1	G5
7328 White acrylic	Matthews 20190 Duranodic Bronze

- Specifications: Wall sign**
- Existing facade: Plywood over Steel
 - 0.080" Brake-formed aluminum cabinet ptm Matthews 20190 duranodic Bronze
 - 0.080" Routed aluminum pan face painted to match Matthews 20190 duranodic Bronze. Attached to brake-formed cabinet w/ counter-sunk screws. Copy to be routed from face and backed with white acrylic backer
 - GE Tetra Max White GEMX71-2
 - Waterproof disconnect switch per NEC 600-6 mounted on interior of cabinet, lower portion of left side
 - Primary electrical feed
 - GE GEPS12-60U Power Supplies within cabinet
 - Mounting hardware: #12 Sheet Metal Screws

C Informational / Directional Sign
Scale: 1/2" = 1'-0"



Proposed Condition- TA Side Elevation

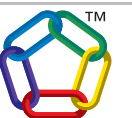
Scale: 1/8"=1'-0"

Sales Associate:	Project Team:
RW	X
Designer:	Date:
JES	6/23/22

Project Updates:
07.22.22 MBV- Updated art, elevation
08.01.22 MBV- Added map reference letter
08.18.22 MBV- Updated with new colored elevations
01.18.23 MBV- Updated
01.25.23 MBV- Updated size



THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



3M™ MCS™ Warranty

Approval:

Approved

DATE:

Approved as noted

DATE:

Revise & Re-Submit

DATE:

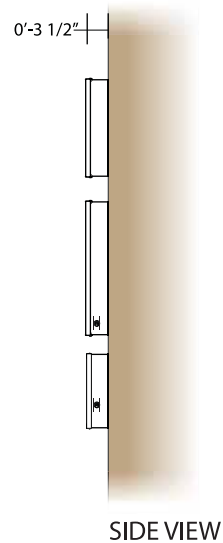
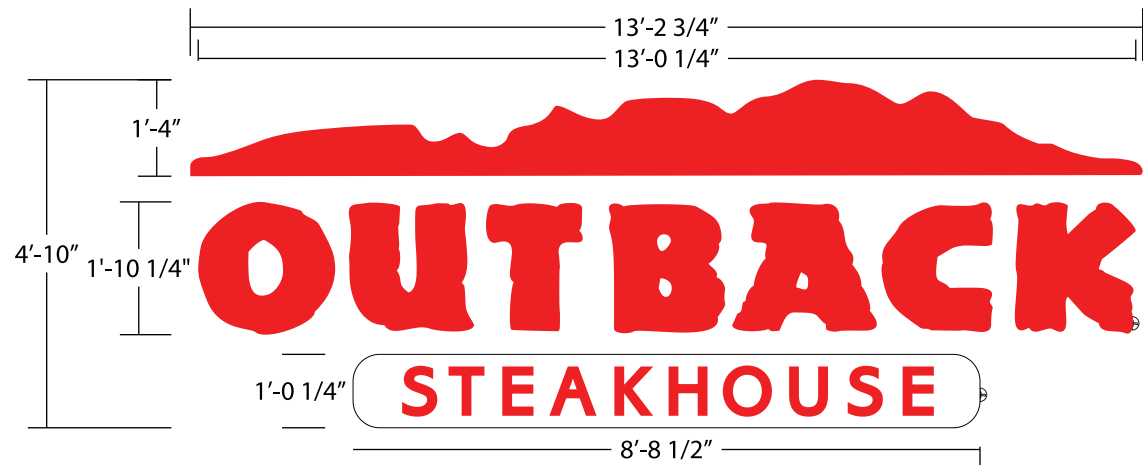
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Page Sheet

8 8 of 9

Local: 727-573-7757
Fax: 727-573-0328

SOUTH ELEVATION



Specifications: LED Channel Letters / "Mountain"

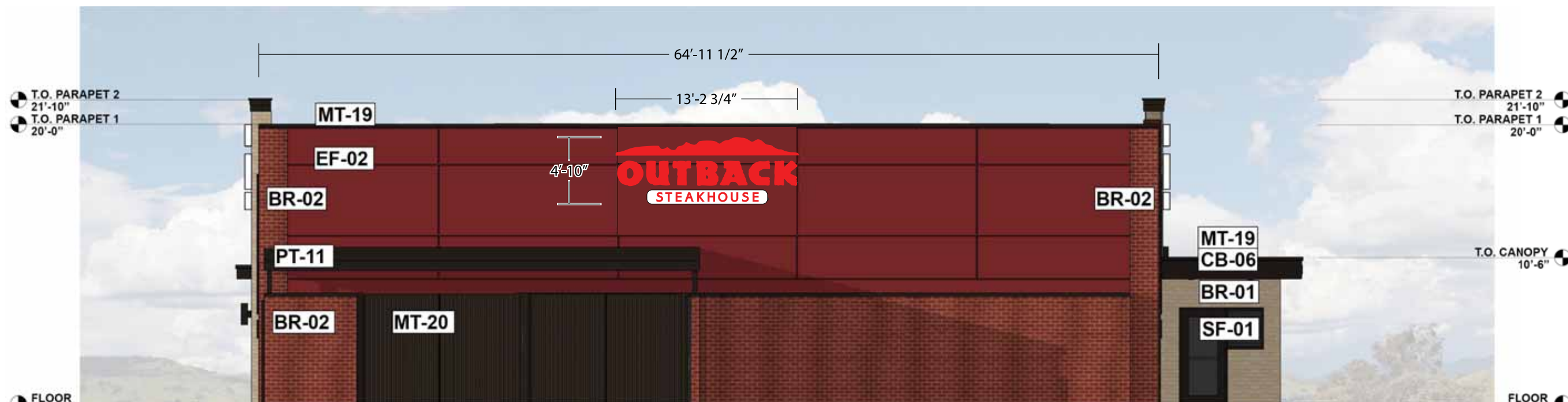
- Existing Facade: EIFS / Plywood / Metal Studs
- 0.040" Pre-finished White aluminum letter returns
- 1" Jewelite trimcap (Pre-finished White) bonded to face. #8 pan head screws to returns
- 0.065" aluminum backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration (interior of sign can painted ultra white for max illumination)
- GE Tetra Max Red GEMXRD-1 LED modules
- 3/16" Plaskolite #2283 Red Acrylic w/ second surface 3M 3635-70 Diffuser vinyl c
- UL Outdoor rated toggle type disconnect switch w/ neoprene boot
- Primary electrical feed in UL conduit / customer supplied UL junction box
- GE GEPS12-60U Power Supplies within UL enclosure (removable lid)
- Mounting hardware; #12 Sheet Metal Screws

Specifications: Cabinet "Steakhouse"

- 0.080" Aluminum sign cabinet painted to match Sherwin Williams Gloss White G2-508-08-A
- Routed aluminum face painted to match Sherwin Williams Gloss White G2-508-08-A
- 3/16" R&H #2283 Red Acrylic w/ second surface 3M 3635-70 Diffuser vinyl
- GE Tetra Max Red GEMXRD-1 LED modules
- GE GEPS12-60U Power Supplies within UL enclosure (removable lid)

A Front Lit Channel Letters and Cabinet

Scale: 3/8"=1'-0" | Square Feet: 63.94



Proposed Condition- South Elevation

Scale: 1/8"=1'-0"



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT



Design Number:

97529

Installation Address:

3862 Dawson Forest RD. E.
Dawsonville, GA 30534

Project Identity Number:

96461

Sales Associate: Project Team:

RW X

Designer: Date:

JES 6/23/22

Project Updates:

08.01.22 MBV- Added map reference letter
08.04.22 MBV- Updated MS size
08.18.22 MBV- Updated brick



D D/S Illuminated Monument Sign

Scope of Work

M&I Aluminum cabinet & retainers to be painted SW9108 double latte.

"Outback & Mountain" - 5" Deep Plaskolite red acrylic faces w/digitally printed 3M 3635-70 diffuser to be applied second surface. Internally illuminated using energy efficient white LEDs and power supplies.

"Steakhouse" - M&I Aluminum cabinet 5" Deep routed faces w/red acrylic backer. Cabinet to be painted SW Gloss White G2-508-08-A. Internally illuminated using energy efficient white LEDs and power supplies.

"Base" - Endicott Ruby Red

"STONE CAPS" 1" To bottom and top of sign cabinet

Square Feet: 46.66

Scale: 3/8"=1'-0"



3MTM MCSTM Warranty

Approval:

Approved

DATE:

Approved as noted

DATE:

Revise & Re-Submit

DATE:

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9

9 of 9

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