

DAWSON COUNTY VARIANCE APPLICATION

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

VR 16-116 Tax Map & Parcel # (TMP): 114-031
Current Zoning: C-PCD Commission District #: _____
Submittal Date: 7-7-16 Time: 12:22 am/pm Received by: NM (staff initials)
Fees Assessed: 300.00 Paid: ck # 2659
Planning Commission Meeting Date: 8-16-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC c/o James A. Ryan, RLA
Address: 120 Bedford Road
Armonk, NY 10504
Phone: Listed (914) 273-5225 Email: Business jcaris@jmcpllc.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: 08/16/2016 Applicant Signature: James A. Ryan
James E. Caris

PROPERTY INFORMATION

Street Address of Property: 4130 Dawson Forest Road, Dawsonville, GA 30534
Land Lot(s): 031 District: RA Section: 114
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: Southeast corner of Georgia Highway 400 and Dawson Forest Road.

REQUESTED ACTION

129-224.b.3

A Variance is requested from the requirements of Article # IX Section # ~~300~~ of the Land Use Resolution Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Dawson County Sign Ordinance

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: the installation one proposed wall sign in conjunction with a proposed "PetSmart" retail store.
- 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: If the proposed PetSmart signage were installed at the size permitted by the Dawson County Sign Ordinance, the wall mounted signs will not be practically legible by passing customers on Highway 400.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Given the nature of the proposed "out-lots" as well as the
proposed PetSmart's distance from Highway 400, a permitted sign may not be legible if it were
installed at the permitted size.

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: If the sign variance were granted, the
proposed retailers and signage on-site would be consistent with other tenants within the center as
well as other centers located along Highway 400.

4. Describe why granting this variance would support the general objectives within this Resolution:
Granting this variance would not be detrimental to the public health, safety, morals, or welfare of the
properties in the near vicinity and would provide PetSmart with an appropriately sized, legible sign
for the shopping center they are occupying.

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.)

APPLICANT CERTIFICATION

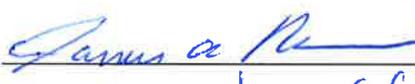
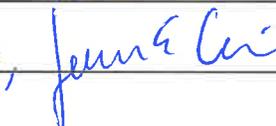
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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: 7/6/2016
Signature of Witness:  ,  Date: 7/6/2016

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.

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 #):

145 Forest Blvd, Suite 300
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 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: James A. Ryan, RLA (As Agent)

Signature of applicant or agent: [Signature] Date: 7/5/2016

Printed Name of Owner(s): Dawson Forest Developer, LLC

Signature of Owner(s): [Signature] Date 07/05/16

Sworn and subscribed before me this 5th day of July, 2016.

[Signature]
Notary Public

My Commission Expires: January 27, 2017

(Seal) **DARA W TABB**
NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 27, 2017

FULTON COUNTY, GEORGIA
(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.)

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.**

Name

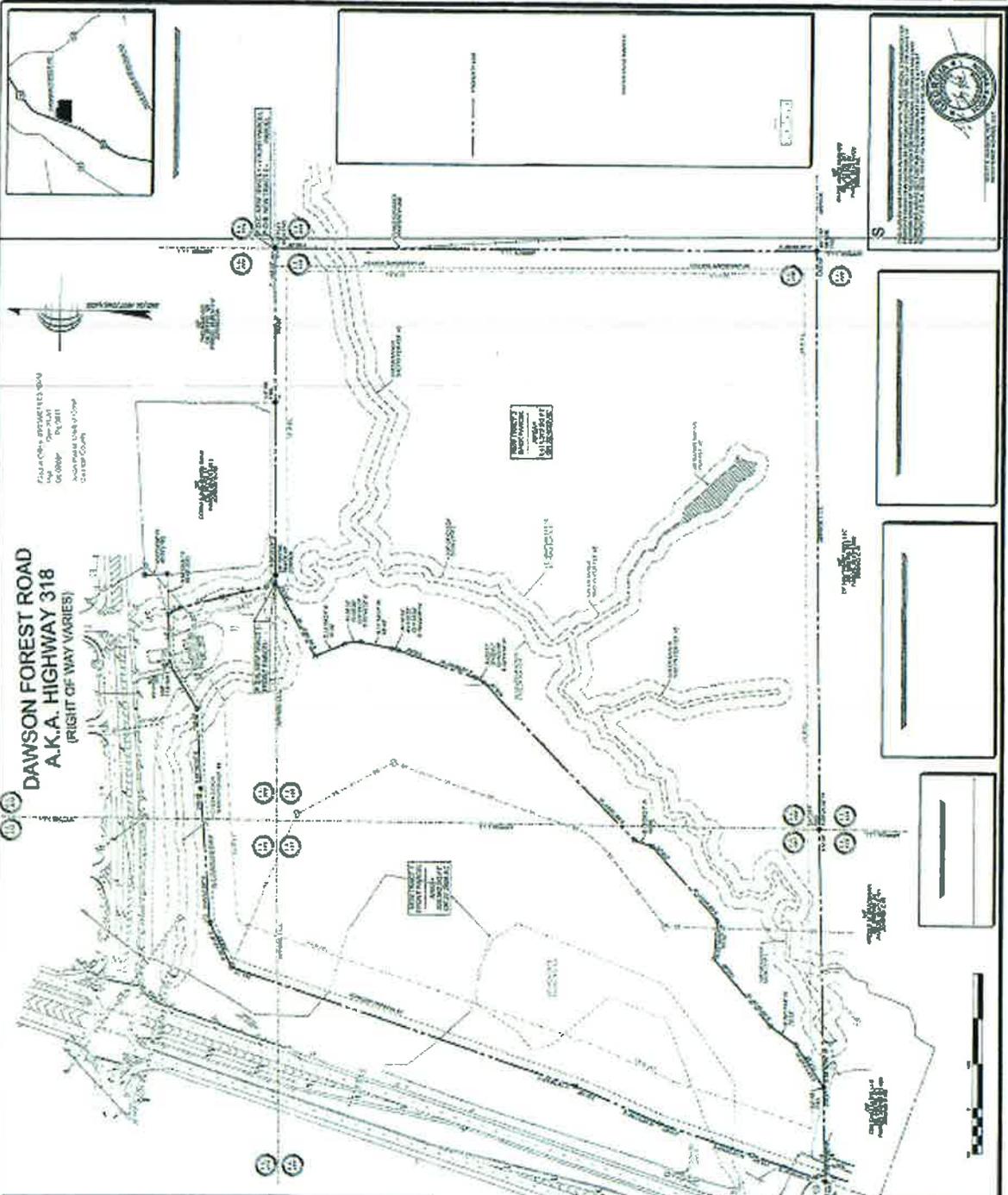
Address

- TMP 114 013 1. Comm & Southern Bank, PO Box G, Ellijay, GA 30540
- TMP 114 012 2. Thelma Byrd, 5402 Highway 53 East, Dawsonville, GA 30534
- TMP 114 022 005 3. David James Hughes, 244 Thompson Creek Park Road, Dawsonville, GA 30534
- TMP 114 022 4. David James Hughes, 244 Thompson Creek Park Road, Dawsonville, GA 30534
- TMP 115 002 002 5. Howell Holdings LLC, 5910 Shiloh Road East, Suite 114, Alpharetta, GA 30005
- TMP 115 127 6. Ardele M & Calvin L Bradshaw, 6272 Old Dahlonega Hwy, Murrayville, GA 30564
- TMP 106 075 004 7. CBH Chestatee LLC, 8015 Monticello Drive, Atlanta, GA 30350
- TMP 106 075 001 8. Salia LLC, 182 Cumberland Avenue, Asheville, NC 28801
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

TerraMark

MINOR
 DAWSON FOREST ROAD, LLC & GEORGIA
 A.K.A. HIGHWAY 318
 GROUP I LIMITED LIABILITY COMPANY
 AND DAWSON FOREST ROAD, LLC & GEORGIA
 A.K.A. HIGHWAY 400
 GROUP I LIMITED LIABILITY COMPANY
 GROUP I LIMITED LIABILITY COMPANY
 SOUTH EAST 1/4 SECTION
 36 & 37 TOWNSHIP 12 N
 RANGE 10 E
 SECTION 36 & 37
 DAWSON COUNTY, GEORGIA



**DAWSON FOREST ROAD
 A.K.A. HIGHWAY 318
 (RIGHT OF WAY VARIES)**

**GEORGIA HIGHWAY 400
 A.K.A. U.S. HIGHWAY 19
 (RIGHT OF WAY VARIES)**

APPROVED FOR RECORDS
 10/13/14

Having accepted and approved from the South Department, Central and Agency for approval.

APPROVED FOR RECORDS
 10/13/14

**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





PETSMART DAWSONVILLE SIGNAGE

4130 DAWSON FOREST ROAD

CITY OF DAWSONVILLE, GA 30534

SITE LOCATION MAP

DATE: 07/06/2016

JMC PROJECT: 16123

FIGURE: 01

SCALE: 1" = 750'



120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM



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Site Identification - FRONT Elevation

Store #2731 - Dawsonville, GA

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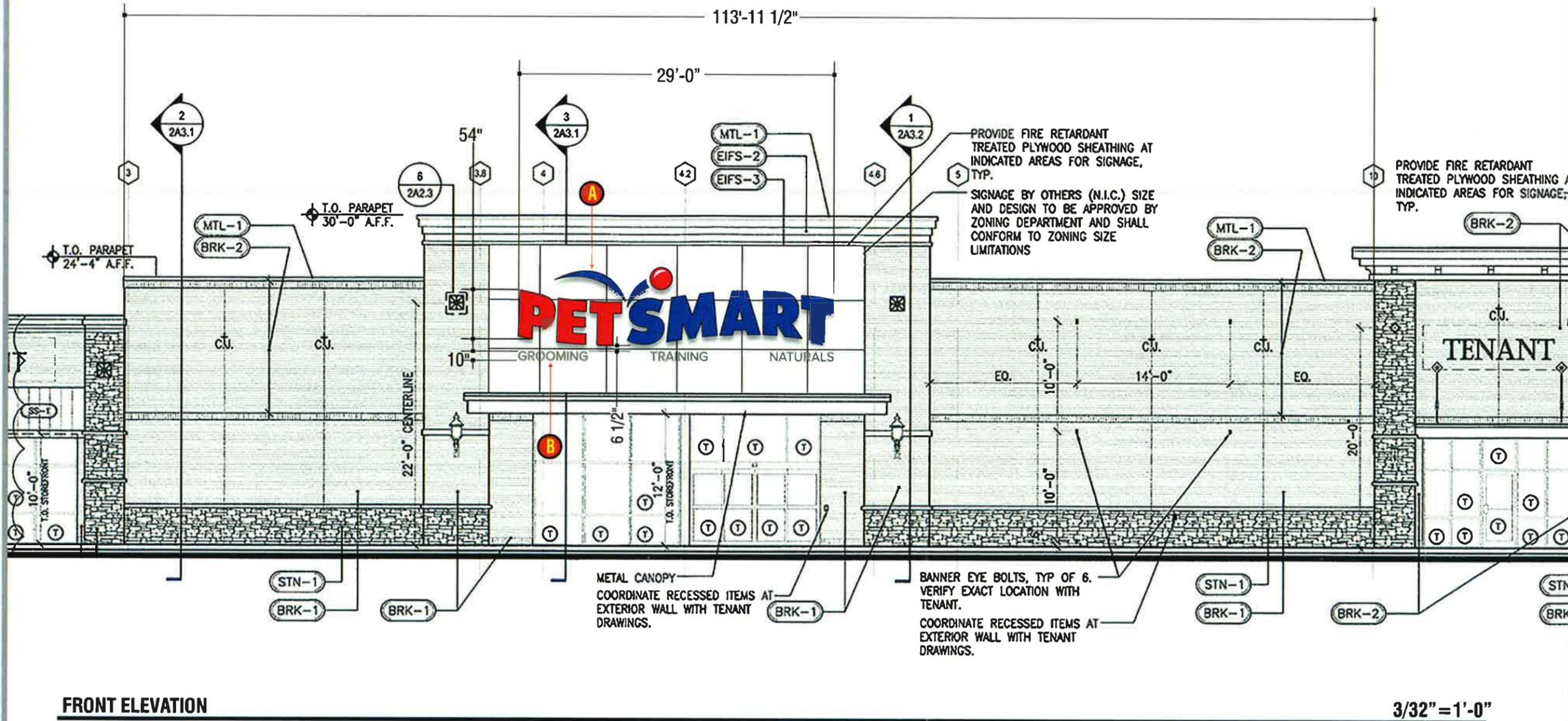
585 Bond Street - Lincolnshire, IL 60069
 PHONE: (847) 520-1255 FAX: (847) 520-1543
 www.kieffersigns.com

CUSTOMER: **PETSMART**

LOCATION: Dawsonville, GA

SALESMAN: HSE DESIGNER: KB

DATE: 4/6/16



PRODUCTION PROCESSING

Job #	INITIALS	DATE
-001	KB	4/14/16
-002	KB	5/2/16
-003	KB	7/6/16
-004	KB	7/6/16

FRONT ELEVATION

3/32" = 1'-0"

A 54" L.E.D. Letter/Logo Set
 REFERENCE DWG. #B70820A
 for specifications & color details

169.21 sq. ft.

B 10" L.E.D. Halo-Lit Letter Sets
 REFERENCE DWG. #B70820B
 for specifications & color details

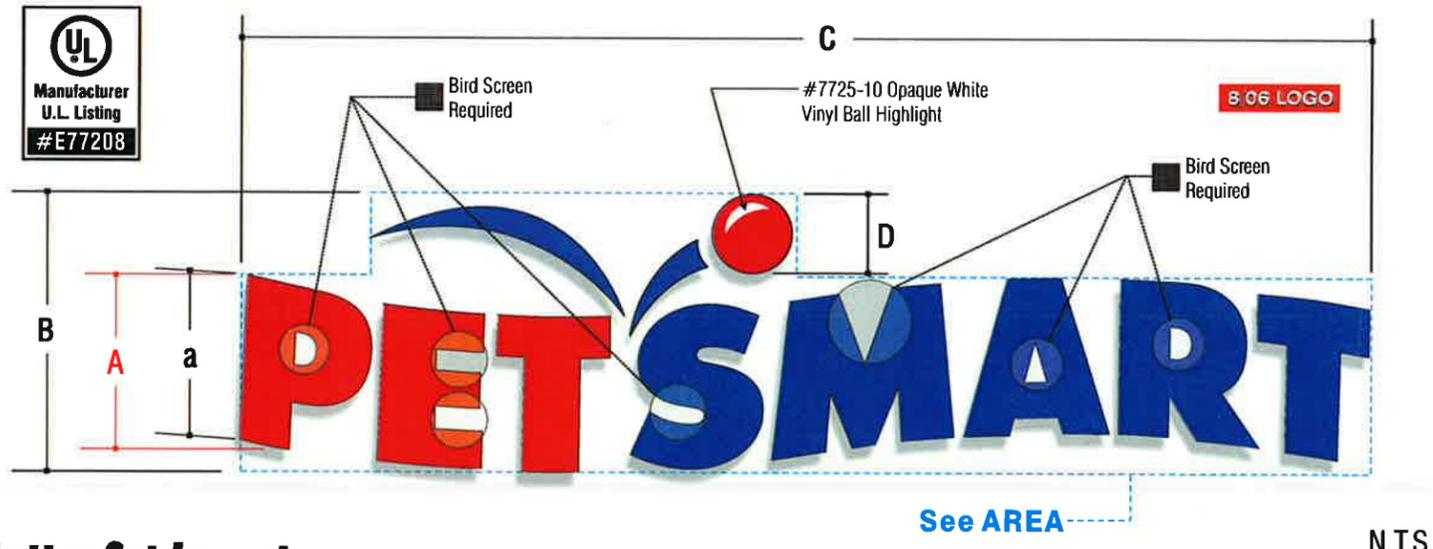
14.38 sq. ft.

REVISION:	INITIALS	DATE
A	KB	4/14/16
B	KB	5/2/16
C	KB	7/6/16
D	KB	7/6/16
E		
F		
G		
H		

B70820

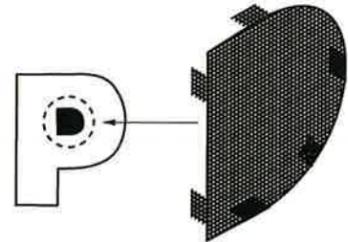


Individual Internally Illuminated REMOTE L.E.D. Letter Set



Letter Set Layout

N.T.S.



BIRD SCREEN DETAIL

Mfg. Bird Screen in Letter Openings as shown.
 LETTERS: P, A, M, R - w/ FLAT TABS
 LETTER (E&S): w/ 90 degree RETURNS
 SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth.
 Inset 2" From letter face & attach w/ pop-rivets and flat washers

SIZES						
ITEM NUMBER	A	a	B	C	D	AREA-Sq.Ft.
PMN-LED-RM-54	54"	4'-2 1/2"	7'-2"	29'-0"	2'-0 1/2"	169.21

ALUMINUM RETAINERS
 5/16-18 NC rlvnut & rod

LETTER RETAINER NOTES:

Retainers for 54" LETTER SET (Bounce & Ball included) will be LARGE ALUMINUM. Retainers will be Black Powder Coated.

'PET SMART' Letters

(A) ILLUMINATION TYPE	FOR PET FOR SMART	L.E.D. - SLOAN RED- CL5 BLUE- V SERIES
(B) FACES THICKNESS	3/16"	
(C) RETURN DEPTH	5" FINISHED DEPTH	
(D) RETAINER TYPE	SEE RETAINER NOTES	
(E) BACKS MATERIAL	ALUMINUM	
(F) WIREWAY SIZE	-	
(G) POWER SOURCE	SLOAN	
(H) MOUNTING	INTERNAL EXTERNAL	REFER TO CHART NOTE REFER TO CHART NOTE
(I) SCREWS SIZE	#8 x 1/2" PHILLIPS HD.	
(J) SWITCH TYPE	DISCONNECT/TOGGLE	

*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
 *CAULK REQUIRED.

Color Schedule:

- Faces - #2283 RED Plexiglas Or Cyro #211-1 RED. Returns will be DARK BRONZE, Retainers will be BLACK.
- Faces - #2051 BLUE Plexiglas Or Cyro #607-1 BLUE. Returns will be DARK BRONZE, Retainers will be BLACK.

Bounce/Ball Logo

(A) ILLUMINATION	FOR BALL FOR BOUNCE	L.E.D. - SLOAN RED- CL5 BLUE- V SERIES
(B) FACE THICKNESS	3/16"	
(C) RETURN DEPTH	5" FINISHED DEPTH	
(D) RETAINER TYPE	SEE RETAINER NOTES	
(E) BACKS MATERIAL	ALUMINUM	
(F) WIREWAY SIZE	-	
(G) POWER SOURCE	SLOAN	
(H) MOUNTING	INTERNAL EXTERNAL	REFER TO CHART NOTE REFER TO CHART NOTE
(I) SCREWS SIZE	#8 x 1/2" PHILLIPS HD.	
(J) SWITCH TYPE	DISCONNECT/TOGGLE	

*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
 *CAULK REQUIRED.



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585 Bond Street - Lincolnshire, IL 60069
 PHONE: (847) 520-1255 FAX: (847) 520-1543
 www.kieffersigns.com

CUSTOMER: **PET SMART**
 LOCATION: Dawsonville, GA
 SALESMAN: HSE DESIGNER: KB
 DATE: 4/6/16



COMPANION FILES

PRODUCTION PROCESSING

Job #	
-001	
-002	
-003	
-004	

INITIALS: DATE:

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REVISION:

A	B	C	D	E	F	G	H
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B70820A

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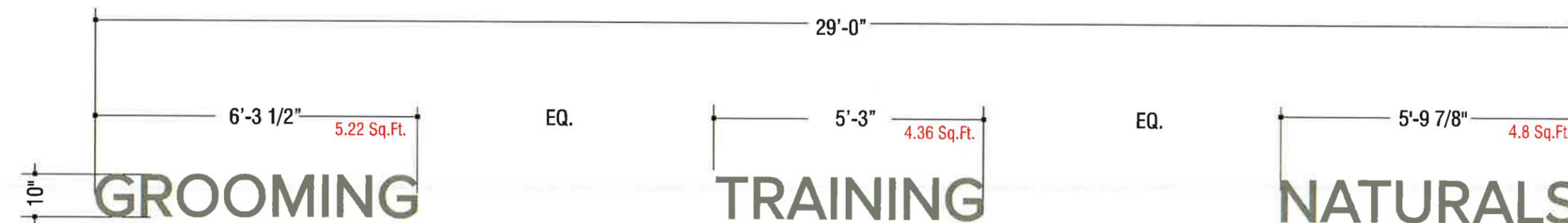
COMPANION FILES

PRODUCTION PROCESSING

Job # _____
 -001 _____
 -002 _____
 -003 _____
 -004 _____

INITIALS: DATE: 7/6/16
 KB KB
 * * * * *

REVISION: **A** Add 'TRAINING' & 'NATURALS'
B Chg. to 10" halo-lit ltr. sets
C *
D *
E *
F *
G *
H *



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

14.38 Total Square Feet

**Vertical Letter Section
LED back lit letter (Remote)**

A	ILLUMINATION LED TYPE	SLOAN
	COLOR	WHITE
B	POWER SUPPLY TYPE	SLOAN
	TYPE	
C	FACE MATERIAL	.100 ALUMINUM
	COLOR	PPG 1007-6
D	RETURN MATERIAL	.063 ALUMINUM
	COLOR	PPG 1007-6
E	BACK MATERIAL	.150 POLYCARBONATE
	COLOR	2447 WHITE DIFFUSER
F	VINYL	-
	MOUNTING TYPE	ALUMINUM TUBE SPACER
G	COLOR	1.5" - TO MATCH FASCIA
	FASTENER	1/4-20NC THREADED ROD
H	STAND-OFF	TYP.
	ELECTRICAL TYPE	PASS THRU
H	TYPE	-
	SWITCH TYPE	DISCONNECT/TOGGLE
	LOCATION	BY ELECTRICIAN

* WEEP HOLE(S) PER MFG. STANDARDS
 * CAULK REQUIRED
 * UL LISTED PRODUCT
 * ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION

Color Schedule:

■ Letters to be painted PPG 1007-6 (Cool Charcoal)

B70820B