CANTON

Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Public Hearing Application

Project # VAR2408 - 003

1. *Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable*
2. *Please make your check payable to "City of Canton."*
3. *If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.*

This form is to be executed under oath. I, STEVE WESTER, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, STEVE WESTER, have received and thoroughly read the Public Hearing Procedures.

This 16th day of AUGUST, 20 24.

Applicant: Steven Wester **Print Name:** STEVEN WESTER

Applicant Information:

Name: STEVE WESTER
Address: 33 DENNIS CIRCLE
City: DALLAS
State: GA Zip Code: 30132
Telephone: 404-219-0445
Fax Number: N/A
Email Address: slogisticsga@outlook.com

Owner Information:

Name: DARRELL CHESTER
Address: PO BOX 4450
City: CANTON
State: GA Zip Code: 30114
Telephone: 770-479-2171
Fax Number: N/A
Email Address:

This Application For *(Check Only One)*:

- ☐ A Annexation
- ☐ B Rezoning
- ☐ C Master Plans
- ☐ D Master Plan Revisions
- ☐ E Conditional Use Permit
- ☐ F Land Use Modification
- ☐ G Zoning Condition Amendment
- ☐ H Density Transfer within Master Plan
- ☐ I Temporary Use Permit
- ☐ J Zoning Ordinance Text Amendment
- ☐ K Variance : Pre-Construction
- ☒ K Variance : Post-Construction
- ☐ Appeal
- ☐ Adjustment
- ☐ Special Exception

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x $25.00 = _____) = _____
+ (#Acres _____ x $50.00 = _____) = _____
Advertising Fee = _____

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____ Date: _____ Amount Paid: _____

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Authorization Of Property Owner

This form is to be executed under oath. I, Darrell S Chester, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 14th day of August, 20 24.

Owner Signature: Darrell S Chester Print Name: Darrell S Chester
Cheswell Development Trustee Member

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- ☐ A Annexation
- ☐ B Rezoning
- ☐ C Master Plans
- ☐ D Master Plan Revisions
- ☐ E Conditional Use Permit
- ☐ F Land Use Modification
- ☐ G Zoning Condition Amendment
- ☐ H Density Transfer within Master Plan
- ☐ I Temporary Use Permit
- ☐ J Zoning Ordinance Text Amendment
- ☒ K Variance (Signage)

Sworn To and Subscribed Before Me This 14th Day Of August, 20 24.

Notary Signature: JoAnn Osborne

JOANN OSBORNE NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA COMMISSION EXPIRES NOVEMBER 8, 2025

CANTON

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Authorization Of Applicant

This form is to be executed under oath. I, Darrell S Chester, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required therein.

This 14th day of August, 20 24.

Owner Signature: [signature] Print Name: Darrell S Chester

Chesnell Development Group, Mem

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- ☐ A Annexation
- ☐ B Rezoning
- ☐ C Master Plans
- ☐ D Master Plan Revisions
- ☐ E Conditional Use Permit
- ☐ F Land Use Modification
- ☐ G Zoning Condition Amendment
- ☐ H Density Transfer within Master Plan
- ☐ I Temporary Use Permit
- ☐ J Zoning Ordinance Text Amendment
- ☒ K Variance (Signage)

Name of Authorized Applicant: STEVE WESTER APPLICANT/AGENT

Signature: [signature]

Mailing Address: 33 DENNIS CIRCLE

City: DALLAS

State: GA Zip Code: 30132

Telephone: 404-219-0445

Fax Number:

E-mail: slogisticsga@outlook.com

Applicant Status:

- ☐ Owner
- ☐ Option to Purchase
- ☐ Lessee
- ☐ Area Resident
- ☐ Other (Explain):

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 14th Day Of August, 20 24.

Notary Signature: [signature]

JOANN OSBORNE NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA COMMISSION EXPIRES

CANTON

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Disclosure Form

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Community Development.

1. Name of Applicant/Opponent: STEVE WESTER *Please Type Or Print All Responses*

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?

☐ YES ☒ NO

B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?

☐ YES ☒ NO

C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?

☐ YES ☒ NO

D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating $250 or more?

☐ YES ☒ NO

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made ***(Please use a separate form for each official to whom a contribution has been made in the past (2) years):***

N/A

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

	Description
$ N/A	
$ N/A	
$ N/A	

Note: Complete a separate form for each authorized applicant.

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Property Information:

Address: 125 ATLANTA HWY. CANTON GA 30114

Land Lot(s): _____ District: _____ Section: _____ Map #: _____ Parcel #: _____

Existing Zoning Of Property: COMMERCIAL ☒ City ☐ County Total Acreage Of Property: _____

Proposed Zoning Of Property: _____ Existing Use(s) Of Property: _____

Directions to property from Main Street in downtown Canton:

_____

_____

_____

Adjacent Property/Owner Information: Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	OWNER NAME/ADDRESS	CURRENT ZONING	CURRENT LAND USE
NORTH			
SOUTH			
EAST			
WEST			
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? _____

Proposed managing jurisdiction: _____

How will water be provided to the site? _____

Proposed managing jurisdiction: _____ Size Limit: _____

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PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:
HIGH CHEROKEE HIGH SCHOOL
MIDDLE _____
ELEMENTARY _____

TRAFFIC INFORMATION

Road/Street providing access: MARIETTA HWY.

Width at property: (Road) 6 LANES (Right-of-way) _____

Distance to nearest major thoroughfare: _____ Thoroughfare Name: _____

Description of Road accessing property (Classification): _____

In support of this request, I submit the following items, which are attached and made a part of this application:

- [X] Boundary Survey
- [X] Legal Description
- [X] Letter of Intent
- [ ] Traffic Analysis Report
- [ ] Board of Appeals Review Criteria Response
- [ ] Petition Requesting Annexation
- [ ] Other (please explain) SIGN DRAWINGS
- [ ] Master Plan / Site Plan
- [ ] Location Map
- [ ] Hydrology Study

(Guidelines available from Planning & Zoning Dept.)

- [X] Elevation Plans

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(Application Type A : ONLY)

Address of Property to be Annexed: N/A

Land Lot(s): _____ District: _____ Section: _____ Map #: _____ Parcel #: _____

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of the Land:
   - ☐ Residential
   - ☐ Commercial
   - ☐ Vacant
   - ☐ Other (Specify) _____
   - ☐ Existing Structures _____
2. Number of persons currently residing on the property: _____; Number 18 years or older: _____; Number registered to vote: _____
3. The number of all residents occupying the property:
   - _____ American Indian
   - _____ Asian
   - _____ Black, not of Hispanic Origin
   - _____ White, not of Hispanic Origin
   - _____ Alaskan Native
   - _____ Pacific Islander
   - _____ Hispanic
4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.
   - (1) Number of Existing Housing Units
   - (2) List of addresses for each housing unit in the annexed area at the time of the annexation
   - (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
   - (4) Names of affected subdivision
   - (5) Names of affected multi-family complex.
   - (6) Names of group quarters (such as school dormitories, nursing homes or jails)
   - (7) Names of affected duplexes
   - (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

_____
Property Owner's Signature Date

_____
Property Owner's Printed Name

Sworn To and Subscribed Before Me This _____ Day Of _____, 20_____.

Notary Signature: _____ (Seal)

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Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? THE ADDITION OF THIS SIGN IS SOLELY FOR VISABILITY PURPOSES AND SHOULD NO NEGATIVE IMPACT

How will this proposal affect the use and value of surrounding properties? NONE

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

N/A

What would be the increase to population and traffic if the proposal were approved? N/A

What would be the impact to schools and utilities if the proposal were approved? N/A

How is the proposal consistent witht the Comprenhensive Land Use Plan, particulary the Future Land Use Map?

N/A

Are there existing or changing conditions which affect the development of the property and support the proposed request? N/A

Provide a Letter of Intent, which provides the necessary information to support your application.

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Canton Board of Appeals Review Criteria

Article H, Section 8-8-H-195 empowers the Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? THE VARIANCE IS BEING REQUESTED TO ALLOW FOR COMPLIANCE TO DUNKIN' BRAND STANDARDS

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? EXCLUSION OF THE SIGN ELEMENTS WOULD LEAVE THE STORE OUT OF COMPLIANCE

Has the condition from which relief or variance is sought been a result from action by the applicant? NO

Are there conditions peculiar to the subject property? NO

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? THE SIGN VARIANCE IS BEING REQUESTED TO MEET DUNKIN' BRAND STANDARDS AND PROVIDE PROPER VISIBILITY OF THE STORES GOODS AND SERVICES.

Provide a Letter of Intent, which provides the necessary information to support your application for Variance.

LETTER OF INTENT

This letter is to define what is being requested in the Variance for the Dunkin' property located at 121 Mareietta Hwy.

A. Side Elevation - Allow One (1) set of 24" LED Illuminated Channel Letters reading "Dunkin'" (see attached)

Reason for Variance Request:
Variance is being requested due to maximize the proper visibility of all signs. Time to properly view the advertized word marks would be minimized at the rate speed of vehicles on adjoining roads. The owner is concerned about the possibility of the signs and symbols of the wall signs being mitigated when vehicles are traveling at the normal rate of speed of potential customers passing by.

Regards,

Steven Wester Founding Member - President Sign Logistics LLC

SIDE ELEVATION - BUILDING SIGN C

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

SIGN C

123.27"

36"

DUNKIN'

DD-SIGN1
21.54 SQ. FT.
SCALE: 1/2" = 1'-0"

SIGN LOGISTICS LLC

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CLIENT:
JAMES LASKARIS

PROJECT NAME:
DUNKIN'

PROJECT ADDRESS:
121 MARIETTA HWY.

PROJECT #:

PROJECT MANAGER:
SW

DRAWN BY:
SW

DATE: 07/30/24

REVISIONS:
1 date: 08/08/22 by: SW

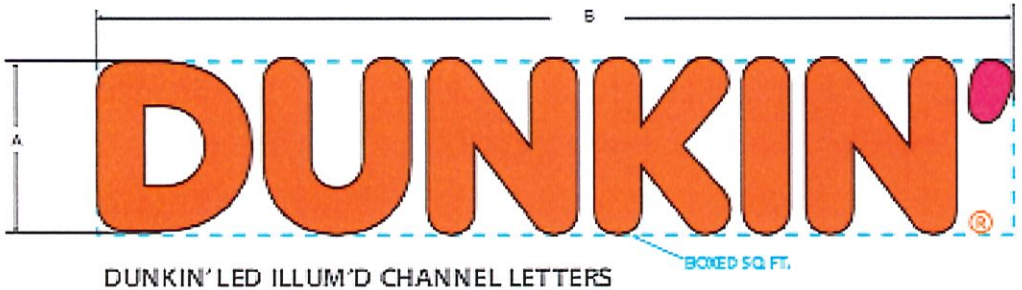
DRAWING:

PAGE 30 of 5

APPROVAL:

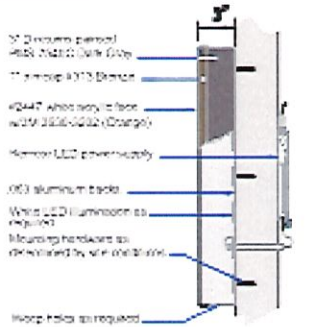
1353

BUILDING SIGN C SIGN DETAIL SHEET

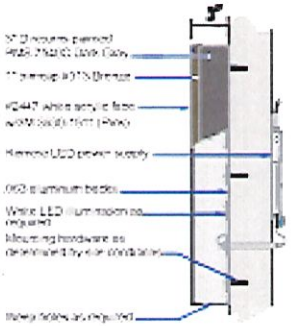


DUNKIN' LED ILLUM'D CHANNEL LETTERS

DUNKIN' CHANNEL LETTER STANDARD SIZES				
SIGN HEIGHT A	SIGN WIDTH B	ELECTRICAL	BOXED SQ. FOOTAGE	ACTUAL SQ. FOOTAGE
18"	96.89"	(1) 20 AMP/1 20VOLT CIRCUIT	12.11"	6.85"
24"	129.27"	(1) 20 AMP/1 20VOLT CIRCUIT	21.54"	12.20"
30"	161.56"	(1) 20 AMP/1 20VOLT CIRCUIT	33.66"	19.05"



ORANGE DUNKIN' LETTERS
SECTION VIEW



MAGENTA APOSTROPHE
SECTION VIEW

GENERAL SPECIFICATIONS:

Materials:
.063 x 3" D aluminum returns; .063 aluminum backs;
Mounting hardware as determined by site conditions;
Weep holes as required

Returns:
3" D painted PMS 7546C Dark Gray

Letter Interiors:
Painted reflective white

Trimcap:
1" #313 Bronze

Faces:
SHEET #2447 white acrylic faces w/ 1st surface decoration:
DUNKIN to be PMS 3564C, 3M 3630-3332 (Orange)
Apostrophe to be PMS 7635C, 3M 3630-101 (Pink)
Apostrophe stands on its own

Register Marks:
.063 aluminum disk painted white w/ orange vinyl applied to face

Font:
Font is DUNKIN' SANS Level 5

Area Required:
Sign must meet for varying square footage

Wind Load:
Standard Wind load - Wind Speed / 26 PSF

ELECTRICAL:

Illumination to be Agilight LS-J593-T1K-B200-A or equivalent
LEDs to be populated for even and consistent light no without hot spots or shadows
(1) 20A/120V circuit
Remote power supply
UL Listed

SIGN LOGISTICS LLC
33 Dennis Circle
Dallas GA 30132
PHONE: 404-219-0010

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CLIENT:
JAMES LASKARIS

PROJECT NAME:
DUNKIN'

PROJECT ADDRESS:
121 MARIETTA HWY.

PROJECT #:

PROJECT MANAGER:
SW

DRAWN BY:
SW

DATE: 07/30/24

REVISIONS:
1 Rev: In 08/08/22 SW

DRAWING:

PAGE 31 of 5

APPROVAL:

INSPIRE Brands

Dunkin' Reference: DD-BS-01
Description: DUNKIN' channel letters

Date: 05/15/2023

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DUNKIN'

#1353