

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR 16-09 Tax Map & Parcel # (TMP): 114-031
Current Zoning: CPCD Commission District #: _____
Submittal Date: 4-8-16 Time: 9:01 am/pm Received by: Wm (staff initials)
Fees Assessed: 300.00 Paid: CC # 801
Planning Commission Meeting Date: 5-17-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Eric Larsen - Commercial Signs, Inc.
Address: 3548 Atlanta Rd
Smyrna, GA 30080
Phone: Listed 678-584-3726 Email: Business eric@comsigns.com
 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: 04/05/16 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 145 Forest Boulevard, Dawsonville, GA 30534
Land Lot(s): 372,373,406,407 District: 13th Section: 1st
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: Intersection of GA 400 and Dawson Forest Road.

REQUESTED ACTION

A Variance is requested from the requirements of Article # XI Section # 200 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

- Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:
- be constructed; remain a distance of _____ feet from the: _____
- property line, road right of way, or other (explain below):

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

- Lot Size Request for a reduction in the minimum lot size from _____ to _____
- Sign Variance for: Increase in size of principle center ground signs, out parcel ground signs
and increase number of wall signs on center's landscape wall.
- Home Occupation Variance to operate: _____ business
- Other (explain request): _____

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

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, 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: _____

See attached letter of appeal.

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

See attached letter of appeal.

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: _____

See attached letter of appeal.

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

See attached letter of appeal.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

PROPERTY OWNER AUTHORIZATION

I / we Dawson Forest Developer LLC hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

(see attached)

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 variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: ERIC LARSEN

Signature of applicant or agent: [Signature] Date: 4/7/16

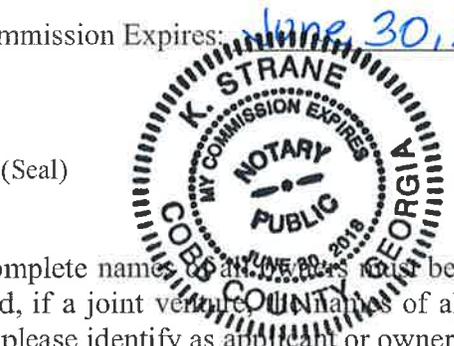
Printed Name of Owner(s): Carolyn Oppenheimer

Signature of Owner(s): [Signature] Date 4/7/16

Sworn and subscribed before me this 7th day of April, 20 16.

[Signature]
Notary Public

My Commission Expires: June 30, 2018



(The complete name of any partnership 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.)

VR# _____

TMP# _____

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 any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP 115 002 002	1. HOWELL HOLDINGS LLC, 5910 SHILOH RD E SUITE 114 ALPHARETTA, GA 30005	
TMP 114 022	2. DAVID JAMES HUGHES, ROCKY PHILLIPS HUGHES & BILLY G HUGHES JR., 244 THOMPSON CREEK PK RD, DAWSONVILLE, GA 30534	
TMP 114 022 005	3. DAVID JAMES HUGHES, ROCKY PHILLIPS HUGHES & BILLY G HUGHES JR., 244 THOMPSON CREEK PK RD, DAWSONVILLE, GA 30534	
TMP 114 012	4. THEMA BYRD, 5402 HIGHWAY 53 EAST DAWSONVILLE, GA 30534	
TMP 114 013	5. Community and Southern Bank, P O BOX G, ELLIJAY, GA 30540	
TMP 114 009	6. Dawsonville Promenade, LLC, RIVERWOOD PROPERTIES LLC 3350 RIVERWOOD PKWY SUITE 450 ATLANTA, GA 30339	
TMP 114 009 001	7. Griffin Holding, Inc. 1565 HARDIN AVE, COLLEGE PARK, GA 30337	
TMP 114 010	8. Charles H Sipple, III, 610 HERB RIVER DR SAVANNAH, GA 31406	
TMP 114 004	9. CHELSEA GCA REALTY, c/o CPG PARTNERS LP, P. O. BOX 6120, INDIANAPOLIS, IN 46206	
TMP 114 030	10. Highland One LLC, 4695 HIGHLAND DR GAINESVILLE, GA 30506	
TMP 107 318	11. HENDON-BRE DAWSON MARKETPLACE LLC ,C/O HENDON PROPERIES LLC, 3445 PEACHTREE ROAD SUITE 465 ATLANTA, GA 30326	
TMP 114 024 001	12. DEVELOPMENT AUTHORITY OF DAWSON COUNTY ,135 PROMINENCE DR., SUITE 120, DAWSONVILLE, GA 30534	
TMP 106 075 001	13. Salia, LLC, 182 CUMBERLAND AVENUE ASHEVILLE, NC 28801	
TMP 106 075 004	14. CHB, Chestatee, LLC, MONTICELLO DR., ATLANTA, GA 30350	
TMP 115 127	15. ARDELE M & CALVIN L Bradshaw, 6272 OLD DAHLONEGA HWY MURRAYVILLE, GA 30564	

Use additional sheets if necessary.

TMP 114 006 16. WAL-MART REAL ESTATE BUSINESS TRUST, C/O RE PROPERTY TAX DEPT, P O BOX 8050 MS 0555, BENTONVILLE, AR, 72712-8050

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 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 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: 4/7/16
Signature of Witness: [Signature] _____ Date: 4/7/16

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 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. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.



The Sign of Quality in the Southeast

COMSIGNS.COM

April 7, 2016

Dawson County Planning and Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534

RE: Variance filing for ground based signage – Dawson Crossroads Shopping center

On behalf of our client, Dawson Forest Developer, LLC, please find the attached letter of appeal along with the application for variance, payment of \$300 for the filing fee and associated documentation to substantiate our request for variance.

If you have any questions, please feel free to contact me. My cell phone or email are the best ways for contact.

Best regards,

Eric Larsen
Permit Expediter
Commercial Signs, Inc.
678.584.3726 cell
eric@comsigns.com



Letter of Appeal – Signage for Dawson Crossroads Shopping Center

This letter of appeal is to request a variance in the sign ordinance to allow (2) main center monument signs, (3) ground based monument signs for the (6) outparcel tenants and (3) wall signs for the center's front landscaped wall of the development.

A request for variance for the main ground signs on this property is presented below and with the attached drawings to allow the (1) monument style ground signs 25' tall, oriented on the Dawson Forest Road entrance, with approximately 366sf of structure and 140sf of signage; and (1) monument style ground signs 35' tall oriented on the GA 400 frontage, with approximately 576sf of structure and 295sf of signage. Current sign ordinance for commercial planned centers within the GA 400 corridor overly allows for one (1) monument style ground sign per road frontage with a maximum size of 150sf and sign copy area not to exceed 75% of the allowed size (Article IX, Section 200, subsection B: 1,2 and 5). Similar in scope and as noted in the request VR 15-16 for Dawson Marketplace, this development represents exceptional and extraordinary circumstances because of the size of the development proposed. The signage requested for these two main center signs are within the scale of the development and as such is requested to be approved in lieu of the normal signage requirements. Adhering strictly to the ordinance would present hardship to the center as the signage would not adequately be sized to be effective for the public to be able to identify the center and it's tenants.

Secondarily, the current sign ordinance for ground based monument signs on commercial outparcel tenants in a multi-tenant shopping center within the GA 400 corridor overlay allows for one (1) monument style sign per outparcel, up to 15' tall and up to 12' wide including 72 sf of sign copy. (Article IX, Section 200, subsection D, 2 and 3). Rather than each outparcel having its own monument sign, it is the desire of the developer to request (3) larger signs, each shared by two outparcels. The design for each sign would be 19' tall and include 136 square feet of signage. The proposed height of these signs were determined using the developer's line of site study, indicating that a sign that is 15' tall would not allow visibility for the lower section of the sign from travel lanes on GA Hwy 400. A 19' high sign would allow this visibility, particularly along sight line "B". To keep the outparcel signage uniform and ultimately less cluttered looking on the property, these three (3) signs are designed to be of the same dimensions and design with minimal difference in external treatment. This would reduce the signage from six (6) separate signs that are allowed by the sign ordinance to three (3) signs that are only slightly taller than signs currently allowed by the ordinance, and an overall slightly smaller amount of signage copy than is currently allowed for the six (6) outparcels. This would reduce the amount of signage and visual clutter in a similar manner as recently requested in the case VR 15-16 for the nearby Dawson Marketplace shopping center.

Lastly, it is requested that three (3) wall signs be allowed on the landscape wall. One (1) with the name of the development, and one (1) each for two anchor tenants, Publix and Petsmart. While the current code allows one (1) sign per wall with the allowable size being 1sf per lf of wall, this request is in lieu of the 2nd ground sign granted in VE 14-21 and does not exceed the maximum amount of 180sf allowed for wall signage.

Granting this requested variance would not be detrimental to the public health, safety, morals or welfare and not be injurious to properties in the near vicinity as the request is consonant with the scale of this project and similar requests for appropriate development of signage and the general objectives for highway businesses.

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 - 3549	114 031 / 001 LL 372,406,407 LD 13-S FMV: \$5,561,715.00	\$54,914.14	\$0.00 Fees: \$0.00 \$0.00		\$54,914.14	\$54,914.14	\$0.00 Current Due: \$0.00
	Totals:	\$54,914.14	\$0.00		\$54,914.14	\$54,914.14	\$0.00

Paid Date: 12/23/2015

Charge Amt: \$54,914.14

DAWSON FOREST OWNER LLC
 5269 BUFORD HWY

ATLANTA, GA 30340





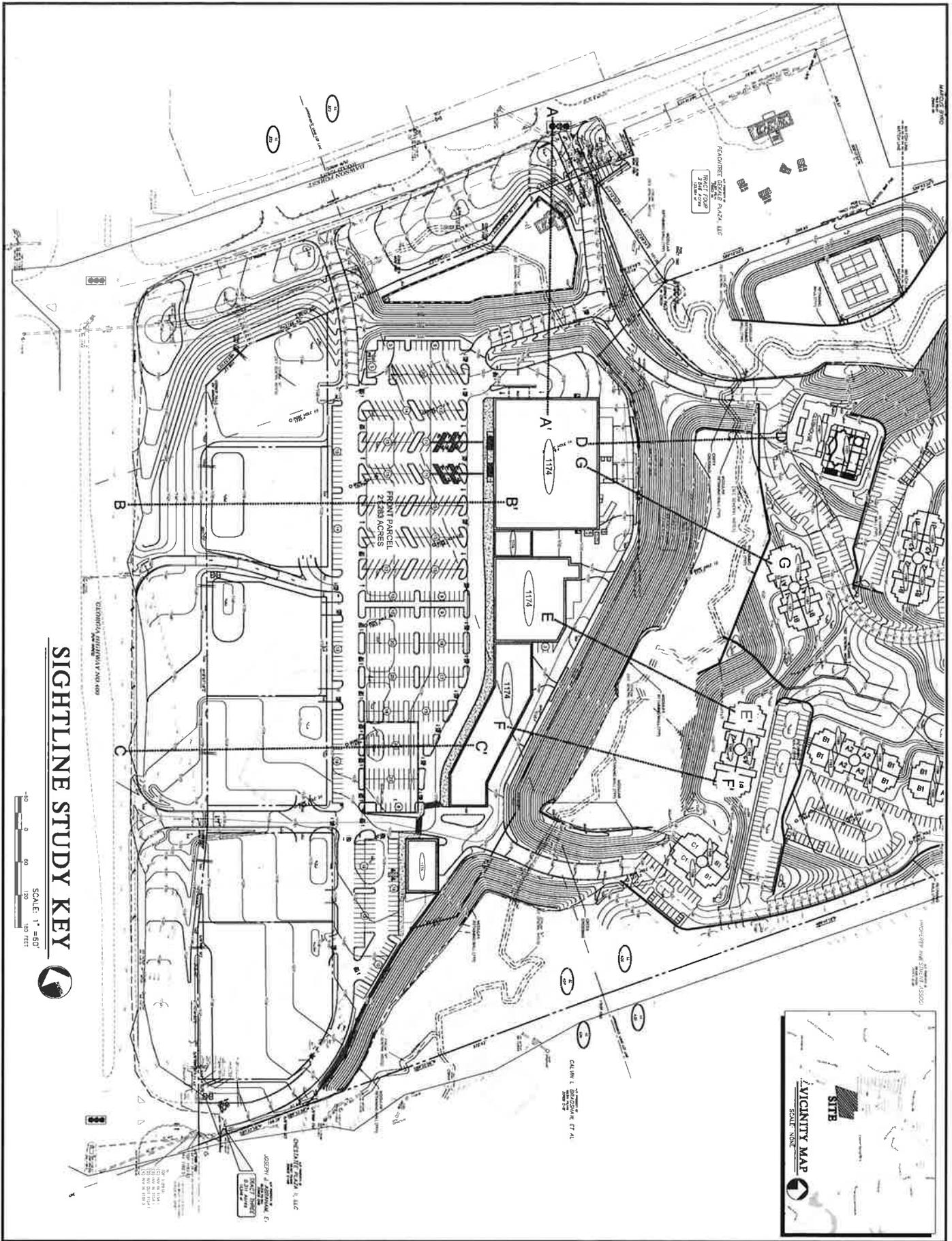
Dawson County Assessor

Parcel: 114 031 Acres: 53.64

Name:	DAWSON FOREST DEVELOPER LLC	Land Value	\$5,428,368.00
Site:	4130 DAWSON FOREST RD	Building Value	\$129,839.00
Sale:	\$6,700,000 on 08-2014 Reason=FM Qual=Q	Misc Value	\$3,508.00
Mail:	5269 BUFORD HIGHWAY ATLANTA, GA 30340	Total Value:	\$5,561,715.00



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: 04/05/16 : 10:09:11

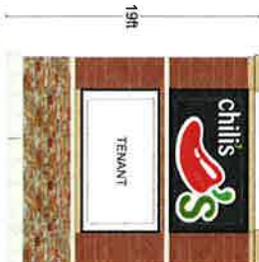
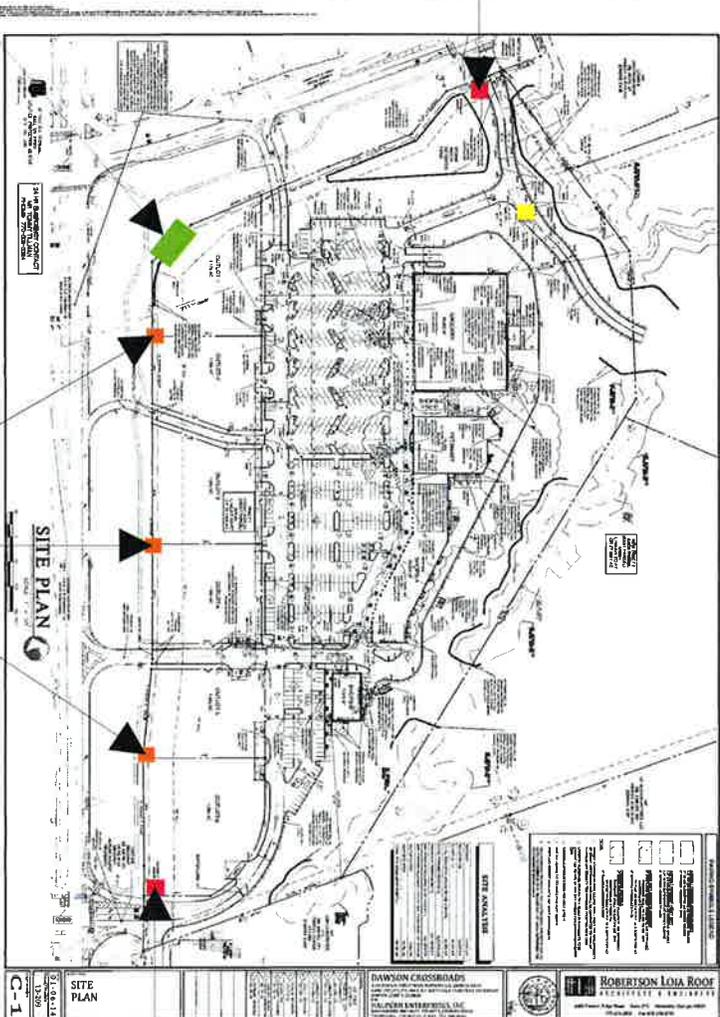


SIGHTLINE STUDY KEY

SCALE: 1" = 50'
 0 10 20 30 40 50 60 70 80 90 100



Site Plan



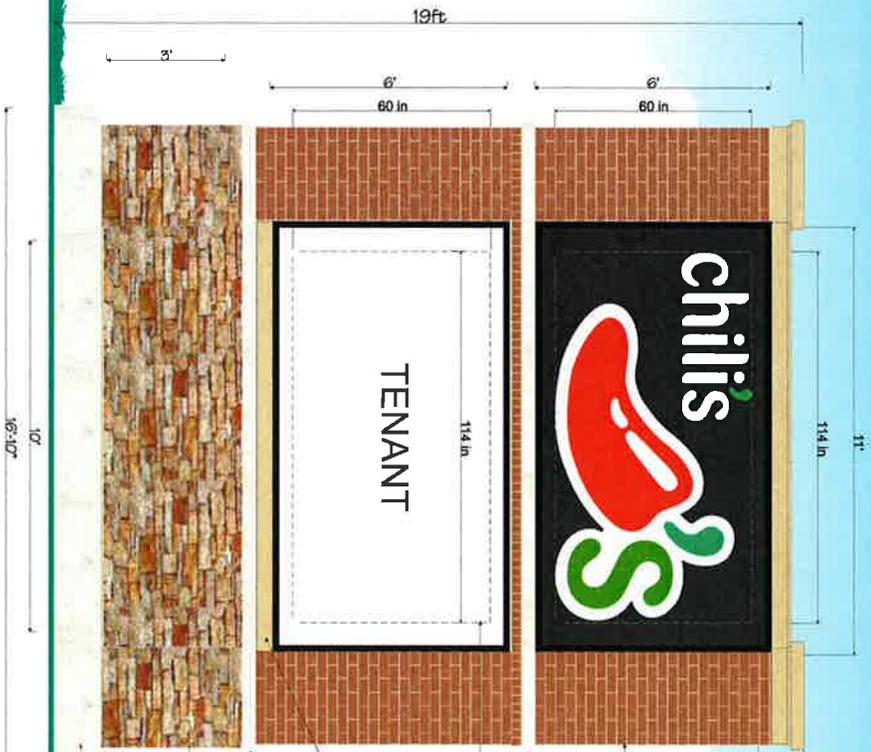
DRY
DAMP
WET

CLIENT	Underwriters Laboratories Inc.																		
LOCATION	Halpern Enterprises, Inc 4130 Dawson Forest Rd Dawsonville, GA 30054																		
SALESPERSON	David Fushlick																		
DESIGNER	KZ																		
WORK ORDER	KZ																		
REVISIONS	<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>KZ</td> <td>4/4/16</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	BY	DATE	1	KZ	4/4/16	2			3			4			5		
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Date:																			
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PAGE #	1																		

This Drawing is The Sole Property of Commercial Signs and may not be copied or reproduced without consent. Engineered Drawings And Specs To Follow Upon Acceptance Of Approval

19' Tall Monument Sign

(Located Between OP#1 & OP#2)



- Aluminum Construction with Stucco Finish
- Sign constructed of steel frame with aluminum retainers. Internally lit with fluorescent lamps. Faces to 3/16" Flat plastic with 1st surface vinyl graphics.
- Brick columns - English Rose Smooth Face with Cemex Light Sand Field mortar
- Cap Stone per sample board at job site
- Sign constructed of steel frame with aluminum retainers. Internally lit with fluorescent lamps. Faces to 3/16" Flat plastic with 1st surface vinyl graphics.
- Aluminum Construction with Stucco Finish
- Cap Stone per sample board at job site
- Cultured Stacked Stone Base Borai Caramel Courty Ledgestone
- Cast Stone Cap per sample board at job site



This Drawing is The Sole Property of Commercial Signs and may not be copied or reproduced without consent. Engineered Drawings And Specs To Follow Upon Acceptance Of Approval

COMMERCIAL SIGNS
Celebrating 30 Years of Excellence!
 COMMERCIAL SIGNS, INC.
 3500 N. ALDRIDGE RD.
 SUITE 100
 RAY, MO 63143
 PH (770) 431-0800
 FX (70) 437-9611

CLIENT

 Underwriters
 Laboratories Inc.

LOCATION
 Halberm
 Enterprises, Inc

4130 Dawson Forest Rd
 Dawsonville, GA30534

SALESPERSON
 David Frushick

DESIGNER
 KZ

WORK ORDER

NO.	BY	DATE
1	KZ	3/24/16
2		
3		
4		
5		

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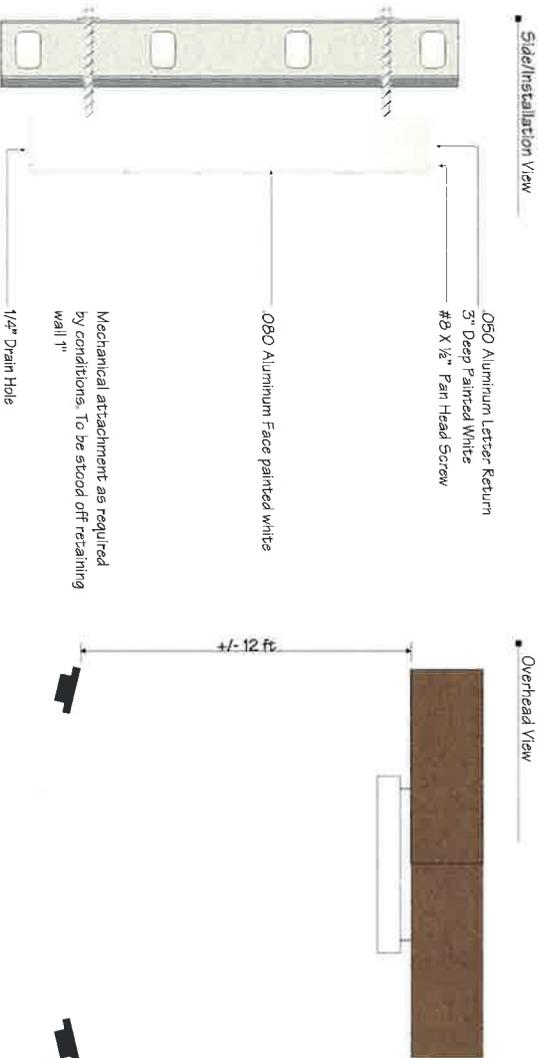
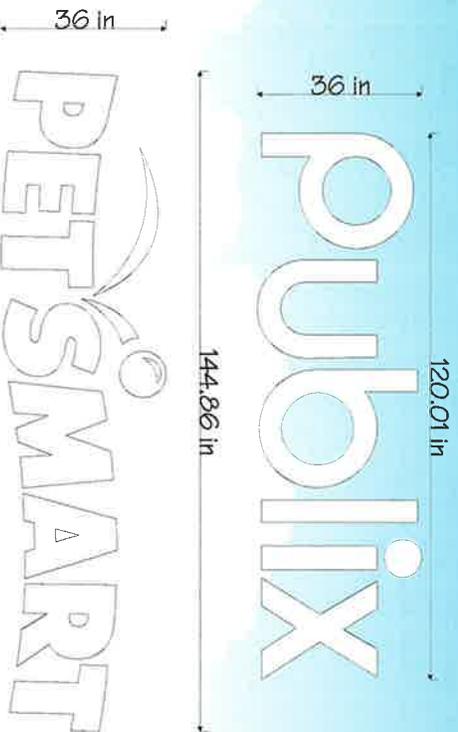
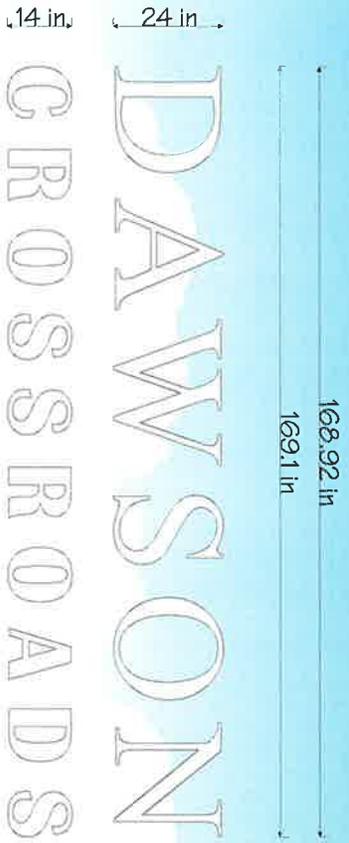
APPROVED BY

Date:

FILE NAME
 CSI\Fred\emp\p\c\c\DavidHalberm\Enterprise\ Dawson Crossroads

PAGE # 1

Non-Illuminated Reverse Channel Letters



Note: Ground Lighting
provided and installed
by others

DRY	
DAMP	
WET	X

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COMMEMORATING 30 Years of Excellence!

COMMERCIAL SIGNS, INC.
3548 ATLANTA ROAD
SMYRNA, GA 30080
PH: (770) 431-0997
FX: (770) 431-1611

UL Laboratories Inc.

CLIENT
Halpern Enterprises

LOCATION
Dawson Crossing
4130 Dawson Forest Rd
Dawsonville, GA 30554

SALESPERSON
David Frushick

DESIGNER
Kristin Zipkin

WORK ORDER

REVISIONS

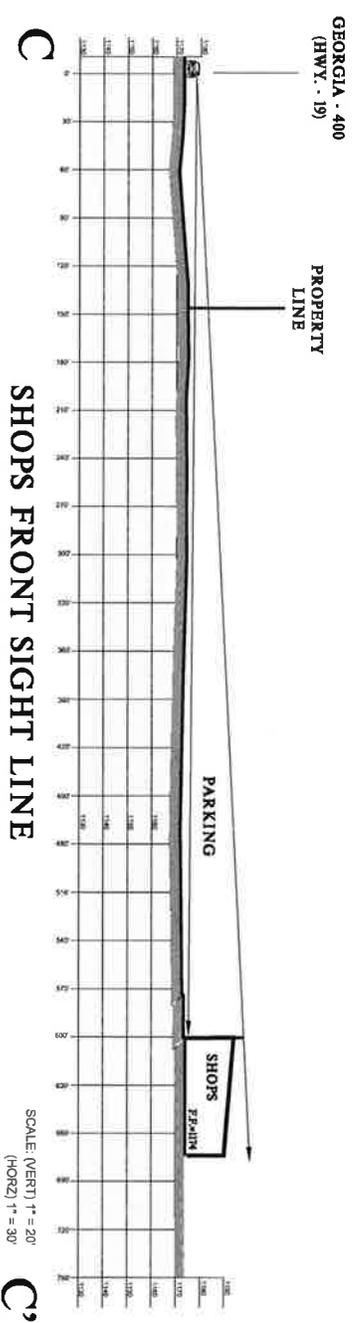
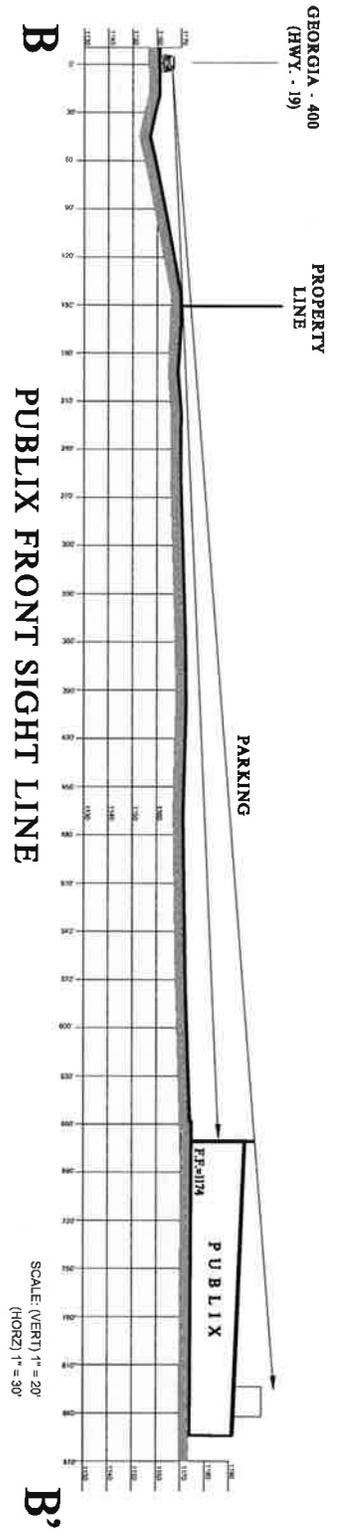
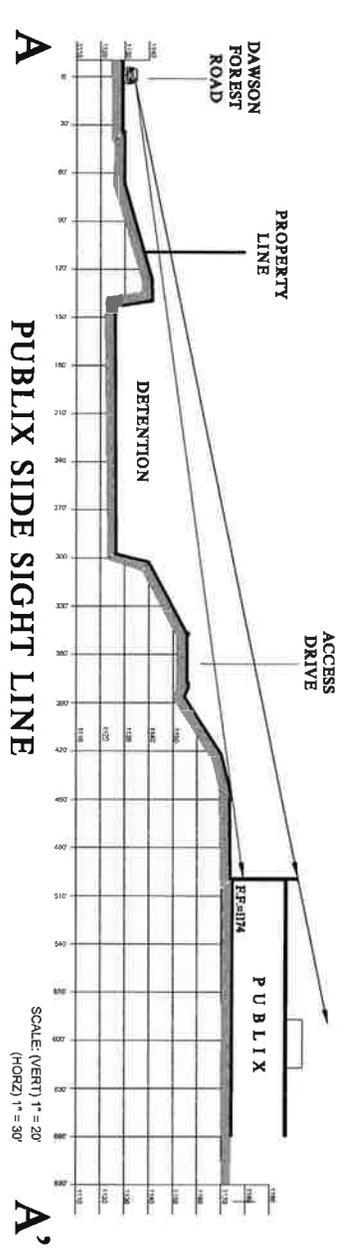
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APPROVED BY

Date

FILE NAME

Customer File /



SIGHTLINE STUDY CROSS-SECTIONS



1 - 35' Tall pylon sign



- Aluminum Construction with Stucco Finish
- 125 aluminum face with 1/2" push thru acrylic letters internally lit with fluorescent lamps
- Sign constructed of steel frame with aluminum retainers. Internally lit with fluorescent lamps. Faces to 3/16" flat plastic with 1st surface vinyl graphics.
- Brick columns - Vapor Light Grey Smooth Face with Cemex Light Sand Field mortar
- Sign constructed of steel frame with aluminum retainers. Internally lit with fluorescent lamps. Faces to 3/16" flat plastic with 1st surface vinyl graphics.
- Brick columns - English Rose Smooth Face with Cemex Light Sand Field mortar
- Cultured Stacked Stone Base Boreal Caramel County Ledgerstone
- Unlit lit sign constructed of aluminum with 3/16" flat lexan faces with 1st surface vinyl graphics
- Stacked Stone Base
- Cast Stone Cap per sample board at job site



Sample board at job site



COMMERICAL SIGNS INC.
3548 ATLANTA ROAD
MARIETTA, GA 30080
TEL: 770.431.0530
FX: 770.431.6111

CLIENT

Halpern Enterprises, Inc.

LOCATION

4130 Dawson Forest Rd
Dawsonville, GA30534

SALESPERSON

David Frushlick

DESIGNER

KZ

WORK ORDER

REVISIONS

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APPROVED BY

Date:

FILE NAME

CS\N\Felix\comp\052\David\Halpern\ent\erp\es\1 Dawson Crossroads

PAGE # 1

2-25' Tall pylon signs



- Aluminum Construction with Stucco Finish
- Sign constructed of steel frame with aluminum retainers. Internally lit with fluorescent lamps. Faces to 3/16" Flat plastic with 1st surface vinyl graphics.
- Aluminum Construction with Stucco Finish
- Sign constructed of steel frame with aluminum retainers. Internally lit with fluorescent lamps. Faces to 3/16" Flat plastic with 1st surface vinyl graphics.
- Aluminum Cornice with Stucco Finish
- 125 aluminum face with 1/2" push thru acrylic letters Internally lit with fluorescent lamps
- Sign constructed of steel frame with aluminum retainers. Internally lit with fluorescent lamps. Faces to 3/16" Flat plastic with 1st surface vinyl graphics.
- Aluminum Construction with Stucco Finish
- Sign constructed of steel frame with aluminum retainers. Internally lit with fluorescent lamps. Faces to 3/16" Flat plastic with 1st surface vinyl graphics.
- Brick columns - English Rose Smooth Face with Cemex Light Sand Field mortar
- Boral Carmel County Ledgestone
- Unit lit sign constructed of aluminum with 3/16" Flat lexan faces with 1st surface vinyl graphics
- Stacked Stone Base
- Cast Stone need spec's

Sample board at job site



COMMERCIAL SIGNS INC
3948 ATLANTA ROAD
SMYRNA, GA 30080
PH: 770-431-0810
FX: 770-431-9511

CLIENT
Halpern Enterprises, Inc.

LOCATION
4130 Dawson Forest Rd
Dawsonville, GA30534

SALESPERSON
David Frushick

DESIGNER
KZ

WORK ORDER

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FILE NAME
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