

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING Agenda – Tuesday, March 21, 2023**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534**  
**6:00 PM**

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**A. MEETING CALLED TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ANNOUNCEMENTS:**

There will be a Planning Commission Meeting April 18<sup>th</sup> 2023

**F. APPROVAL OF MINUTES:**

February 21<sup>st</sup> 2023

**G. APPROVAL OF THE AGENDA**

**H. STATEMENT OF DISCLOSURE:**

*For speakers in favor or opposition to any application who have made contributions more than \$250.00 to any local official campaign.*

**I. NEW BUSINESS:**

**Application for Variance:**

1. Presentation of VR 23-01 Zane Smith
2. Presentation of VR 23-02 Jaclyn Haynes
3. Presentation of VR 23-03 Outback

**J. UPDATES BY PLANNING & DEVELOPMENT:**

**K. ADJOURNMENT**

*Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons*



## VR 23-01

Zane Smith

Planning Commission Hearing March 21, 2023

### VARIANCE STAFF REPORT

**Proposal:** The applicant is requesting a variance to the Dawson County Land Use Resolution Article III Section 121-76 Table 3.2 for a side setback reduction of 5' for a barn that has been constructed 15' off of the side property line instead of the required 20'. The applicant seeks to come into zoning compliance with a variance.

Applicant	Zane Smith
The development standards and requirements to be varied	Land Use Code, Article III, Section 121-76 Table 3.2
Proposed Use	A 2160 square foot barn that will be used to store a small boat, and seasonal décor.
Zoning	Residential Agricultural
Acreage	3.23
Location	214 Grizzle Farm Road
Road Classification	Private
Tax Parcel	105 147
Commission District	4

Direction	Zoning	Existing Use
North	R-A	Single Family Residential
South	R-A	Single Family Residential
East	R-A	Single Family Residential
West	R-A	Single Family Residential

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. Agricultural uses range from horticulture, animal husbandry, poultry, and forestry, including intensively managed tree farms to non-managed woodlands. The conservation of prime agricultural and forestry land use from intensive development into other uses is a primary

objective of this classification and is encouraged. Some prime agricultural land is geographically located on land with constraints on intensive residential or commercial development, such as steep forested slopes or river valley floor plains; therefore, careful consideration should be given to changes in those areas.

***Unless a variance is approved the minimum requirements for the RA Land Use District are:***

Minimum setbacks.

Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;

Side yard - 20 feet;

Rear yard – 35 feet.

Front yard setback applies to all frontages on publicly maintained streets.

Minimum setbacks for accessory structures:

Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;

Side yard - 5 feet; and Rear yard - 10 feet.

*A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.*

*Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.*

*Variations in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.*

**County Agency Comments:**

Environmental Health Department: Per an email dated 1/9/2023 from Bill Ringle with Environmental Health, "The site sketch for the subject location of the building will not encroach upon the existing septic system (permit #2456 installed 11/24/1999). We do not see the need to make a site visit for this project."

Emergency Services: No comments returned as of 3.10.2023

Etowah Water & Sewer Authority: No comments necessary.

Planning and Development: The County Marshal was on site of the structure on October

20<sup>th</sup> and placed a stop work order for all construction to cease until a permit was obtained. The applicant finished the construction after the stop work order was issued and was given a citation in December of 2022. Mr. Smith applied for his building permit the beginning of January, once reviewed it was determined that the structure had been constructed into the side setback of his parcel by five feet. To be able to obtain his building permit and Certificate of Completion, a variance is necessary.

Public Works Department: No comments returned as of 3.10.2023

- INSERT PHOTO -



**PUBLIC NOTICE  
ON ZONING**

AN APPLICATION HAS BEEN FILED WITH  
DAWSON COUNTY IN REGARD TO  
THE ZONING REGULATIONS  
AS THEY APPLY TO THIS PROPERTY

**THE APPLICATION IS FOR:**  
*VR23-01 Zane Smith is requesting to vary from the  
Dawson Co. Use Article II, Section 124.7b Table 3.2  
Side Setback Reduction, TRP 105-147*

**HEARING WILL BE HELD BY:**  
PLANNING COMMISSION  
DATE: *March 21, 2023*  
TIME: *6:00 pm*

**HEARING LOCATION:**  
DAWSON COUNTY GOVERNMENT CENTER  
ASSEMBLY ROOM 2303  
25 JUSTICE WAY, DAWSONVILLE GA 30534

FOR ADDITIONAL INFORMATION CALL  
DAWSON COUNTY PLANNING AND DEVELOPMENT  
706-344-3500 x42336

**THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION**

**Criteria for granting variances.**

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:**

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**

36 ft

214 Grizzle Farm Rd  
Dawsonville GA 30534

Garage Door 10ft by 12ft

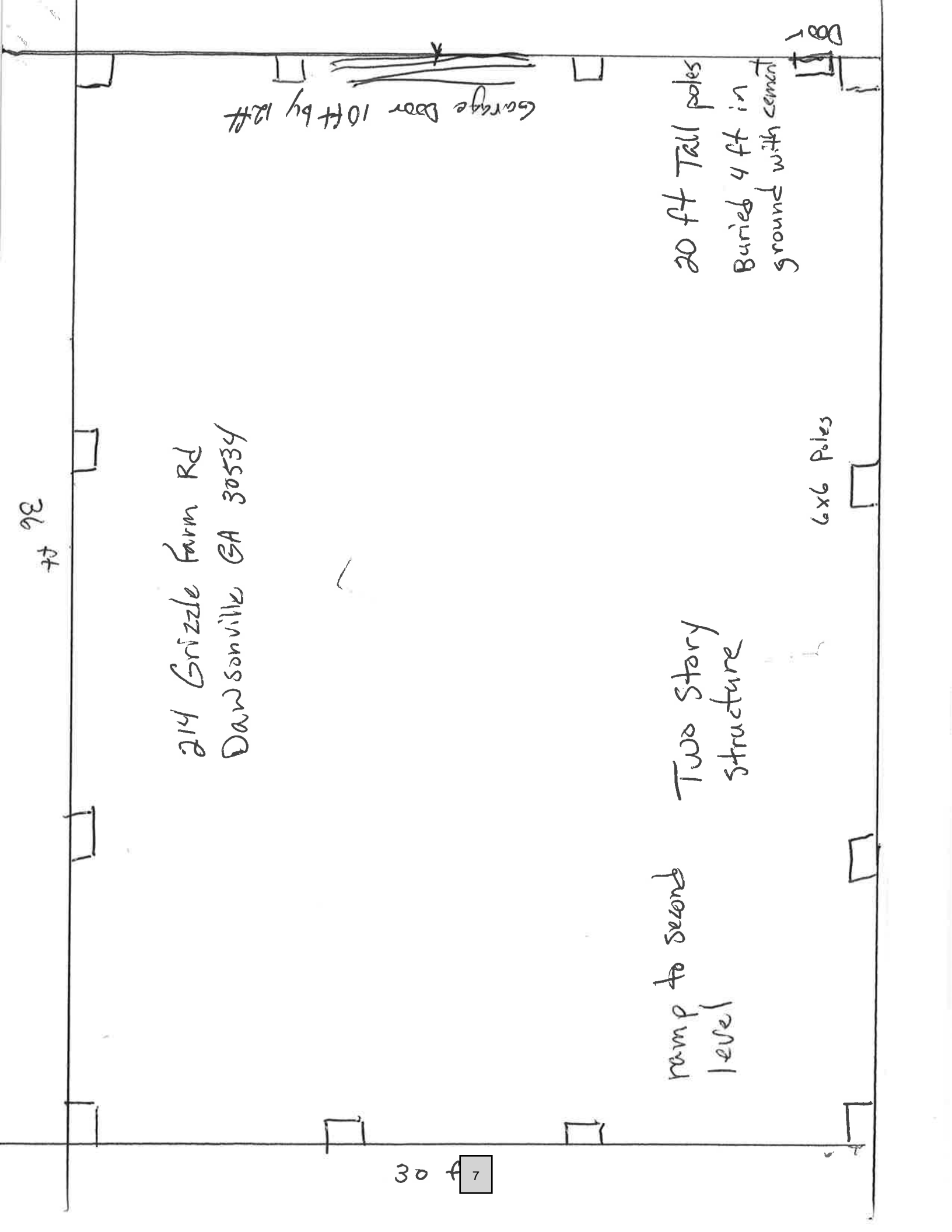
ramp to second level  
Two story structure

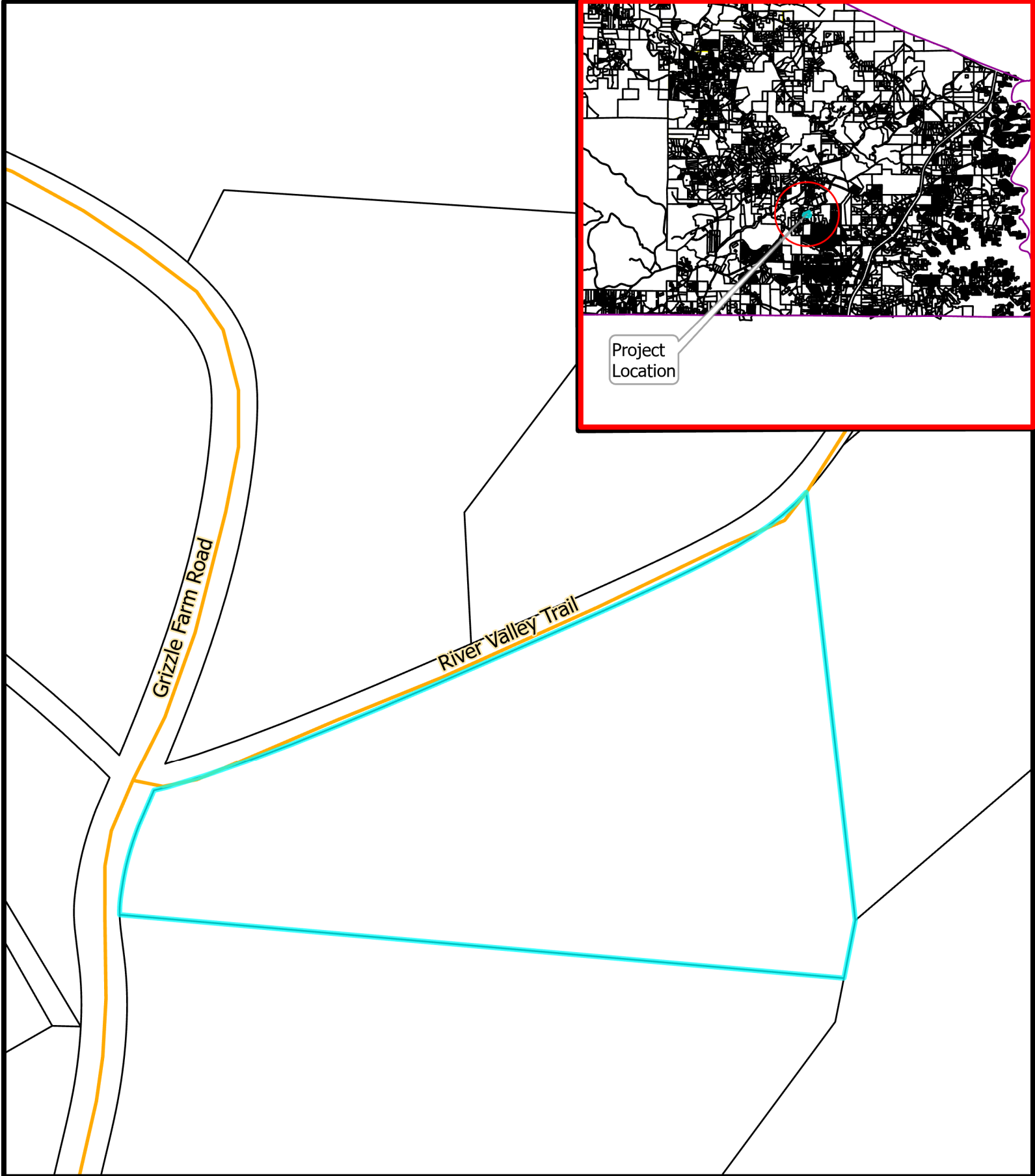
20 ft Tall poles  
Buried 4 ft in ground with cement

6x6 Poles

30 ft

Door





DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
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PURPOSES.



Dawson County  
Planning and Development  
8  
Staff Report: Exhibit

Parcel #: 105-147  
Current Zoning: RA  
FLU: SR  
Application #: VR 23-01





Aerial View

Grizzle Farm Road

River Valley Trail



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N



Scale: 1:2,074

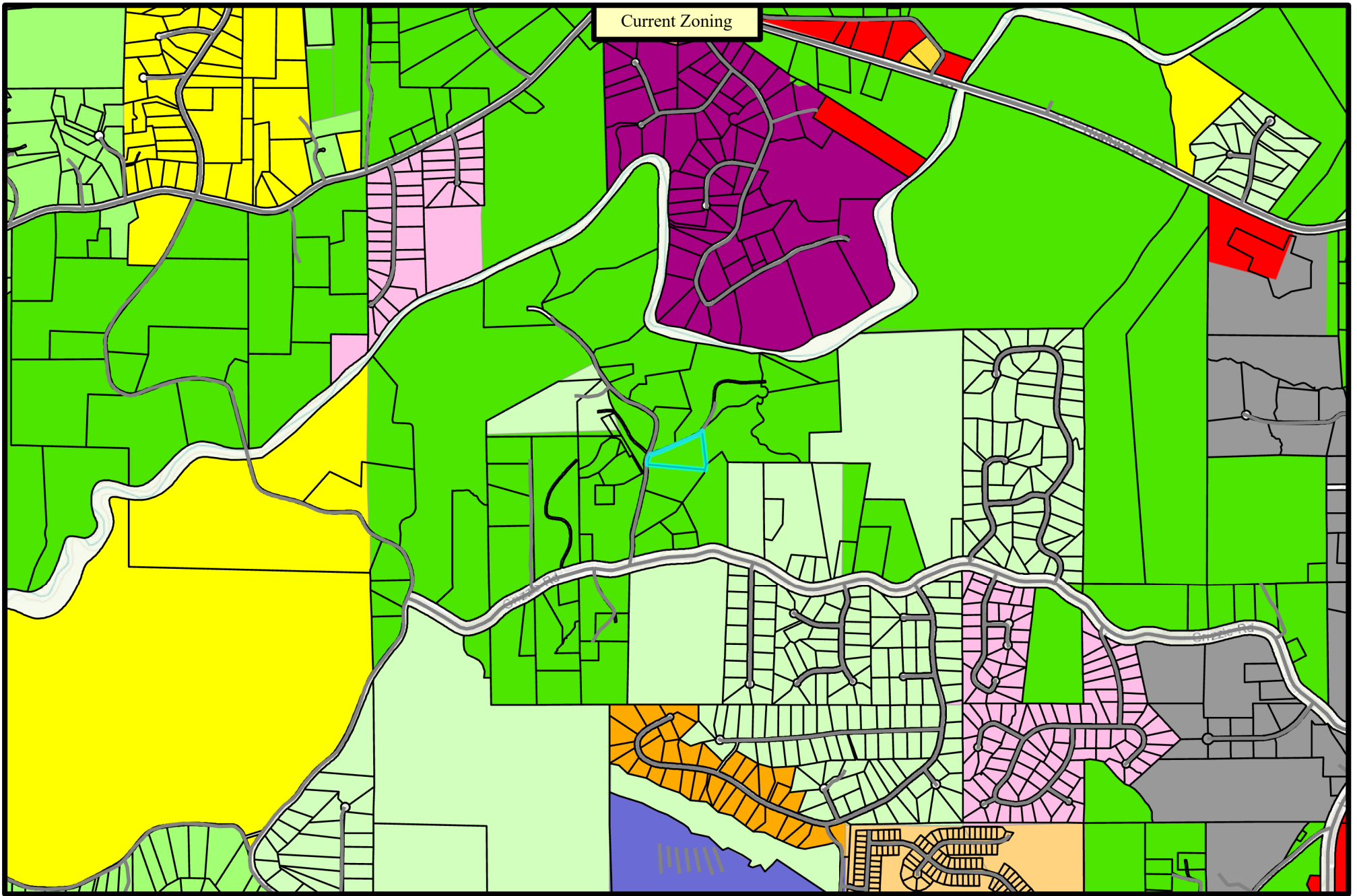
Dawson County

Planning and Development

9

Site Report

Parcel #: 105-147  
Current Zoning: RA  
FLU: SR  
Application #: VR 23-01



Current Zoning



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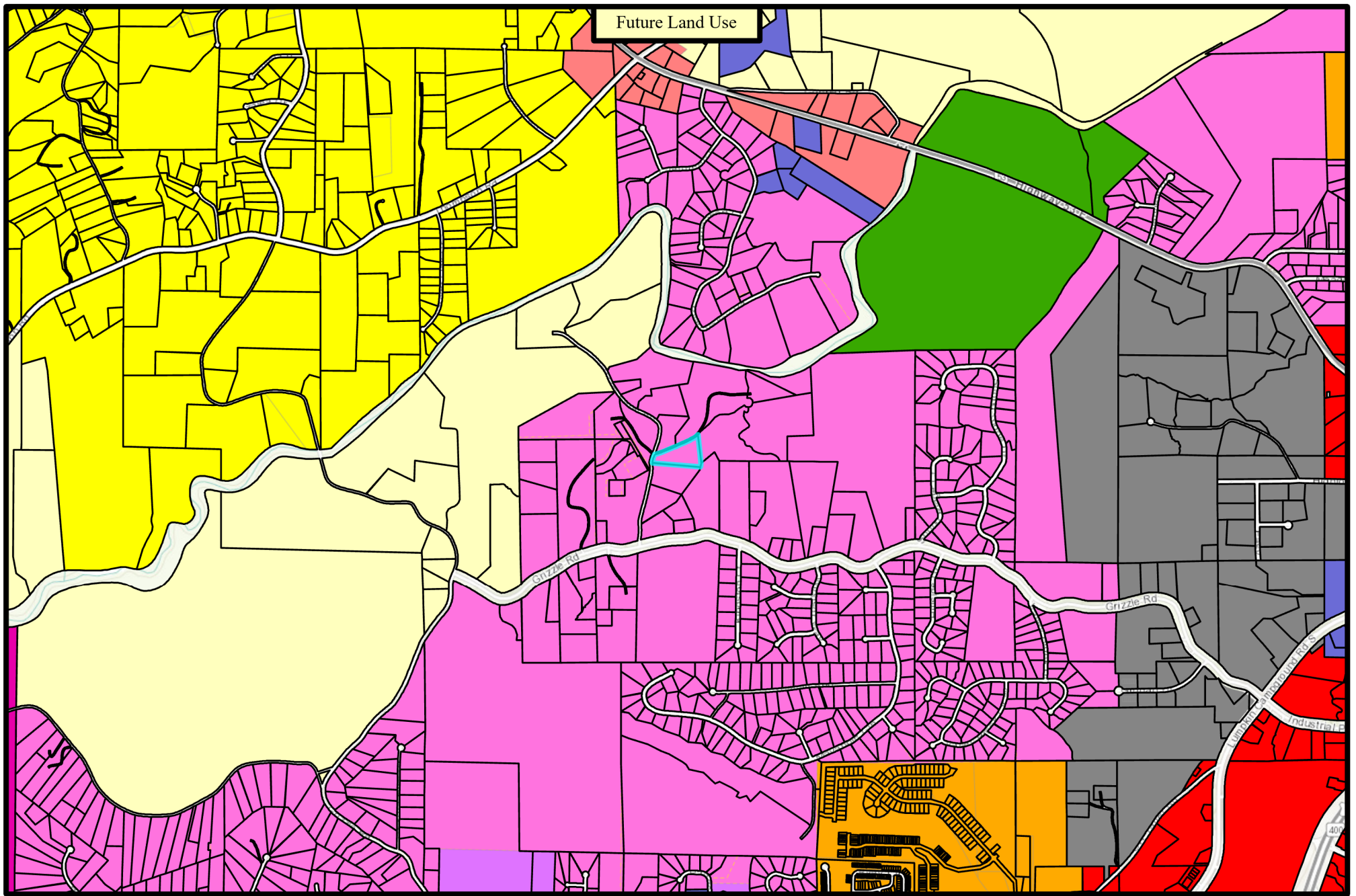
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Dawson County

Planning and Development

10  
Staff Report

Parcel #: 105-147  
Current Zoning: RA  
FLU: SR  
Application #: VR 23-01

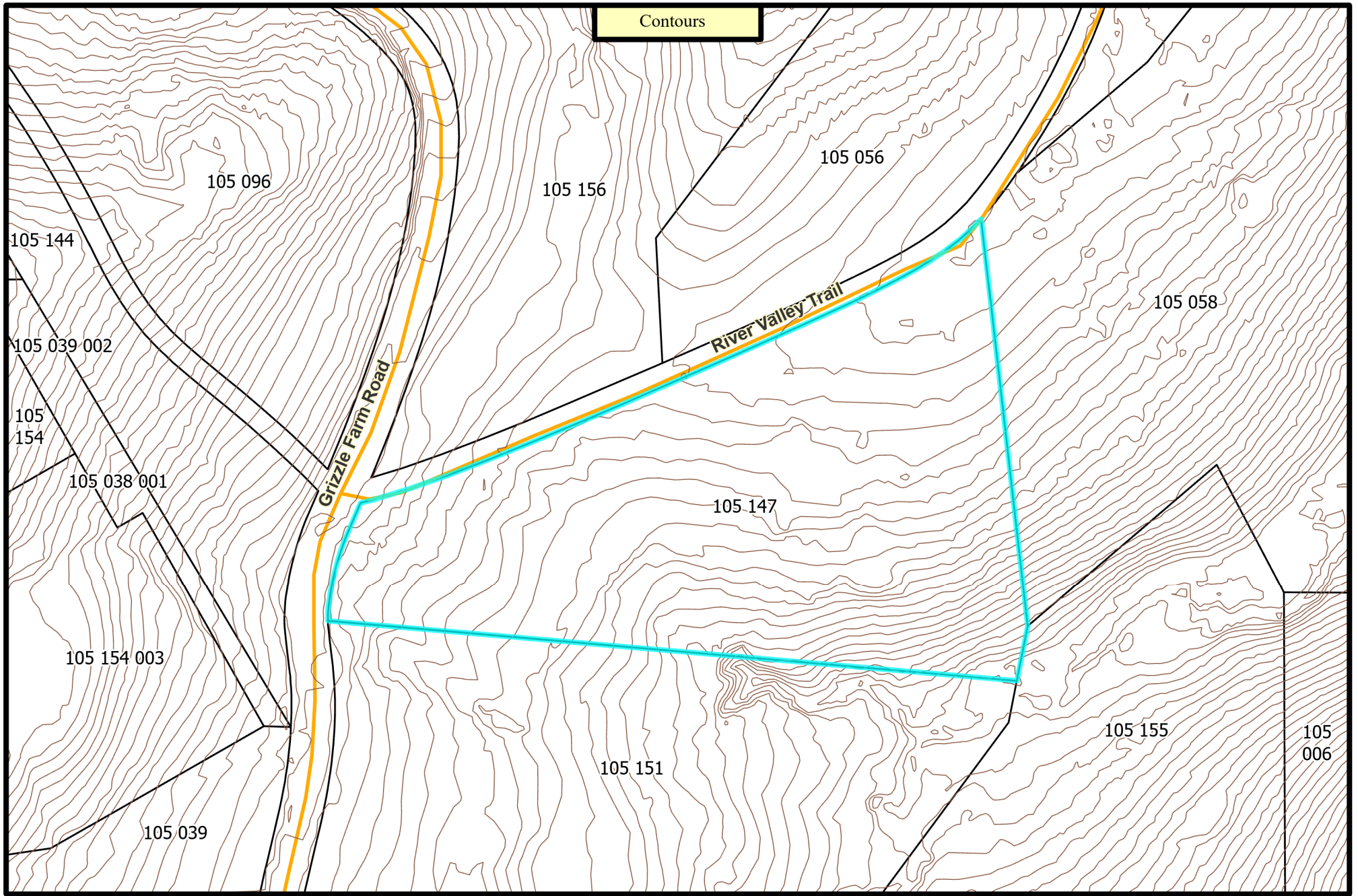


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 Scale: 1:24,764

Dawson County  
 Planning and Development  
  
 Staff Report

Parcel #: 105-147  
 Current Zoning: RA  
 FLU: SR  
 Application #: VR 23-01



Contours

Dawson County

Planning and Development

12  
Site Report

Parcel #: 105-147  
 Current Zoning: RA  
 FLU: SR  
 Application #: VR 23-01



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Scale: 1:1,729



**DAWSON COUNTY VARIANCE APPLICATION**

25 Justice Way, Dawsonville, Georgia 30534

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Zane Smith

Address: 214 Grizzle Farm Rd  
Dawsonville GA 30534

Contact Email: \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

**PROPERTY INFORMATION**

Street Address of Property:  
214 Grizzle Farm Rd Dawsonville GA 30534

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_

Subdivision/Lot: \_\_\_\_\_ / \_\_\_\_\_

Building Permit #: \_\_\_\_\_ (if applicable)

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # 3 Section # 121-76 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback  Side Yard setback  Rear Yard setback variance of 5 ft feet to allow the structure to:  be constructed;  remain a distance of 15 ft feet from the  property line, or  other : \_\_\_\_\_ instead of the required distance of 20 ft feet as required by the regulations.

Home Occupation Variance: \_\_\_\_\_

Other (explain request): \_\_\_\_\_

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

\_\_\_\_\_

SEAL OF DAWSON COUNTY



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variances 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:**

We trusted our contractor to do his due diligence before the building was built, the contractor we used told us confidently that for the building plan we had that we would not have to go through the local code enforcement. After the building was pretty much finished we were then informed by local code enforcement that we did need to go through code enforcement and that the building should be 20 feet from the property line, the building is allegedly 15 feet from the property line according to code enforcement, we are taking all the required steps now to make this right with code enforcement. Please don't punish us over 5 feet when our contractor was honest with us and put us in this stressful situation.

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

We are in this situation due to the dishonesty and negligence of the contractor we used. It is not affecting any of our neighbors or their properties in any way, we are trying to fulfill the code requirements now and ask for the 5 feet to be accepted as an exception to the code.

**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:**

This building will be used for our personal storage needs, a small boat, holiday decor etc. If anything this addition will actually add value to our property and thus to the neighborhood as a whole.

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

We are doing everything in our power to complete the code requirements, we wouldn't be in this situation if our contractor had been honest and did his due diligence with the local code enforcement, the only exception we need granted is the 5 foot difference, everything else will be within regulation.

Add extra sheets if necessary.

DAWSON COUNTY

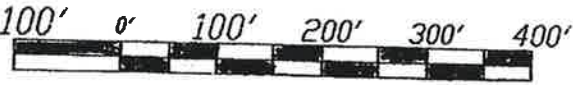


IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. THE TRAVERSE ON WHICH THIS SURVEY IS BASED WAS CALCULATED BY LATITUDES AND DEPARTURES AND FOUND ACCURATE TO ONE PART IN 9,997. THIS SURVEY IS SUBJECT TO EXISTING RIGHTS OF WAYS, EASEMENTS AND ENCROACHMENTS NOT OF RECORD OR, OF LOCAL KNOWLEDGE NOR APPARENT ON THE GROUND. THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD STUDY MAP PANEL NUMBER 130304-H-15. THE EQUIPMENT USED WAS A THEODOLITE AND EDM.

---LEGEND---  
 IPF--- IRON PIN FOUND  
 IPS--- IRON PIN SET  
 R/W--- RIGHT OF WAY  
 N/F--- NOW OR FORMERLY  
 CMF--- CONCRETE MONUMENT FOUND  
 CMS--- CONCRETE MONUMENT SET  
 LLC--- LAND LOT CORNER  
 LLL--- LAND LOT LINE  
 XXX--- FENCE

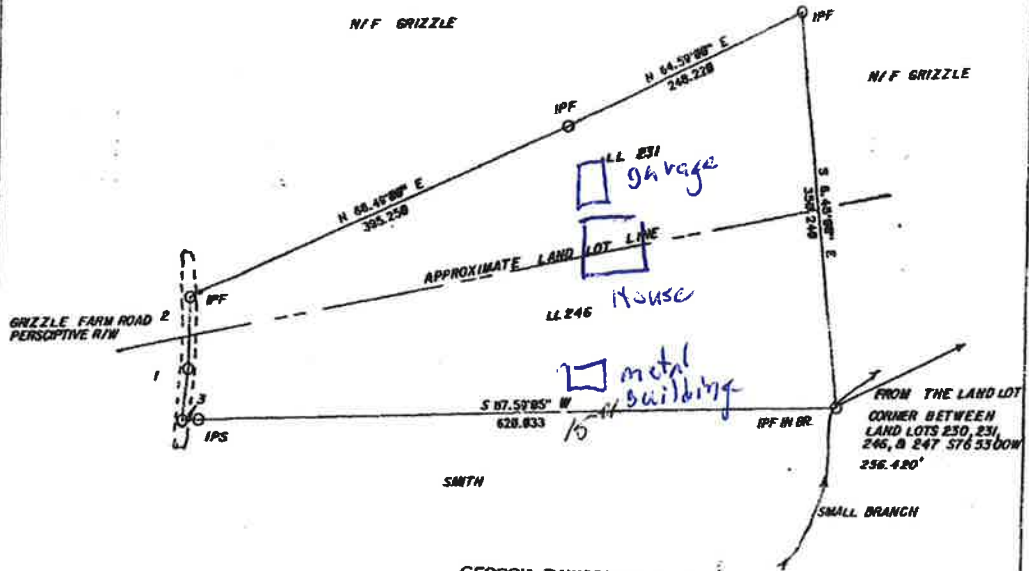
DEED REFERENCE: DEED BOOK PAGE  
 PLAT REFERENCE: PLAT BOOK PAGE  
 PLAT BY NORTH-CENTRAL LAND SURVEYING  
 FOR CLYDE SMITH DATED APRIL 04, 1999.

NUMBERED CALLS  
 1-- N 06 23'00" E 46.622'  
 2-- N 00 48'00" E 63.200'  
 3-- S 87 59'03" W 15.860'



GRAPHIC SCALE

3.230 ACRES



GEORGIA, DAWSON COUNTY  
 CLERK'S OFFICE, SUPERIOR COURT  
 FILED FOR RECORD  
 of 820A in 11-13-91  
 Recorded in Book 29 Page 143  
 this 13th day of Nov 1991  
 Curtis Campbell  
 CLERK

--- SURVEY FOR ---

BRADLEY E. and CAROL H. SEITZ

COUNTY OF: DAWSON	STATE OF: GEORGIA	DATE: OCTOBER 08, 1991
DISTRICT: 13th SOUTH HALF	LAND LOT: 231 - 246	SCALE: 1" = 100'
NORTH-CENTRAL LAND SURVEYING		
ALTO, GEORGIA		
778-3821		



202411191047M





## VR 23-02

Jaclyn Haynes

Planning Commission Hearing March 21, 2023

### VARIANCE STAFF REPORT

**Proposal:** The applicant is requesting a variance to the Dawson County Land Use Resolution Article III Section 121-76 Table 3.2 a front setback reduction of 11' for the construction of a front porch for a manufactured home 29' from the front property line.

Applicant	Jaclyn Haynes
The development standards and requirements to be varied from	Land Use Code, Article III Section 121-76 Table 3.2 Front setback of 40'
Alternative standards and requirements proposed	To gain zoning compliance for a manufactured home and for the construction of a front porch to be 29' from the front property line.
Proposed Use	Single Family Residence
Zoning	RSRMM
Acreage	7.21
Location	Mountain View Road
Commercial Square footage	n/a
Road Classification	Local
Tax Parcel	029-107
Commission District	District 1

Direction	Zoning	Existing Use
North	RSRMM	Single Family Residential
South	RSRMM	Single Family Residential

East	RSRMM	Single Family Residential
West	RSRMM	Single Family Residential

*A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.*

*Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.*

*Variations in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.*

**County Agency Comments:**

Emergency Services: No comments returned as of 3.10.2023

Environmental Health Department: Septic Permit was obtained 8.22.22 for a single-family residence.

Etowah Water & Sewer Authority: Parcel is on a private water source and septic. No comments necessary.

Planning and Development: A building application was obtained by the applicant October 3<sup>rd</sup> 2022 and the minimum front setback of 40' was reflected on the site plan. A site staking inspection was not requested or performed. It was determined at the tie down inspection that the manufactured home had been placed in the front setback by approximately 11', the front porch had not been constructed at that point which would cause additional encroachment. Staff had met with the applicant prior to the building application and recommended that they obtain an updated survey to ensure the correctness of the property lines. The original survey was recorded 30 plus years ago and six lots had been combined for tax purposes. An updated plat reflecting the original lots/parcel lines has not been submitted as of 3.10.2023.

Public Works Department: No comments returned as of 3.10.2023

- INSERT PHOTO -

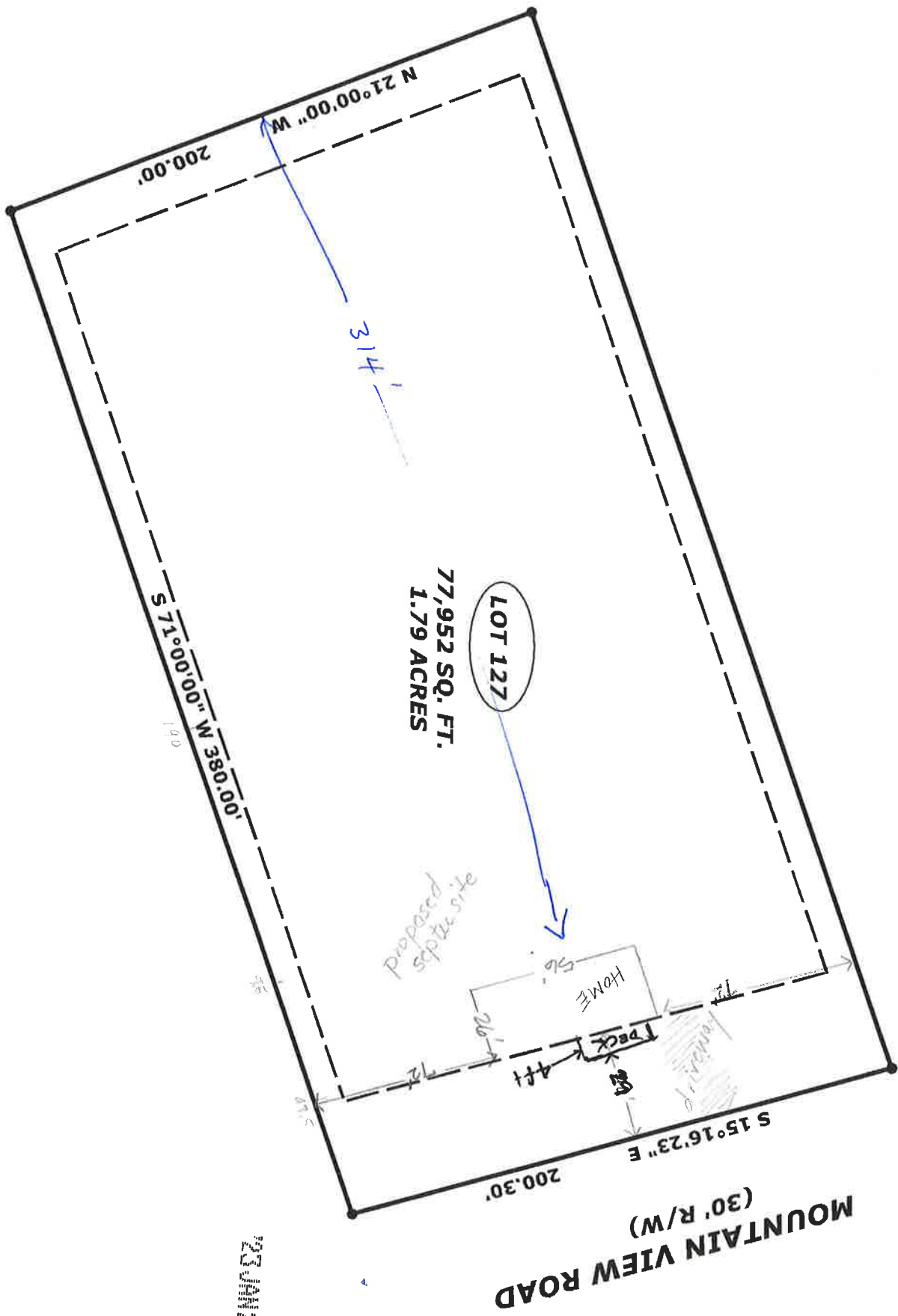


**Criteria for granting variances.**

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:**

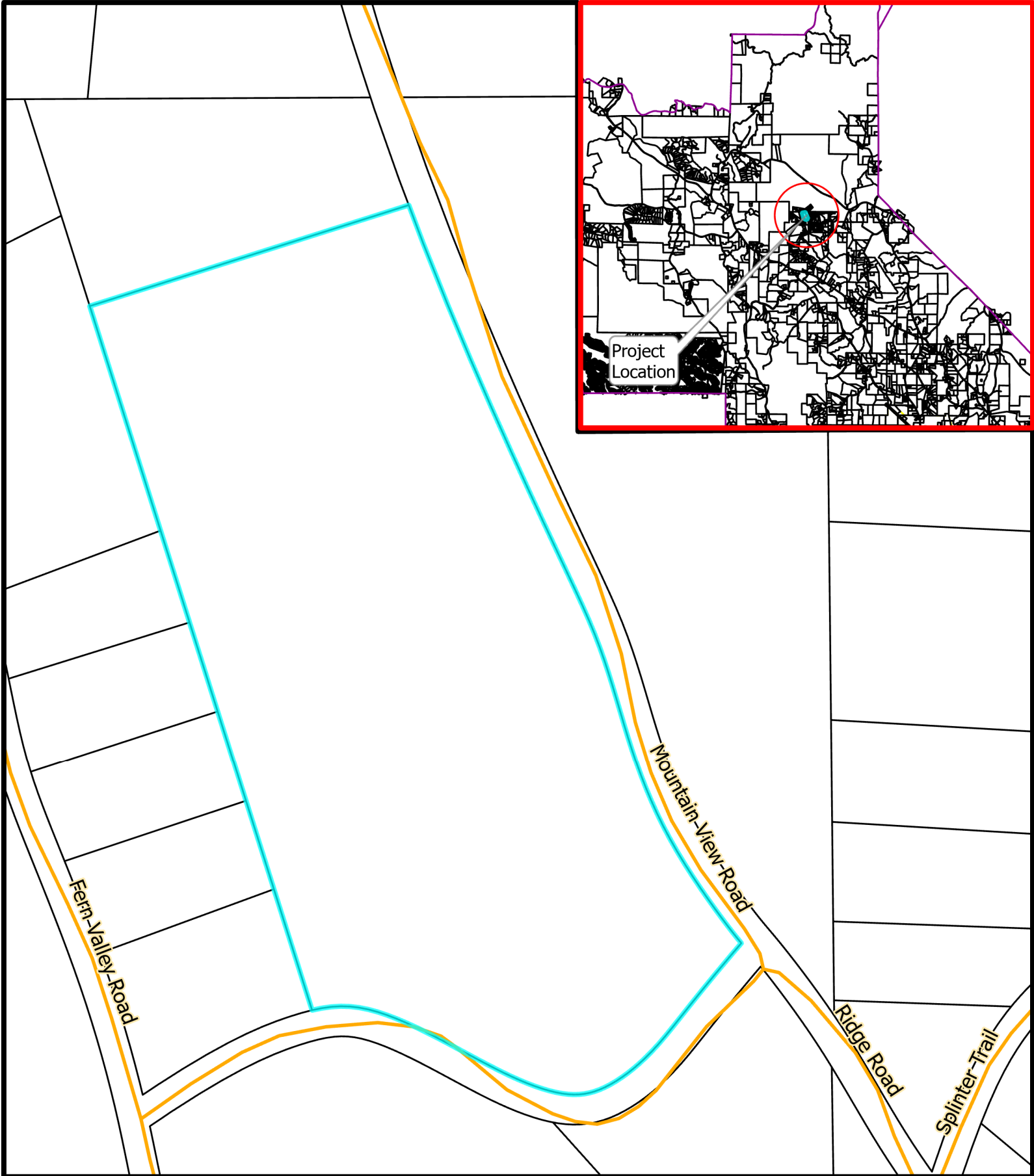
- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**

4.



LOT # 3

234426 212M



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Dawson County  
Planning and Development  
Staff Report: Exhibit

Parcel #: 029-107  
Current Zoning: RSRMM  
FLU: RA  
Application #: VR 23-02



Aerial View

Fern Valley Road

Mountain View Road

Ridge Road

Splinter Trail



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N



Scale: 1:2,081

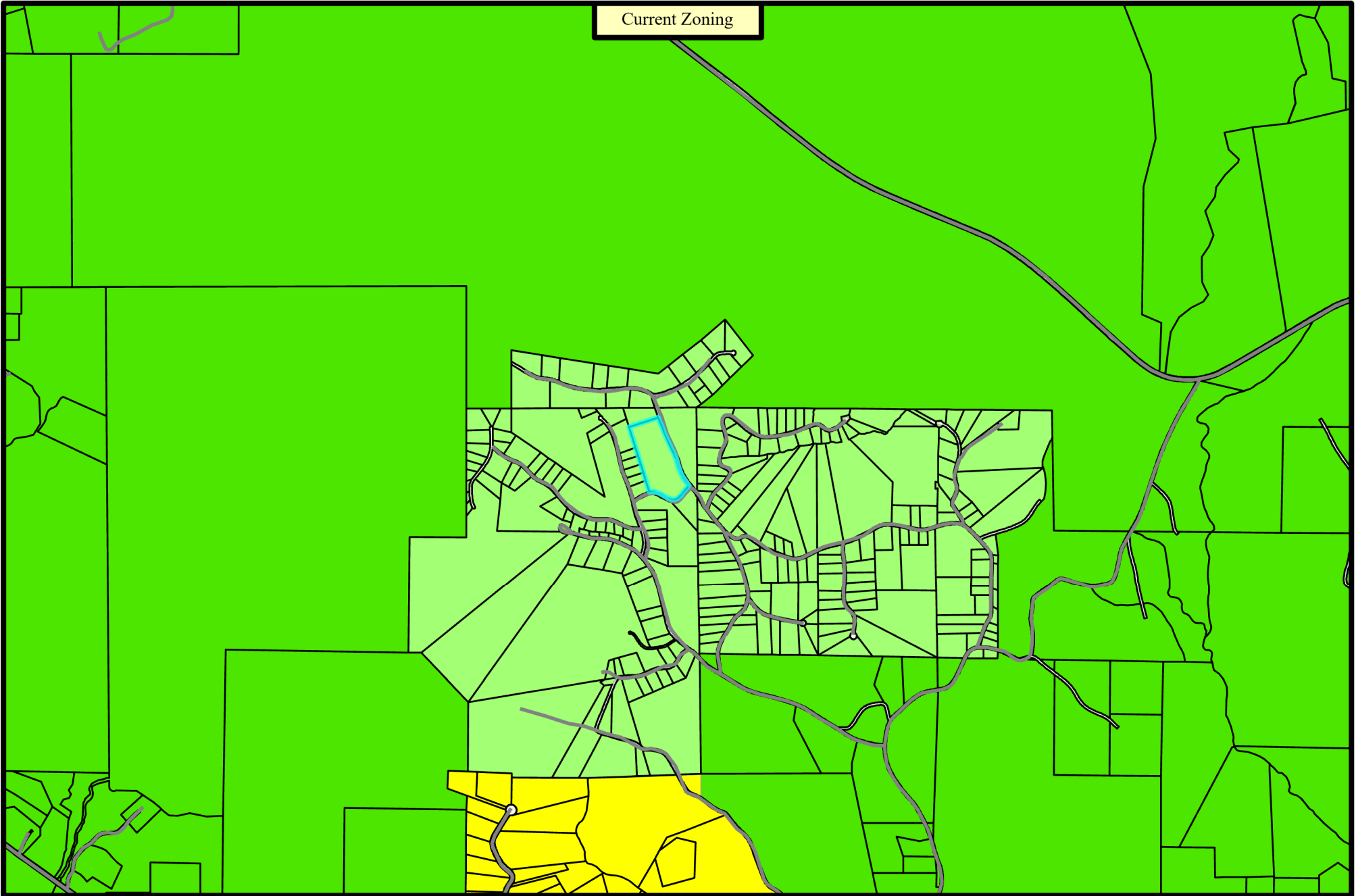
Dawson County

Planning and Development

23

Site Report

Parcel #: 029-107  
Current Zoning: RSRMM  
FLU: RA  
Application #: VR 23-02



Current Zoning



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Scale: 1:20,637

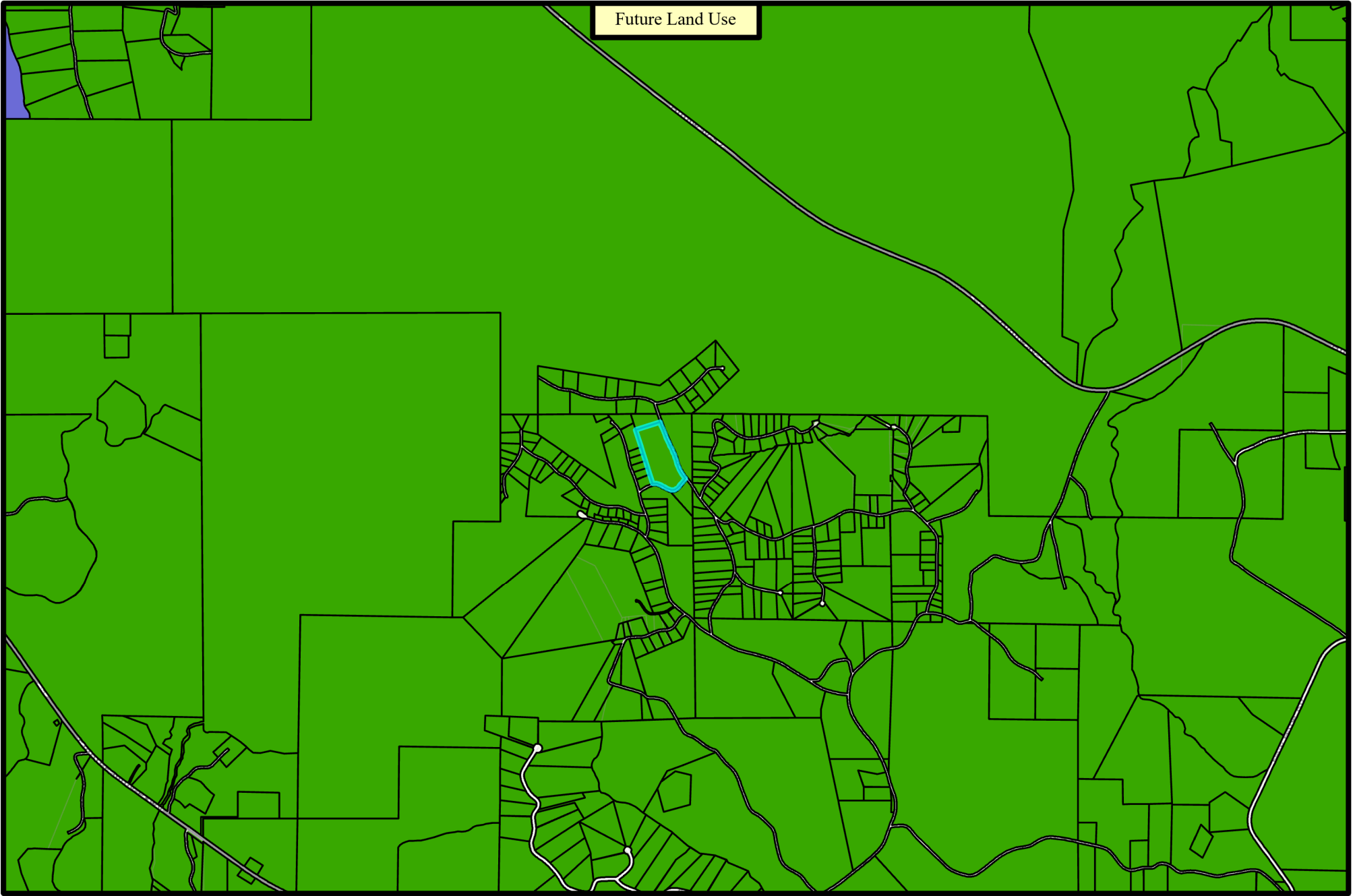
Dawson County

Planning and Development

24  
Staff Report

Parcel #: 029-107  
 Current Zoning: RSRMM  
 FLU: RA  
 Application #: VR 23-02





Future Land Use



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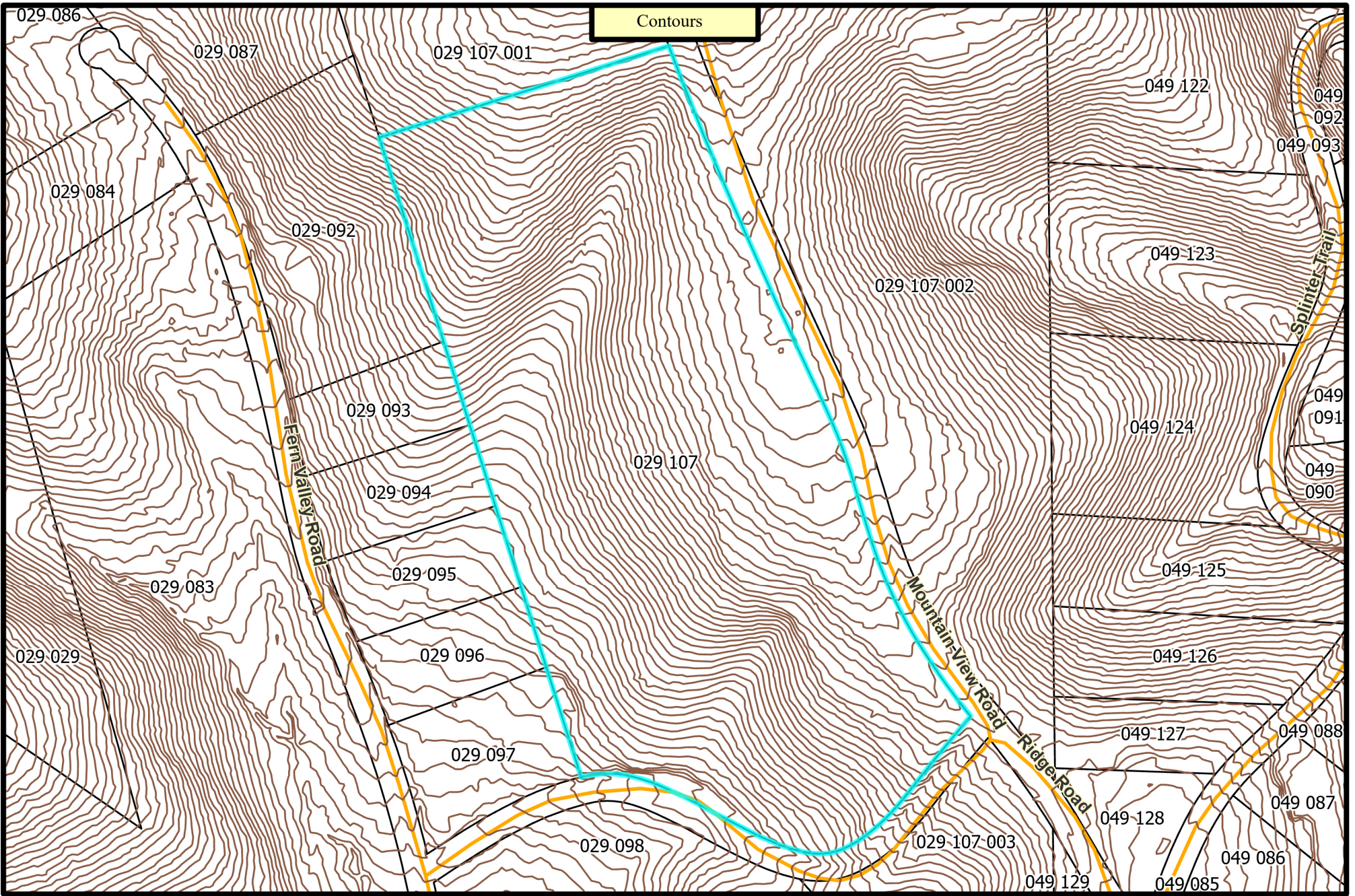
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Dawson County

Planning and Development

25  
Staff Report

Parcel #: 029-107  
Current Zoning: RSRMM  
FLU: RA  
Application #: VR 23-02



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N  
  
 Scale: 1:2,081

Dawson County  
 Planning and Development  
  
 Staff Report

Parcel #: 029-107  
 Current Zoning: RSRMM  
 FLU: RA  
 Application #: VR 23-02



**DAWSON COUNTY VARIANCE APPLICATION**

25 Justice Way, Dawsonville, Georgia 30534

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Jaelyn Haynes

Address: \_\_\_\_\_  
\_\_\_\_\_

Contact Email: \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

**PROPERTY INFORMATION**

Street Address of Property:

247 Mountain View Rd

Land Lot(s): 127 District: \_\_\_\_\_ Section: \_\_\_\_\_

Subdivision/Lot: Fern Valley Forest / \_\_\_\_\_

Building Permit #: \_\_\_\_\_ (if applicable)

BRES-10-2022-18429

**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 11 feet to allow the structure to:  be constructed;  remain a distance of 29 feet from the  property line, or  other: \_\_\_\_\_

instead of the required distance of 40 feet as required by the regulations.

Home Occupation Variance: \_\_\_\_\_

Other (explain request): \_\_\_\_\_

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

2022 APR 21 PM 2:29

6.



# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variances 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:

Enforcement would cause a financial hardship in excess of \$20,000.00 to relocate the home as well as the utilities.

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

We are asking that the house be permitted to remain in its current placement to avoid disassembly and potential damage during relocation. Septic and utilities are already in place.

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:

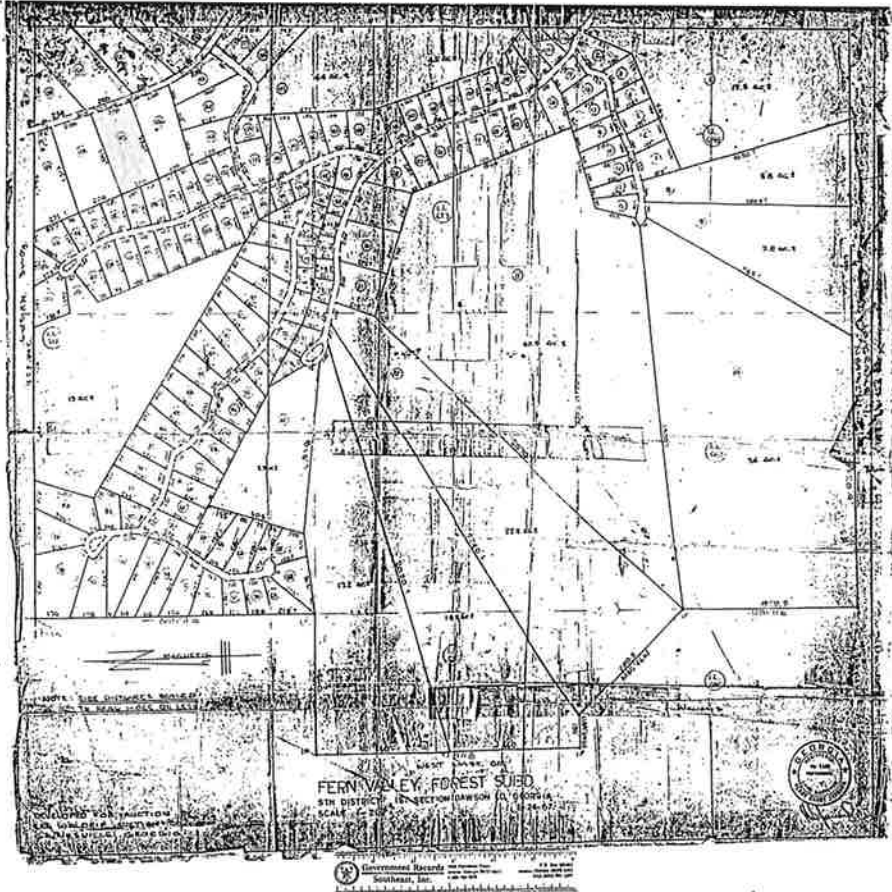
Permitting the house to remain in its current placement will not be harmful or injurious to the public or adjacent properties. The house and additional porch structure will be approximately twenty nine feet from property line parallel to

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

The location of the house will not impede the safety of the public nor will it impede travel on the gravel road.

Add extra sheets if necessary.

28



49  
16

23 JAN 26 2:12 PM

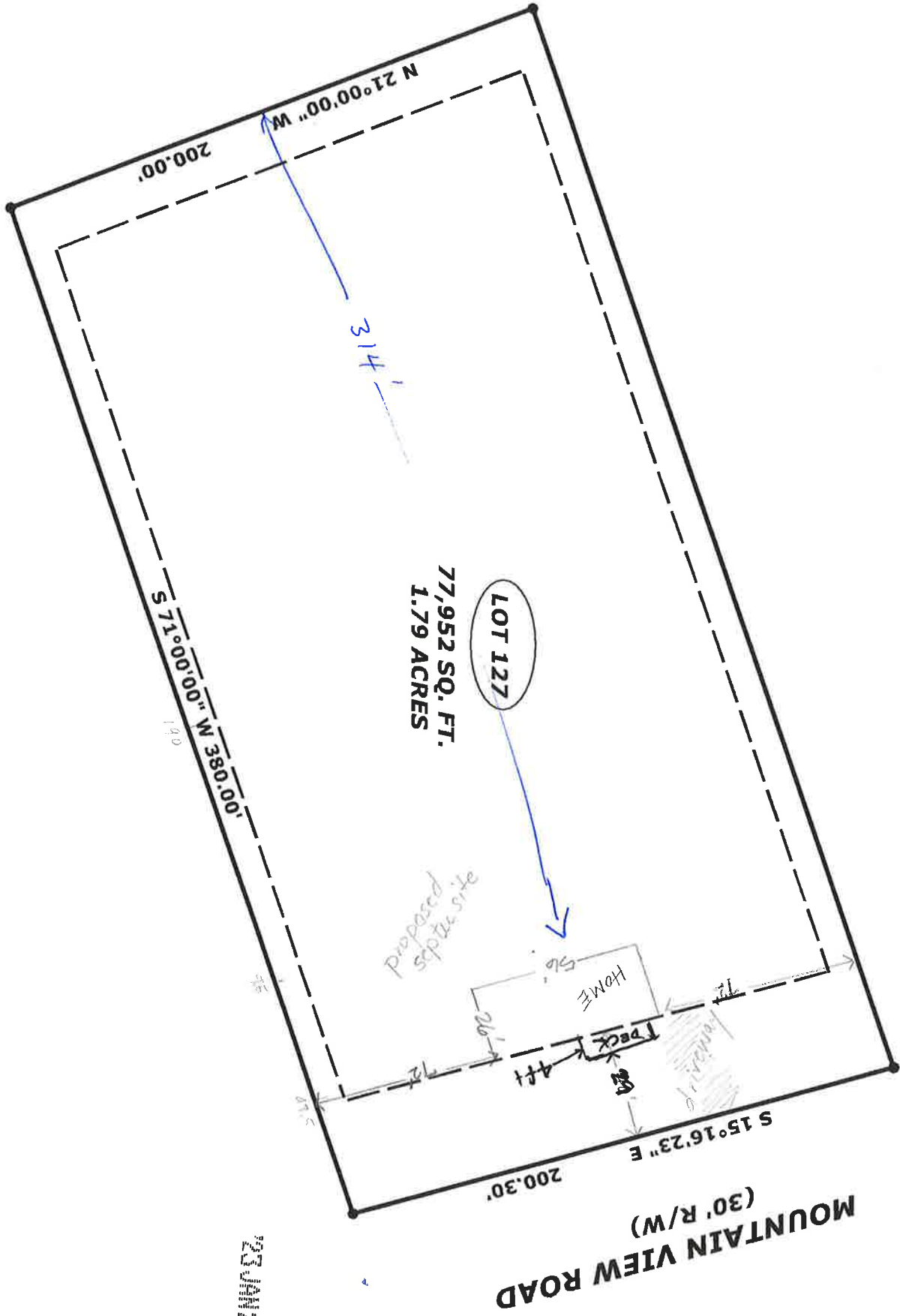


STATE OF GEORGIA  
 COUNTY OF DAWSON  
 I, Justin Power, Clerk of Superior Court  
 in and for said County do hereby certify that  
 the within is a true and correct copy of the  
 original as it appears on file in this office.  
 Witness my official seal and signature of  
 Superior Court this 30 day of August, 2022

1 - pg

DJP Pam Smith  
 Clerk, Dawson Superior Court

4.



**MOUNTAIN VIEW ROAD**  
 (30' R/W)

LOT # 3

200.00'

To whom it may concern;

I, Jaclyn Haynes, am requesting a variance on property line setbacks be granted due to a potential financial hardship that would be incurred to move the already placed structure and utilities. The potential costs to move the home and utilities would be in excess of \$20,000.00. The current placement of the home and proposed deck would put the house twenty nine feet from the property line instead of the mandated forty foot front setback. We do not believe the current placement to be a danger or hazard to the public nor a impediment to traffic or adjacent properties. Thank you for your consideration.

  
1/26/23



## VR 22-03

### Bloomin’ Brands, Inc. o/b/o Outback Steakhouse

Planning Commission Hearing March 21, 2023

#### VARIANCE STAFF REPORT

**Proposal:** The applicant is requesting a variance to the Dawson County Sign Ordinance to allow wall art on 2 facades and to increase the allowable sign area.

Applicant	Bloomin’ Brands, Inc. o/b/o Outback Steakhouse
The development standards and requirements to be varied from	Sign Ordinance Article IX, Section 129-224
Alternative standards and requirements proposed	Applicant is seeking an additional wall sign to two facades that requires a variance to the sign ordinance to not only allow the addition of a sign but to also increase the sign square footage.
Proposed Use	Restaurant
Zoning	C-HB (Commercial Highway Business)
Acreage	1.95
Location	Wallace Boulevard & Duval Road
Linear Sign Square Footage	231.37
Road Classification	Private
Tax Parcel	114-030-004
Commission District	4

Direction	Zoning	Existing Use
North	C-HB	Retail
South	C-HB	Retail/Restaurant
East	C-HB	Retail
West	CPCD & C-HB	Retail/Restaurant



The purpose of the Sign Ordinance is to provide general regulation for all signage within the unincorporated portions of Dawson County and is necessary in the public interest to:

- \* Protect property values;
- \* Protect the public from damage or injury caused or partially attributable to distractions or obstructions from improperly designed or situated signs;
- \* Maintain the legibility and effectiveness of signs;
- \* Create and maintain high quality signage;
- \* Eliminate excess signage;
- \* Protect the right of citizens to enjoy Dawson County's natural scenic beauty;
- \* Encourage business and tourism; and
- \* Regulate the construction, erection, maintenance, and size of signs.

*A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.*

*Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.*

*Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.*

**County Agency Comments:**

Emergency Services: No comments necessary.

Environmental Health Department: No comments necessary.

Etowah Water & Sewer Authority: No comments necessary.

Planning and Development: Sign permits have been issued for the three (3) primary "Outback" signs. The franchise prefers to incorporate signage on all four facades. The request breaks down to:

1. One additional primary "outback" sign; and one "Australia" sign/map on the East façade of the structure.
2. An "Australia" sign/map on the West façade on the structure.
3. Wall signage to exceed 180 square feet on the East and West facades due to the size of the map/sign of Australia.

Per the Dawson County Sign Ordinance those signs attached to the building or structure for stability or decoration.

(a) Wall signage for single tenant buildings.

- (1) Three wall signs will be permitted per building.
- (2) Only one wall sign shall be permitted per wall.
- (3) Signs shall not exceed one square foot per linear feet of building wall façade each and shall not exceed 180 square feet each.

Public Works Department: No comments necessary.

-PHOTO OF PARCEL -



**Criteria for granting variances.**

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:**

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**



**THOMAS**  
SIGN & AWNING CO INC  
4590 118TH Avenue North  
Clearwater, Florida 33762  
**800-526-3325**  
www.thomassign.com

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



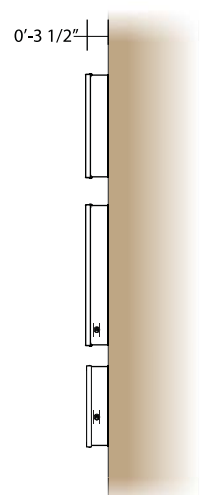
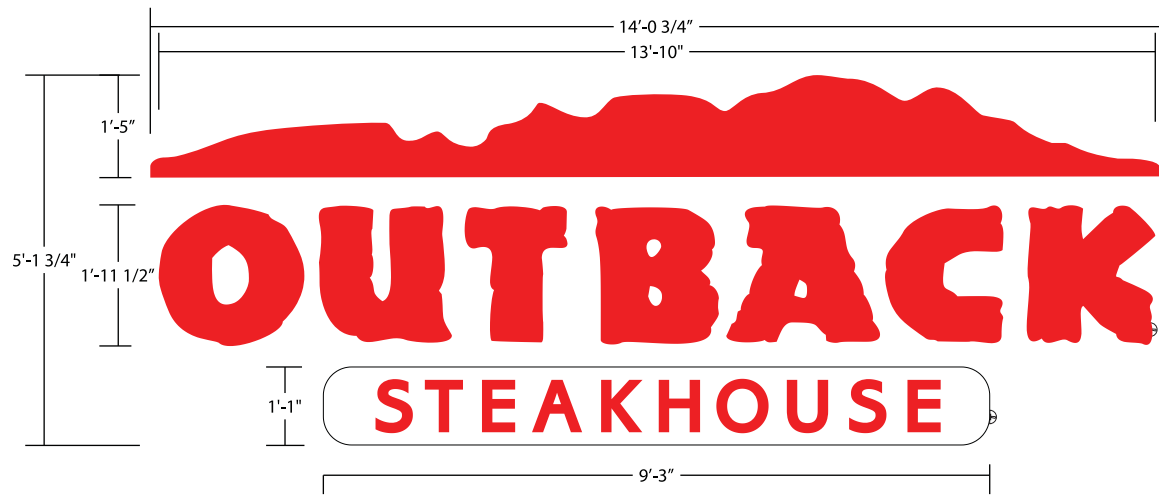
3M™ MCS™ Warranty  
Approval:  
 Approved  
DATE:  
 Approved as noted  
DATE:  
 Revise & Re-Submit  
DATE:

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Page 3 Sheet 3 of 9

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

**WEST ELEVATION**



SIDE VIEW

**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
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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: 72.14



**Proposed Condition- West Elevation**



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CLIENT



Design Number:

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Project Identity Number:

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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



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

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Revise & Re-Submit

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Page Sheet

4 4 of 9

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

**WEST 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
- 10. NOTE: Bottom Island (Tasmania) will NOT be illuminated**

SIDE VIEW

**B Non Illuminated Building Decor**

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



**Proposed Condition- West Elevation**



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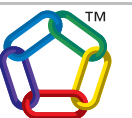
96461

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

Project Updates:  
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01.18.23 MBV- Updated

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

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3M<sup>TM</sup> MCS<sup>TM</sup> Warranty

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DATE:  
 Revise & Re-Submit  
DATE:

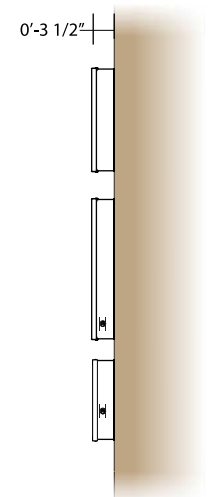
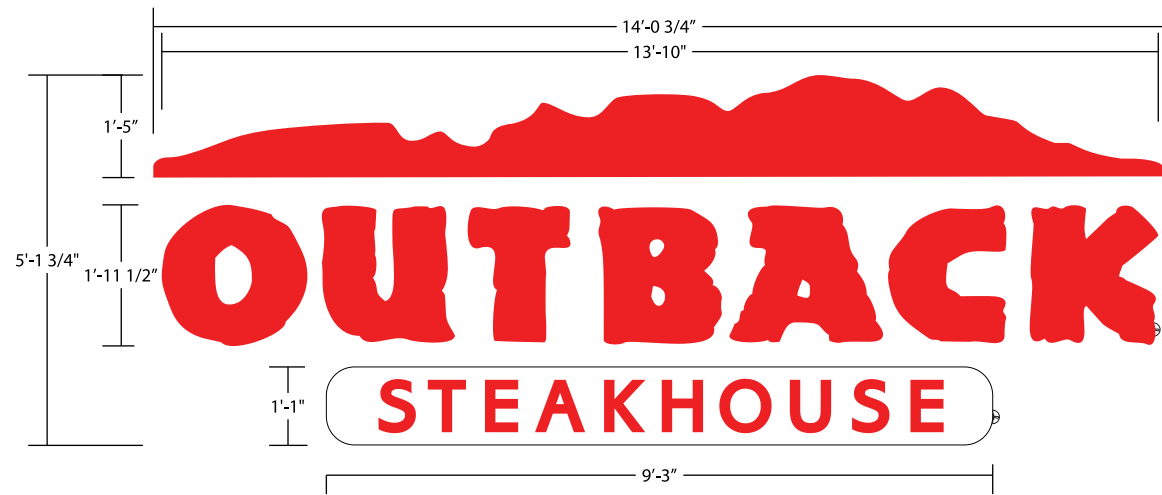
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Page Sheet

5 5 of 9

Local: 727-573-7757  
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**EAST ELEVATION**



SIDE VIEW

**Specifications: LED Channel Letters / "Mountain"**

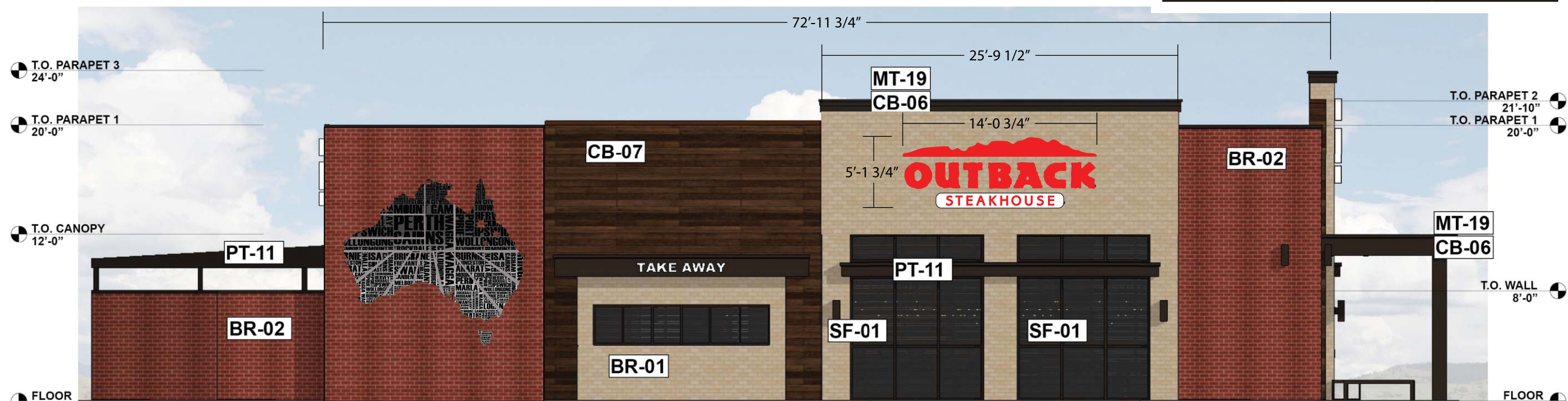
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**A Front Lit Channel Letters and Cabinet**

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



**Proposed Condition- East Elevation**



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Clearwater, Florida 33762

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CLIENT



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**EAST ELEVATION**

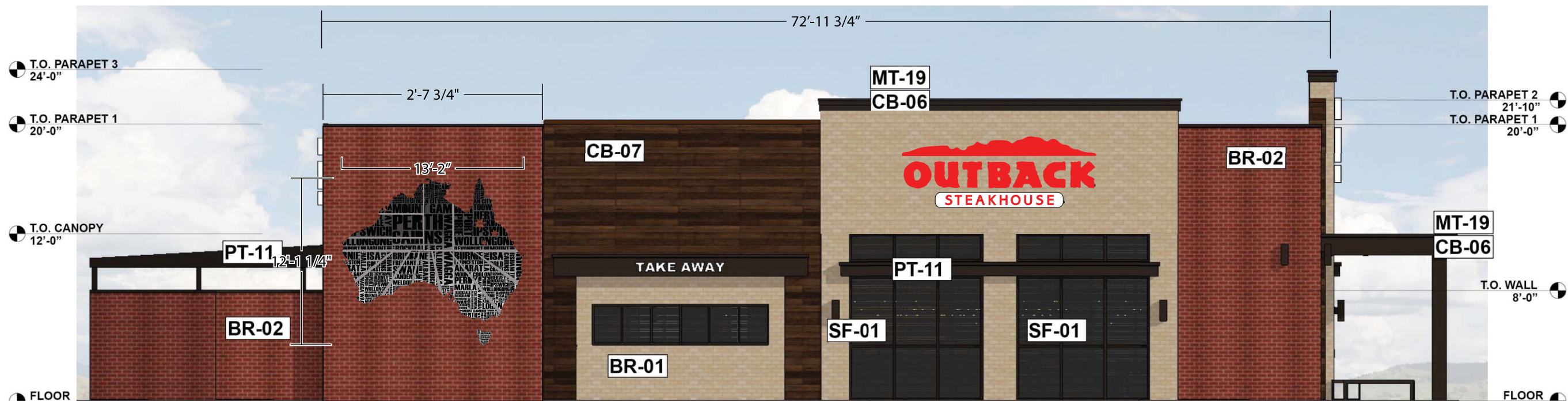


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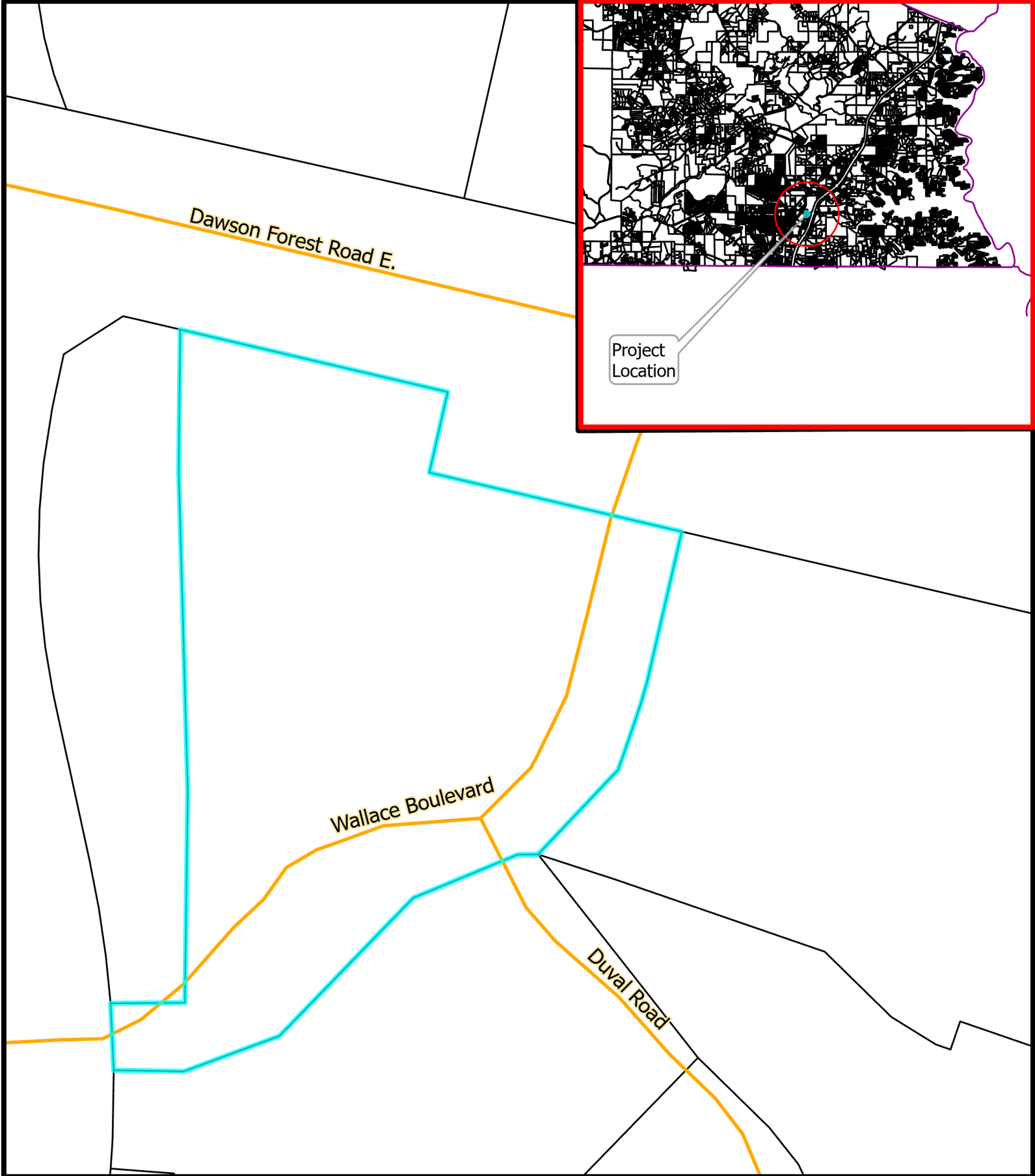
**B Non Illuminated Building Decor**

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



**Proposed Condition- East Elevation**



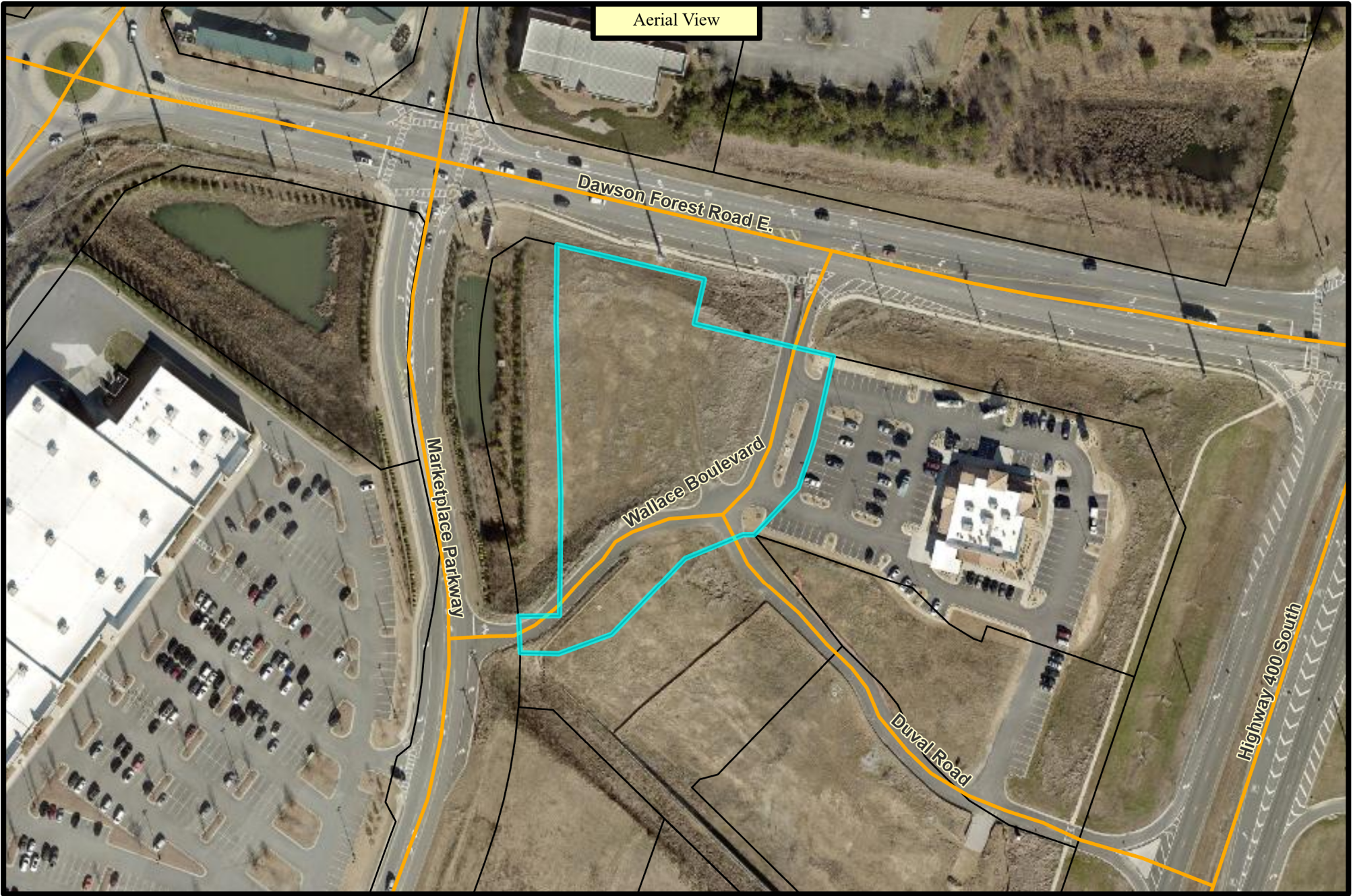


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LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Dawson County  
Planning and Development  
41  
Staff Report: Exhibit

Parcel #: 114-030-004  
Current Zoning: C-HB  
FLU: C-HB  
Application #: VR 23-03



Aerial View

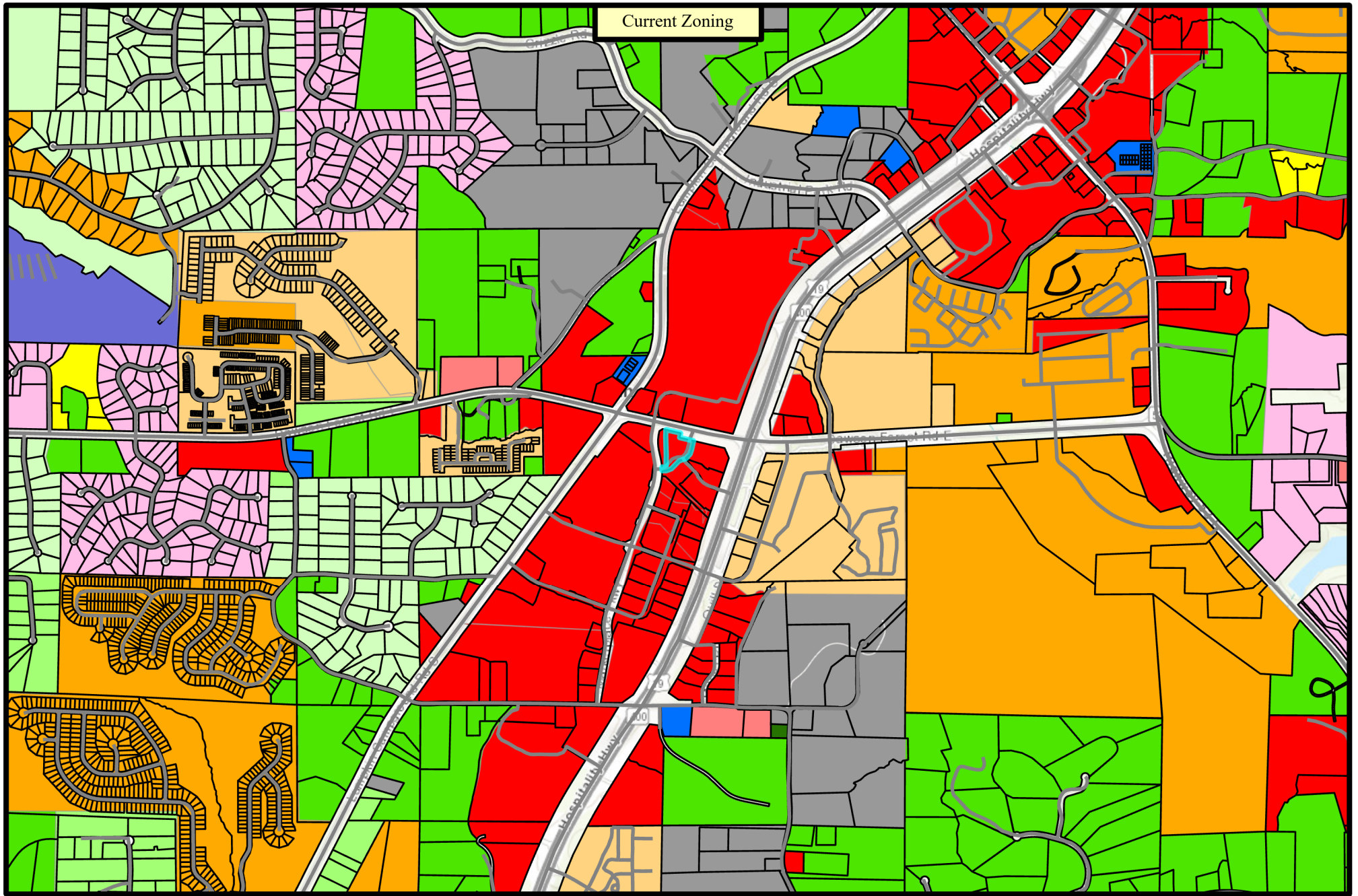


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N  
Scale: 1:2,074

Dawson County  
Planning and Development  
42  
Site Report

Parcel #: 114-030-004  
Current Zoning: C-HB  
FLU: C-HB  
Application #: VR 23-03



Current Zoning



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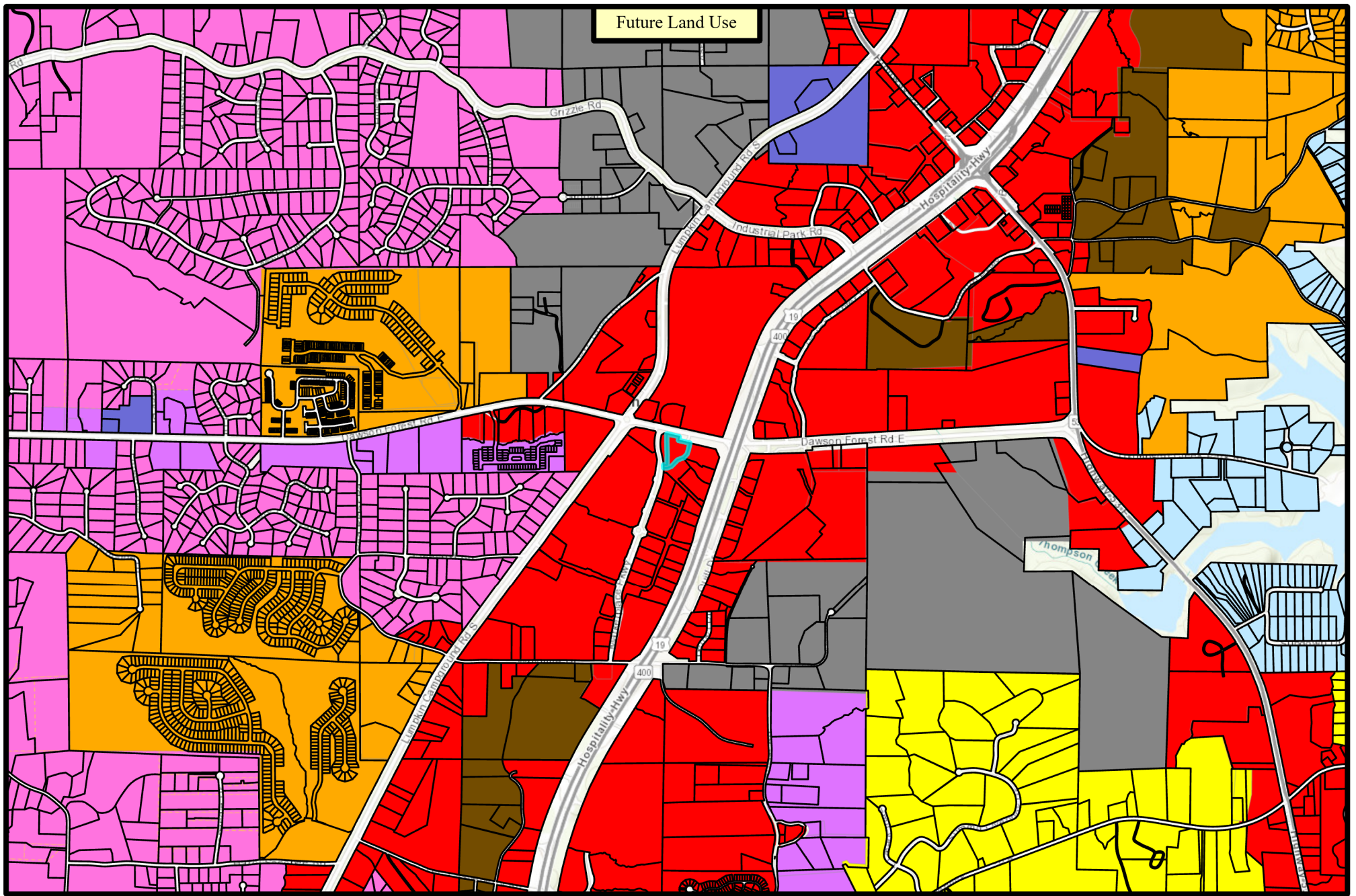
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Dawson County

Planning and Development


43  
Staff Report

Parcel #: 114-030-004  
 Current Zoning: C-HB  
 FLU: C-HB  
 Application #: VR 23-03

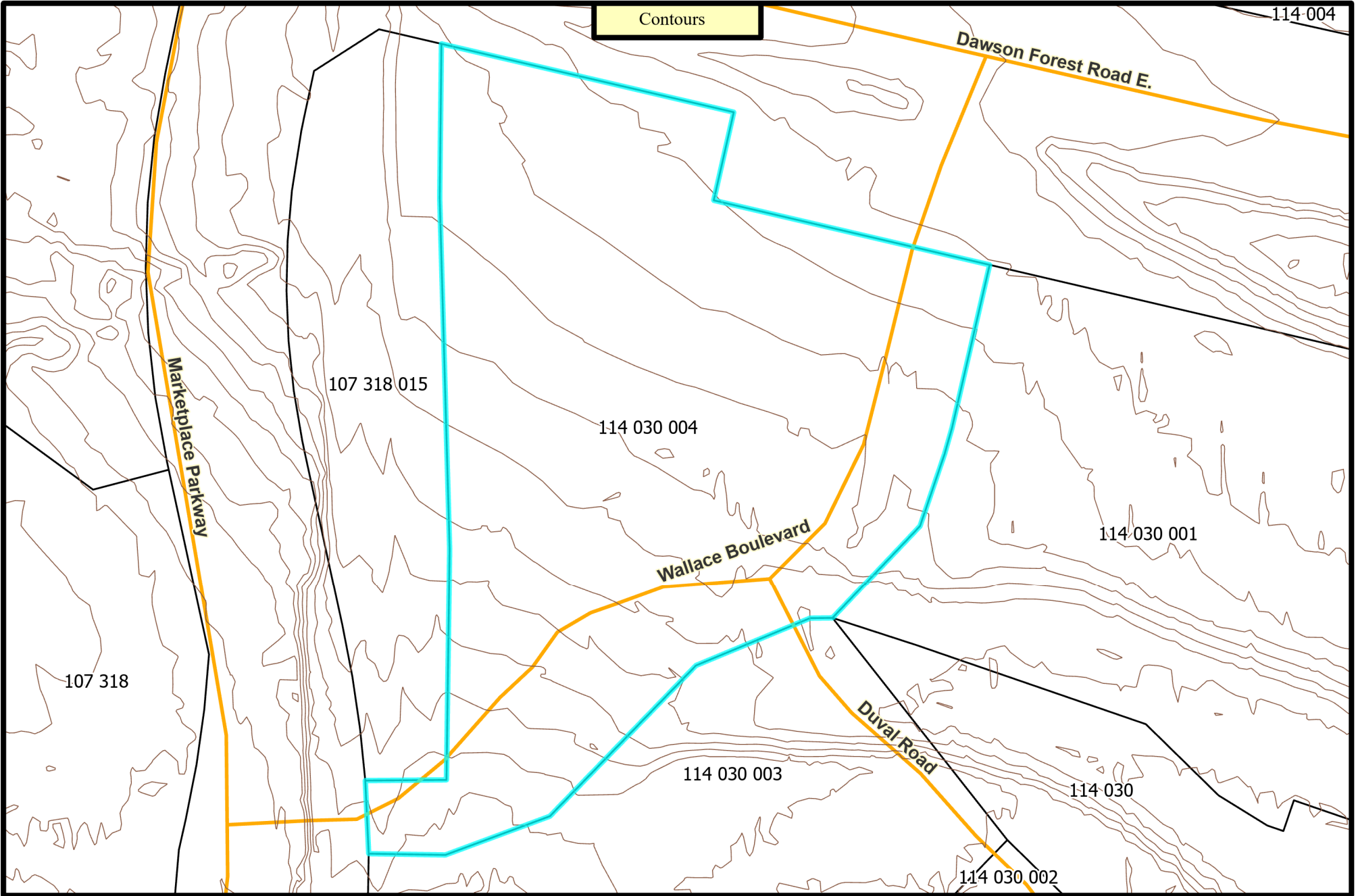


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N  
  
 Scale: 1:24,764

Dawson County  
 Planning and Development  
  
 Staff Report

Parcel #: 114-030-004  
 Current Zoning: C-HB  
 FLU: C-HB  
 Application #: VR 23-03



Contours

114-004

Dawson Forest Road E.

Marketplace Parkway

107 318 015

114 030 004

114 030 001

Wallace Boulevard

107 318

Duval Road

114 030 003

114 030

114 030 002



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N



Scale: 1:1,049

Dawson County

Planning and Development

45

Site Report

Parcel #: 114-030-004  
 Current Zoning: C-HB  
 FLU: C-HB  
 Application #: VR 23-03



# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Outback Steakhouse of Florida, LLC

Address: \_\_\_\_\_  
\_\_\_\_\_

Contact Email: \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

## PROPERTY INFORMATION

Street Address of Property:  
3862 Dawson Forest Rd E

Land Lot(s): LL 372 District: 407 LD Section: 13-1

Subdivision/Lot: \_\_\_\_\_ / \_\_\_\_\_

Building Permit #: \_\_\_\_\_ (if applicable)

## REQUESTED ACTION

A Variance is requested from the requirements of Article # IX Section # 129-224 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:

\_\_\_\_\_



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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.

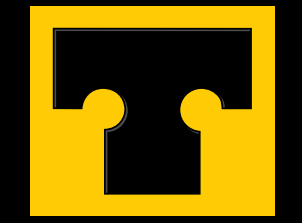
February 14, 2023

Sign Variance Written Statement  
Bloomin Brands, Inc. d/b/a Outback Steakhouse  
3862 Dawson Forest Rd E

In this variance request, we are proposing the approval of two artistic geographical elements of the continent of Australia: one on the east and one on the west elevation. These proposed elements will be illuminated and are intended to add architectural interest to the elevation. This portion of our request is to allow these elements that may increase the overall allowable square footage for signage on the east and west elevations, should the elements be considered signage.

The geographical elements will allow this business the opportunity to use their new corporate sign program at this location, to enhance the overall appearance as well as educate the general public of the size and shape of the continent of Australia.





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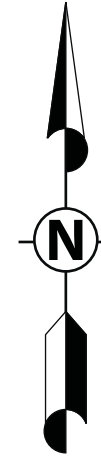
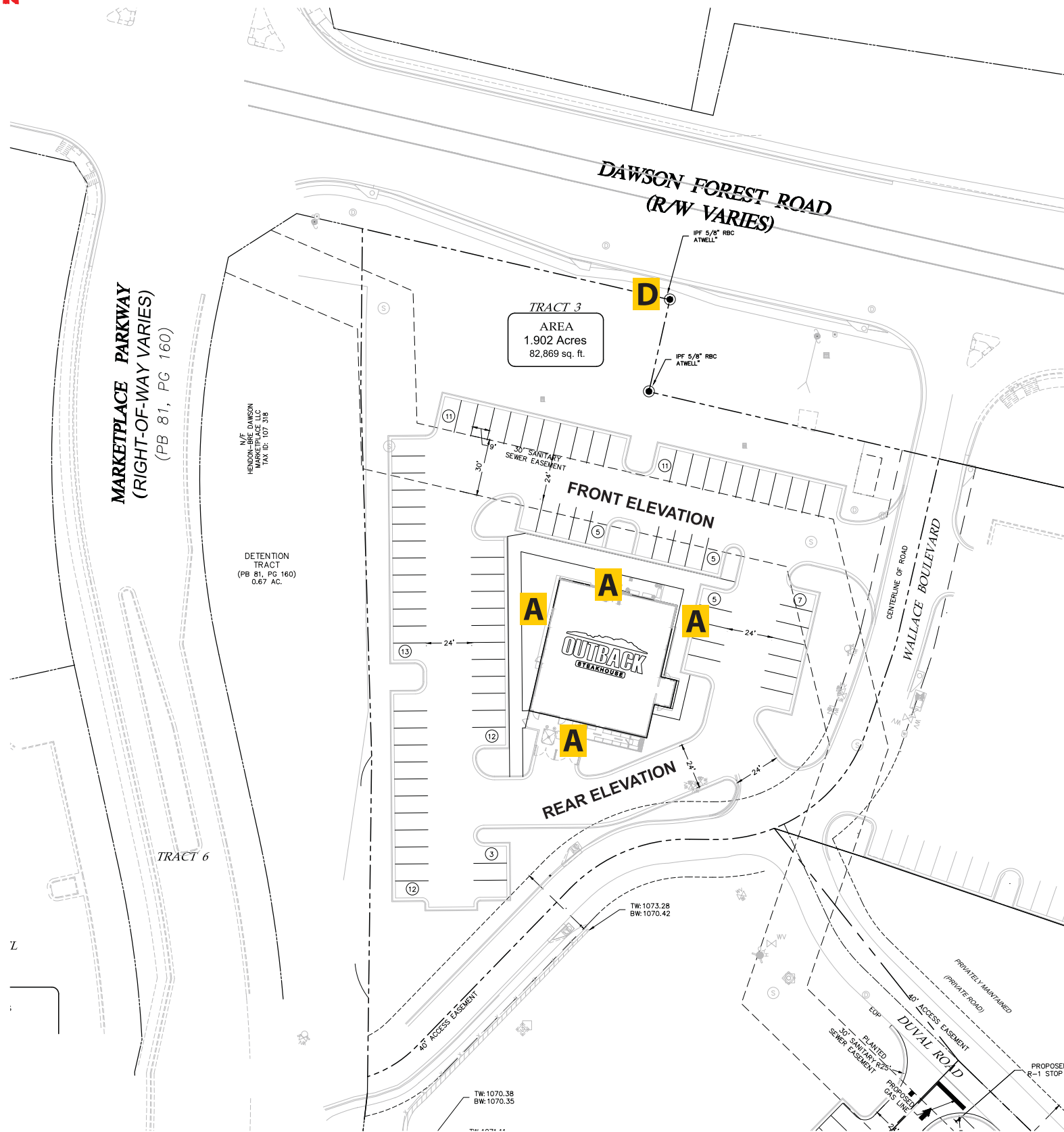
Sales Associate: Project Team:

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



3M<sup>TM</sup> MCS<sup>TM</sup> Warranty

Approval:

Approved  
DATE:

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DATE:

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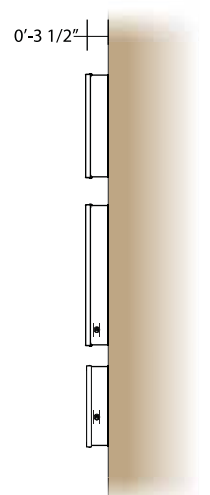
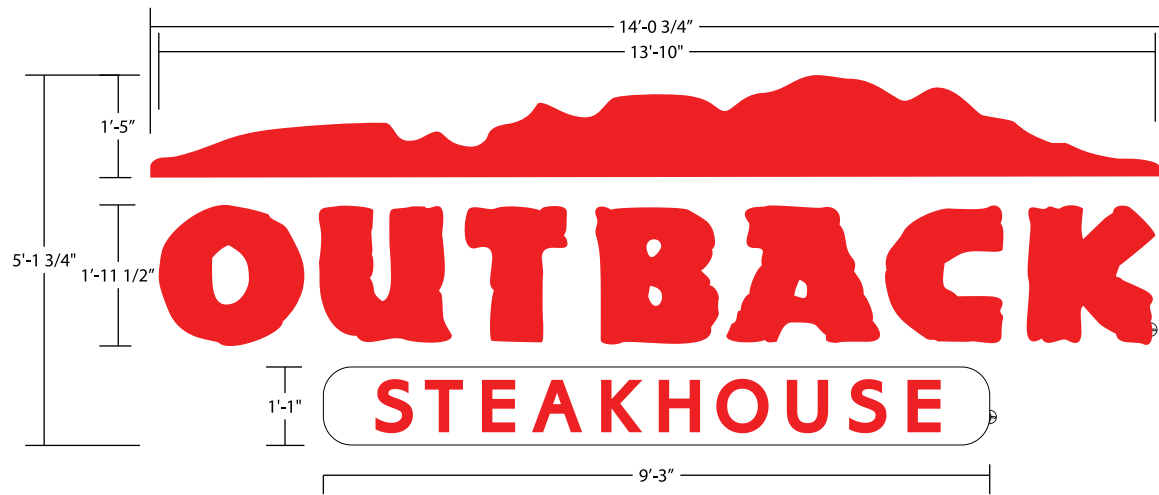
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Scale: 3/8"=1'-0" | Square Feet: 72.14



**Proposed Condition- West Elevation**



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 Revise & Re-Submit  
DATE:

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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**



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:  
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

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

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<sup>TM</sup> MCS<sup>TM</sup> Warranty

Approval:

Approved  
DATE:

Approved as noted  
DATE:

Revise & Re-Submit  
DATE:

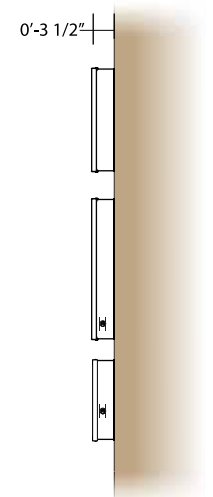
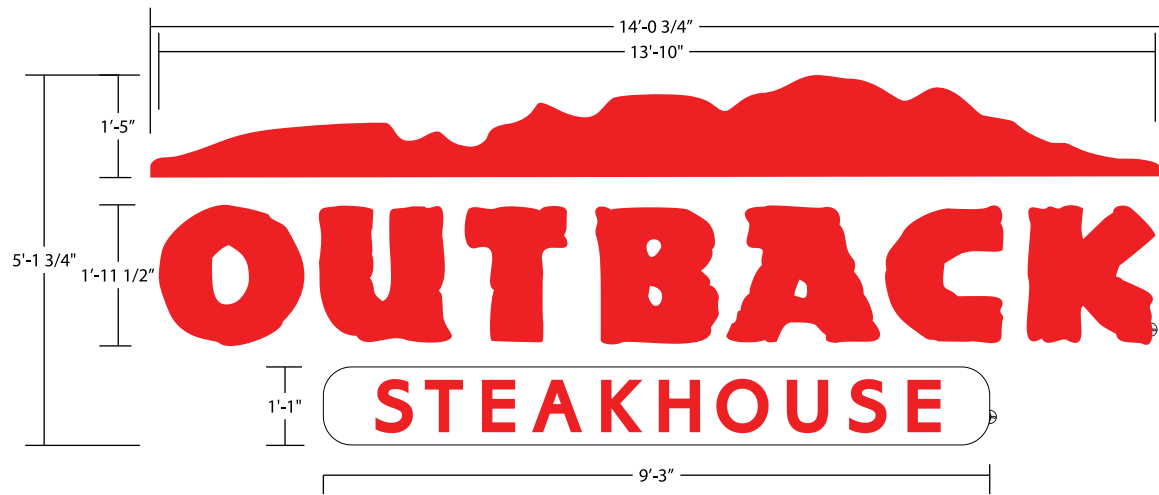
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Local: 727-573-7757  
Fax: 727-573-0328

**EAST ELEVATION**



SIDE VIEW

**Specifications: LED Channel Letters / "Mountain"**

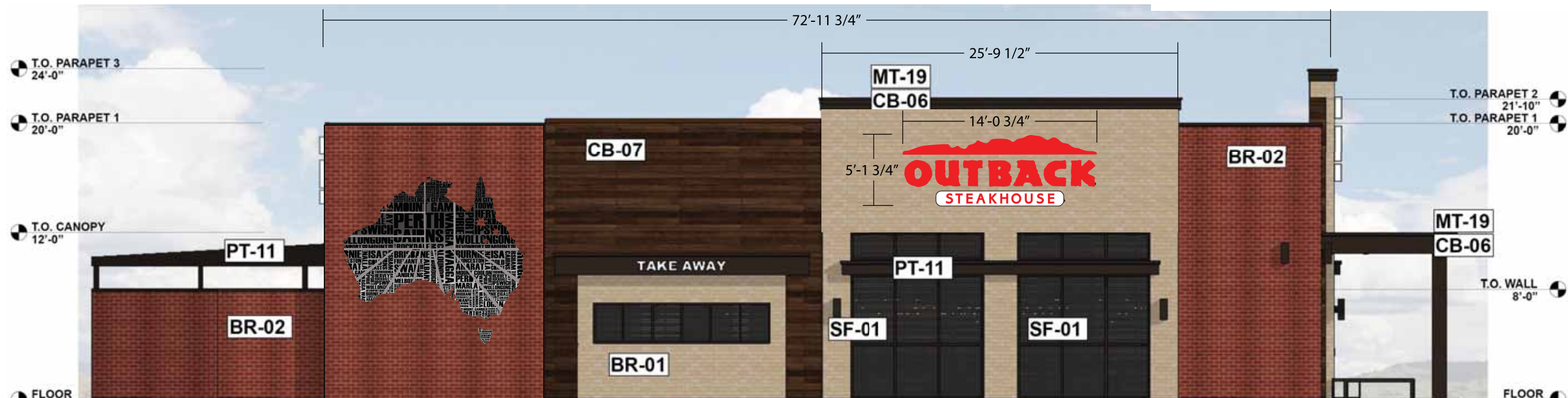
1. Existing Facade: EIFS / Plywood / Metal Studs
2. 0.040" Pre-finished White aluminum letter returns
3. 1" Jewelite trimcap (Pre-finished White) bonded to face. #8 pan head screws to returns
4. 0.065" aluminum backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex 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: 72.14



**Proposed Condition- East Elevation**



**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:  
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



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:

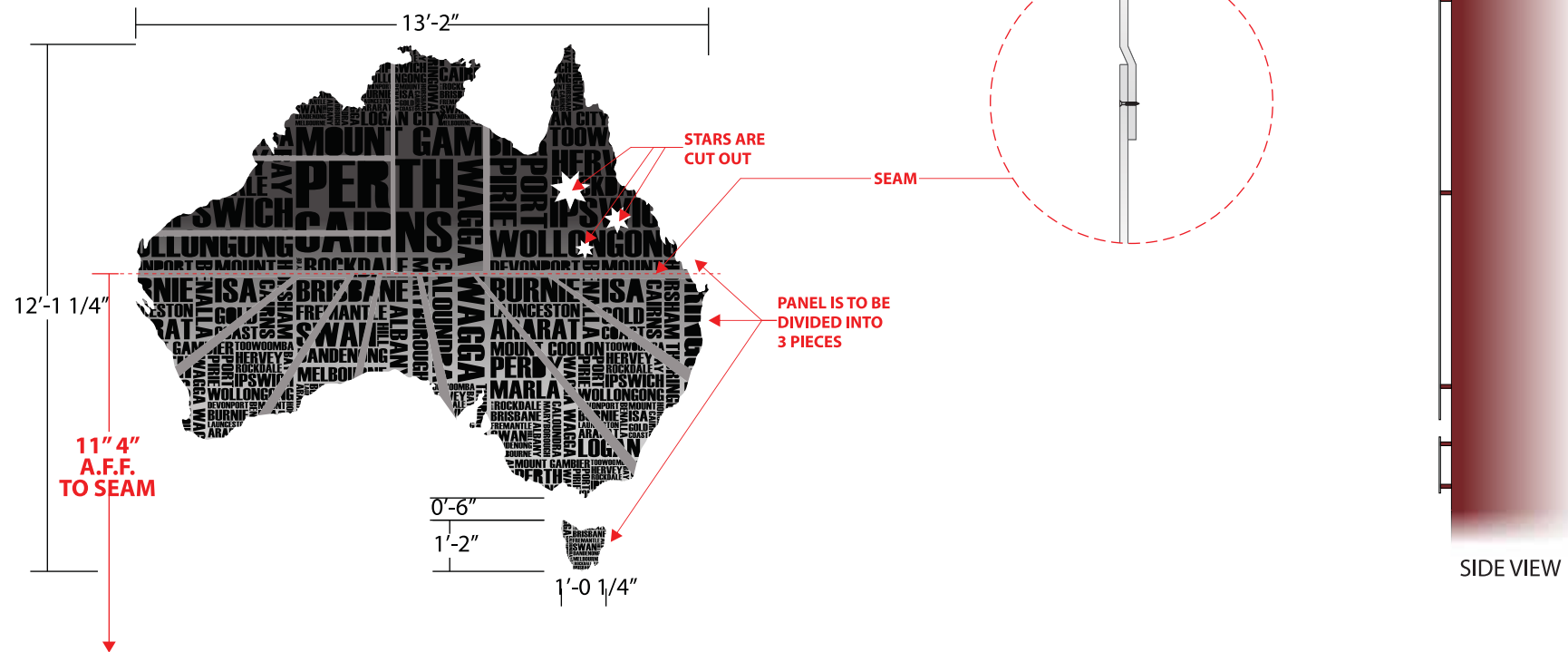
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**EAST ELEVATION**

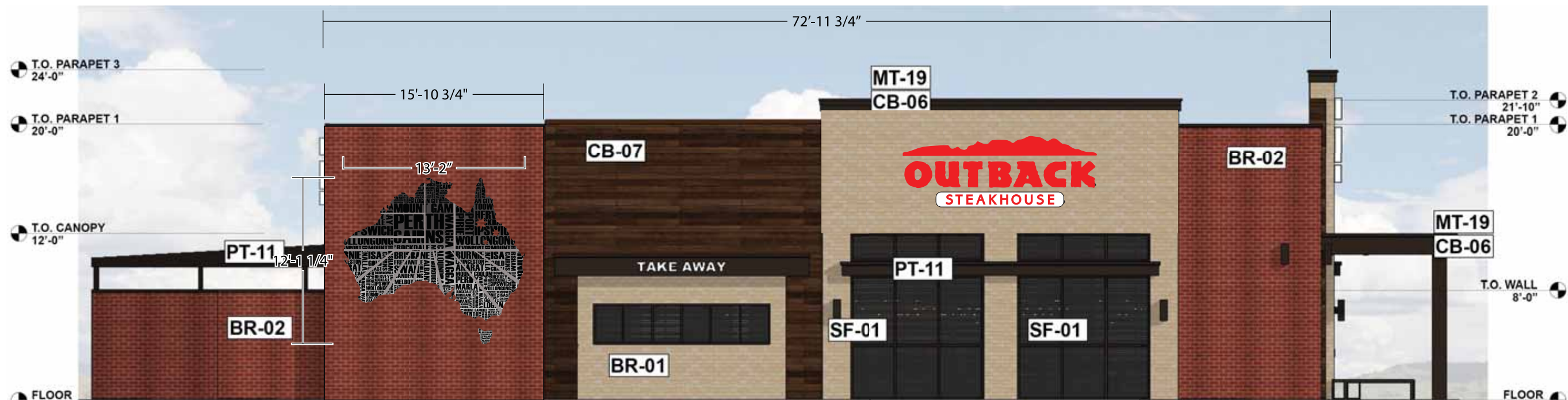


**Specifications: Wall Sign**

- 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

**B Non Illuminated Building Decor**

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



**Proposed Condition- East Elevation**



**THOMAS**  
SIGN & AWNING CO INC

4590 118TH Avenue North  
Clearwater, Florida 33762

800-526-3325

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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  
01.18.23 MBV- Updated

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

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3M<sup>TM</sup> MCS<sup>TM</sup> Warranty

Approval:

Approved  
DATE:

Approved as noted  
DATE:

Revise & Re-Submit  
DATE:

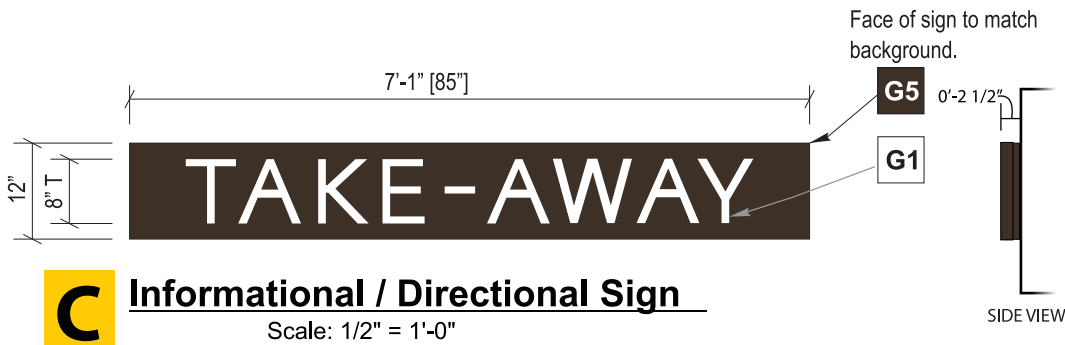
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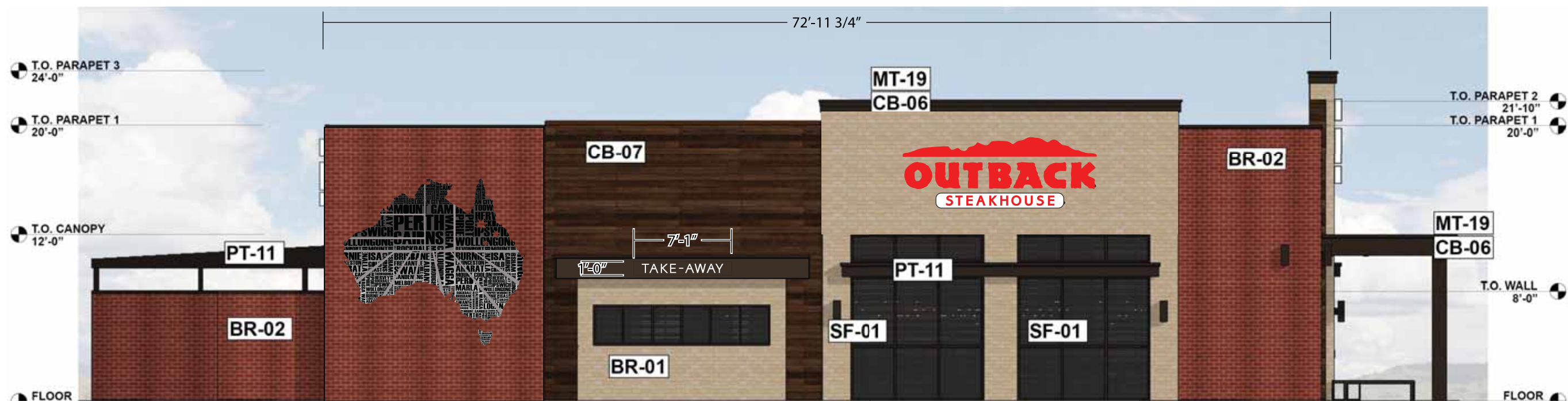
**EAST ELEVATION**



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**



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:  
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:

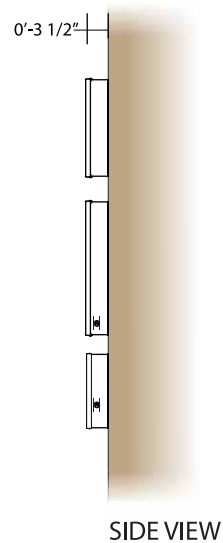
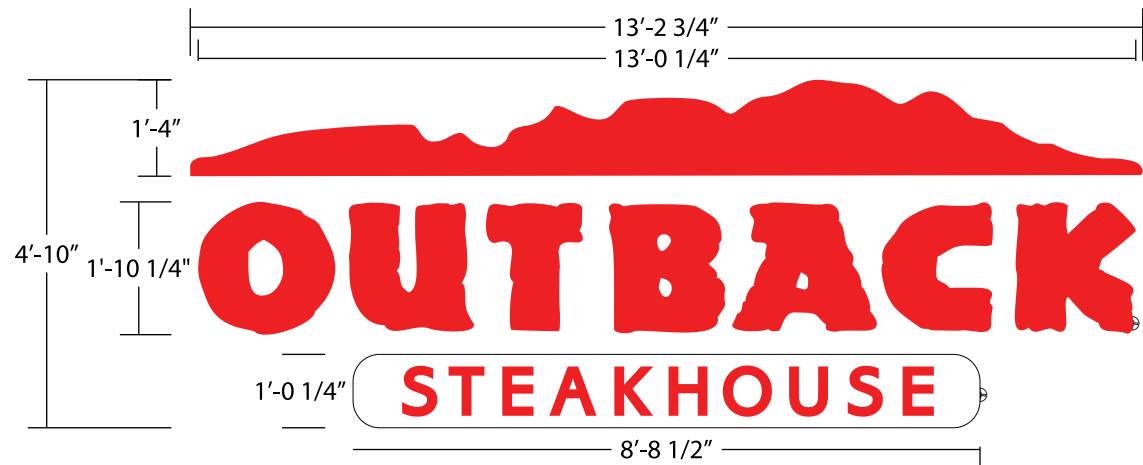
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Local: 727-573-7757  
Fax: 727-573-0328

**SOUTH ELEVATION**



**Specifications: LED Channel Letters / "Mountain"**

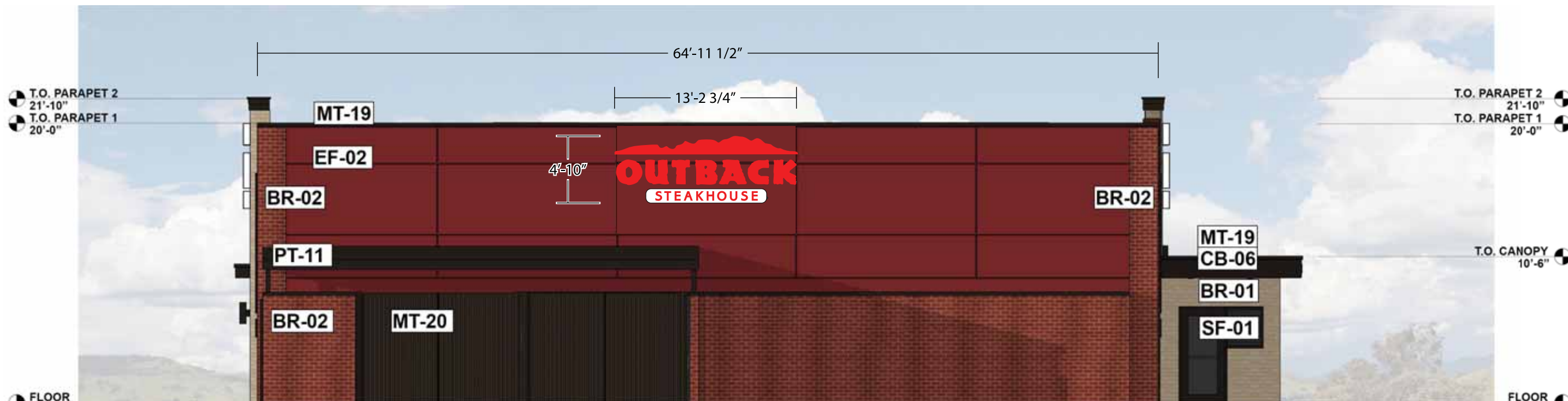
- Existing Facade: EIFS / Plywood / Metal Studs
- 0.040" Pre-finished White aluminum letter returns
- 1" Jewelite trimcap (Pre-finished White) bonded to face. #8 pan head screws to returns
- 0.065" aluminum backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk 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