

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, JULY 7, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. OPENING PRESENTATION

1. Proclamation Recognizing Big Canoe's 50th Anniversary

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS

F. APPROVAL OF MINUTES

1. Minutes of the Work Session held on June 16, 2022
2. Minutes of the Voting Session held on June 16, 2022

G. APPROVAL OF AGENDA

H. PUBLIC COMMENT

I. ZONING

1. ZA 22-09 - Continental 673 Fund LLC requests to rezone TMP 114-020 from CHB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purposes of developing 113 units of multi-family residences (Dawson Village Way South / Beartooth Parkway). *(Tabled from the June 16, 2022, Voting Session, at which time a public hearing was held.)*

J. UNFINISHED BUSINESS

1. Consideration of Request for Title and Grade Change for Planning & Development Administrative Assistant *(Tabled from the June 16, 2022, Voting Session)*
2. Consideration of Request for Title and Grade Change for Planning & Development Business License Technician *(Tabled from the June 16, 2022, Voting Session)*
3. Consideration of Request for Title and Grade Change for Planning & Development Zoning Specialist *(Tabled from the June 16, 2022, Voting Session as part of Planning & Development items)*

K. NEW BUSINESS

1. Consideration of Request to Approve and Fund Indigent Defense Invoicing Module
2. Consideration of Request to Approve Additional Funding for Training for Treatment Services Employees
3. Consideration of Radio System Upgrade Project for Dawson County
4. Consideration of Request to Release a Design-Build RFP for an Emergency 9-1-1 / Emergency Operations Center Building
5. Consideration of Request for Funding to Purchase ESO Fire Reporting Software

L. PUBLIC COMMENT

M. ADJOURNMENT

**An Executive Session may follow the Voting Session meeting.*

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.



**DAWSON COUNTY
BOARD OF COMMISSIONERS**

**IN RECOGNITION OF
BIG CANOE'S 50TH ANNIVERSARY**

PROCLAMATION

WHEREAS, 2022 marks the 50th anniversary of Big Canoe, a thriving mountain community of homes and people nestled across Dawson and Pickens counties;

WHEREAS, an area that was called "The Enchanted Land" by Native Americans many years ago would later become known as the Wolfscratch property; and

WHEREAS, this unique property was purchased by Cousins Properties in Atlanta that, through a joint effort with the finance firm of Sea Pine Company of Hilton Head, South Carolina, began development of Big Canoe in 1972; and

WHEREAS, the estimated \$200 million resort and second-home retreat project encompassed a 9,130-acre tract that would ultimately include a golf course, beautiful lakes and other second-to-none amenities; and

WHEREAS, over the years, Big Canoe has grown and prospered – touting best-in-class attractions and landmarks like the Wolfscratch School, Big Canoe Chapel, the bell and Bell Tower, and Meditation Park; and

WHEREAS, Big Canoe's milestone anniversary this year celebrates the cultural history and commitment to the Big Canoe community, its residents, and the surrounding areas; and

WHEREAS, Dawson County proudly celebrates Big Canoe's storied 50-year history and the community's many contributions to Dawson County;

NOW, THEREFORE, the Dawson County Board of Commissioners hereby proclaims July 2022 as Big Canoe Month in Dawson County.

Attest:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – JUNE 16, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County.

NEW BUSINESS

1. Presentation of Request to Approve and Fund Indigent Defense Invoicing Module- Court Administrator Jason Stephenson
This item will be placed on the July 7, 2022, Voting Session Agenda.
2. Presentation of Request to Approve Additional Funding for Training for Treatment Services Employees- Treatment Services Director Jessi Emmett
This item will be placed on the July 7, 2022, Voting Session Agenda.
3. Presentation of Community Oriented Policing Services (COPS) School Safety Grant- Sheriff Jeff Johnson
This item will be added to the June 16, 2022, Voting Session Agenda.
4. Presentation of Radio System Upgrade Project for Dawson County- Sheriff's Office Chief Deputy Greg Rowan / Federal Engineering
This item, presented by Federal Engineering Vice President Brad Barber, will be placed on the July 7, 2022, Voting Session Agenda.
5. Presentation of Request to Release a Design-Build RFP for an Emergency 9-1-1 / Emergency Operations Center Building- County Manager David Headley
This item will be placed on the July 7, 2022, Voting Session Agenda.
6. Presentation of Request for a Public Works Special Projects Coordinator Position- County Manager David Headley
This item will be added to the June 16, 2022, Voting Session Agenda.
7. Presentation of Request for Funding to Purchase ESO Fire Reporting Software- Emergency Services Director Danny Thompson
This item will be placed on the July 7, 2022, Voting Session Agenda.
8. Presentation of Request for Title and Grade Change for Planning & Development Administrative Assistant- Planning & Development Director Sharon Farrell
This item will be added to the June 16, 2022, Voting Session Agenda.

9. Presentation of Request for Title and Grade Change for Planning & Development Business License Technician- Planning & Development Director Sharon Farrell
This item will be added to the June 16, 2022, Voting Session Agenda.
10. Presentation of a Proposed Agreement Regarding Exchange of Right-of-Way or Interests in Land Related to the County's SR 53 at Thompson Creek Park Road Realignment Project- County Attorney
This item, presented by County Attorney Strickland, will be added to the June 16, 2022, Voting Session Agenda.
11. County Manager Report
This item was for information only.
12. County Attorney Report
County Attorney Strickland had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JUNE 16, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Commissioner Gaines announced that the Primary Runoff Election would be held on June 21, 2022, and county citizens would vote at the same precinct where they voted in the May 2022 General Primary Election.

Commissioner Fausett announced that the next Board of Commissioners meeting would be held on July 7, 2022.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on June 2, 2022. Dooley/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 2, 2022. Fausett/Satterfield

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following changes:

- Addition of a New Business section to include the following items:
 - Community Oriented Policing Services (COPS) School Safety Grant
 - Request for a Public Works Special Projects Coordinator Position
 - Request for Title and Grade Change for Planning & Development Administrative Assistant
 - Request for Title and Grade Change for Planning & Development Business License Technician
 - A Proposed Agreement Regarding Exchange of Right-of-Way or Interests in Land Related to the County's SR 53 at Thompson Creek Park Road Realignment Project

Fausett/Dooley

PUBLIC COMMENT:

None

PUBLIC HEARING:

Ambulance Billing Policy Update (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Ambulance Billing Policy Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve an Ambulance Billing Policy Update. Gaines/Satterfield

ZONINGS:

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 22-09 - Continental 673 Fund LLC requests to rezone TMP 114-020 from CHB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purposes of developing 113 units of multi-family residences (Dawson Village Way South / Beartooth Parkway).

Planning & Development Director Sharon Farrell said, “This is basically that tract of land behind Kani House that has been undeveloped for a variety of reasons over the years. It is a consistent request with the comprehensive plan. The concept plan is just that, and we’ll have to go back through it with fine details...” Farrell said the Planning Commission recommended approval of the application with a stipulation of a 25-foot separation between the face of the structure’s garage and the curb of the sidewalk or the curb of the roadway, whichever is closest. She also provided a list of staff-recommended stipulations.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

None spoke in favor of the application.

The following spoke in opposition of the application:

- Will Creekmore, Cumming, Georgia (He said, “We are not in opposition of this type of development but, based on the current site plan that has been submitted with their rezoning application, really the main issue we have is the location of their trash enclosure that they want to put [there], which is over here on the west side of this where the road comes in off of 400.”)

Sara Johnson, senior director of development services for Continental Properties, apologized for her late arrival and provided background on the Wisconsin-based company. She said the proposed development is called Avanterra Dawson, “purpose-built, single-family housing.” She added, “To the naked eye, and for folks passing by, it appears like a single-family residential community, but the benefits are that we own, manage and operate identically to what we would do at the other product lines that we have. So, we’ve got onsite operations staff, maintenance staff overseeing the day-to-day operations of our communities and the upkeep of the community long term.” Johnson said the “formal request tonight is to request the rezoning to RMF district for this property. It’s consistent with the Future Land Use plan along with the density guidelines suggested in the comp plan, and it allows us to transform a really limited potential site ... into a very useful community.”

Chairman Thurmond asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Motion passed 4-0 to table ZA 22-09 until July 7, 2022. Satterfield/Dooley

ZA 22-12 - David Cowart requests to rezone TMP 113-056 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purposes of subdividing the parcel to RSR standards (Kilough Church Road).

Planning & Development Director Sharon Farrell said the request is “consistent with the Future Land Use map.” She added, “It is a larger parcel that they are rezoning: two tracts of it to create two parcels, one over an acre in size and one at an acre in size with the balance being left.” She said the applicant hopes to sell the remaining balance to the neighboring church. Farrell said the Planning Commission recommended approval of the application.

The applicant was not present.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

The following spoke in favor of the application:

- Payton Anderson, Dawsonville, Georgia

None spoke in opposition of the application.

Chairman Thurmond asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 22-12. Satterfield/Dooley

NEW BUSINESS:

Consideration of Community Oriented Policing Services (COPS) School Safety Grant

Motion passed 4-0 to approve to apply for a Community Oriented Policing Services (COPS) School Safety Grant. Fausett/Gaines

Consideration of Request for a Public Works Special Projects Coordinator Position

Motion passed 4-0 to approve a Request for a Public Works Special Projects Coordinator Position. Satterfield/Gaines

Consideration of Request for Title and Grade Change for Planning & Development Administrative Assistant

Motion passed 4-0 to table a Request for a Title and Grade Change for a Planning & Development Administrative Assistant until July 7, 2022. Gaines/Fausett

Consideration of Request for Title and Grade Change for Planning & Development Business License Technician

Motion passed 4-0 to table a Request for a Title and Grade Change for a Planning & Development Business License Technician until July 7, 2022. Dooley/Fausett

Consideration of a Proposed Agreement Regarding Exchange of Right-of-Way or Interests in Land Related to the County's SR 53 at Thompson Creek Park Road Realignment Project

Motion passed 4-0 to approve a Proposed Agreement between Dawson County, on the one hand, and Rocky Phillips Hughes, Karen G. Hughes and BGH1 Properties LLC Regarding Exchange of Right-of-Way or Interests in Land Related to the County's SR 53 at Thompson Creek Park Road Realignment Project. Fausett/Satterfield

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk



ZA 22-09

Planning Commission Meeting May 17, 2022
Board of Commission Hearing June 16, 2022

Applicant Proposal

The applicant is seeking to zone the property from C-HB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purpose of developing a 113 attached residential rental development with amenities area including a centralized clubhouse, dog park and swimming pool. These units would have a range of one (1) to four (4) bedrooms.

Applicant	Continental 673 Fund, LLC
Amendment #	ZA 22-09
Request	Rezone Property from Commercial Highway Business (C-HB) to Residential Multi-Family (RMF)
Proposed Use	113 attached residential units
Current Zoning	C-HB (Commercial Highway Business)
Future Land Use	C-HB (Commercial Highway)
Acreage	18.9 acres
Location	Beartooth Pkwy/Dawson Village Way South/GA Hwy 400
Commercial Square footage	0
Road Classification	Beartooth Pkwy & Dawson Village Way S (private road) GA Hwy 400-Public / Arterial Roadway
Tax Parcel	114-020
Dawson Trail Segment	n/a
Commission District	3
DR1	No
Planning Commission Recommendation	A motion was made to approve the request with the stipulation that a 25-foot separation between the face of the structure's garage and the curb or sidewalk be provided; the motion passed 4-0;1 abstention.

Direction	Existing Zoning	Existing Use
North	C-HB	Commercial
South	C-HB	Commercial
East	C-HB & RMF	Commercial/Townhomes
West	C-HB	Commercial

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Commercial Highway. Development in this area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses.

The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials; Provide suitable transitions to surrounding residential uses
- Establish a grid pattern of public streets with block lengths between 300 and 600 feet
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments; Create a network of interconnected streets and parking lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road ROW.
- Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors; incorporate sidewalks, crosswalks and bike paths; Require dedicated right-of-way; Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances; Encourage shared parking lots between uses
- Relate road alignment to topography; Ensure environmental protection

Land Uses

Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center

Zoning Districts RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional)

• C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor Design Overlay

COUNTY AGENCY COMMENTS:

Engineering Department: “Beartooth Parkway is a County maintained road with 40’ of Right of Way. And the road will require resurfacing, stripping and new turning lanes. Portions of the road will require widening. Access to State routes will be per GDOT requirements/recommendations. Improvements required: a traffic study, widening of Beartooth, turning lanes off of Beartooth, and State routes and possibility of additional Right of Way.”

Environmental Health Department: No comments returned as of May 5, 2022

Emergency Services: No comments returned as of May 5, 2022

Etowah Water & Sewer Authority: “Water main and sewer extension/upgrade/relocation required to serve the development. Must be designed and installed per EWSA specifications at the developer’s expense.”

Planning and Development: The applicant is seeking to develop the property with 113 attached residential units (density of approximately 6 units per acre) as depicted on the concept plan. The application is consistent with the Future Land Use plan and policies which allows RMF (multi-family residential 6 units per acre density neutral). The proposed Infill development will improve an under-used parcel within an existing area that is developed. The site is over eighteen acres of vacant land within an established commercial node, which, for various reasons, has been passed over in the normal course of commercial growth. Developing the parcel with attached residential uses in lieu of retail is logical due to the lack of adequate frontage on an arterial or collector roadway.

The property lies within the Georgia 400 Overlay and shall be developed to meet the applicable standards. Any sensitive resources will be addressed through the land development review process. Landscaping and screening shall be in accordance with the Dawson County Code, as amended.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Photo Of Property:



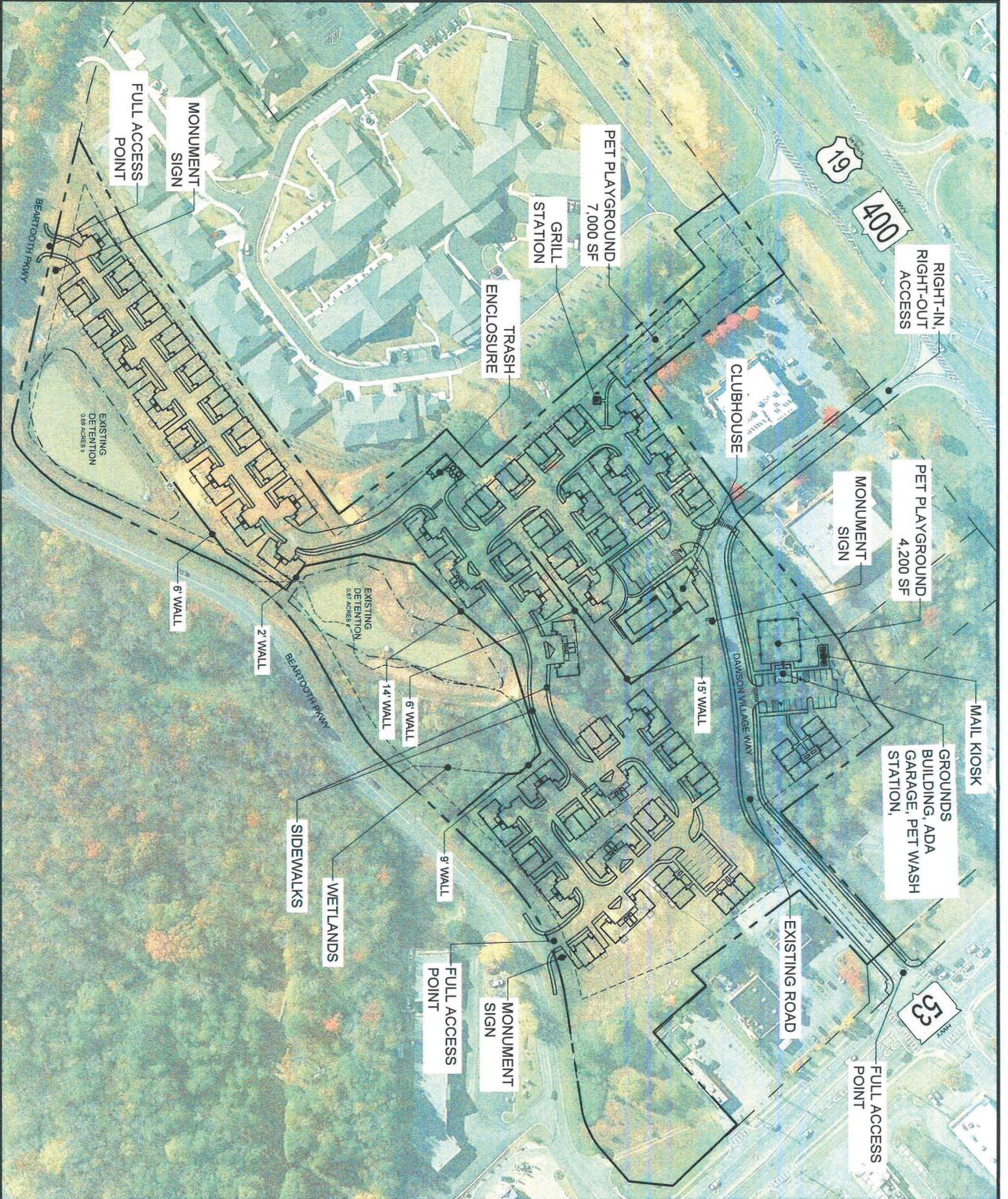


AVANTERRA DAWSON

DAWSON COUNTY, GA

CONTINENTAL PROPERTIES

22 APR 8 8:43AM



SITE INFORMATION		BUILDING INFORMATION	
GEODESIC/SLAB AREA	1722 ACRES	2001 1207.2-28 - 0 Car Garage	20
NET DENSITY	1.89 DENS	2001 1207.2-28 - 1 Car Garage	5
NET DENSITY	1.89 DENS	3001 1807.2-28 - 1 Car Garage	5
GROSS BLDG/ACRE	538 BLDG/ACRE	4001 1807.2-28 - 1 Car Garage	5
BLDG/ACRE	538 BLDG/ACRE	5001 1807.2-28 - 1 Car Garage	5
BLDG/ACRE	538 BLDG/ACRE	6001 1807.2-28 - 1 Car Garage	5
BLDG/ACRE	538 BLDG/ACRE	7001 1807.2-28 - 1 Car Garage	5
BLDG/ACRE	538 BLDG/ACRE	8001 1807.2-28 - 1 Car Garage	5
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BLDG/ACRE	538 BLDG/ACRE	9701 1807.2-28 - 1 Car Garage	5
BLDG/ACRE	538 BLDG/ACRE	9801 1807.2-28 - 1 Car Garage	5
BLDG/ACRE	538 BLDG/ACRE	9901 1807.2-28 - 1 Car Garage	5
BLDG/ACRE	538 BLDG/ACRE	10001 1807.2-28 - 1 Car Garage	5

AVANTERRA DAWSON

BEARTOOTH PKWY | DAWSON CTY, GA

15

CONTINENTAL 673 FUND LLC

CONTINENTAL

7700 WILSON ROAD, SUITE 1000
 WILSON, MISSISSIPPI 39375
 202.292.5550 | FAX 202.292.5522

ON BEHALF OF
CONTINENTAL 673 FUND LLC

VICINITY MAP

SCALE: NTS

D1 PLAN

DRAWN DATE: 03/23/2022

DRAWN BY: MTD

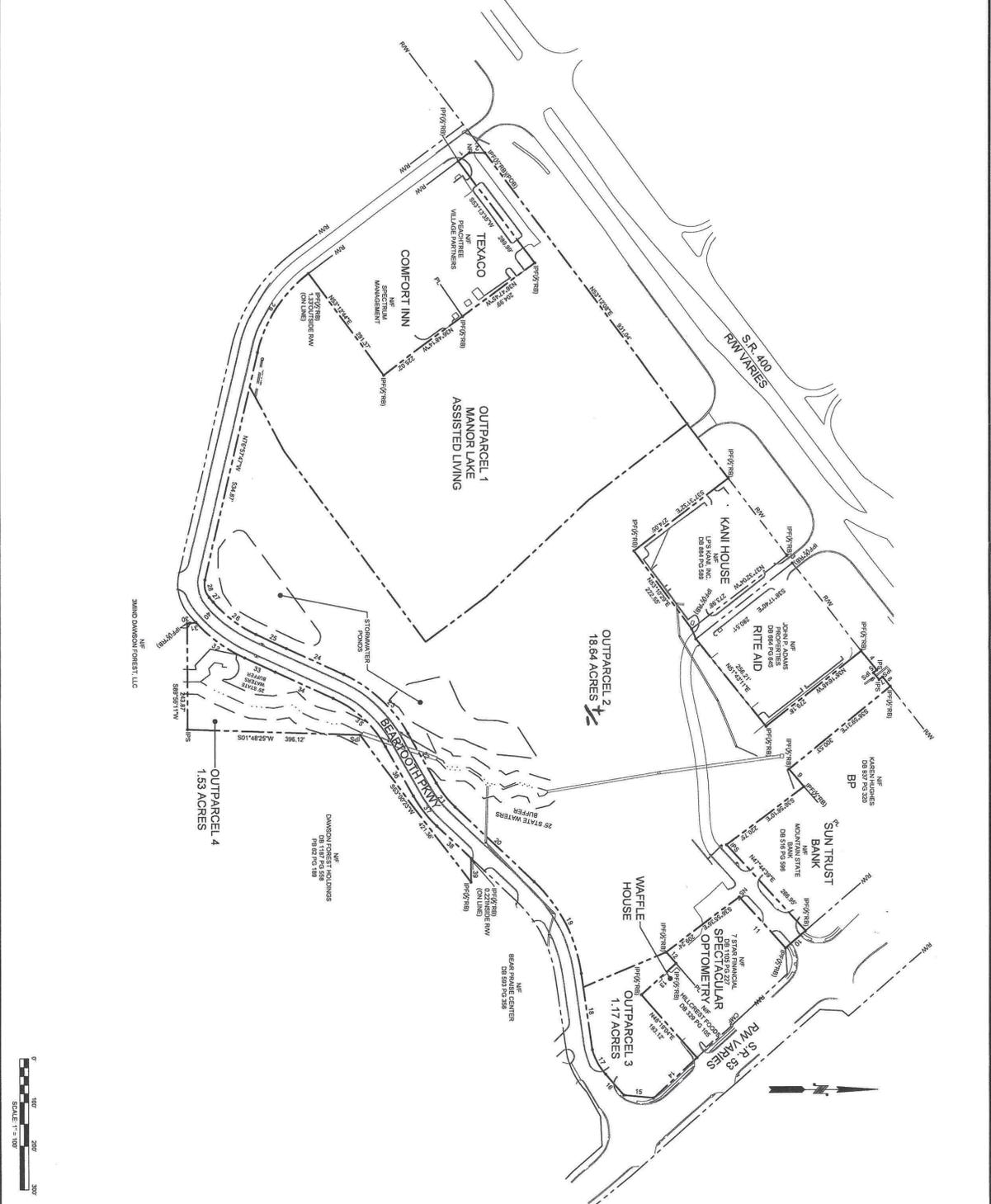
SHEET NUMBER: 15

D1-1.2

PROJECT INFORMATION

PROPERTY INFORMATION

Cross	Stationing	Distance
1	N49°42'24"W	31.82'
2	N57°58'42"E	28.54'
3	R.O.D. 5808.52'	ARC = 58.26'
4	N42°15'11"E	59.36'
5	R.O.D. 5918.56'	ARC = 59.18'
6	N42°15'11"E	ARC = 58.26'
7	N49°42'24"W	31.82'
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38	N42°15'11"E	59.36'
39	N49°42'24"W	31.82'
40	N57°58'42"E	28.54'



REVISIONS NO. DESCRIPTION DATE	DATE: DECEMBER 14, 2010 SCALE: AS SHOWN SHEET: FLD 1	OWNER: BEARTOOTH VILLAGE, LLC 5755 NORTH POINT PARKWAY, SUITE 84 ALPHARETTA, GA 30022 PH: 404.783.9733	
		164 PROFESSIONAL PARK DRIVE BALDWIN, GA 30511 PHONE: (770) 778-8007 FAX: (770) 778-0269 www.foothillsland.com	



Aerial View



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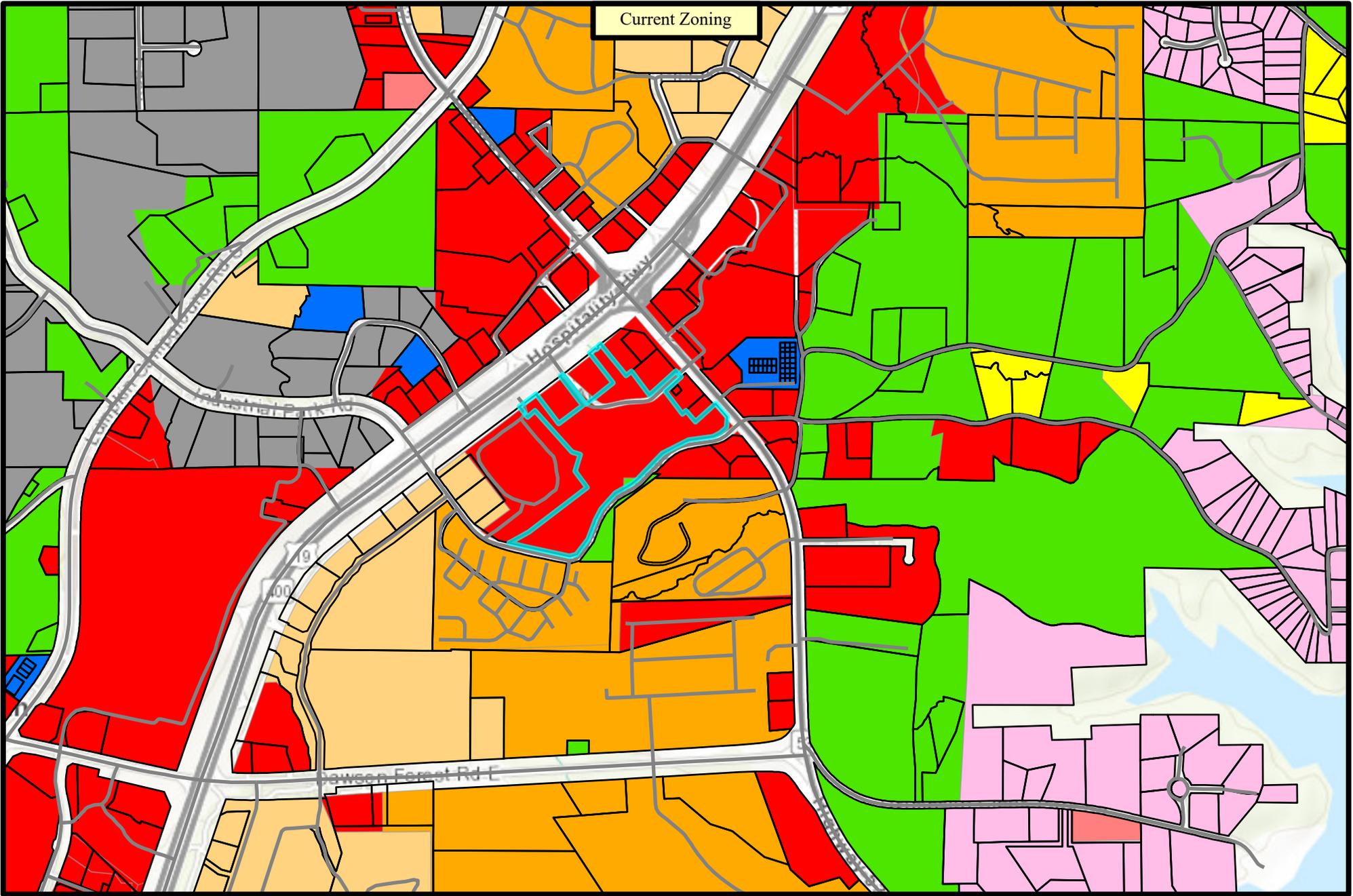
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 Scale: 1:3,663

Dawson County
 Planning and Development

 Staff Report

Parcel #: 114-020
 Current Zoning: C-HB
 FLU: C-HB
 Application #: ZA 22-09



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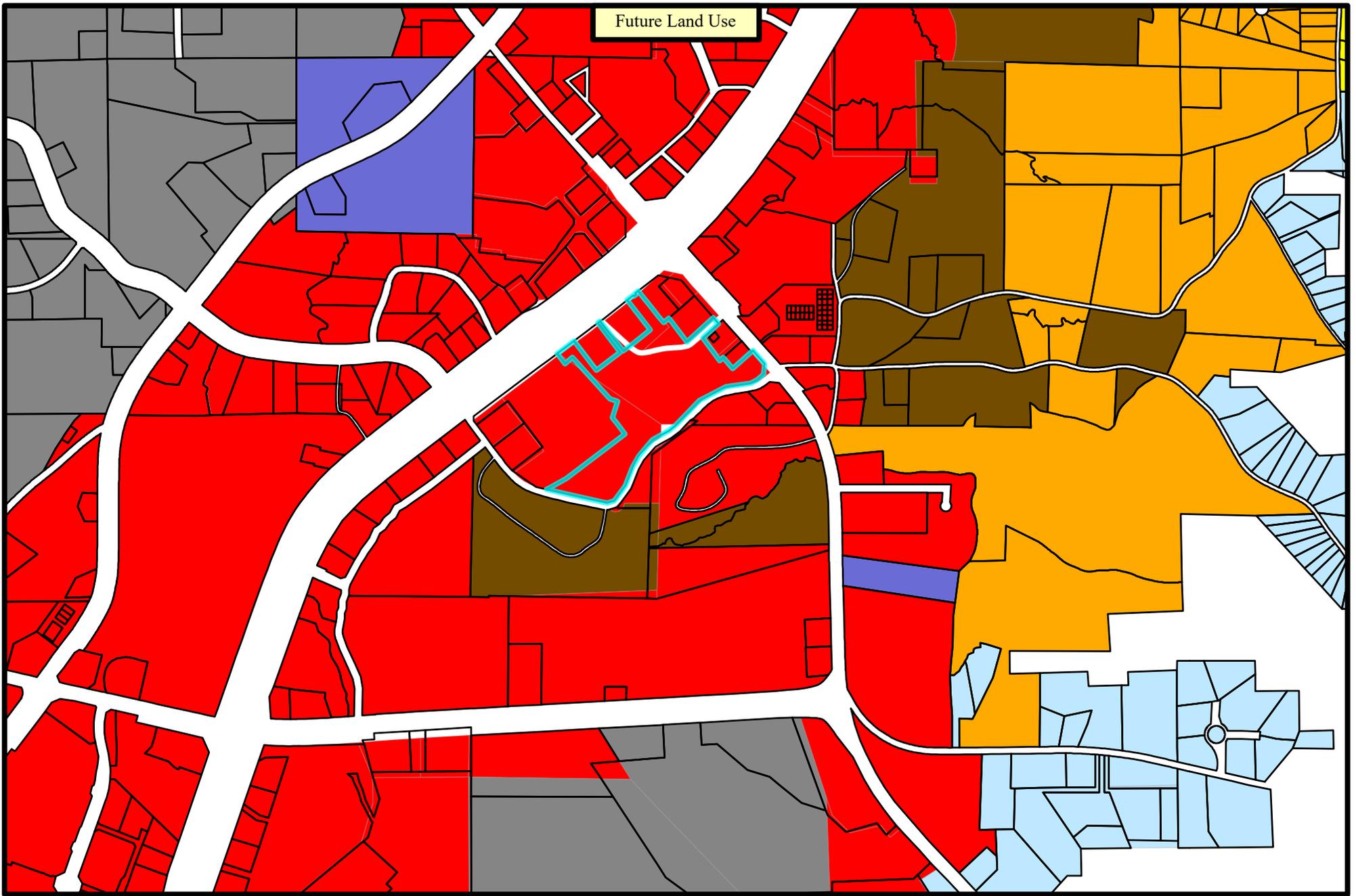
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 Scale: 1:13,972

Dawson County
 Planning and Development

 Staff Report

Parcel #: 114-020
 Current Zoning: C-HB
 FLU: C-HB
 Application #: ZA 22-09



Future Land Use



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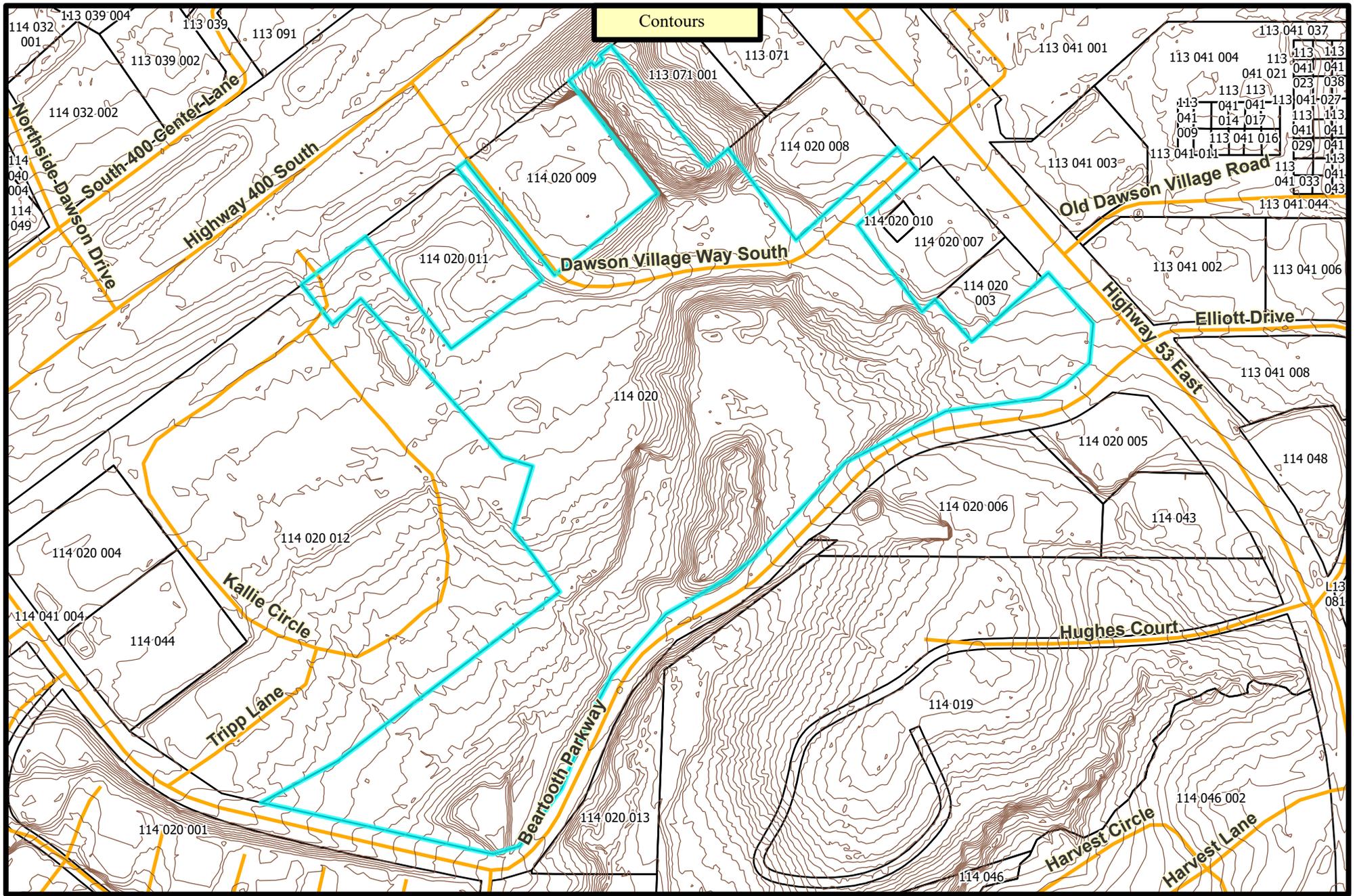
Dawson County

Planning and Development

19

Staff Report

Parcel #: 114-020
 Current Zoning: C-HB
 FLU: C-HB
 Application #: ZA 22-09



Contours



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N

 Scale: 1:3,663

Dawson County
 Planning and Development

 Staff Report

Parcel #: 114-020
 Current Zoning: C-HB
 FLU: C-HB
 Application #: ZA 22-09

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA ZA 22 09 Tax Map & Parcel # (TMP): 114 020
Submittal Date: 4/8/22 Time: am/pm Received by: SOF (staff initials)
Fees Assessed: _____ Paid: Commission District: 3
Planning Commission Meeting Date: _____
Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Continental 673 Fund LLC

Address: W134 N8675 Executive Parkway Menomopnee Falls, WI 53051

Phone: Listed Email: Business
Unlisted Personal

Status: [] Owner [x] 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: 02/10/2022 Applicant Signature: 

PROPERTY OWNER/PROPERTY INFORMATION

Name: Beartooth Village LLC

Street Address of Property being rezoned: BEARTOOTH PKWY - Parcel ID 114 020

Rezoning from: C-4 to: RMF Total acreage being rezoned: 18.9
Directions to Property (if no address): hwy 400 to hwy 53, south on hwy 53 to Beartooth Parkway, right on Beartooth

22 APR 8 8:48AM

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: Vacant / storm water management

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA _____

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? No (yes/no)

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-4 South C-4 East C-4 West C-4

Future Land Use Map Designation: Commercial - Highway/Business

Access to the development will be provided from:

Road Name: Dawson Village Prkwy Type of Surface: Paved

REQUESTED ACTION & DETAILS OF PROPOSED USE

[x] Rezoning to: RMF [] Special Use Permit for: _____

Proposed Use: Attached residential

Existing Utilities: [x] Water [x] Sewer [x] Gas [x] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: One Minimum Lot Size: _____ (acres) No. of Units: 113

Minimum Heated Floor Area: 980 sq. ft. Density/Acre: 6 Max

Type: [x] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: Yes; if yes, what? Clubhouse with Pool

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

22 APR 8 8:48AM

CONTINENTAL 673 FUND LLC AVANTERRA BEARTOOTH STATEMENT OF INTENT

Continental 673 Fund (“Continental”) is currently under contract with the property owner to purchase and develop approximately 18.9 acres located near the corner of GA 400 S and Hwy 53, north of Beartooth Parkway (“The Property”). The Property is located in unincorporated Dawson County and is zoned C-4. The Property is unimproved, and a portion of the site is presently being utilized for storm water management. Immediately adjacent to the property on the west is an assisted living and memory care facility, while all other adjacent properties are commercial or retail uses. All of which are very compatible uses to the Continental proposal.

Continental is a well-established Wisconsin-based land development company. Having been established in 1979, Continental has developed over 27,000 multi-family homes in the last 40+ years, making Continental a recognized partner for institutional investors. Continental’s business model is based on long-term investment in communities, with over 18,000 apartment units in a portfolio that it owns and operates. With Avanterra, Continental seeks to provide a diversified product offering that will provide a transitional point between a traditional apartment and the County’s large supply of traditional owner-occupied single-family homes. Per the County’s Future Land Use Map and 2018 Comprehensive Plan, the property is guided for Commercial – Highway/Business which allows for multifamily residential (RMF) at 6 du/ac.

While the site plan for Avanterra reads similar to a traditional single-family community, Continental views Avanterra as a small-scale deconstructed apartment community. From an ownership and management standpoint, Avanterra will function very

22 APR 8 8:48 AM

much akin to an apartment community. Ownership will be consolidated in a single lot. Standard leases will be written on a one-year term. Continental's own, in-house, first-in-class management team will be responsible for all aspects of the community operations and maintenance, including all components of the dwelling unit, from yard maintenance to trash removal, roof repairs, plumbing and electrical. Like an apartment community, common amenities are prioritized over private yards. A centralized clubhouse will house a fitness center, business center, gathering room, outdoor patio space and a pool. Pedestrian paths will be integrated throughout the community. A dog park will be provided on-site. Each home will include a small private outdoor patio, with a select number of homes featuring fenced in yards. The goal is to create a unique amenitized community that will help fill a growing demand through a housing product between a traditional apartment and the more expensive and long-term commitments associated with the purchase of a traditional single-family home. Continental anticipates that Avanterra will achieve an approximately 20% rental rate premium over traditional apartment communities.

Avanterra will include a unique mix of home types and floorplans that range from 1 – 4 bedroom offerings. This mix of unit types stands in contrast to apartment communities that traditionally focus on 1-bed and 2-bed offerings and single-family communities that traditionally focus on 3-bed and 4-bed offerings. The community will also provide various parking options including 1 and 2 car attached garages to fit the residents' needs. The unique mix of home types will create a broad appeal among different demographic groups from Millennials leaving more urban locations to Baby Boomers looking to downsize and/or minimize exposure to real estate. Avanterra is planning to cater to the growing segment of

'22 APR 8 8:48AM

the population that can be characterized as “Renters by Choice.” At Avanterra, Continental projects an average household income of approximately \$150,000.

Having a long-term interest in the Avanterra, Continental is committed to high-quality building materials for all the homes. All units will feature an open concept design with stainless steel appliances, solid surface countertops and washer and dryer in every home. While ultimate product selections have not been finalized, Continental expects the buildings to be constructed with 100% composite siding such as an LP SmartSide or James Hardie Board Siding, all offering a farmhouse architectural style.

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EagleView, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

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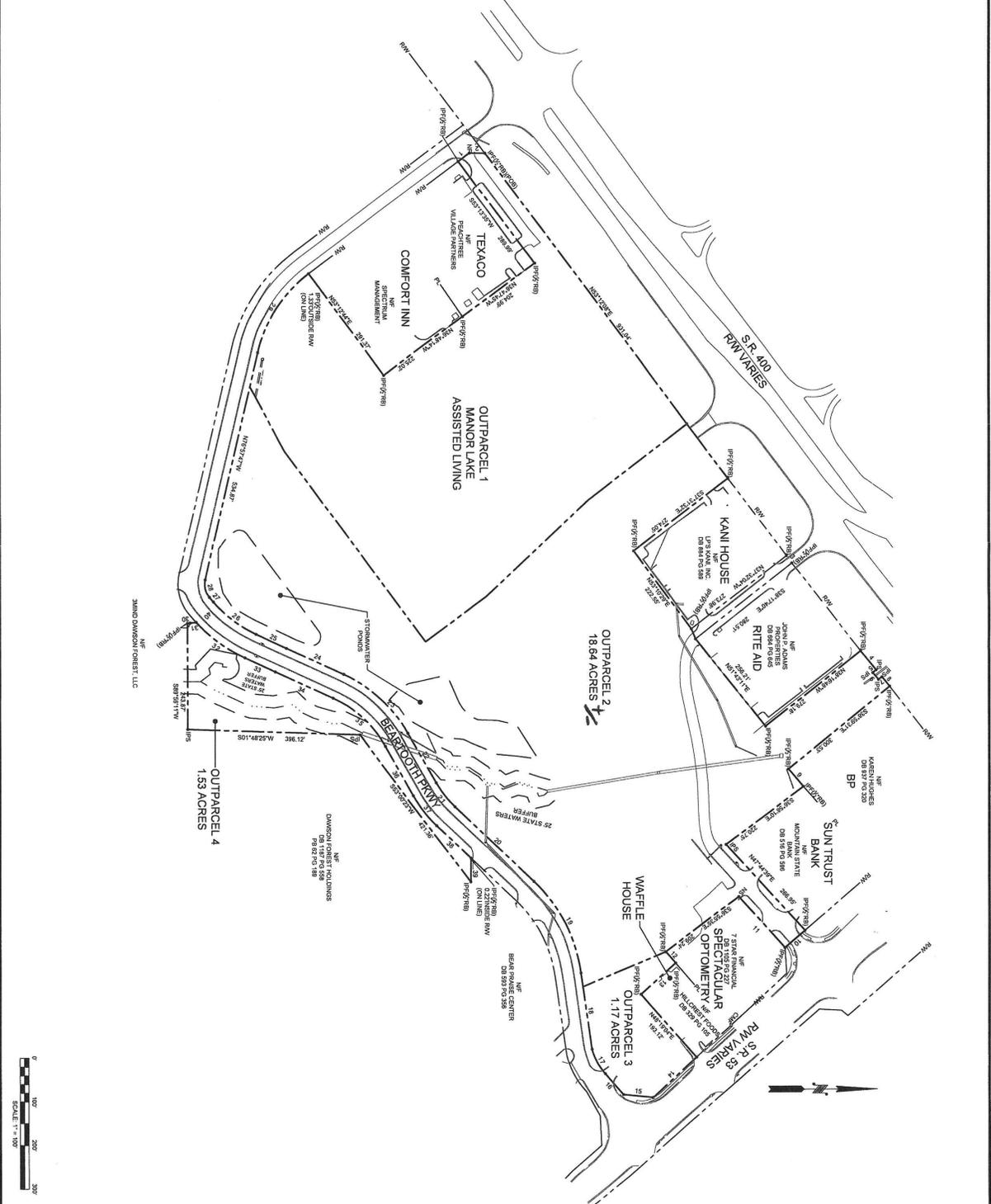
AVANTERRA DAWSON

DAWSON COUNTY, GA

CONTINENTAL PROPERTIES

22 APR 8 8:43AM

Course	Bearing	Distance
1	N49°42'27"W	21.92'
2	N07°58'42"E	20.24'
3	R.O.D. 5008.25'	5008.25'
4	R.O.D. 1024.11'	1024.11'
5	R.O.D. 5918.58'	5918.58'
6	R.O.D. 118.87'	118.87'
7	N04°52'22"W	10.04'
8	N04°52'22"W	10.04'
9	N04°52'22"W	10.04'
10	N04°52'22"W	10.04'
11	N04°52'22"W	10.04'
12	N04°52'22"W	10.04'
13	N04°52'22"W	10.04'
14	N04°52'22"W	10.04'
15	N04°52'22"W	10.04'
16	N04°52'22"W	10.04'
17	N04°52'22"W	10.04'
18	N04°52'22"W	10.04'
19	N04°52'22"W	10.04'
20	N04°52'22"W	10.04'
21	N04°52'22"W	10.04'
22	N04°52'22"W	10.04'
23	N04°52'22"W	10.04'
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25	N04°52'22"W	10.04'
26	N04°52'22"W	10.04'
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33	N04°52'22"W	10.04'
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37	N04°52'22"W	10.04'
38	N04°52'22"W	10.04'
39	N04°52'22"W	10.04'
40	N04°52'22"W	10.04'
41	N04°52'22"W	10.04'
42	N04°52'22"W	10.04'
43	N04°52'22"W	10.04'
44	N04°52'22"W	10.04'
45	N04°52'22"W	10.04'



DATE DESCRIBED: 11/11/11 SCALE: 1"=100' SHEET: FLD 1	REVISIONS NO. DESCRIPTION DATE	OVERALL SITE PLAN BEARTOOTH VILLAGE LAND LOT 314, 315, 342, 343 13th DISTRICT DAWSON COUNTY, GA	OWNER: BEARTOOTH VILLAGE, LLC 5755 NORTH POINT PARKWAY, SUITE 84 ALPHARETTA, GA 30022 PH: 404-780-9703	164 PROFESSIONAL PARK DRIVE BALDWIN, GA 30511 PHONE: (770) 778-0007 FAX: (770) 778-2059 www.foothills.com	
	<div style="border: 1px solid black; width: 40px; height: 40px; display: inline-block; margin: 0 auto;">29</div>				

DRAFT MINUTES

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Chairman Jason Hamby.

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Jason Hamby, Chairman, District 1; John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4, Steve Sanvi, Chairman Appointee.

Staff present: Harmony Gee, Zoning Specialist and Sharon O.Farrell, Planning Director.

Chairman Hamby asked for a motion to approve the minutes from the April 19th, 2022 minutes as prepared. Motion passed by a vote of 4-0; one abstention by Chairman Hamby. Maloney/Hornsey. There will be a Planning Commission meeting held on June 21st, 2022.

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 5-0. Hornsey/Sanvi

Chairman Hamby announced the requirement that a *statement of disclosure of campaign contributions* of \$250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

New Business:

Application for Rezoning.

ZA 22-09 Continental 673 Fund, LLC is requesting to rezone TMP 114-020 from C-HB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purposes of developing 113 units of multi-family residences. Located on Dawson Village Way and (S) Beartooth Parkway.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Gwen Wheeler of Menominee Falls, Wisconsin, spoke on behalf of the applicant and gave a Microsoft PowerPoint presentation of the proposed site plan of the development, proposed amenities, elevations of the structures and renderings of the home's floorplans.

Chairman Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Hamby asked if there was anyone to speak in opposition of the application. There were none.

Chairman Hamby then closed the public hearing for Board discussion. Site distance visibility concerns of Beartooth Parkway were raised by Tim Bennett. Parking, driveway lengths, and engineering concerns were raised by John Maloney. Steve Sanvi inquired if any comments were made by the Emergency Services Department, staff confirmed that the EMS staff did not provide review comments.

Chairman Hamby asked for a motion. The Motion was made to approve the request with the stipulation that a 25-foot separation between the face of the structure's garage and the curb or sidewalk face be provided; the motion passed 4- 0 1 abstention Hornsey/Maloney/Hamby.

ZA 22-09 Continental 673 Fund, LLC

Stipulations:

1. A traffic impact study shall be provided prior to submittal of any land development/disturbance permit application; staff shall have fifteen working days to review the study and provide recommendations for any changes.
2. Owner/Developer shall dedicate right-of-way along Beartooth Parkway and State routes as required by the traffic impact study and recommendations of GDOT. Owner/developer shall be responsible for all Improvements required to include the widening of Beartooth Parkway and turning lanes off of Beartooth Parkway.
3. The community shall include a Passive or Active recreation use that is a minimum of five percent of the acreage and shall be under construction prior to the issuance of the first certificate of occupancy.
4. A replanted buffer of at least fifteen feet in width shall be provided and maintained around the entire exterior perimeter of the development.
5. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements of this article shall be planted with supplemental plantings so as to provide a year-round effective visual screen.
6. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers). All plant material must be Georgia native.
7. Developer shall plant a minimum of one 3" caliper native overstory tree in the front yard of each unit.
8. There shall be no vinyl siding
9. The developer shall employ a third-party erosion control monitoring firm for the project. The firm shall be responsible for inspection of construction sites and implementation of Stormwater and Erosion Control Ordinances. The firm shall provide weekly reports on all active permits to Dawson County.
10. There shall be a 25' separation from the structure's garage and the sidewalk face.




AVANTERRA™

DAWSON

 CONTINENTAL
PROPERTIES

ABOUT US

National multifamily, hotel and retail developer

Founded in 1979 by three lifelong friends

As of 2021, has developed more than 26,000 apartment homes in 19 states

All communities are conventionally financed with private equity partners

Develops, owns, and manages all apartment communities

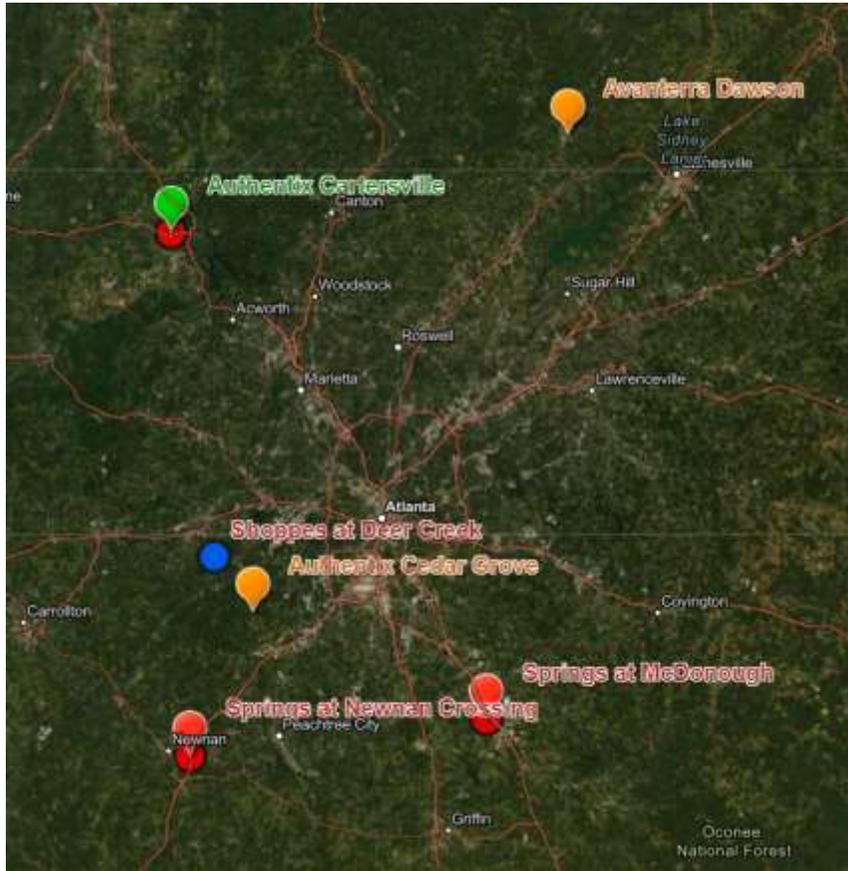
— No third-party management

— “[Top 10 Property Management Company](#)” –

multifamilyexecutive.com



Atlanta-Metro Residential Experience



- Completed Communities
 - Springs at McDonough
 - Springs at Newnan Crossing
- Lease-Up
 - Authentix Cartersville
- In Development
 - Authentix Cedar Grove
 - Avanterra Dawson

Supply & Demand

- Over past three years, demand has outpaced supply in the submarket. Internal demand numbers indicate a nearly 2:1 ratio of demand to supply in the submarket, with pipeline averaging only 250 units per year.
- The occupancy rate in the submarket is currently 97.6%, higher than Atlanta on average, indicating a need for more housing in the area.
- The three-mile radius surrounding Avanterra Dawson has a projected young adult population growth rate of 2.9%, beating the city of Dawsonville, Dawson County, the Atlanta market, and the nation, which have projected rates of 2.3%, 2.3%, 2.1%, and negative 1.0%, respectively. Young Adults typically have a higher demand for rental units, and thus this indicates a need for multifamily housing in the near future.



What is Avanterra?

- Purpose-built, single-family community (for lease)
- Residents enjoy luxuries and offerings of new single-family home with a lock and leave lifestyle
- Single lot, owned and managed by Continental Properties- institutional owner guarantees long-term maintenance
- Constructed in combination of duplex and triplex homes (attached per code), 1- to 4-bedrooms in size
- Provides alternative single-family floor plan option with the flexibility to rent for would-be buyers unable to find traditional SF housing options
- Offers unique rental opportunity for renters-by-choice
- New high-income earners will expand the County's tax base



Rezoning Request

- Continental 673 Fund LLC requests to rezone TMP 114-020 (Dawson Village Way South/ Beartooth Parkway) from CHB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purpose of developing 113 attached residences



- Consistent with the Future Land Use plan/policies which allows RMF (multi-family residential 6 units per acre density)
- Transforms a limited potential site into a productive, desirable community which will support area retailers with resident spending power

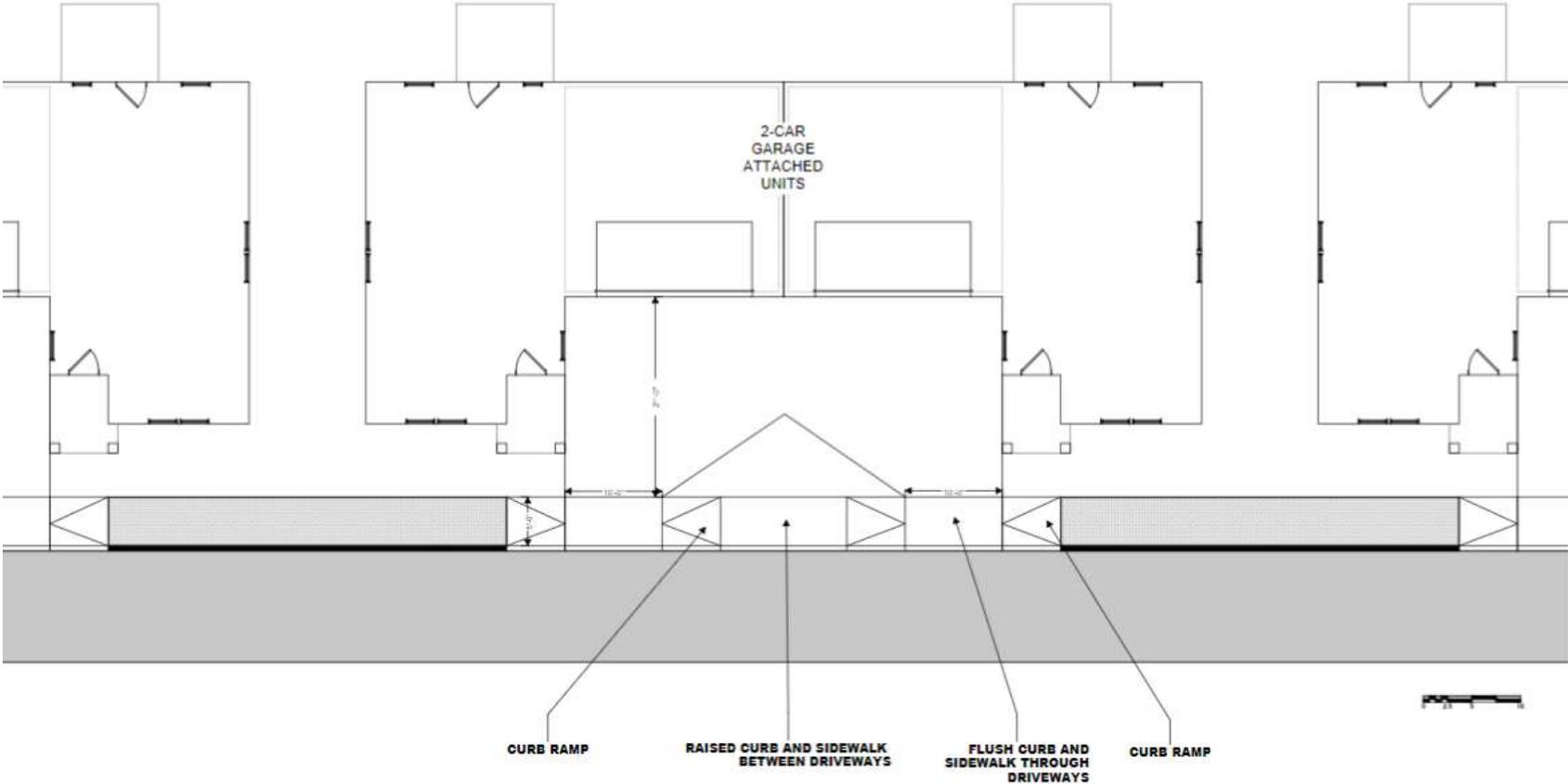


Planning Commission- Q&A

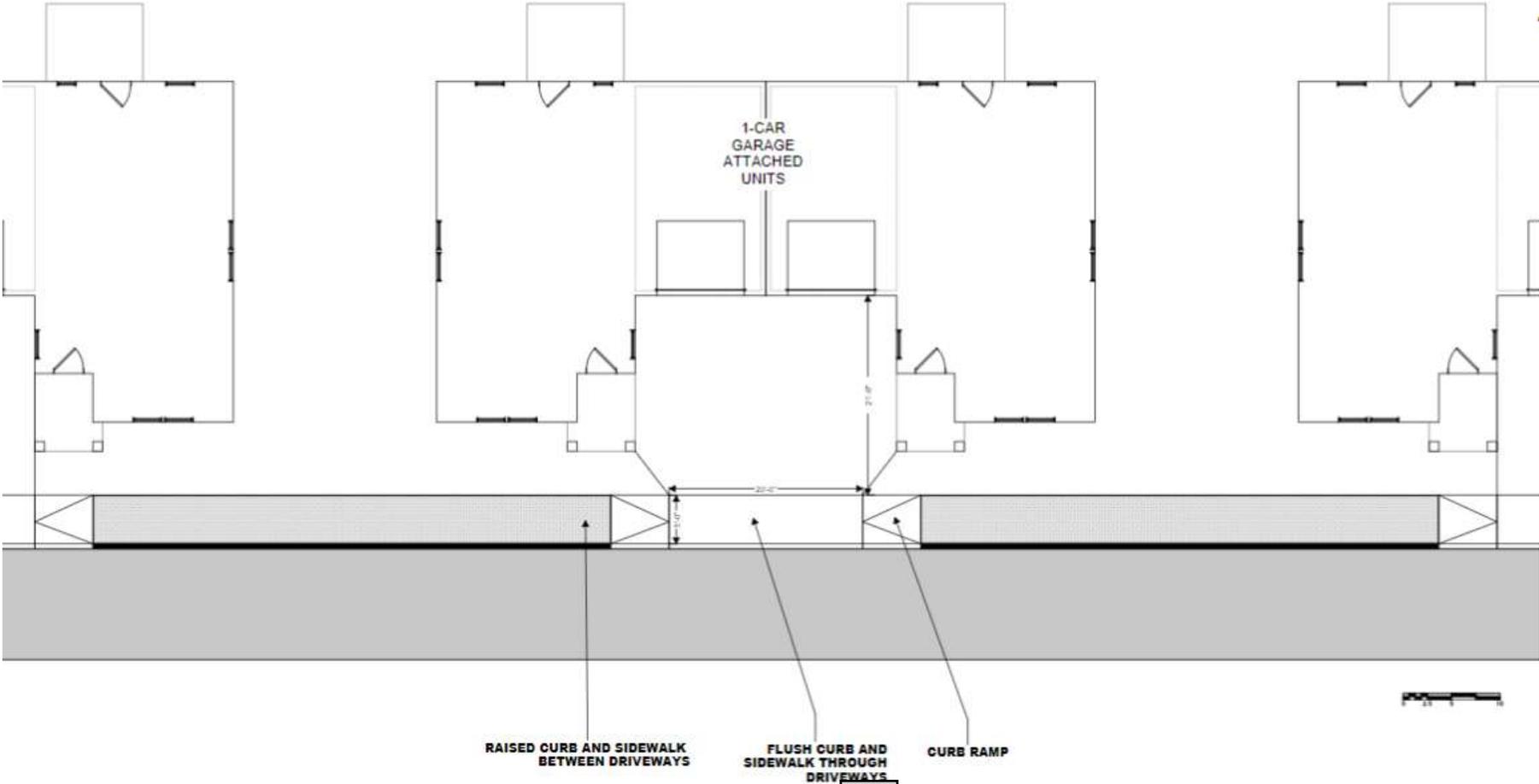
- Range in home size/ bedrooms
- Projected rents
- Continental history
- Hold vs. sell- ownership over time
- Operations- how community is managed/ staffed
- Parking

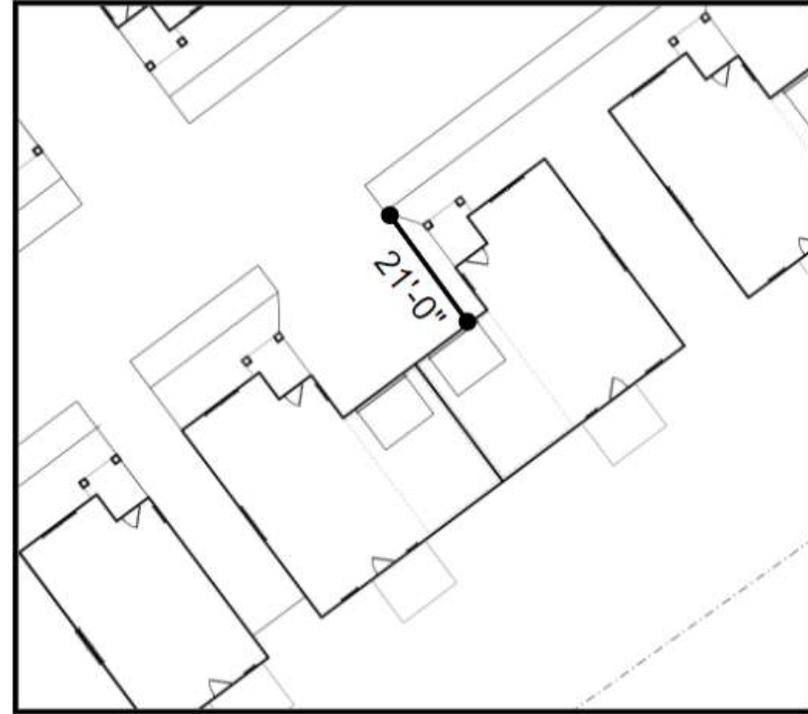
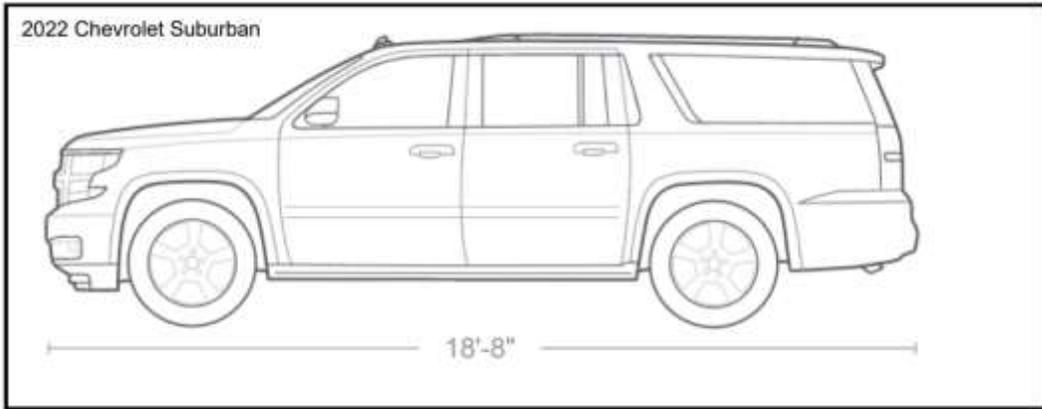


Parking



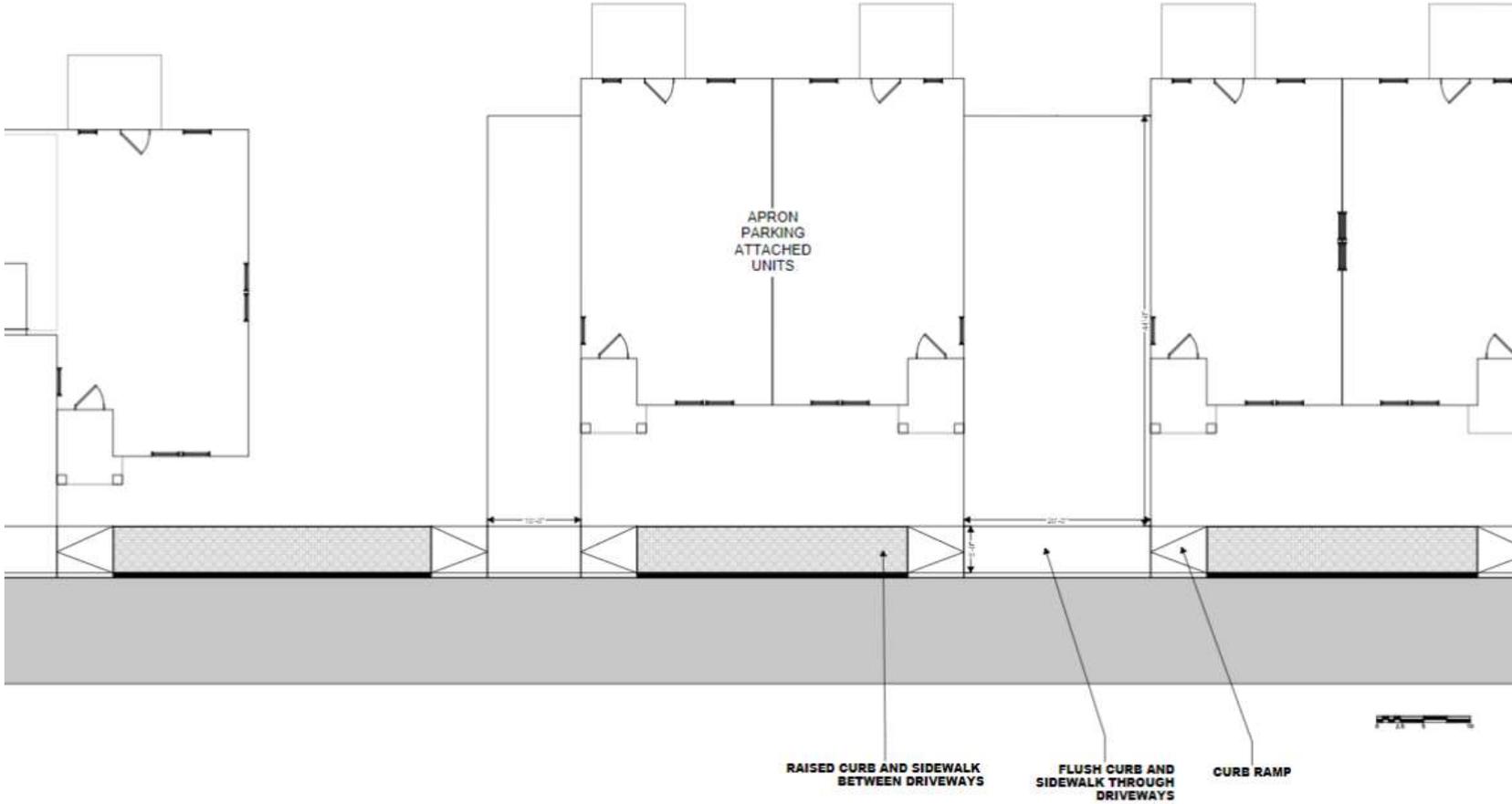
Parking





Parking

Parking









Community Amenities

- Clubhouse
 - Resort-style swimming pool
 - Grilling area and sun-bathing deck
 - 24/7 fitness center
 - Large multi-purpose gathering space
- Enclosed yards (select homes)
- Leash-free pet playground
- Smart Home technology for all homes
- Valet trash service
- Home interiors
 - Solid-surface countertops
 - Tile backsplashes
 - Luxury vinyl-plank flooring
 - Stainless steel appliances



Property Management

Top Tier Property Management Team

Award Winning Teams

- Continental Properties - #39 of top 100 management companies in nation
- (6) Properties in top 1% of +120,000 communities per J Turner
- (18) Communities in ApartmentRatings.com top rated list

Onsite Team

- 24-hour maintenance staff
- Full-time leasing agents and property managers
- 30-day Pledge – if residents are not satisfied, option for lease release

Screening Criteria

- Credit check, full background check, full referral check
- Income (monthly income must exceed 3x rent to qualify)

Community Outreach – Continental Cares

- Facebook Live events
- “Ronald McDonald House”
- “Operation Gratitude”







MEMORANDUM

TO: Gwyn Wheeler, Senior Development Director, Continental 673 Fund LLC
CC: Jim King, Ensite Civil Consulting, LLC
FROM: Andrew Antweiler, PE, PTOE, KCI Technologies, Inc.
DATE: July 5, 2022
RE: Avanterra Dawson Development – Site Traffic and Driveway Review

KCI Technologies, Inc. has prepared this memorandum summarizing the expected trip generation and driveway volumes for the proposed residential development. The site is located along the east side of SR 400 and south side of SR 53 in Dawson County. Site access is proposed via four locations onto Dawson Village Way and Beartooth Parkway. Based on the concept plan, we understand the development will include 113 townhomes(duplex) in a rental community.

Site Access

SR 400 is a four-lane median divided roadway. SR 53 is a four-lane roadway. Beartooth Parkway is a two-lane local street. Dawson Village Way is a two-way private street. The development proposes four access/driveway locations: Two driveways along Beartooth Parkway and utilizing Dawson Village Way to provide two access points. The western driveway along Dawson Village Way will allow two-way traffic and will lead to the existing right-in/right-out (RIRO) intersection along SR 400. The second, eastern driveway along Dawson Village Way will allow two-way traffic and will lead to the existing signalized intersection along SR 53. The western access along Beartooth Parkway will allow two-way traffic and will lead drivers to the existing RIRO intersection along SR 400. The eastern access along Beartooth Parkway will allow two-way traffic and will lead drivers to the existing stop-controlled intersection along SR 53. Site access is illustrated in **Figure 1**.

Estimated Site Traffic

Traffic anticipated to be generated by the residential use was based on the Trip Generation Manual, 11th Edition, by the Institute of Transportation Engineers (ITE). This is the nationally recognized database which provides trip generation estimates for a wide variety of land uses. For this development, site traffic was estimated for the typical weekday daily, AM peak hour, and PM peak hour volumes for a Single-Family Detached Homes (Land Use code 210). This land use was utilized instead of Single Family Attached (LU 215) The type of development (residents and vehicle use) is expected to be more in-line with the Land Use code 210. For comparison, the LU 210 estimates 1,164 weekday daily trips versus the LU 215 which estimates 811 weekday daily trips.

Table 1 summarizes the results. The total number of vehicles (both entering and exiting) the site on a weekday is estimated to be 1,164 vehicles. The total number of vehicles during the AM peak hour is 85 vehicles and during the PM peak hour is 114 vehicles.

Table 1: Development Trip Generation								
Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached (210)	113	1,164	21	64	85	72	42	114
Total Driveway Trips		1,164	21	64	85	72	52	114

Proposed Development Driveway Volumes

The overall trip distribution and assignment of project trips was based on a review of land uses, the street network in the area, and an understanding of traffic patterns in the area. This information was used to apply the project trips at the four proposed driveways/access locations. The directional distribution for the proposed development is estimated to be 15% to/from the north along SR 400, 55% to/from the south along SR 400, 15% to/from the east along SR 53, and 15% to/from the west along SR 53.

Figure 1 illustrates the proposed trips entering and exiting at each driveway location for the weekday, AM peak hour, and PM peak hour. This memorandum provides an estimate of traffic volumes for the site. The actual traffic volumes may vary.

Findings

The following findings are provided based on the proposed site driveway locations and expected driveway volumes:

1. The four driveways are expected to operate acceptably during a typical day, in part due to the low traffic volumes.
2. Based on the existing low traffic volumes along Beartooth Parkway and the low driveway volumes, adding left-turn or right-turn deceleration lanes is not recommended. Additionally, all other development driveways along Beartooth Parkway do not have turn lanes.

If there are any questions, please contact me.

Andrew Antweiler, PE, PTOE,
 KCI Technologies, Inc.
 2160 Satellite Blvd, Suite 130
 Duluth, GA 30097
 770-490-9526



Attachments:

Figure 1 – Access Locations and Driveway Volumes
 Concept Plan

LEGEND:

- XX** AM Peak Hour Traffic Volumes
- (XX)** PM Peak Hour Traffic Volumes
- [XX]** Weekday Traffic Volumes



Not to Scale



Site Traffic Memorandum
Avanterra Daws
Dawson County, Georgia

53

Access Locations
& Driveway
Volumes

Figure
1



AVANTERRA DAWSON

DAWSON COUNTY, GA

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

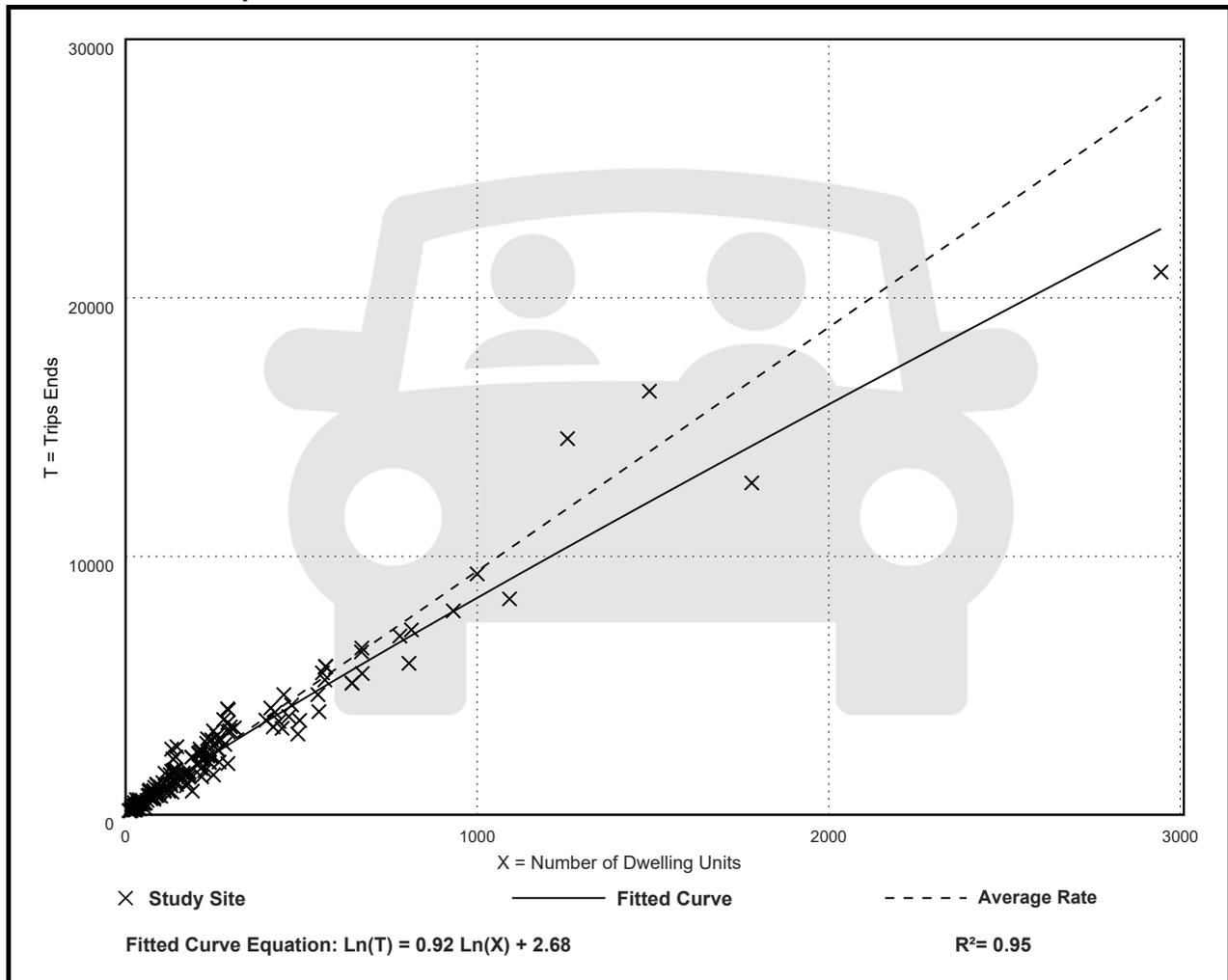
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

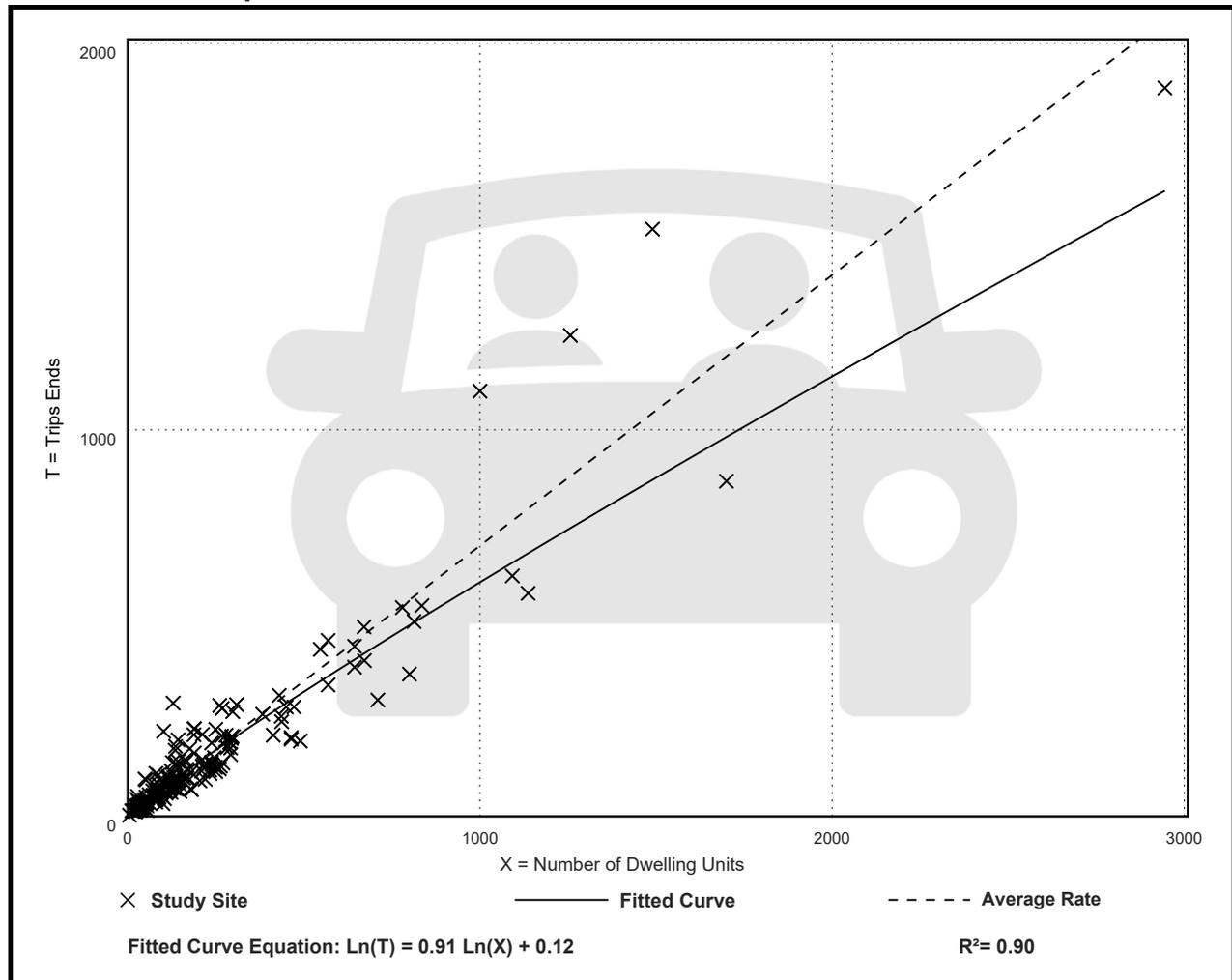
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

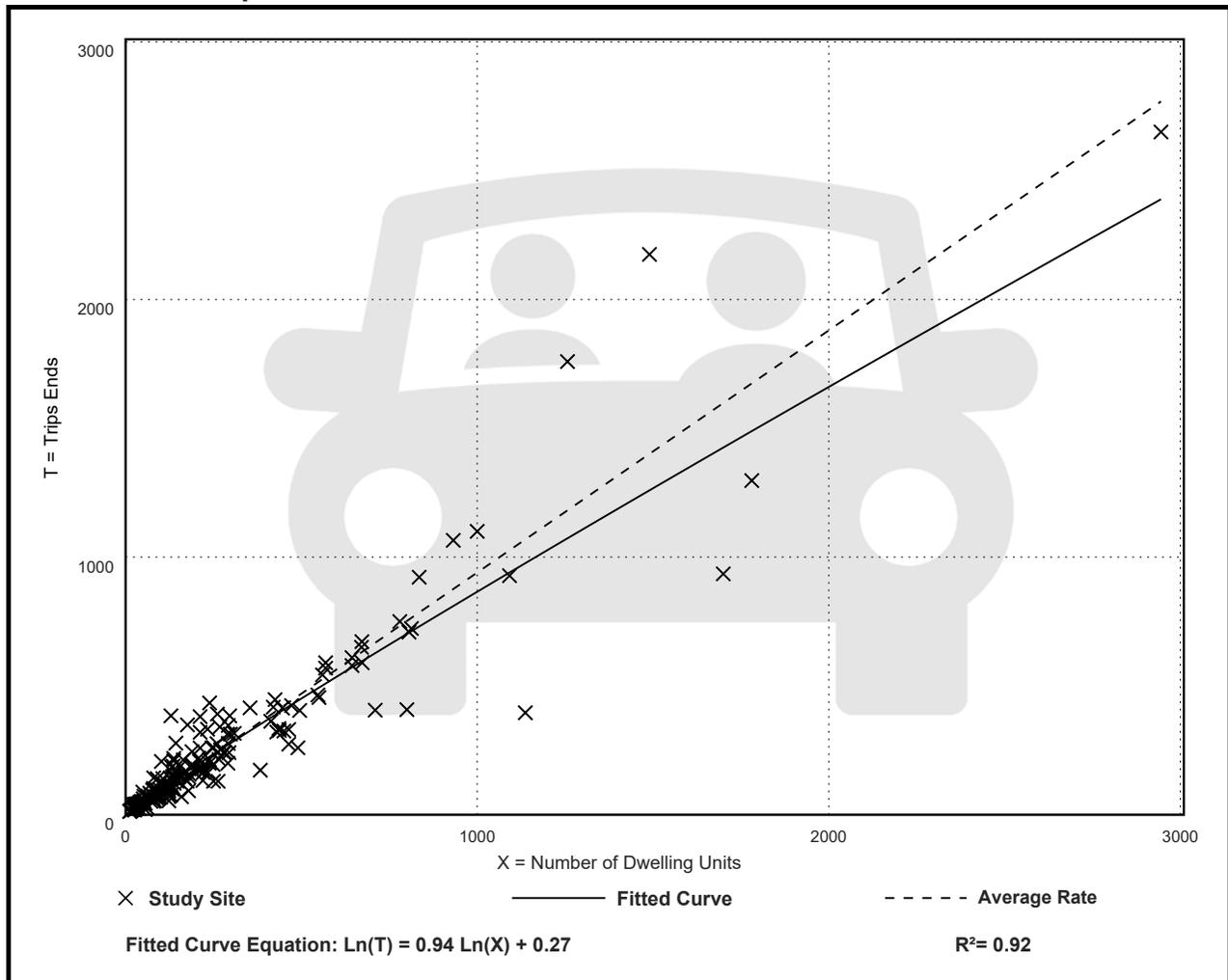
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 169

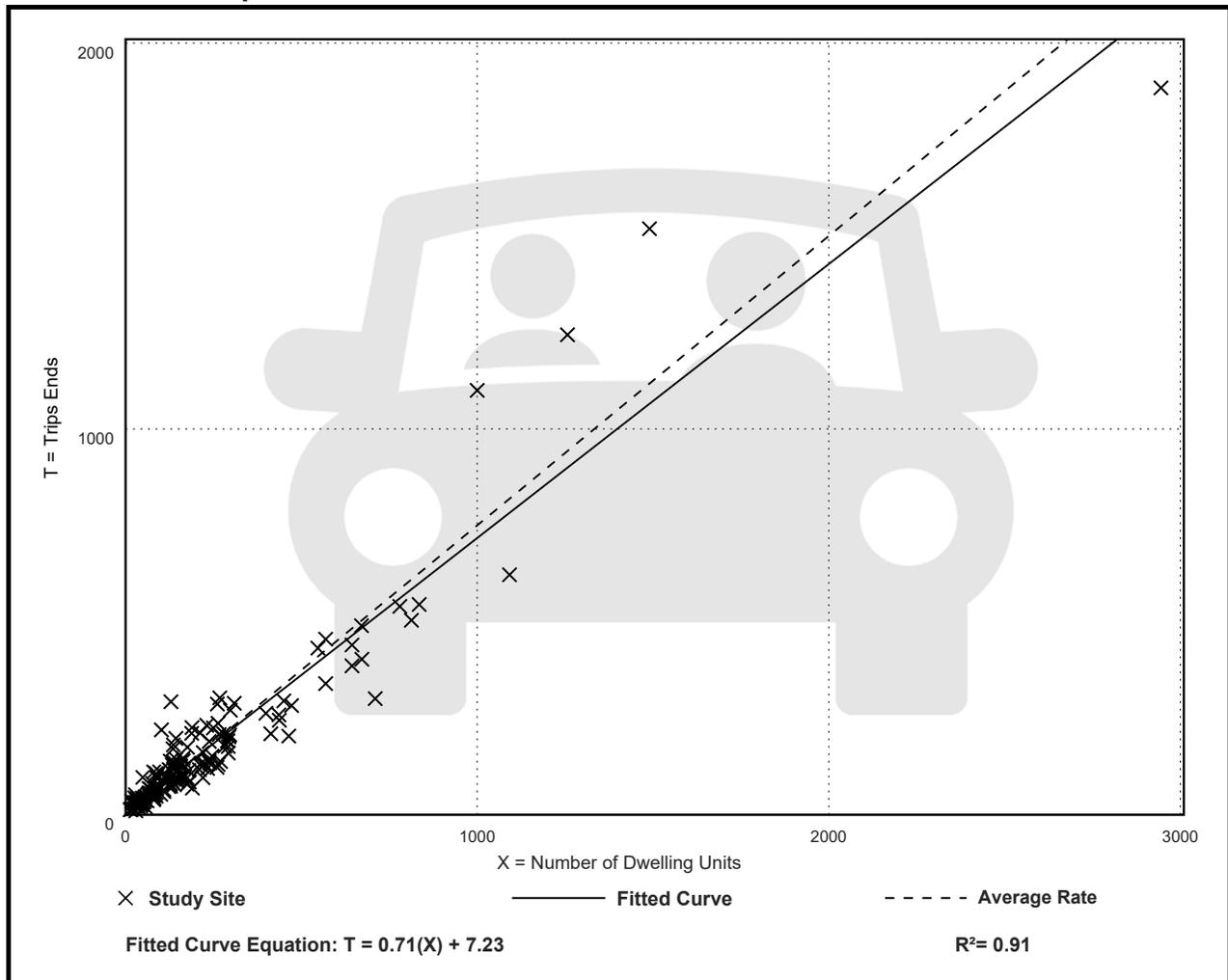
Avg. Num. of Dwelling Units: 217

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 178

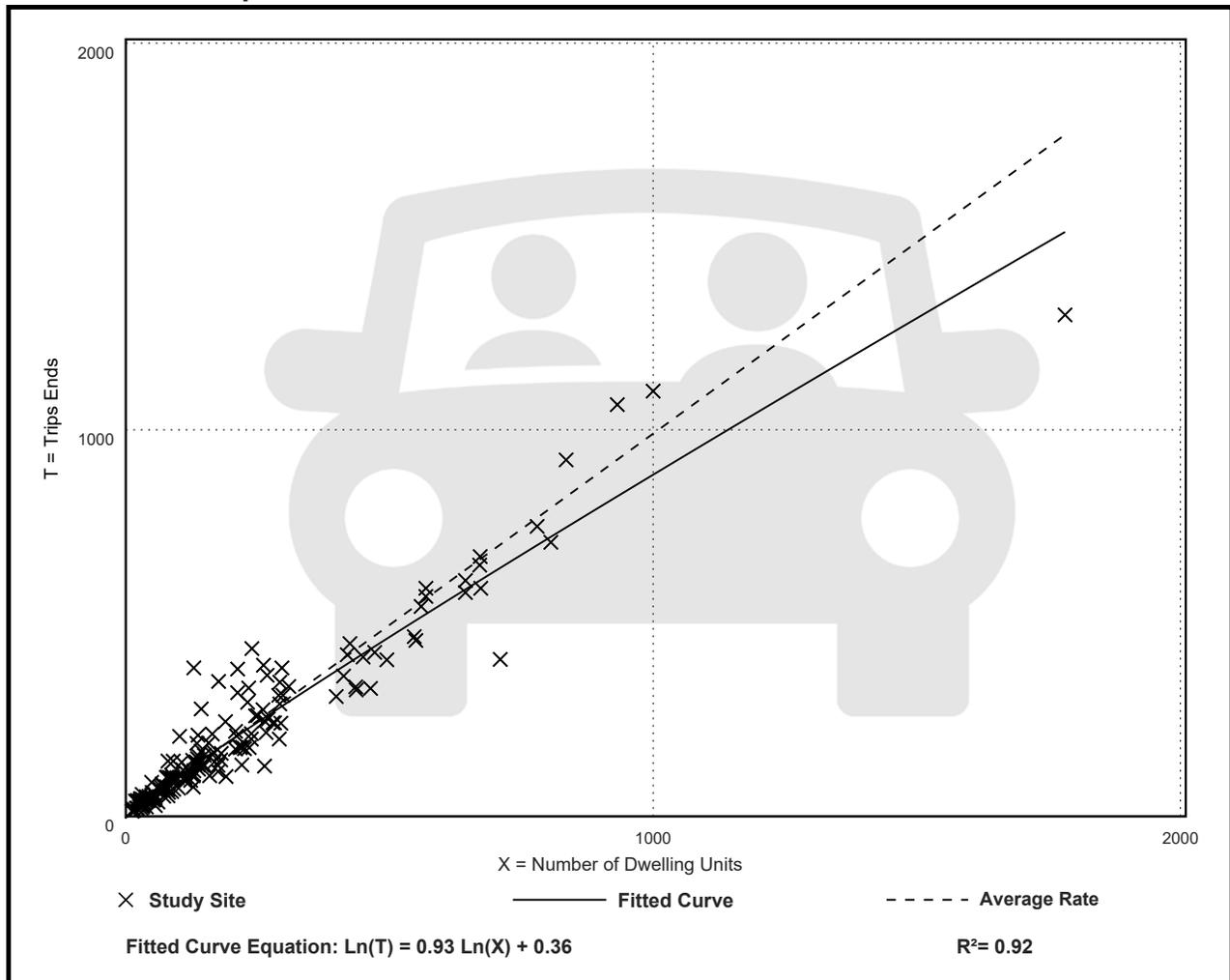
Avg. Num. of Dwelling Units: 203

Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 63

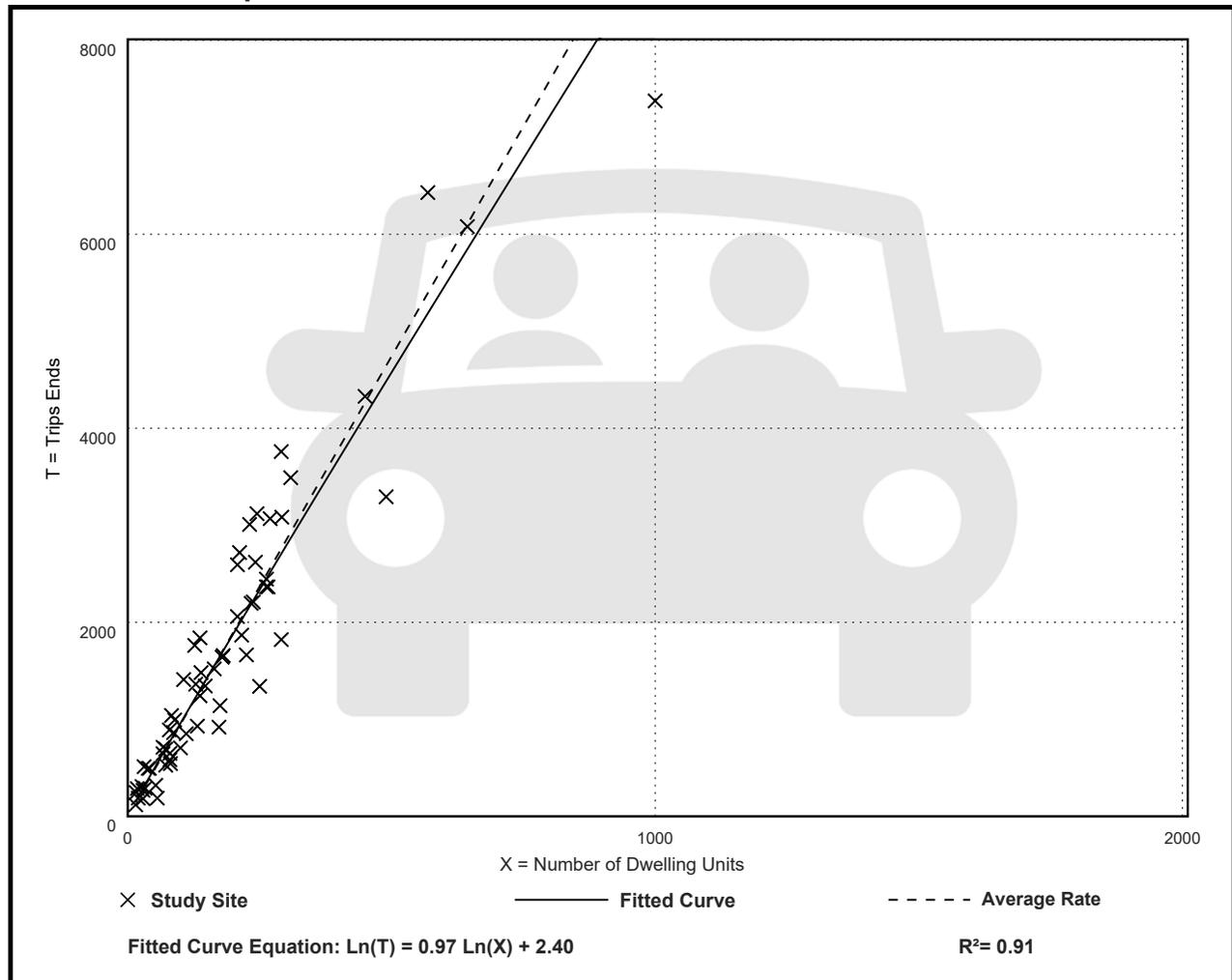
Avg. Num. of Dwelling Units: 179

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.48	3.36 - 16.52	2.26

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 42

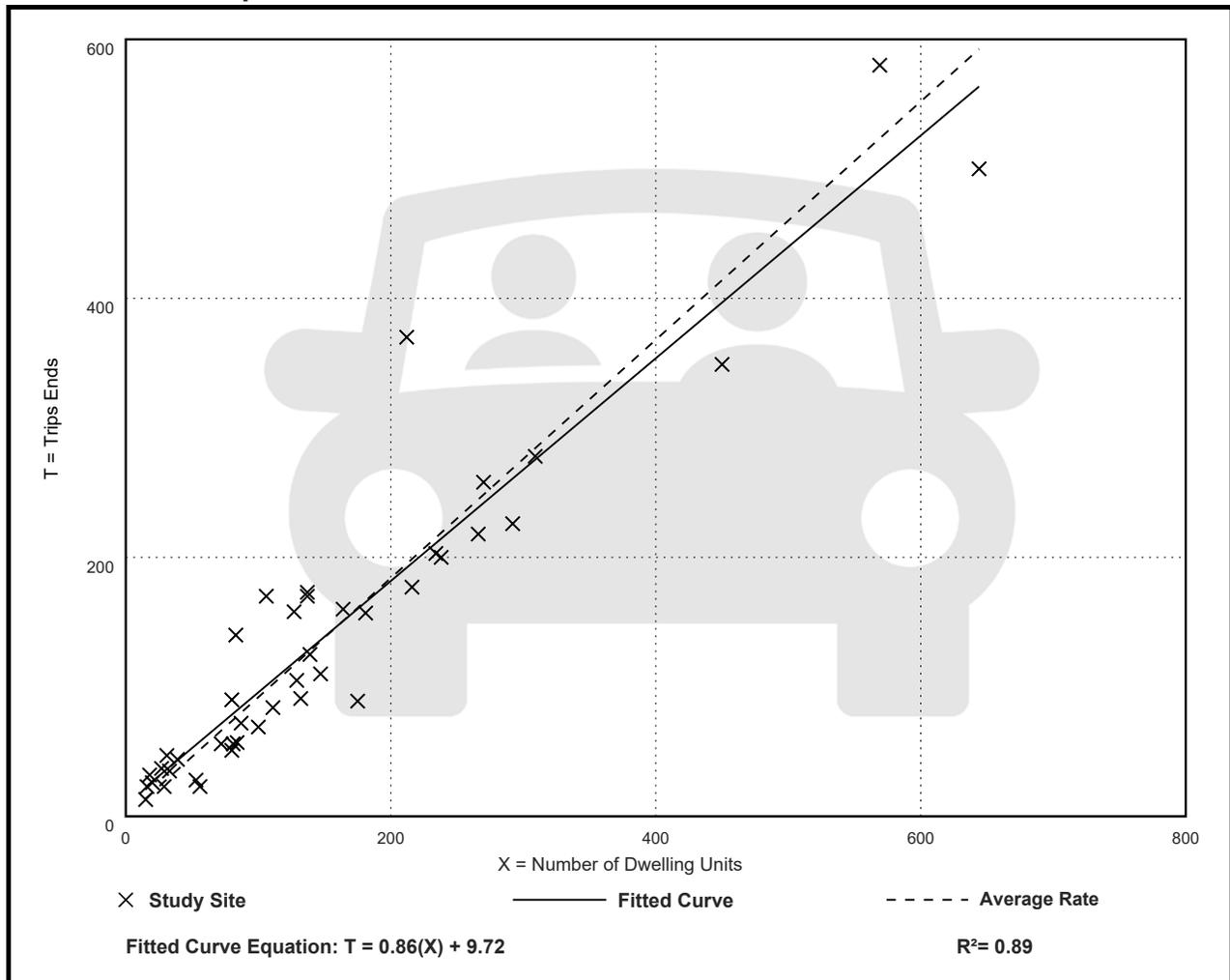
Avg. Num. of Dwelling Units: 152

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.92	0.41 - 1.78	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 60

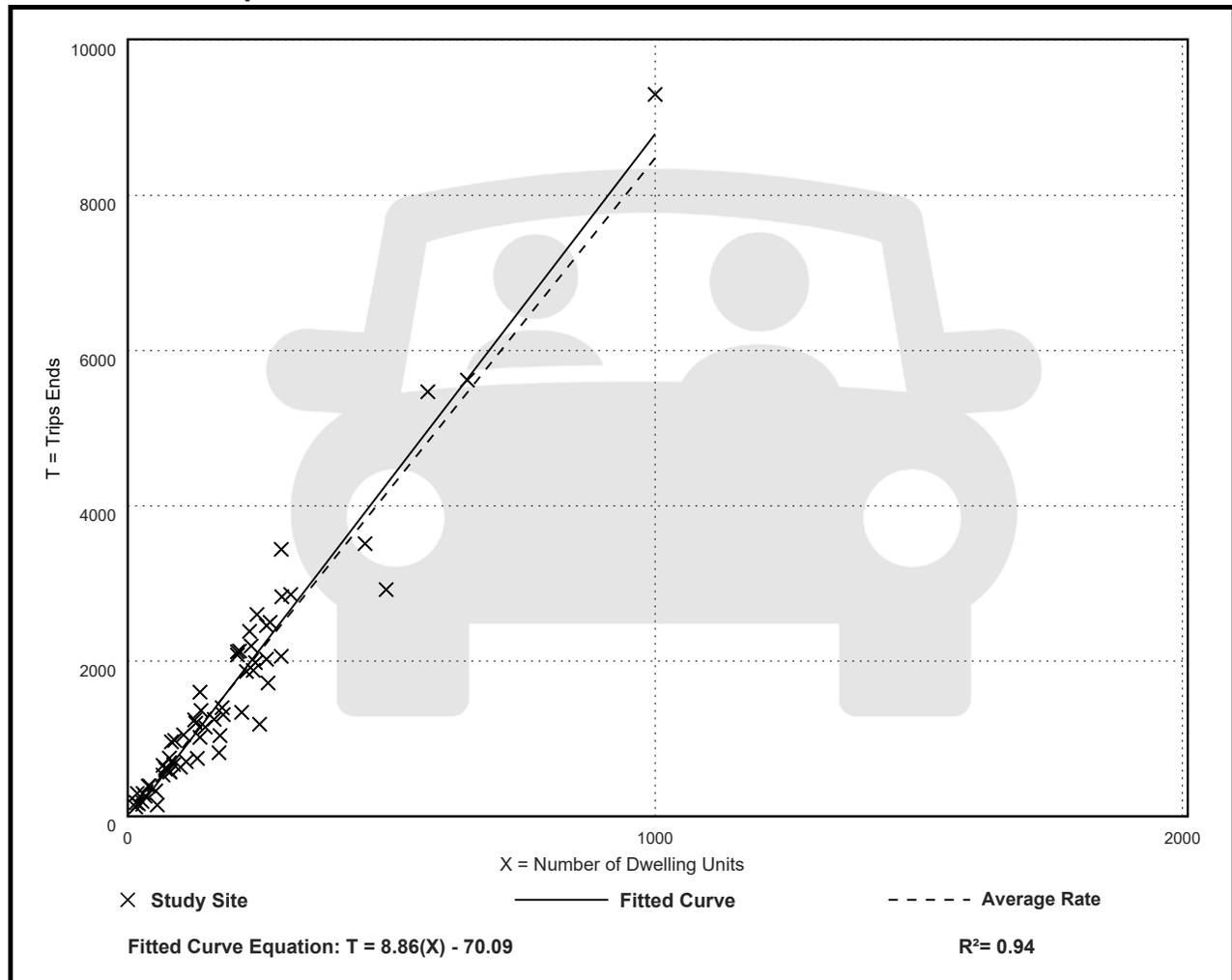
Avg. Num. of Dwelling Units: 186

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.48	2.61 - 16.44	1.74

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 40

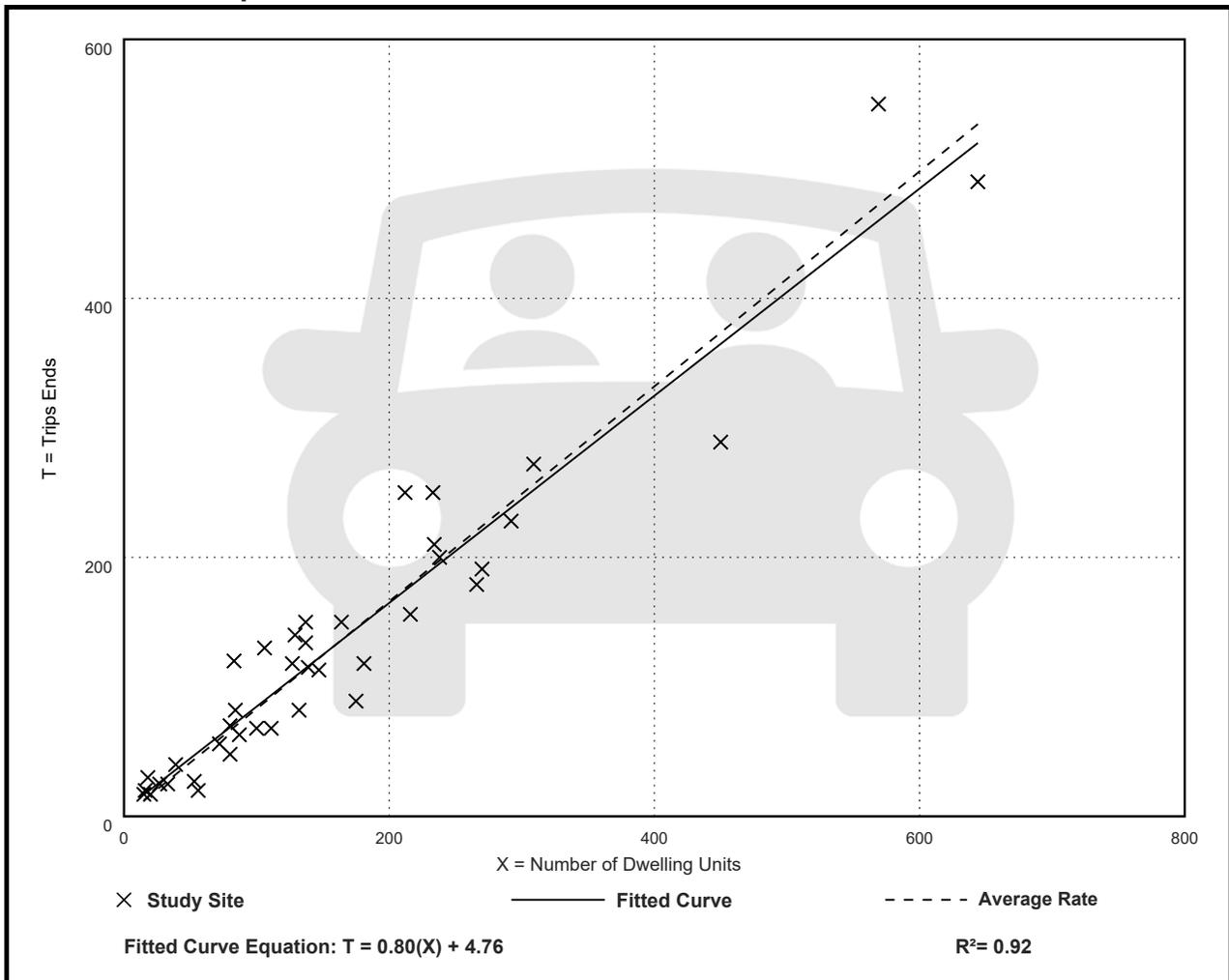
Avg. Num. of Dwelling Units: 162

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.83	0.36 - 1.67	0.19

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 30

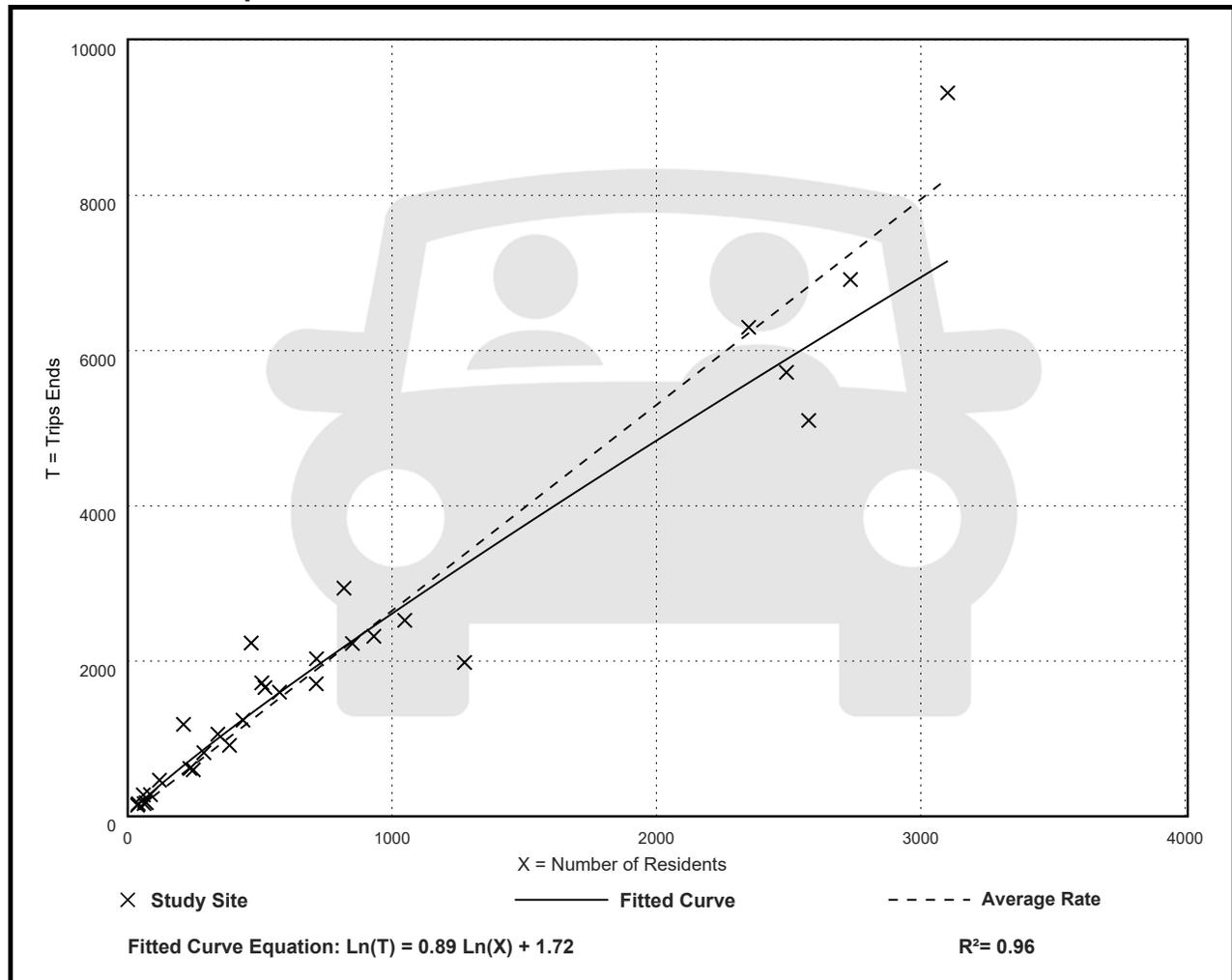
Avg. Num. of Residents: 810

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.65	1.56 - 5.62	0.64

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

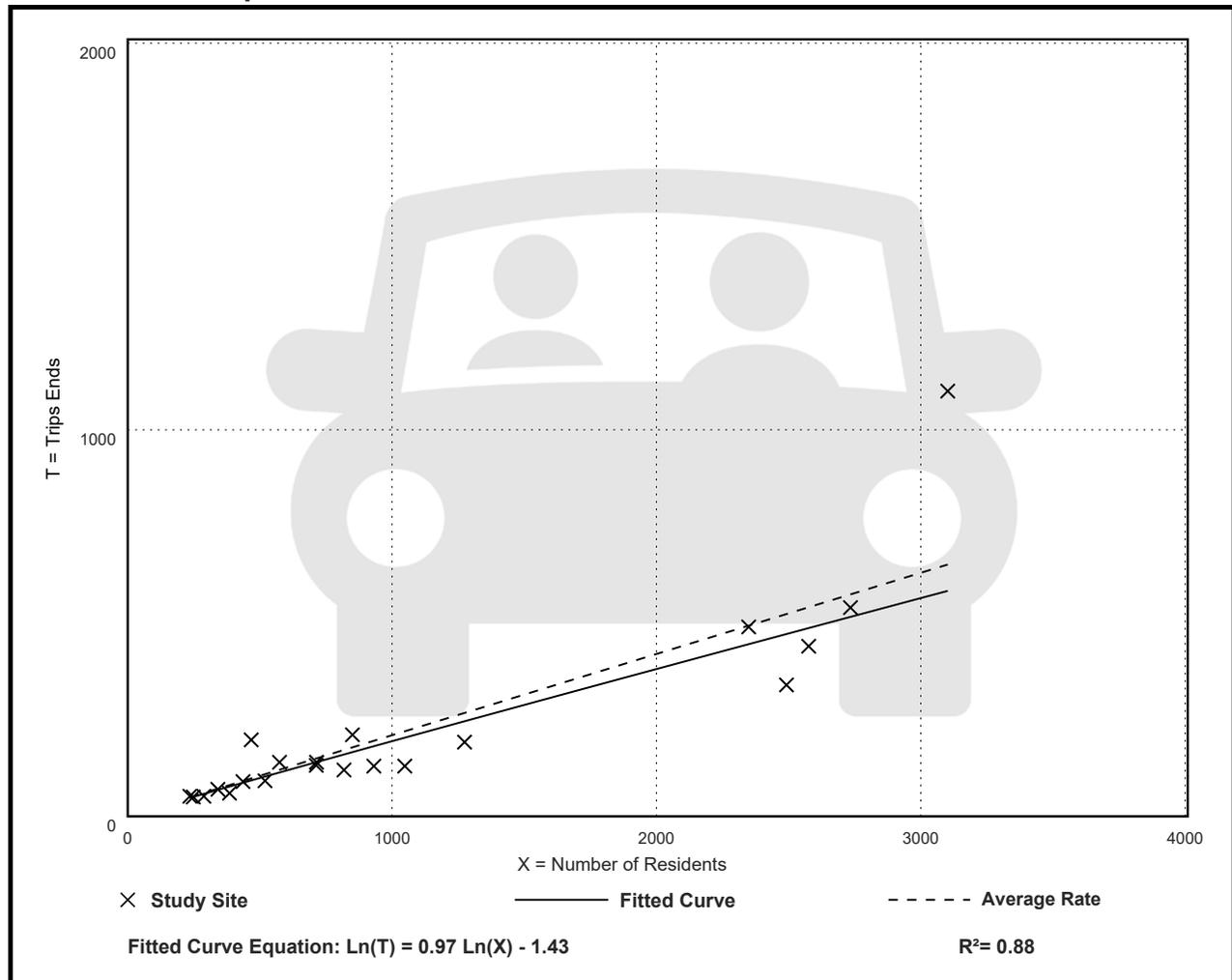
Avg. Num. of Residents: 1100

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

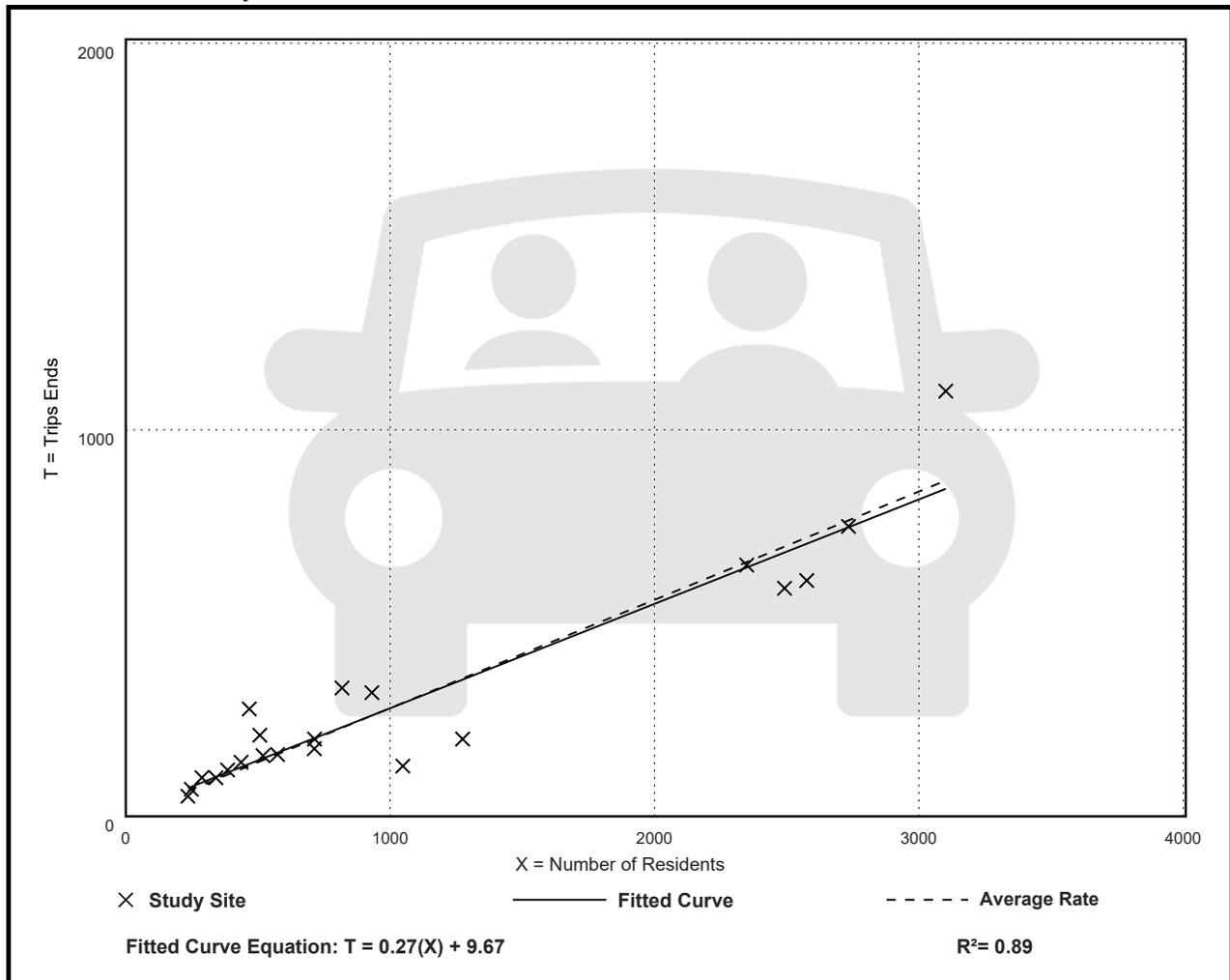
Avg. Num. of Residents: 1083

Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

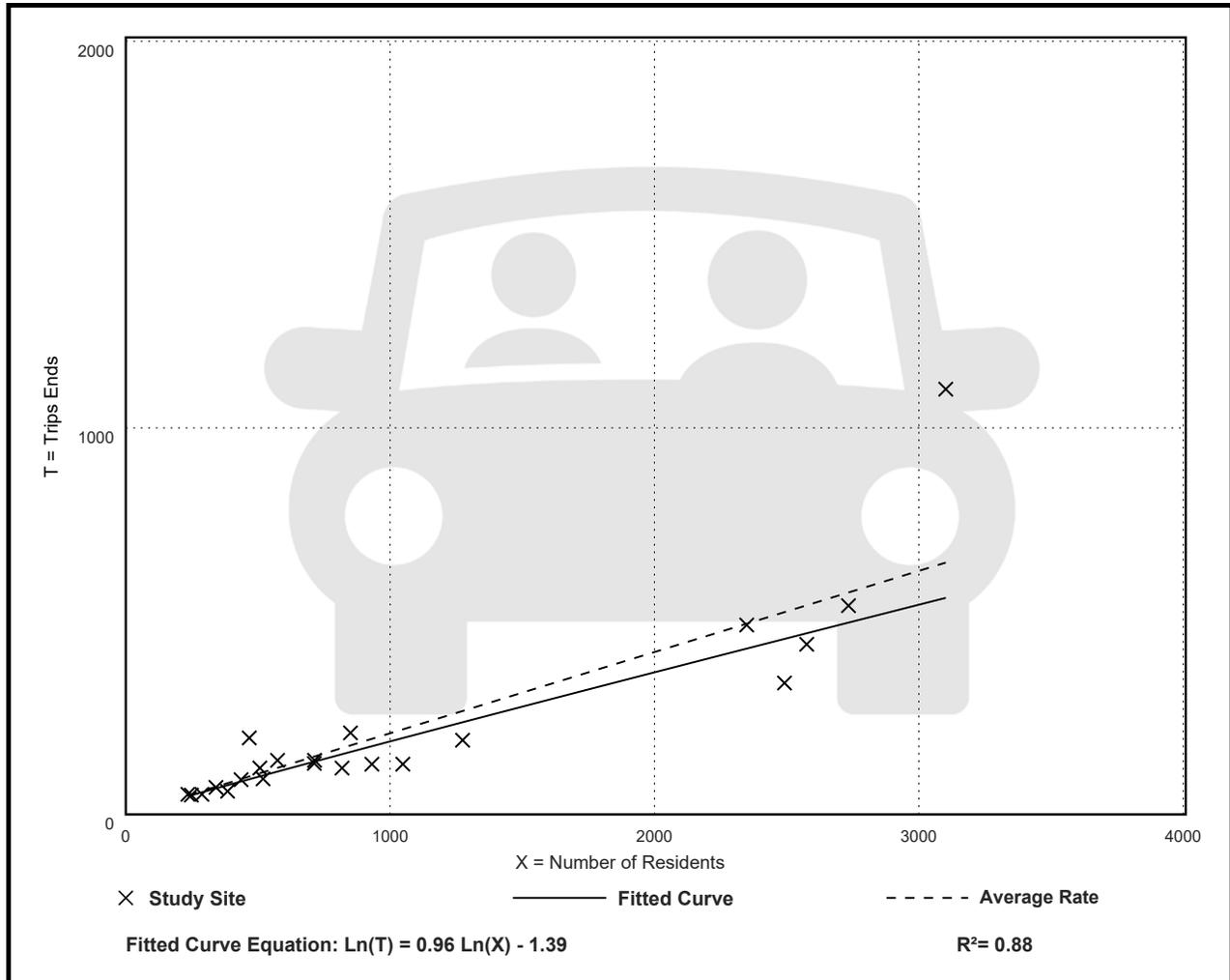
Avg. Num. of Residents: 1073

Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 21

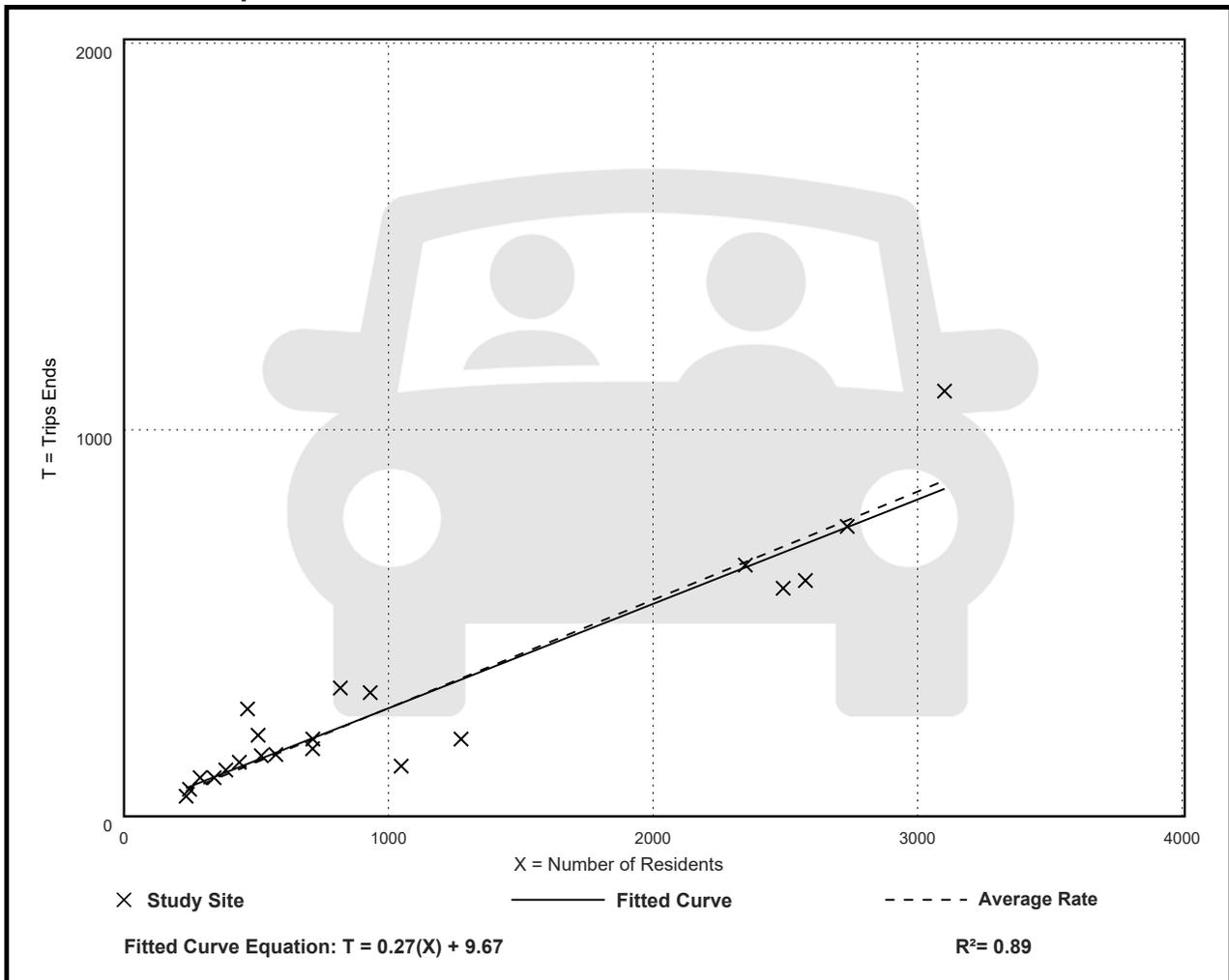
Avg. Num. of Residents: 1083

Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 14

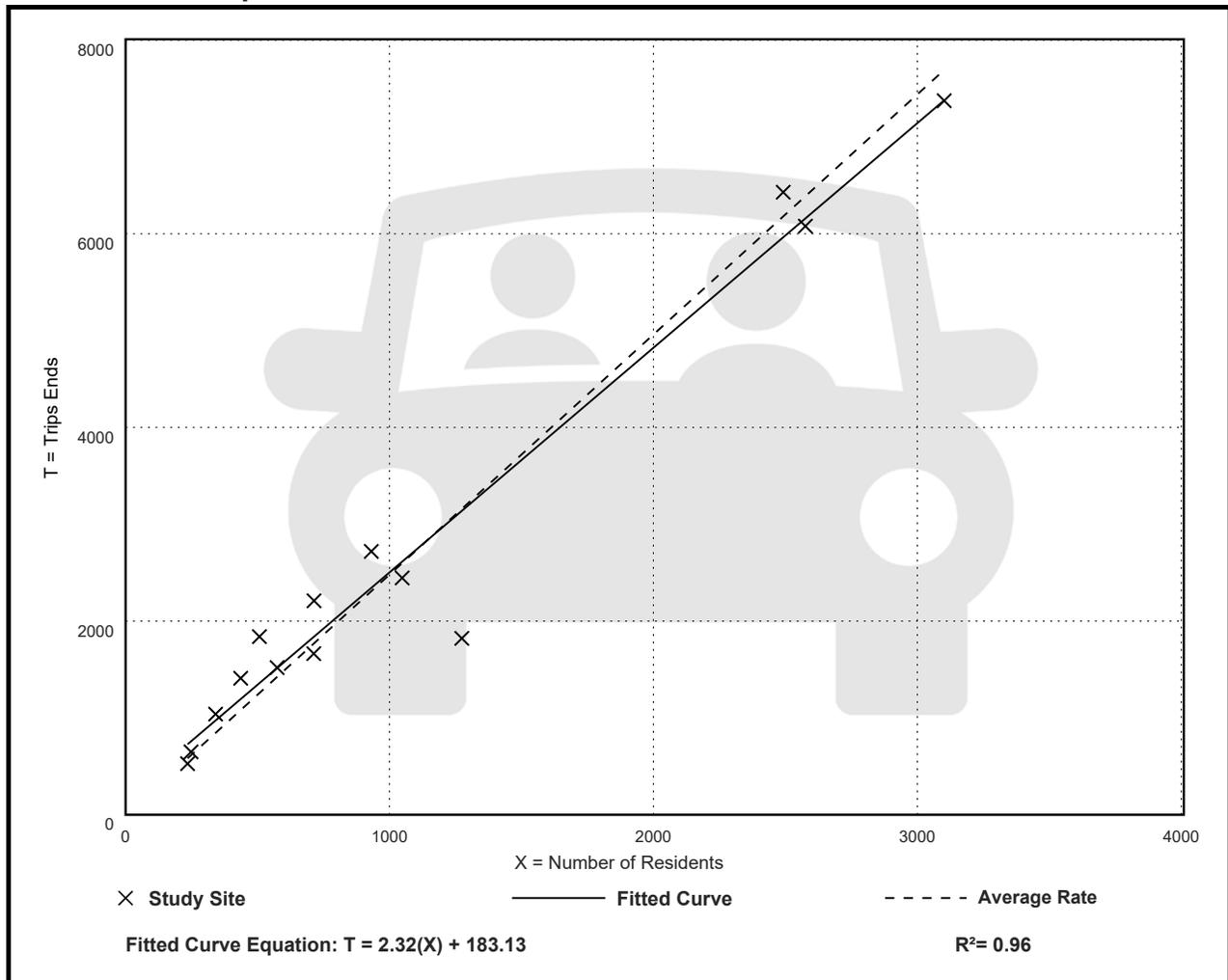
Avg. Num. of Residents: 1085

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.48	1.43 - 3.63	0.46

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 11

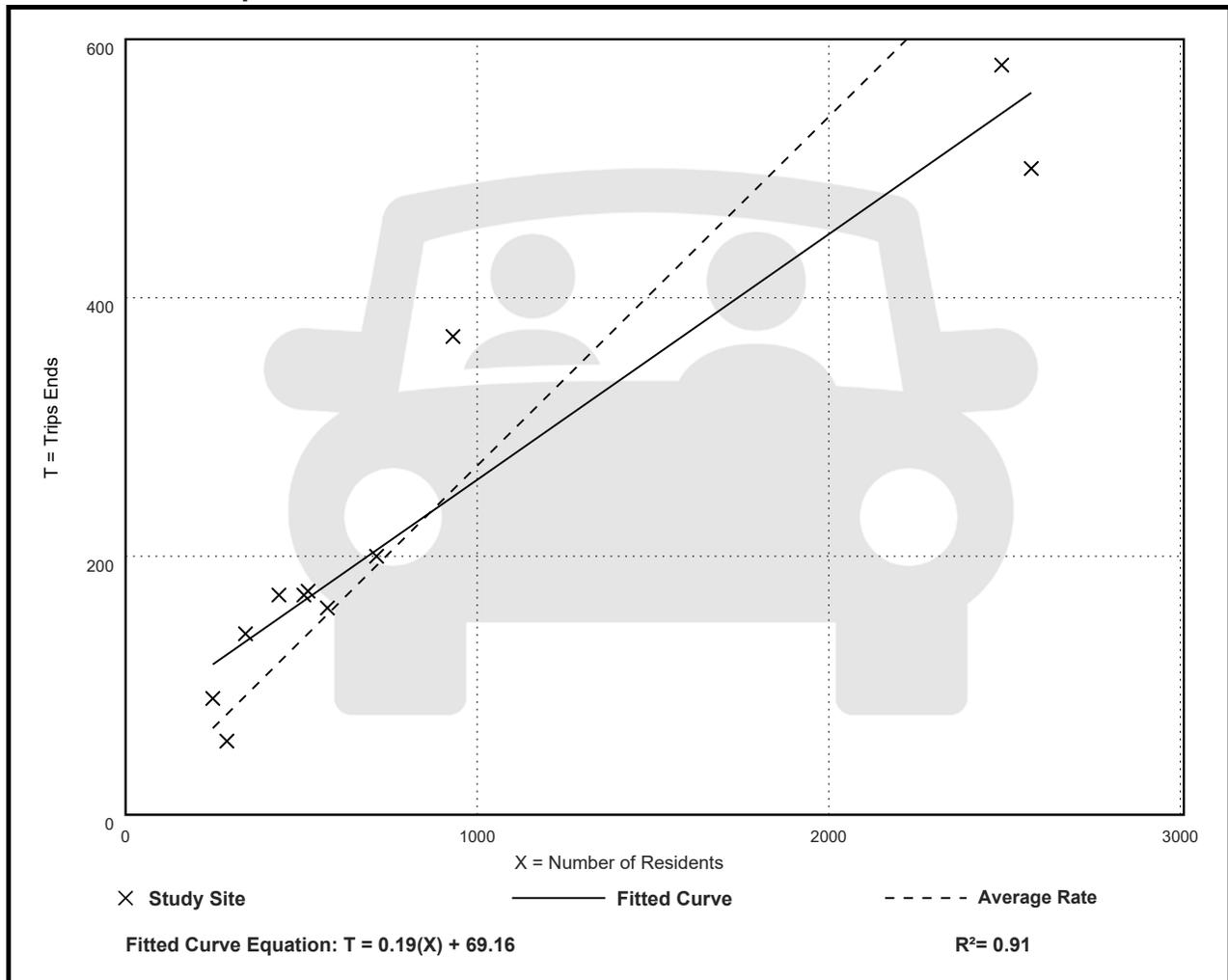
Avg. Num. of Residents: 875

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.27	0.19 - 0.41	0.08

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 14

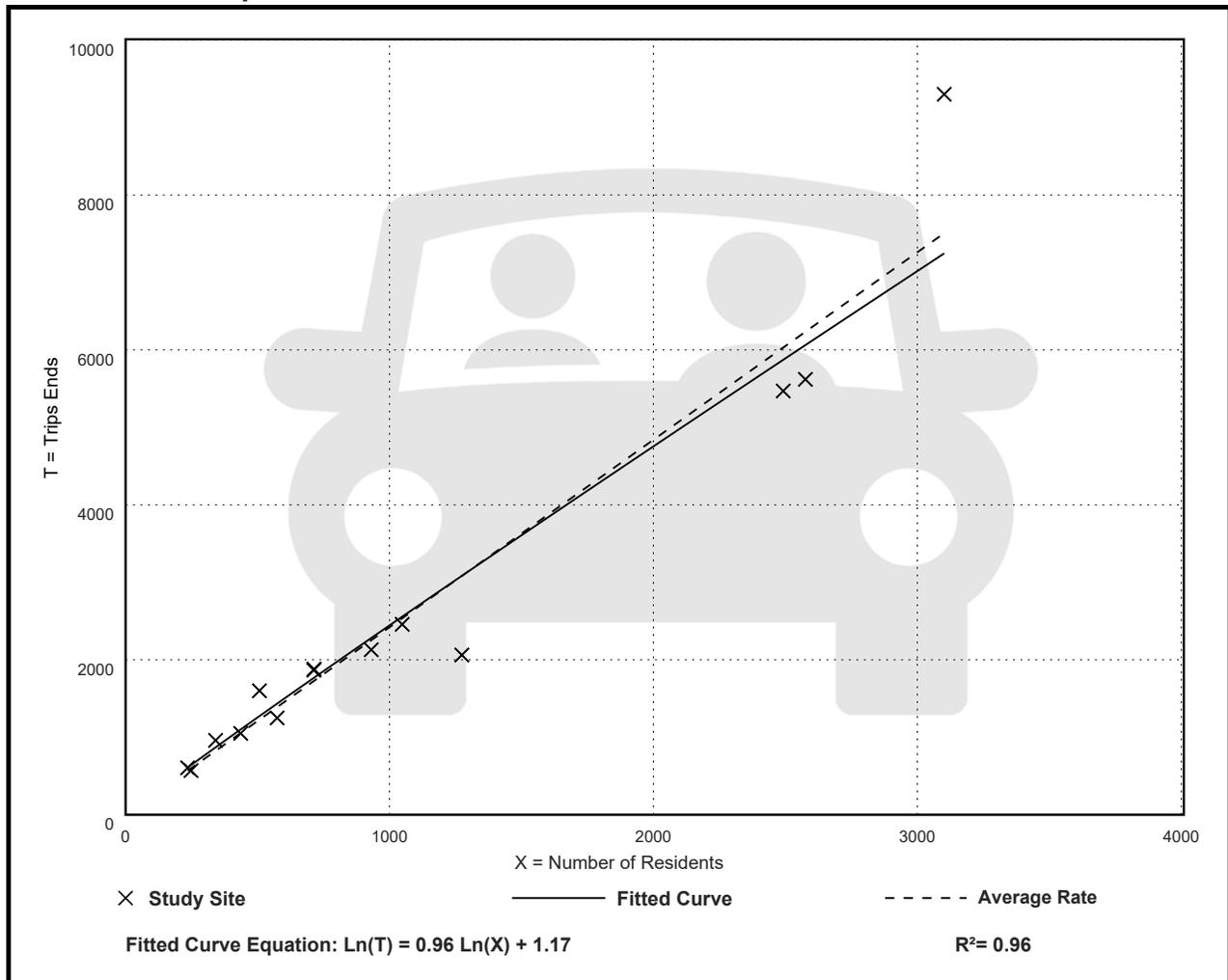
Avg. Num. of Residents: 1085

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.42	1.62 - 3.16	0.43

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

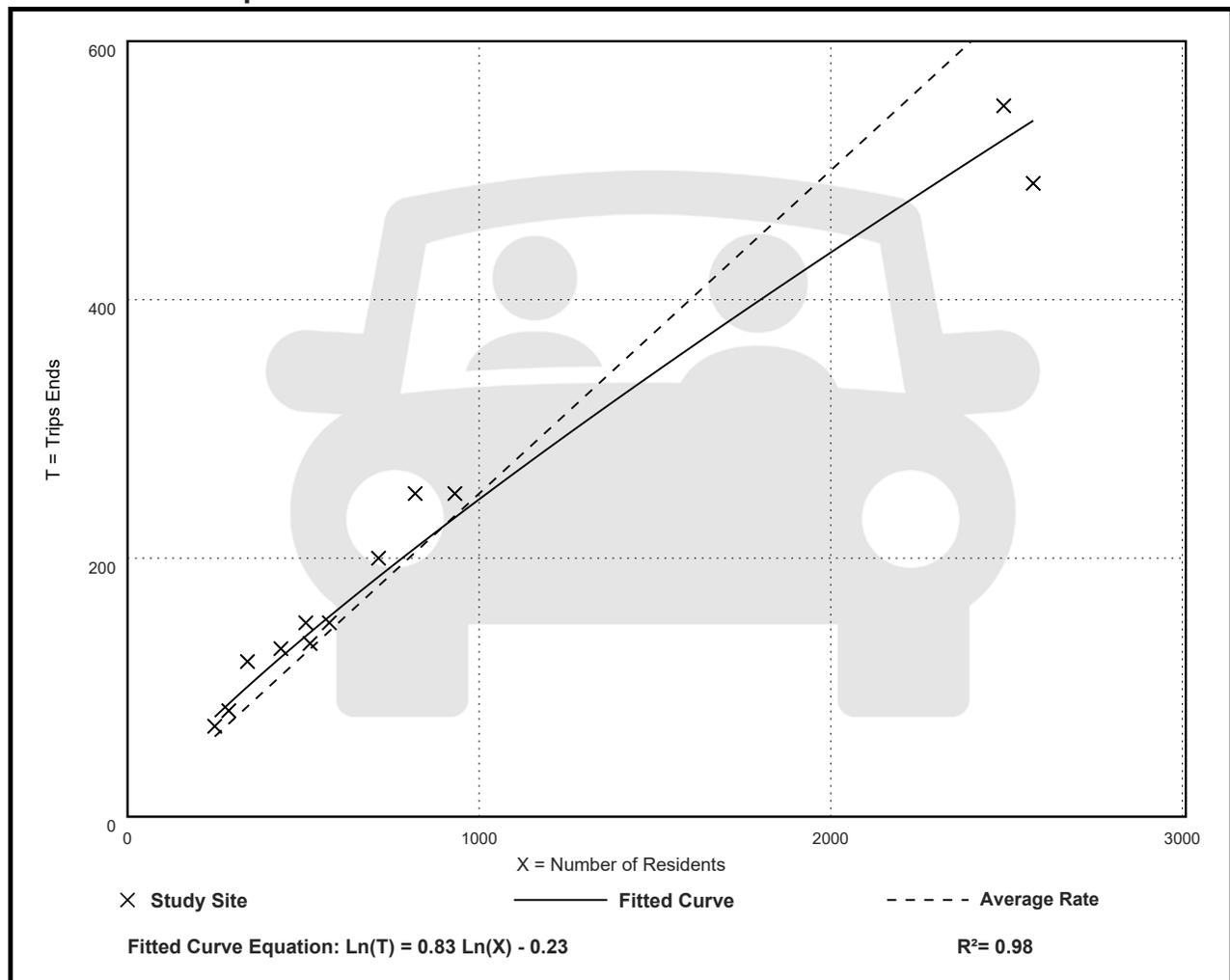
Avg. Num. of Residents: 870

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.25	0.19 - 0.35	0.05

Data Plot and Equation



Land Use: 215

Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

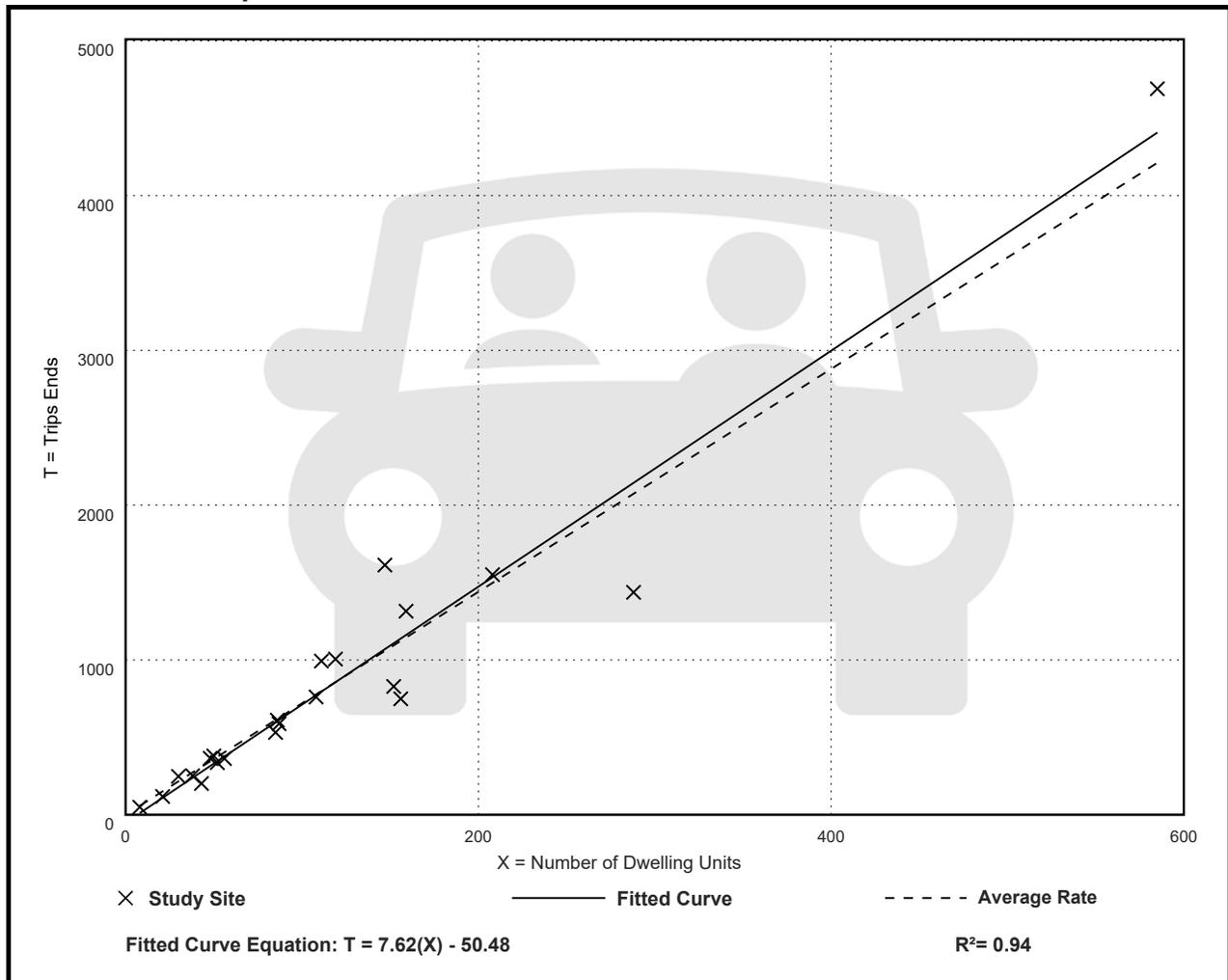
Avg. Num. of Dwelling Units: 120

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

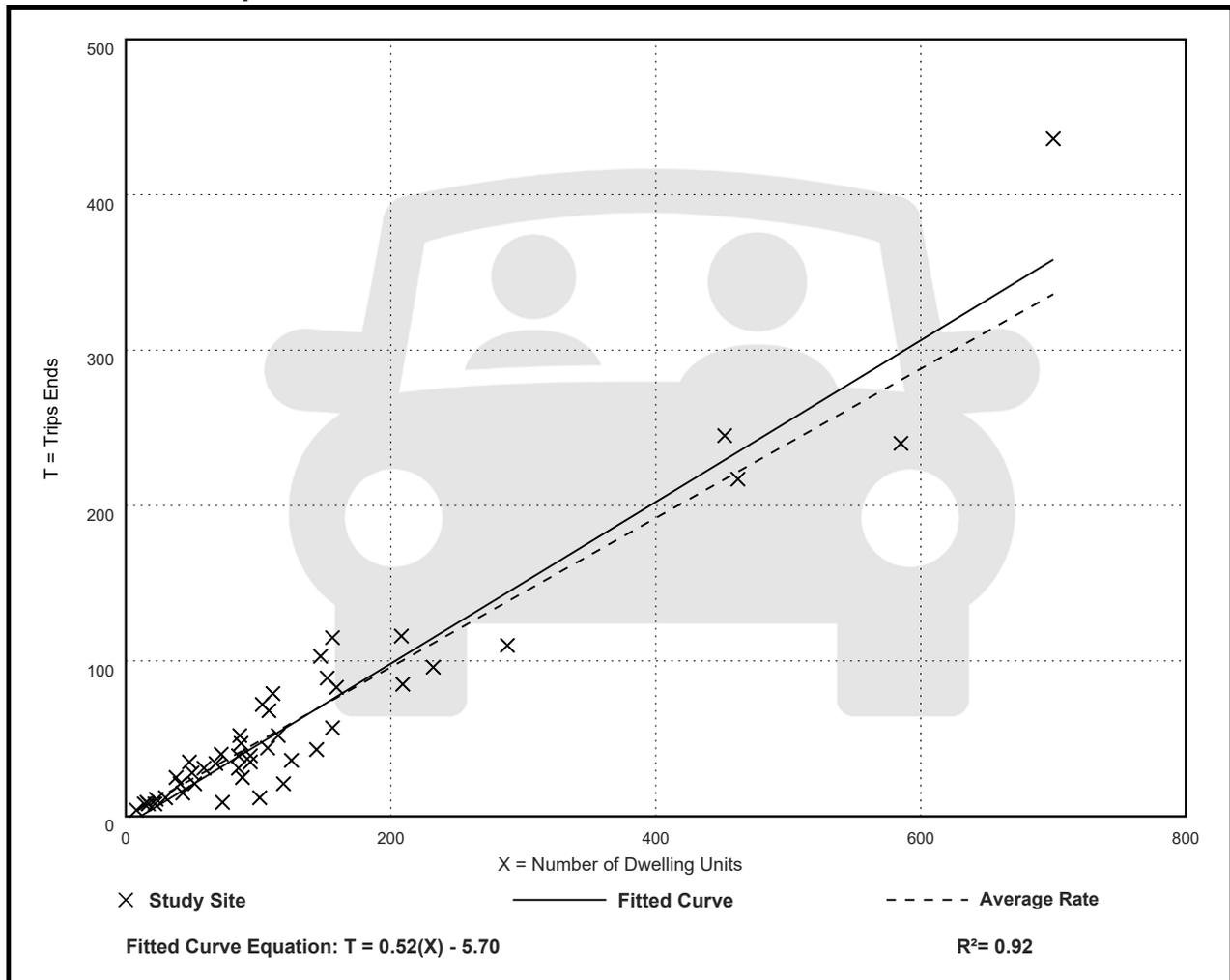
Avg. Num. of Dwelling Units: 135

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

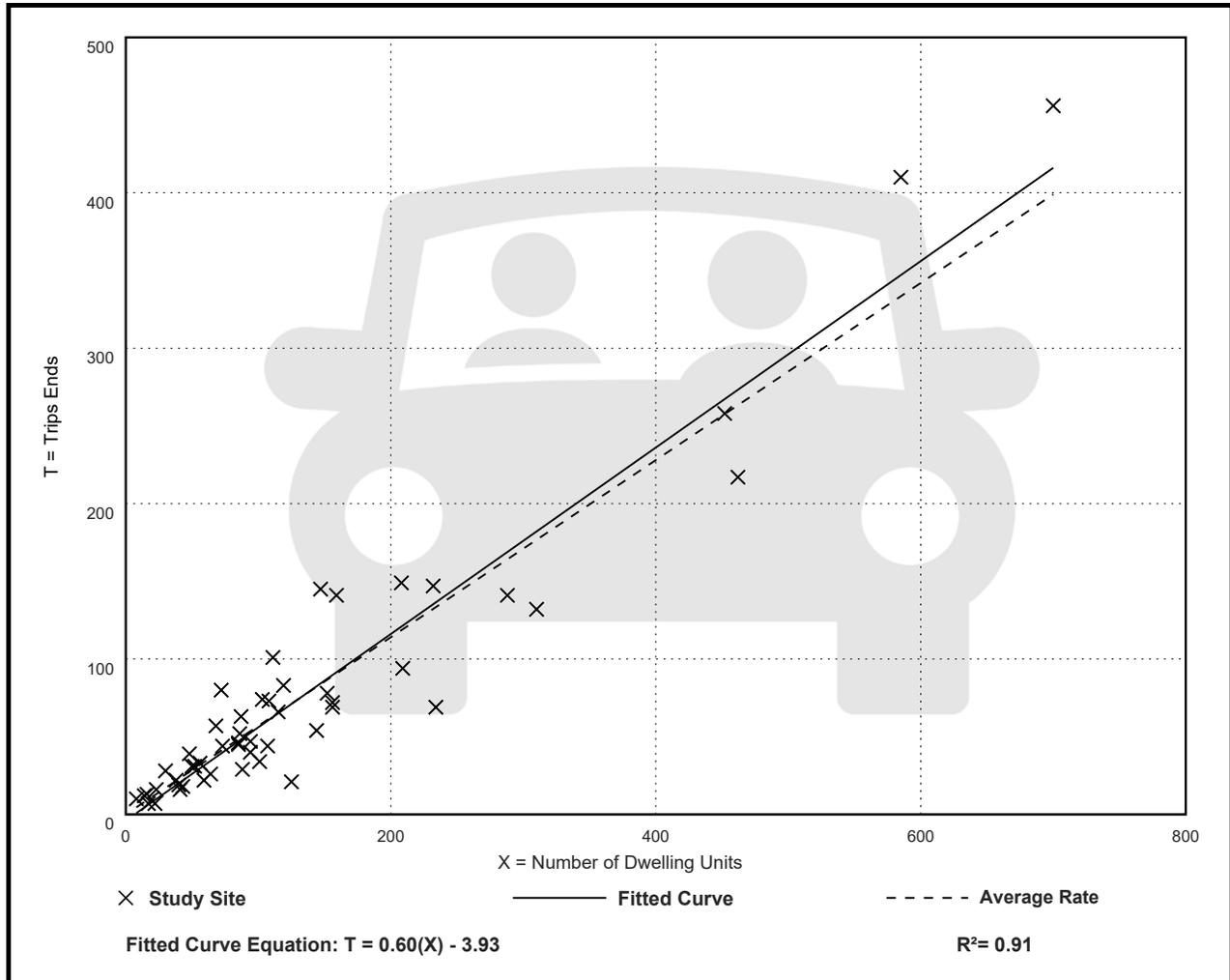
Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 31

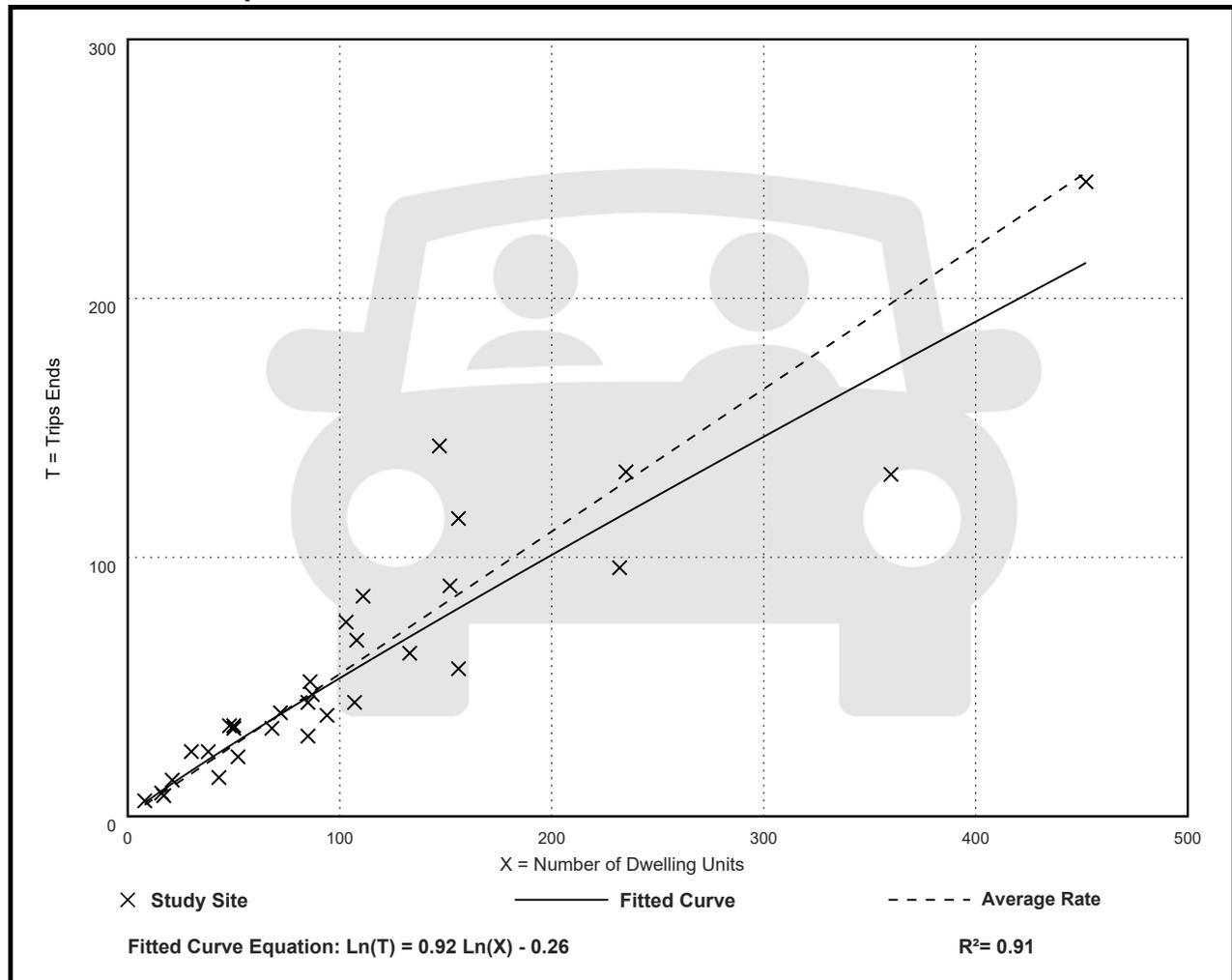
Avg. Num. of Dwelling Units: 110

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.35 - 0.97	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 34

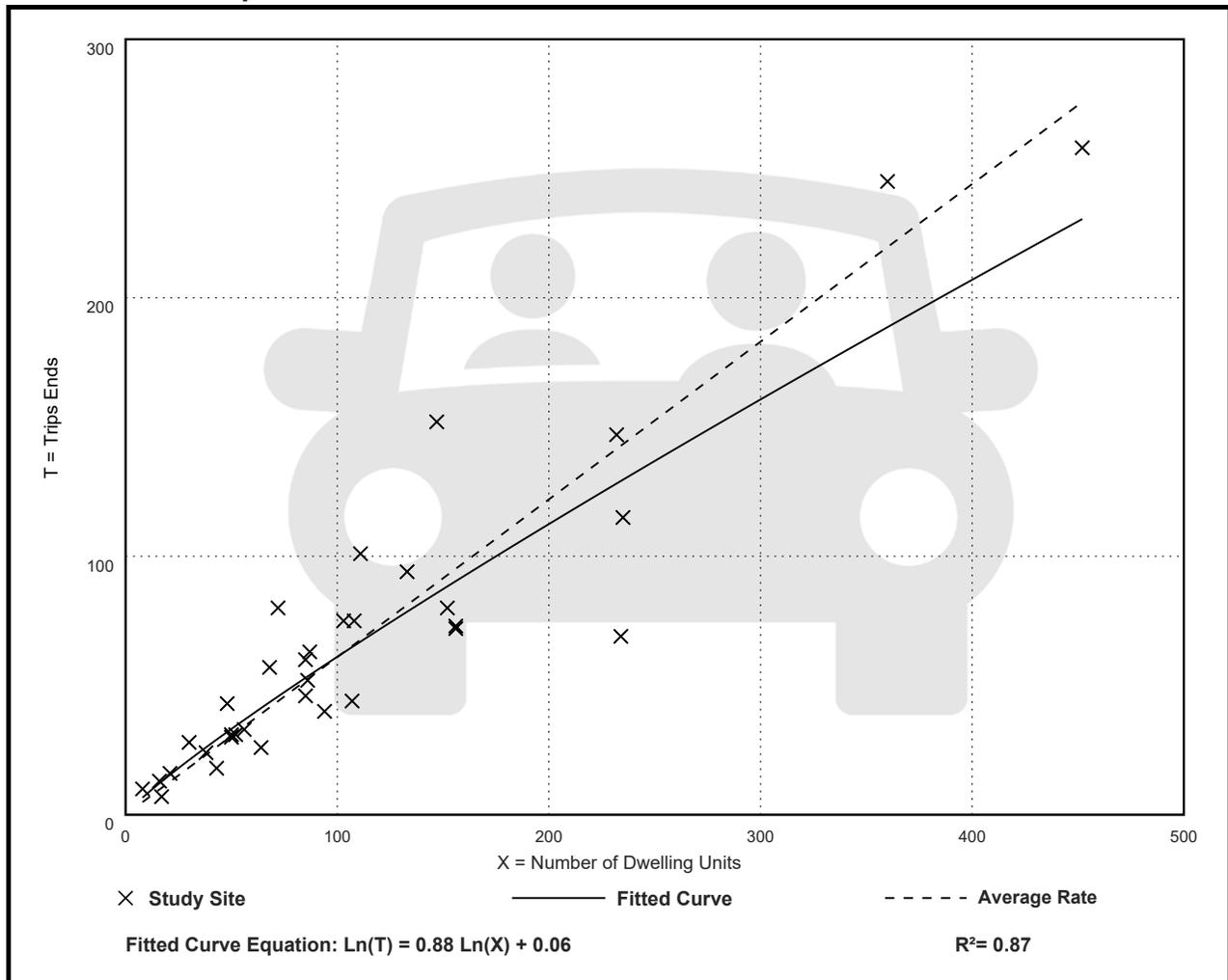
Avg. Num. of Dwelling Units: 110

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.29 - 1.25	0.18

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 5

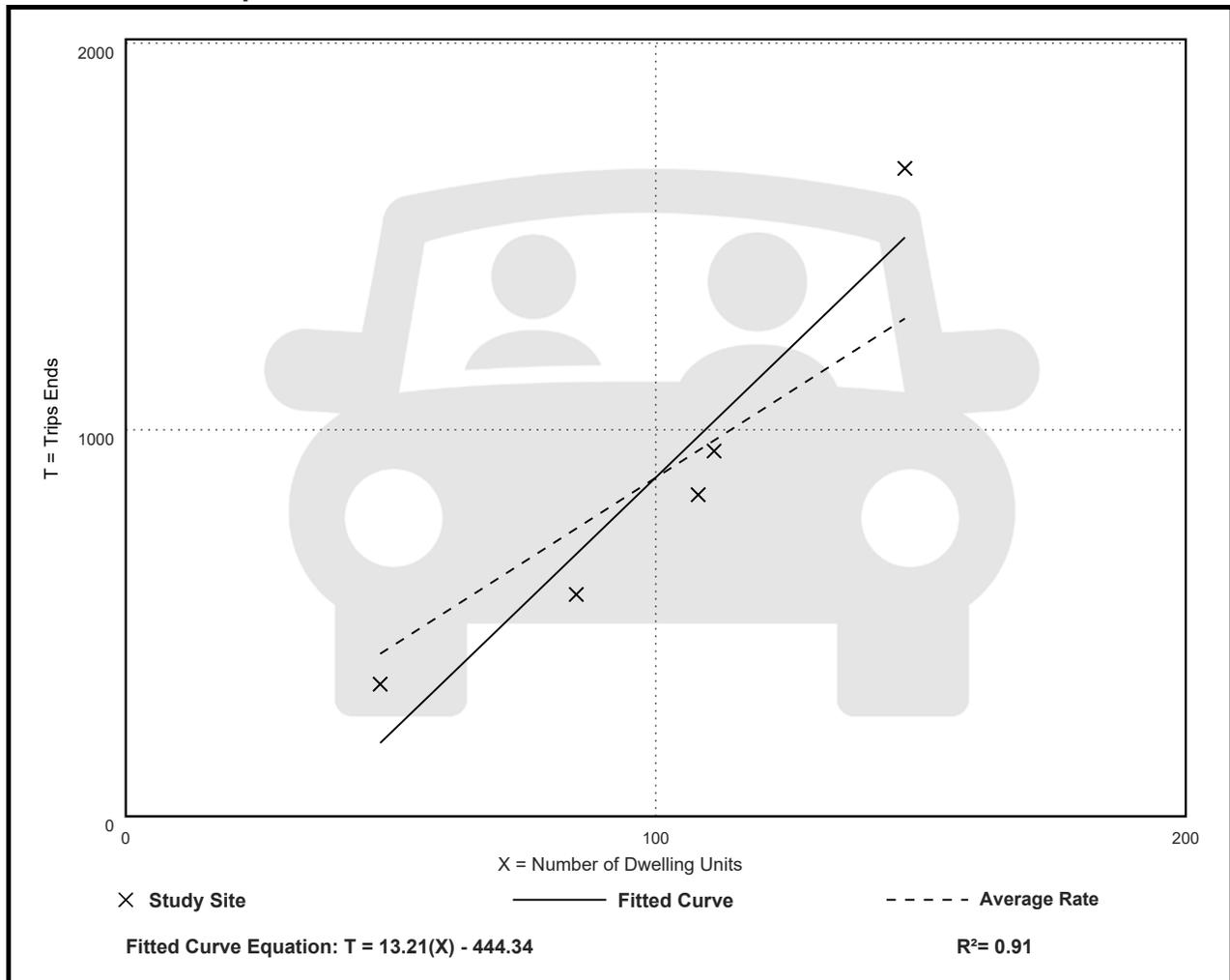
Avg. Num. of Dwelling Units: 100

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.76	6.75 - 11.40	2.02

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 7

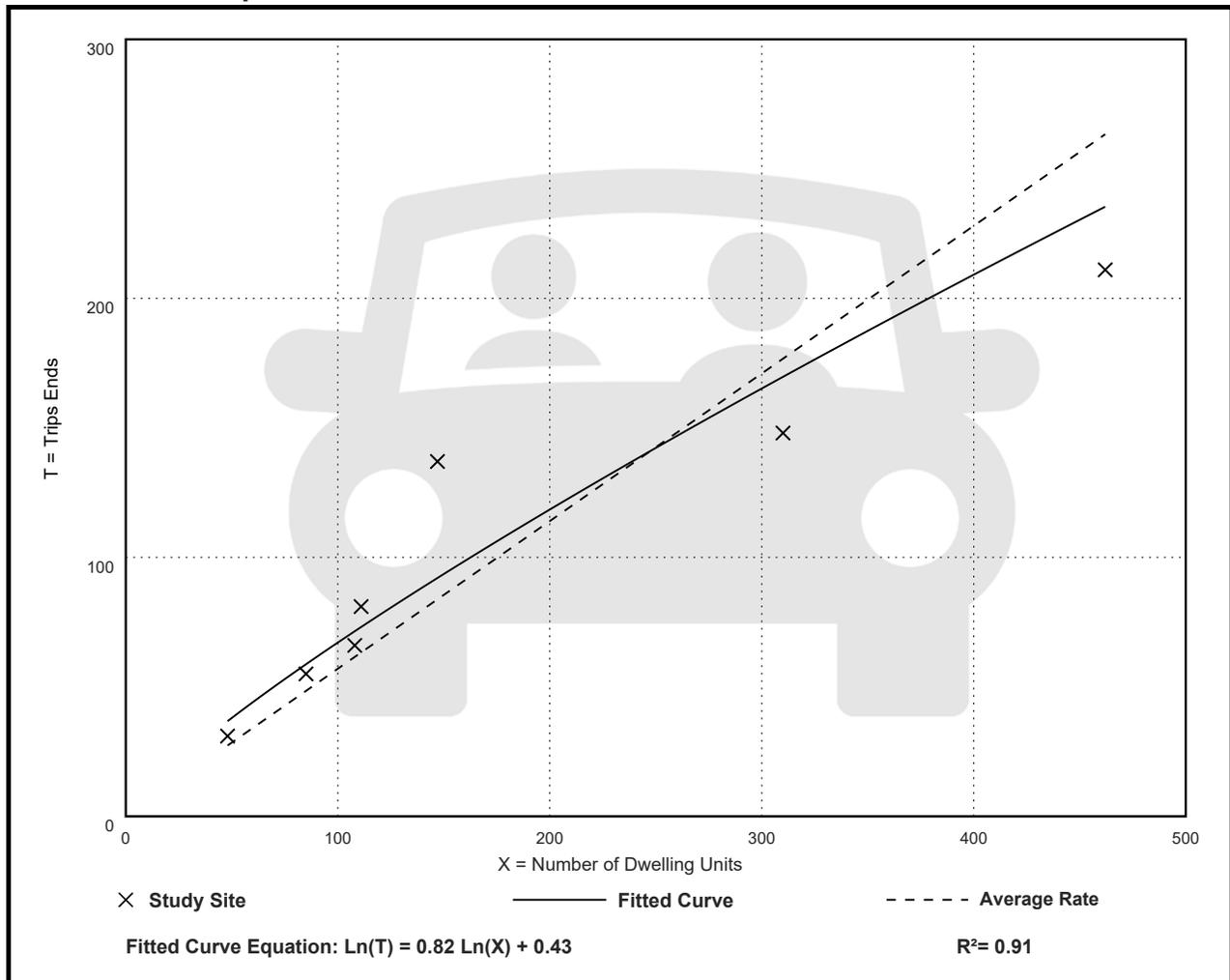
Avg. Num. of Dwelling Units: 182

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.46 - 0.93	0.17

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 5

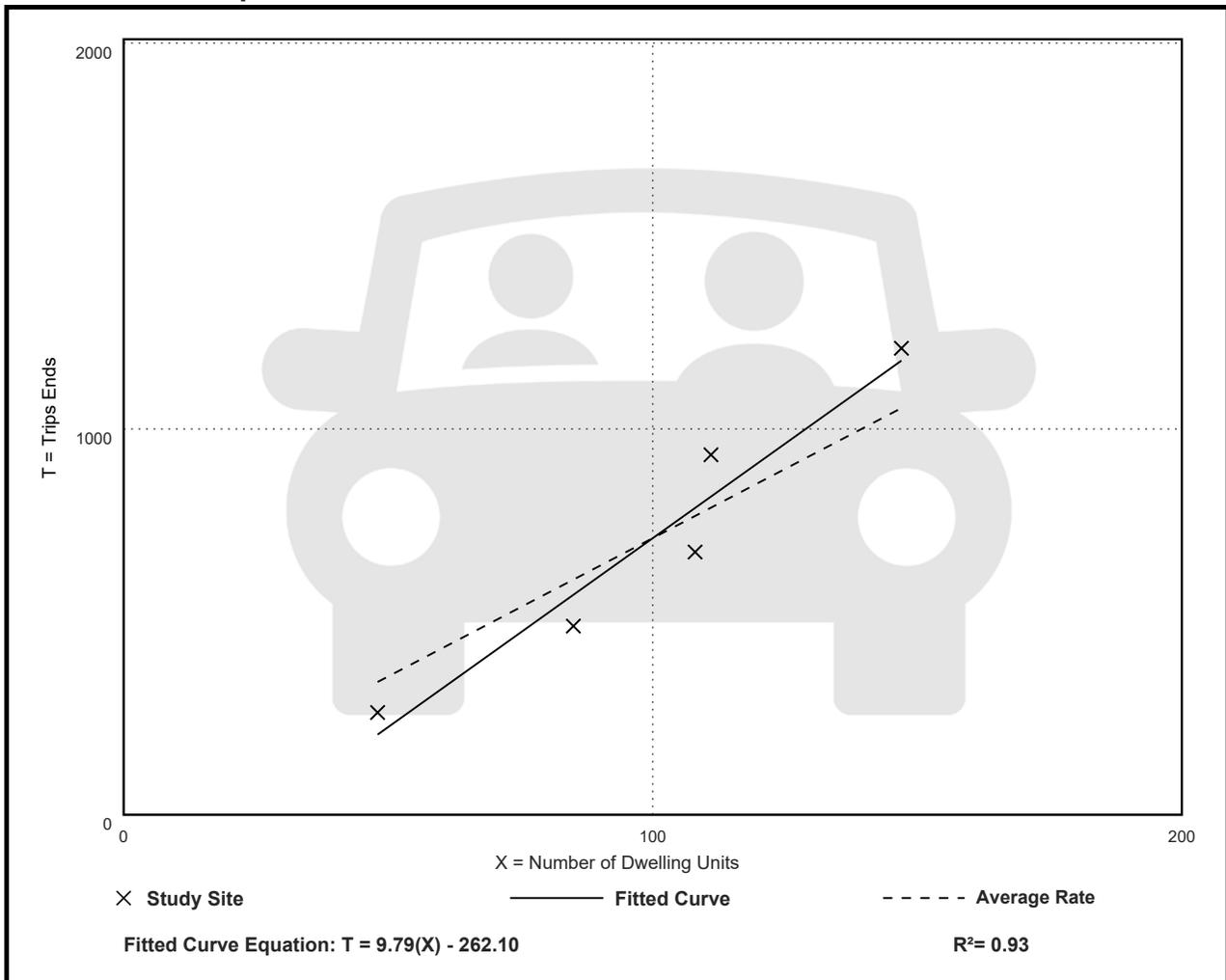
Avg. Num. of Dwelling Units: 100

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.17	5.52 - 8.41	1.34

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

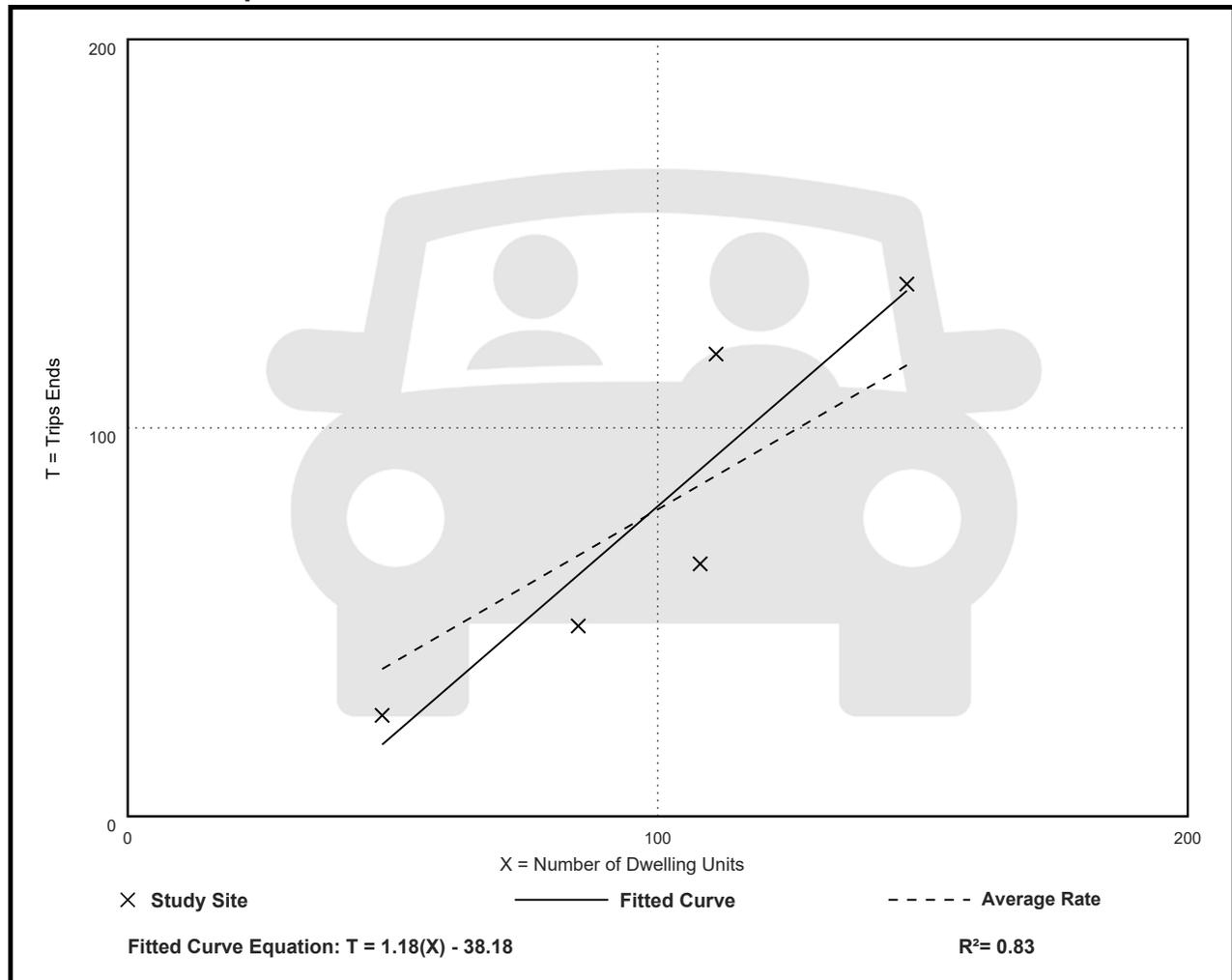
Avg. Num. of Dwelling Units: 100

Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.79	0.54 - 1.07	0.24

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Residents
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 36

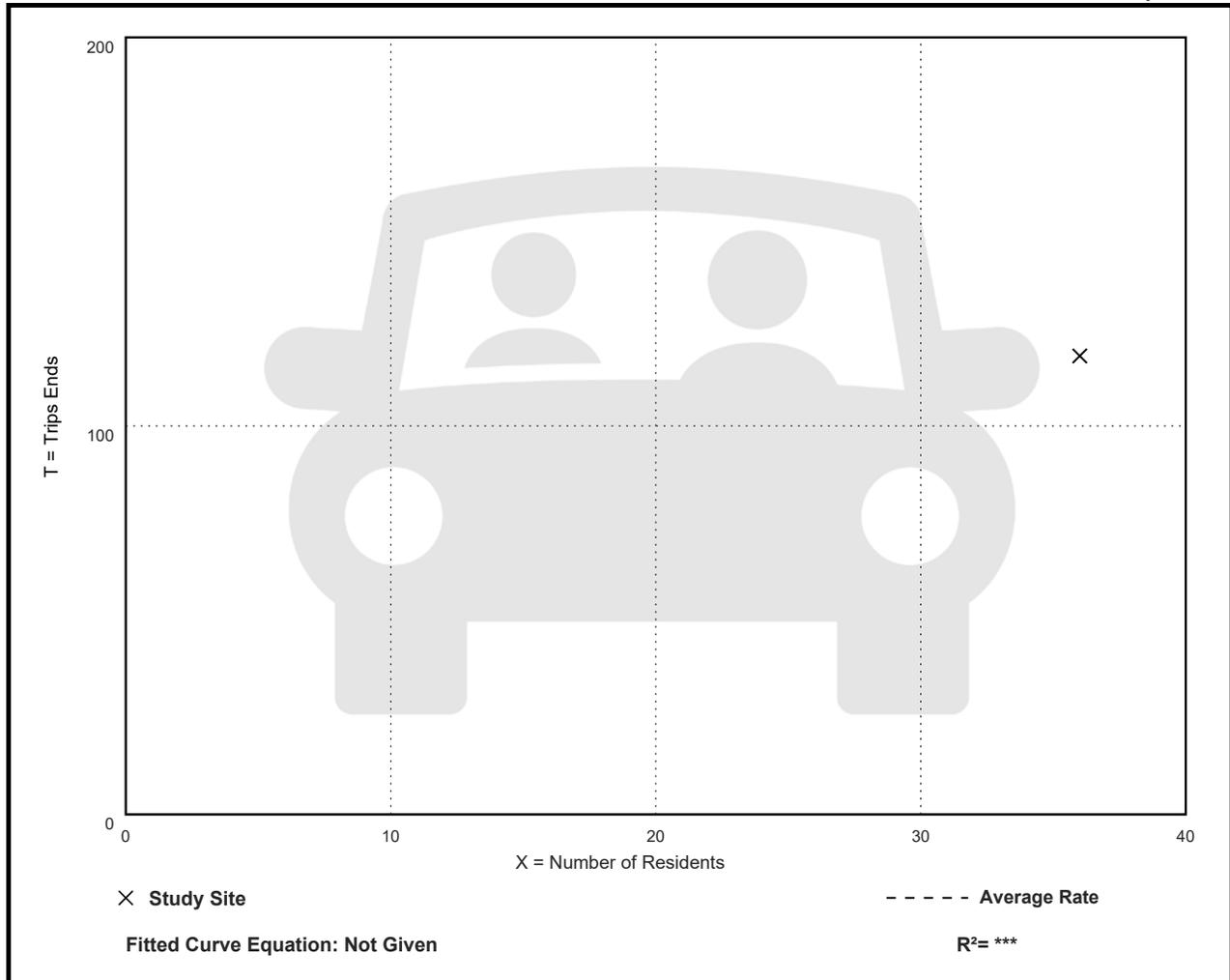
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
3.28	3.28 - 3.28	***

Data Plot and Equation

Caution – Small Sample Size



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Residents

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 36

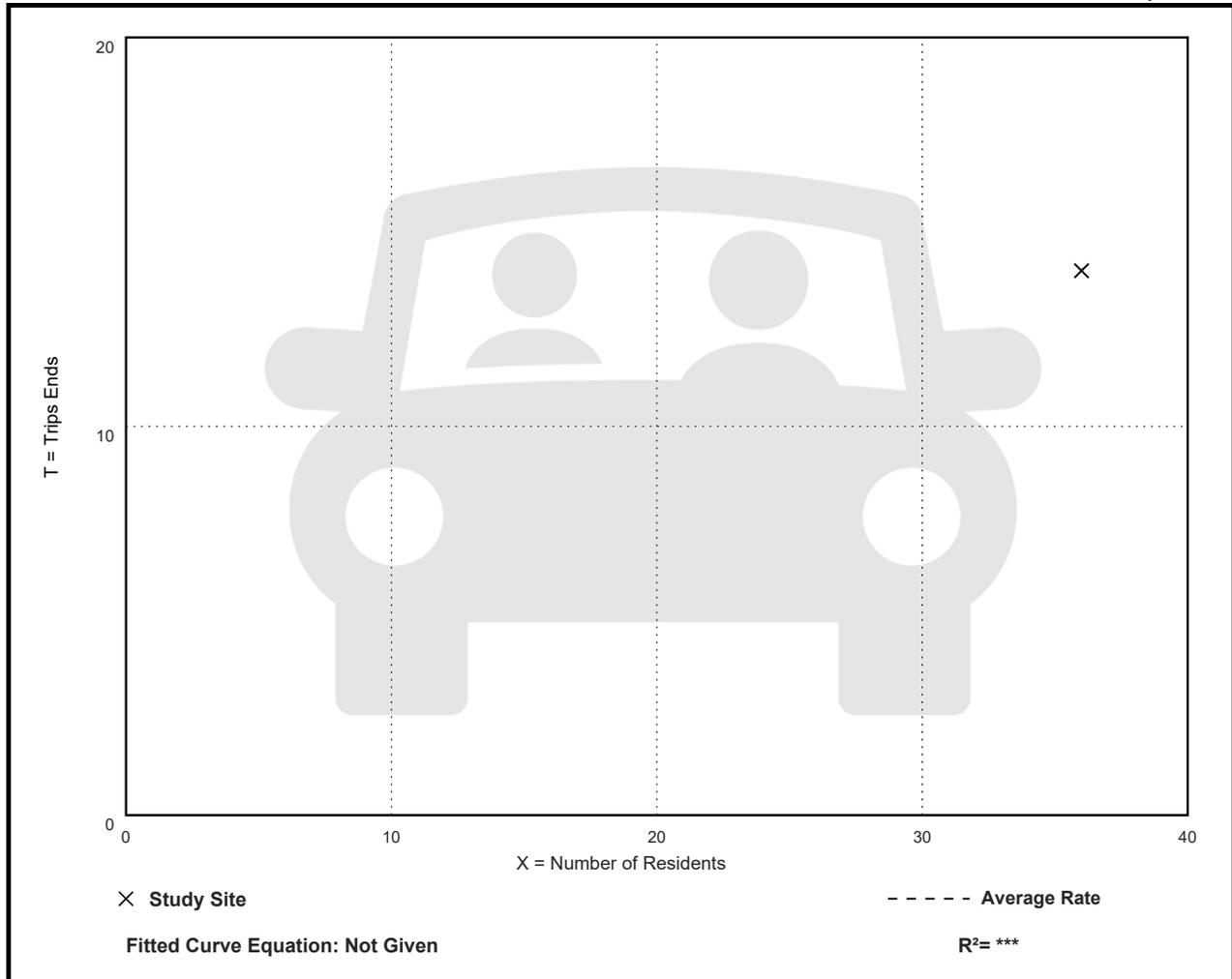
Directional Distribution: Not Available

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.39	0.39 - 0.39	***

Data Plot and Equation

Caution – Small Sample Size



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Residents

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 36

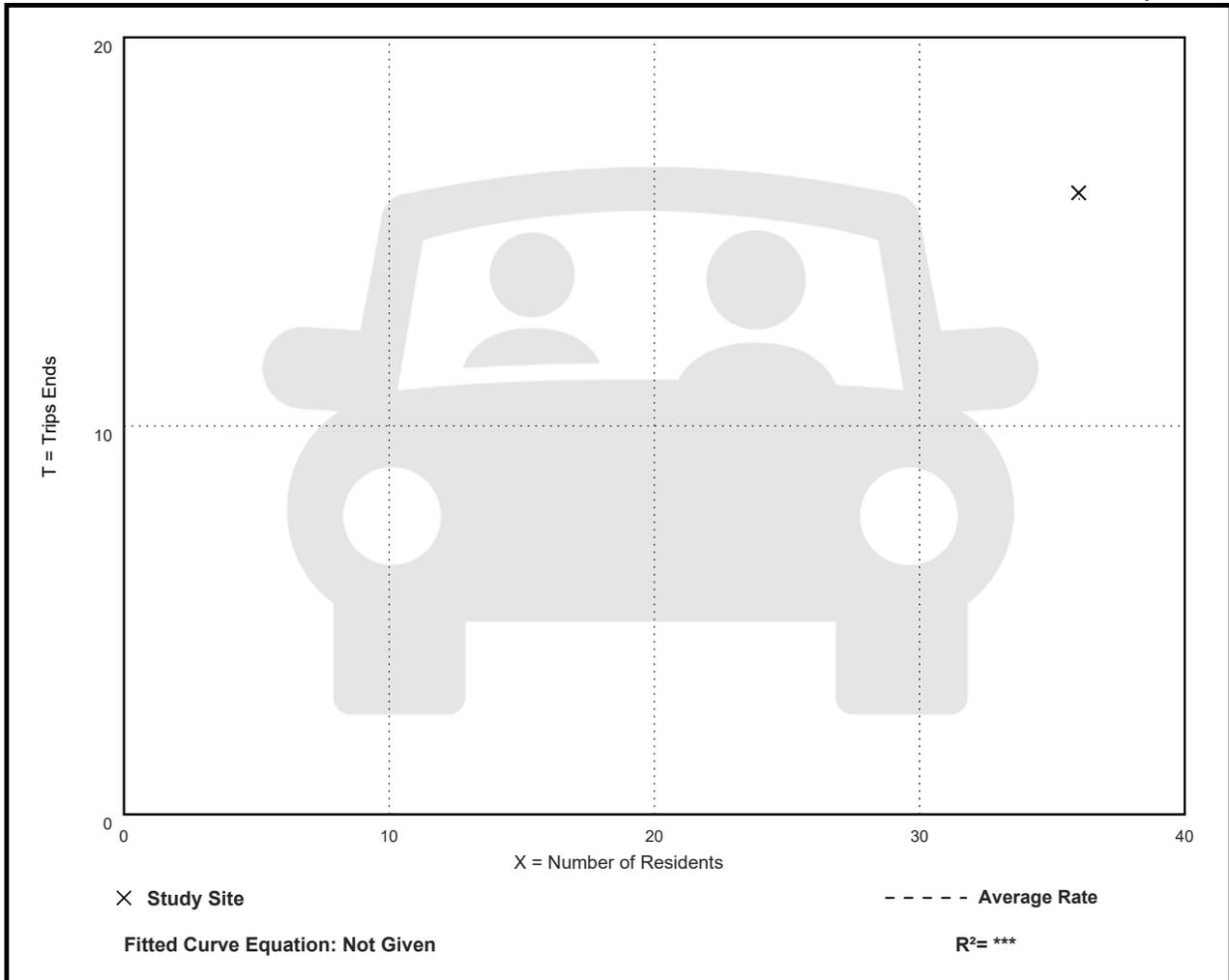
Directional Distribution: Not Available

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.44	0.44 - 0.44	***

Data Plot and Equation

Caution – Small Sample Size



Single-Family Attached Housing (215)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

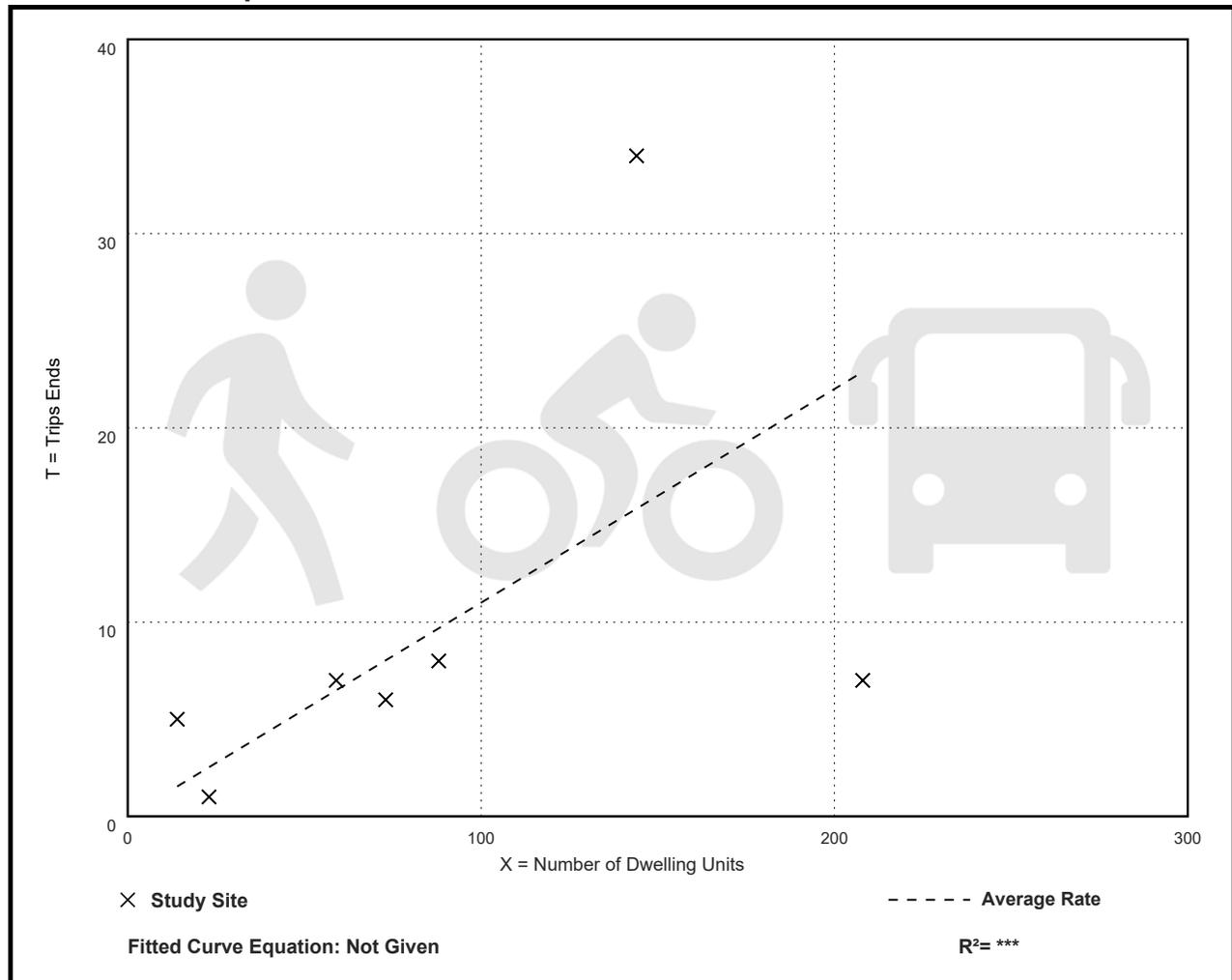
Avg. Num. of Dwelling Units: 87

Directional Distribution: 75% entering, 25% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.11	0.03 - 0.36	0.09

Data Plot and Equation



Single-Family Attached Housing (215)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

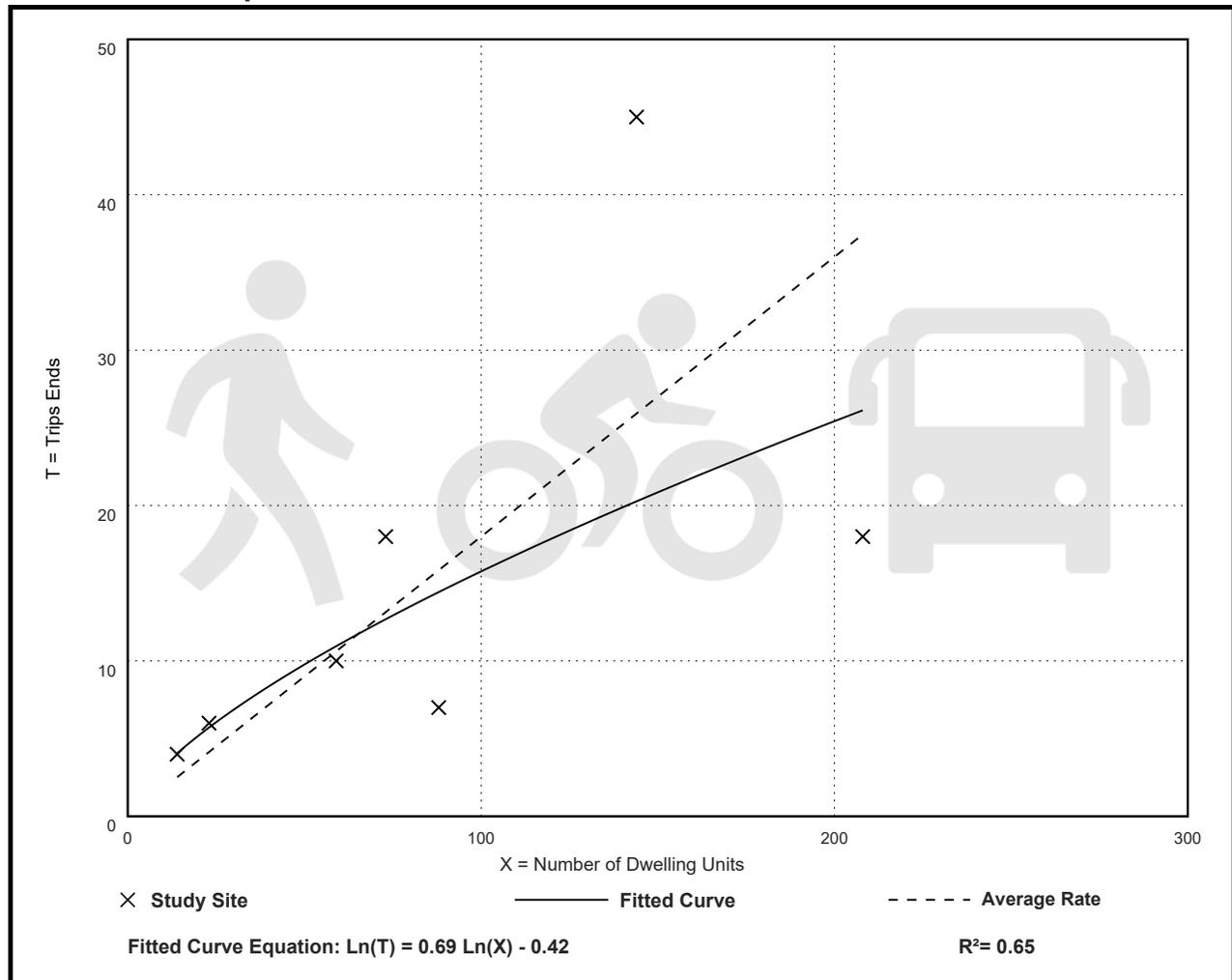
Avg. Num. of Dwelling Units: 87

Directional Distribution: 38% entering, 62% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.31	0.11

Data Plot and Equation






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DAWSON

 CONTINENTAL
PROPERTIES

ABOUT US

National multifamily, hotel and retail developer

Founded in 1979 by three lifelong friends

As of 2021, has developed more than 26,000 apartment homes in 19 states

All communities are conventionally financed with private equity partners

Develops, owns, and manages all apartment communities

— No third-party management

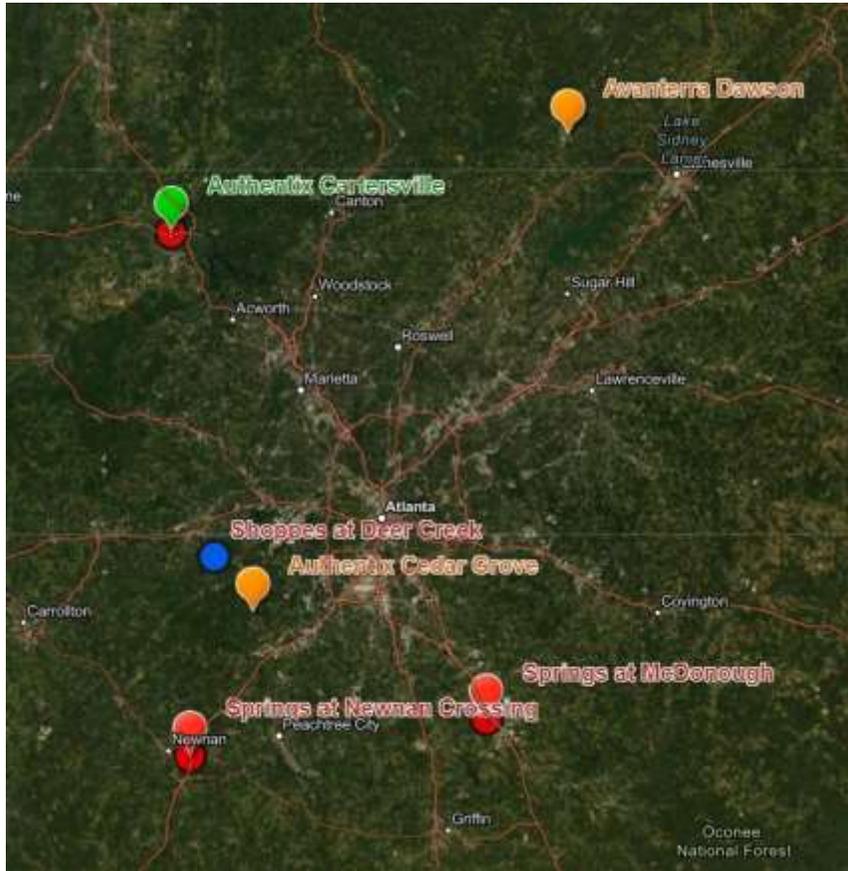
— “Top 10 Property Management Company” —

multifamilyexecutive.com

CONTINENTAL
PROPERTIES



Atlanta-Metro Residential Experience



- Completed Communities
 - Springs at McDonough
 - Springs at Newnan Crossing
- Lease-Up
 - Authentix Cartersville
- In Development
 - Authentix Cedar Grove
 - Avanterra Dawson

Supply & Demand

- Over past three years, demand has outpaced supply in the submarket. Internal demand numbers indicate a nearly 2:1 ratio of demand to supply in the submarket, with pipeline averaging only 250 units per year.
- The occupancy rate in the submarket is currently 97.6%, higher than Atlanta on average, indicating a need for more housing in the area.
- The three-mile radius surrounding Avanterra Dawson has a projected young adult population growth rate of 2.9%, beating the city of Dawsonville, Dawson County, the Atlanta market, and the nation, which have projected rates of 2.3%, 2.3%, 2.1%, and negative 1.0%, respectively. Young Adults typically have a higher demand for rental units, and thus this indicates a need for multifamily housing in the near future.



What is Avanterra?

- Purpose-built, single-family community (for lease)
- Residents enjoy luxuries and offerings of new single-family home with a lock and leave lifestyle
- Single lot, owned and managed by Continental Properties- institutional owner guarantees long-term maintenance
- Constructed in combination of duplex and triplex homes (attached per code), 1- to 4-bedrooms in size
- Provides alternative single-family floor plan option with the flexibility to rent for would-be buyers unable to find traditional SF housing options
- Offers unique rental opportunity for renters-by-choice
- New high-income earners will expand the County's tax base



Rezoning Request

- Continental 673 Fund LLC requests to rezone TMP 114-020 (Dawson Village Way South/ Beartooth Parkway) from CHB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purpose of developing 113 attached residences



- Consistent with the Future Land Use plan/policies which allows RMF (multi-family residential 6 units per acre density)
- Transforms a limited potential site into a productive, desirable community which will support area retailers with resident spending power

Site Plan- Overview



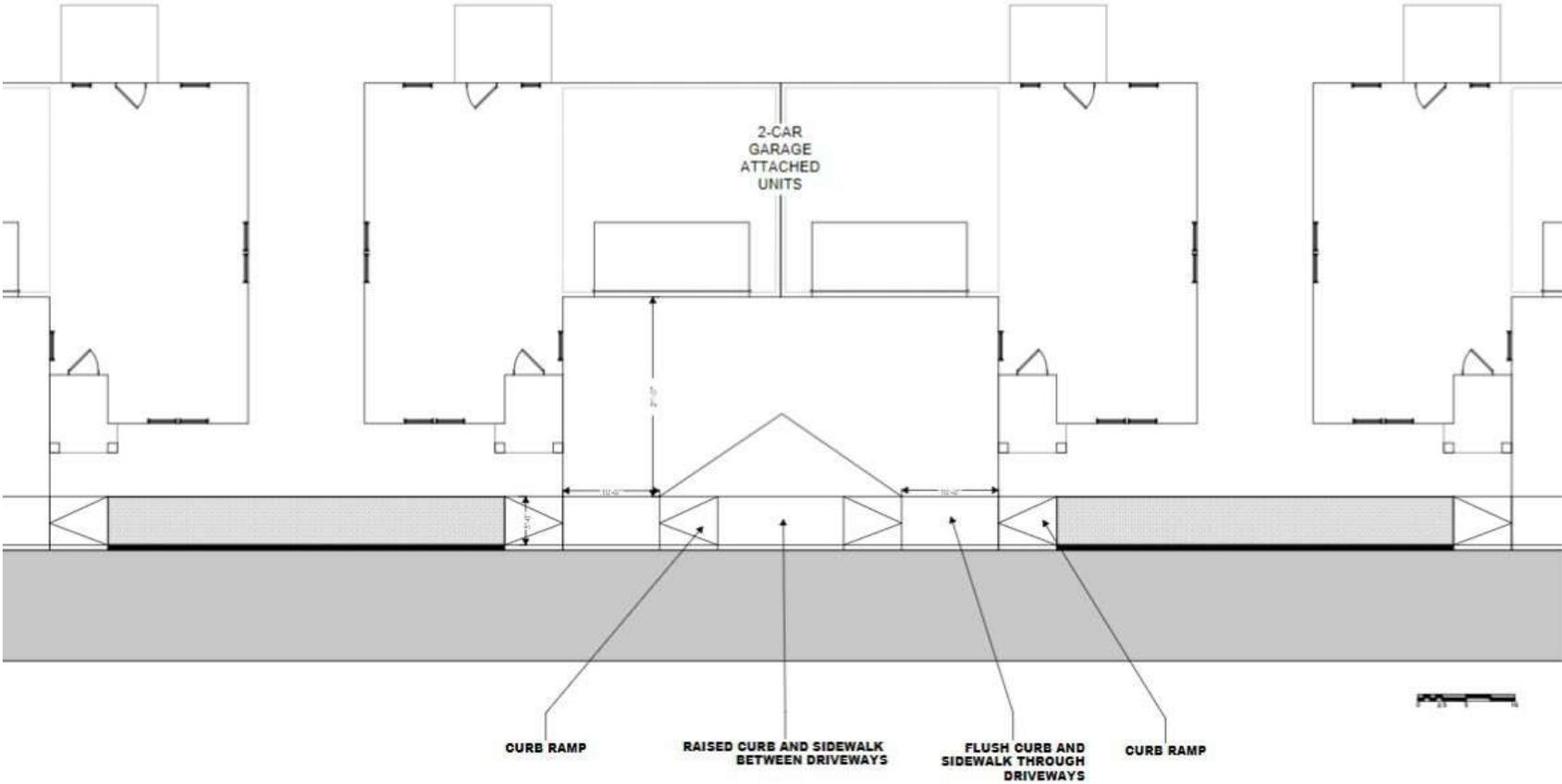
- 113 homes, in mix of 1-4 bedroom offerings
 - Range in size from 983 SF- 1,860 SF
 - Monthly rents (projected at groundbreaking) range from approximately \$1,800 - \$2,600
- Attached garage opportunities (1,2 car)
- Parking 2+ stalls per home (combination of off-street surface and garage parking)
 - All on-street parking eliminated after conversations with planning/ emergency services
- 4 points of access to public street network, reducing traffic conflicts during peak travel hours



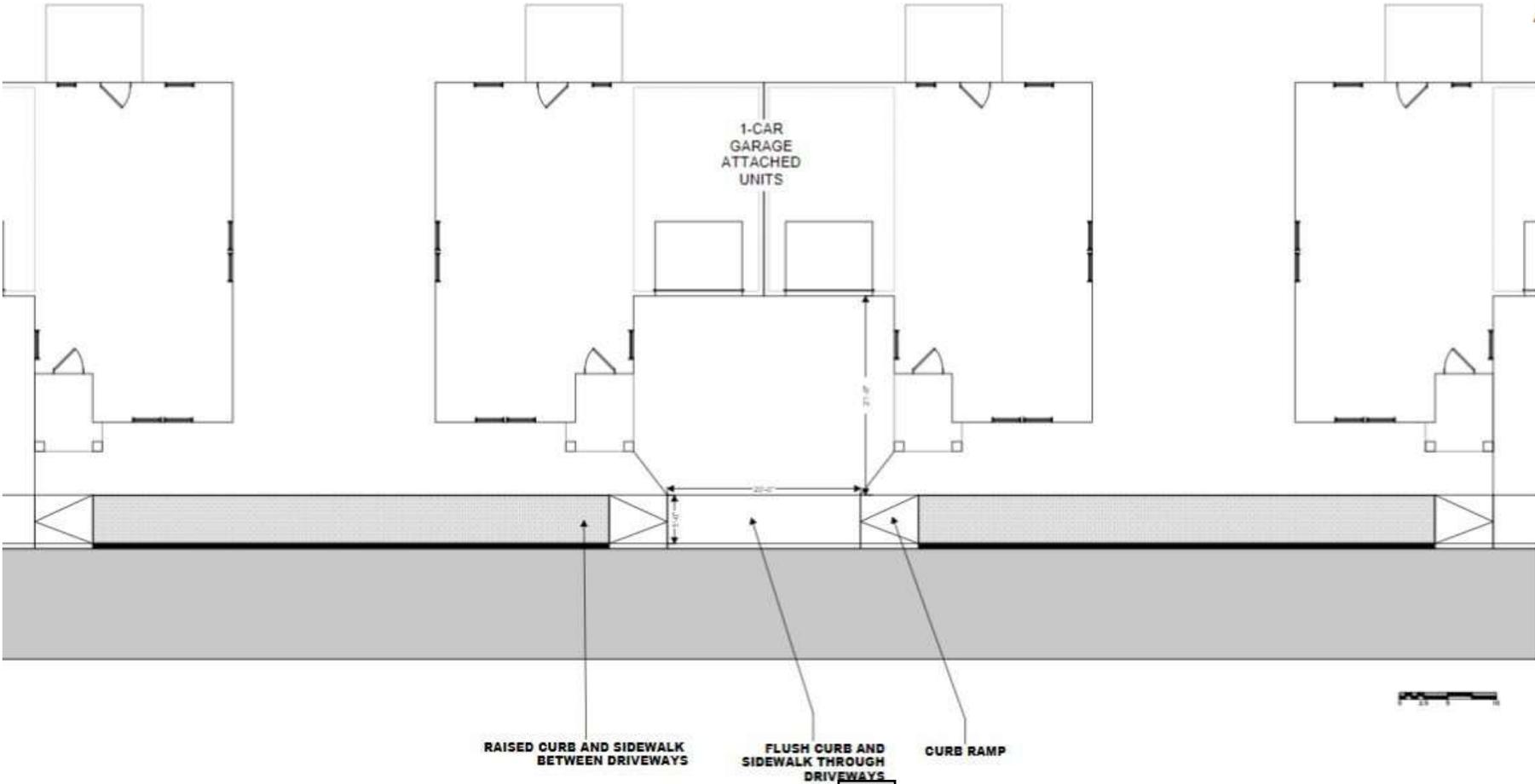
Discussion at June BOC meeting

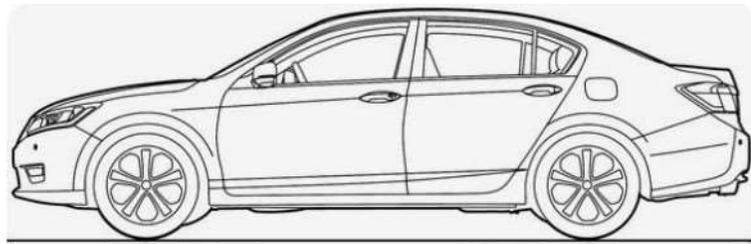
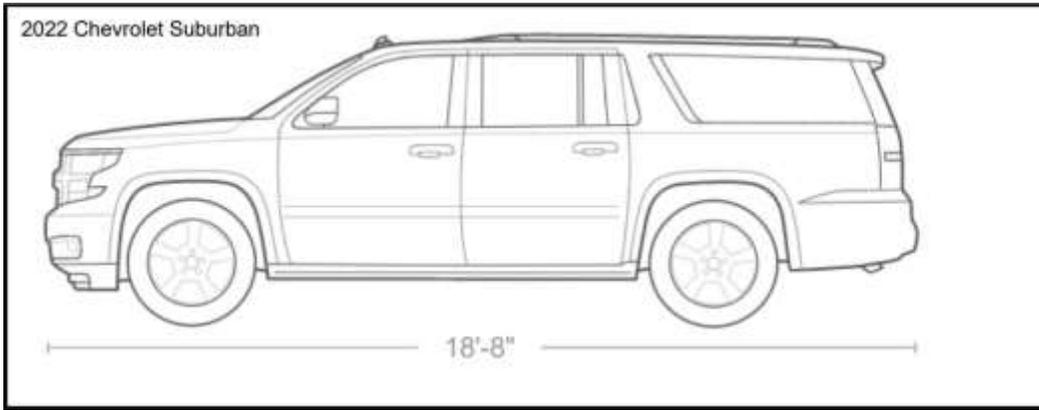
- Compactor/Recycling relocation
- Parking
 - Per ITE, expected parking need is 1.5 spaces per home
 - Additional guest parking added (20 spaces)
 - Overall Parking ratio = 2.15 spaces per home
 - 21' long min. apron spaces
- Traffic
 - 1,164 total vehicle trips
 - Only 58 daily at Beartooth and 53

Parking

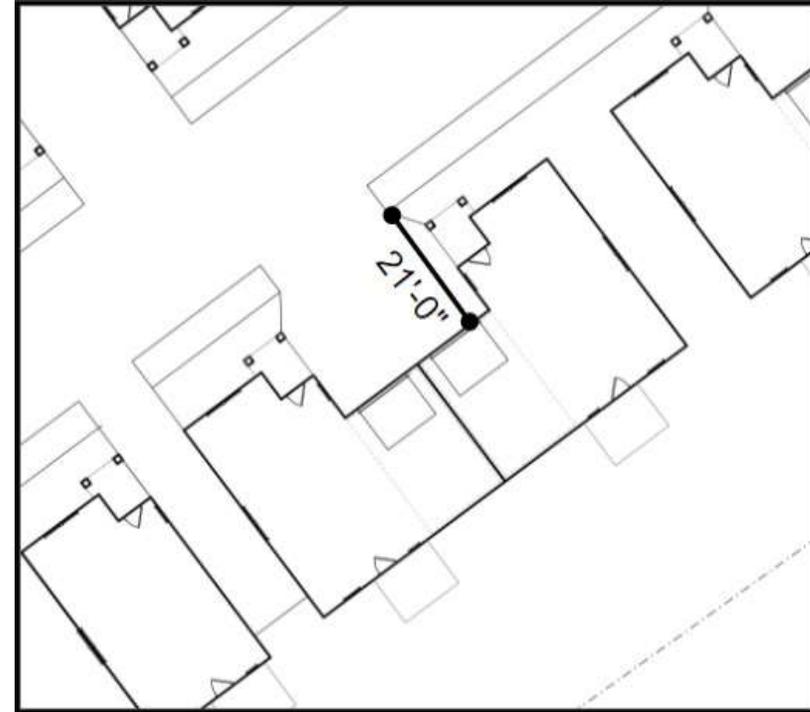


Parking



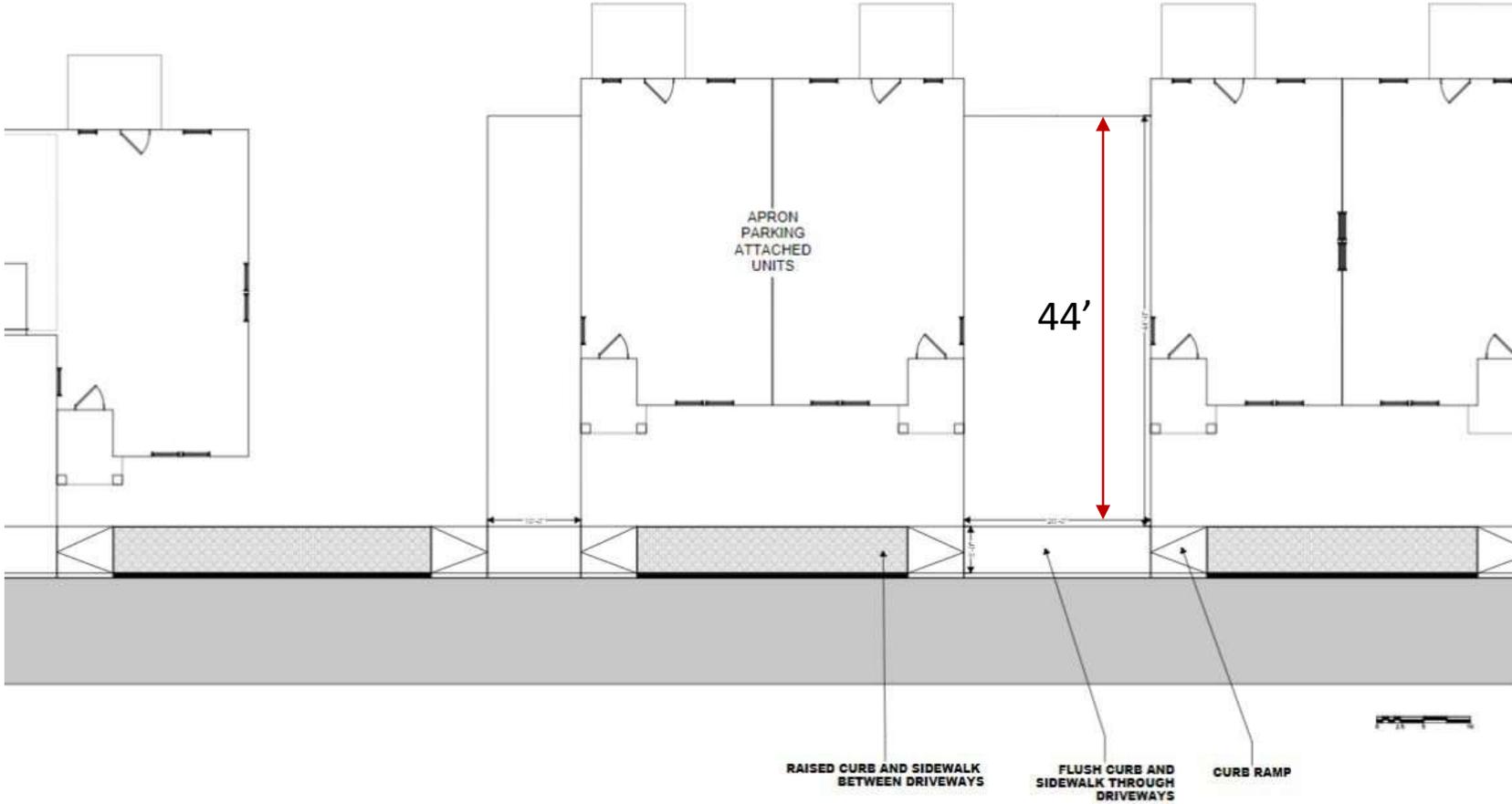


Honda Accord 16'-3"



Parking

Parking









Community Amenities

- Clubhouse
 - Resort-style swimming pool
 - Grilling area and sun-bathing deck
 - 24/7 fitness center
 - Large multi-purpose gathering space
- Enclosed yards (select homes)
- Leash-free pet playground
- Smart Home technology for all homes
- Valet trash service
- Home interiors
 - Solid-surface countertops
 - Tile backsplashes
 - Luxury vinyl-plank flooring
 - Stainless steel appliances



Property Management

Top Tier Property Management Team

Award Winning Teams

- Continental Properties - #39 of top 100 management companies in nation
- (6) Properties in top 1% of +120,000 communities per J Turner
- (18) Communities in ApartmentRatings.com top rated list

Onsite Team

- 24-hour maintenance staff
- Full-time leasing agents and property managers
- 30-day Pledge – if residents are not satisfied, option for lease release

Screening Criteria

- Credit check, full background check, full referral check
- Income (monthly income must exceed 3x rent to qualify)

Community Outreach – Continental Cares

- Facebook Live events
- “Ronald McDonald House”
- “Operation Gratitude”





ZA 22-09 Continental 673 Fund, LLC

Draft Stipulations

1. A **traffic impact study** shall be provided prior to submittal of any land development/disturbance permit application; staff shall have fifteen working days to review the study and provide recommendations for any changes.
2. Owner/Developer shall **dedicate right-of-way** along Beartooth Parkway and State routes as required by the traffic impact study and recommendations of GDOT. Owner/developer shall be responsible for all Improvements required to include the widening of Beartooth Parkway and turning lanes off of Beartooth Parkway.
3. The community shall include a **Passive or Active recreation use that is a minimum of five percent** of the acreage and shall be under construction prior to the issuance of the first certificate of occupancy.
4. A replanted **buffer of at least fifteen feet** in width shall be provided and maintained around the entire exterior perimeter of the development.
5. **Buffers** in which vegetation is nonexistent or is inadequate to meet the screening requirements of this article shall be planted with supplemental plantings so as to provide a year-round effective visual screen.
6. All landscape design shall incorporate a minimum of **forty percent (40%) evergreen plantings** (trees, shrubs, and groundcovers). **All plant material must be Georgia native.**
7. Developer shall plant a minimum of **one 3" caliper native overstory tree in** the front yard of each unit.
8. There shall be **no vinyl siding**
9. The developer shall employ a **third-party erosion control monitoring** firm for the project. The firm shall be responsible for inspection of construction sites and implementation of Stormwater and Erosion Control Ordinances. The firm shall provide weekly reports on all active permits to Dawson County.
10. **25-foot separation between the face of the structure's garage** and the curb or sidewalk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning and Development

Work Session: 06-16-22

Prepared By: S.O. Farrell, Director

Voting Session: 06-16-22

Presenter: S.O. Farrell

Public Hearing: NO

Agenda Item Title: Presentation of title and grade change for the Administrative Assistant to *Development Services Office Manager*, to a paygrade of 117.

Background Information:

The position requires a working knowledge of land use, permitting, impact fee collection, budgeting and staffing. This is not a supervisory classification but is expected to perform leadership activities. Successful performance influences the efficient operation of the department. Over the years the responsibilities have expanded, yet the job description was not amended to reflect the degree of difficulty.

Current Information:

Work involves coordinating the receipt and review of Impact Fees, ensuring compliance with applicable policies and collection. The lead liaison with IT and the permit software vendor. Lead customer service in permitting and research. Works under limited supervision, with considerable latitude for independent judgment.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: *S.O. Farrell*

Date: 5/25/2022

Finance Dept. Authorization: *Vickie Nubert*

Date: *6/8/22*

County Manager Authorization: *DW*

Date: *6/8/22*

County Attorney Authorization: n/a

Date: _____

Comments/Attachments:

Organizational Chart; job description



DAWSON COUNTY GOVERNMENT
25 Justice Way, Suite 2233
Dawsonville, GA 30534
(706) 344-3501

DEVELOPMENT SERVICES OFFICE MANAGER

DAWSON COUNTY PLANNING AND DEVELOPMENT

Full-Time/Hourly/Non-Exempt

\$22.96 - \$35.61 Hourly

JOB SUMMARY

The Development Services Office Manager is responsible for providing staff direction and support in addition to specialized duties relating to management support. The office manager provides staff a direct contact point for software training, records management, staff assistance, and customer conflict resolution. The office manager provides service to the public, developers, contractors, engineers, and other customers in person and over the telephone. This is not a supervisory classification but may be expected to perform leadership activities as required.

ESSENTIAL DUTIES

- Budgets, summaries, and analyses as requested by the Director.
- Tracks and checks Impact Fees collected with building permits.
- Coordinates permitting software updates and staff training.
- Liaison to IT and software vendor for permitting and land use software.
- Responsible for Compliance with the Georgia Records Act,
- Serves as Records Management coordinator for the Department.
- Monitors off-site records.
- Responds to inquiries, requests, questions and problems from the Director, or other government agencies and departments.
- Coordinates payroll completion and submittal
- End of month reporting of department activities
- Tracks County vehicle maintenance and service.
- Processes department invoices; Orders and purchases office supplies and uniforms
- Creation of forms and the maintaining of departmental forms and files on line.
- Responds to telephone and in-office inquires related to permits, applications, plan review, soil erosion, property maps, and other matters, as needed.
- Transmits reports to U.S. Census Bureau.
- Accumulates, validates, and maintains departmental records including case files, permits, plans.
- Conforms with state record retention requirements by digitally formatting, maintaining, and purging records.

KNOWLEDGE/ SKILLS / ABILITY

KNOWLEDGE OF:

- Building, urban planning, and engineering terminology and general practices.
- Basic municipal finance operations and procedures.
- Records management procedures.
- Building inspection requirements.
- Dawson County Impact Fee Ordinance
- State of Georgia Retention Schedules.
- Microsoft Office products and other relevant technologies i.e., Energov.

SKILLED IN:

- Organization; establishing and maintaining records.
- Handling high volume of complex work; preparing a variety of material and prioritizing work load.
- Communication, both verbal and written is vital, interpersonal skill as applied to interaction with co-workers, management, contractors, vendors and the general public.
- Performing mathematical and accounting calculations.

ABILITY TO:

- Operate a variety of standard office equipment including a computer terminal, telephone, calculator, copy and fax machines requiring continuous and repetitive arm, hand and eye movement.
- Communicate effectively and courteously with the public, both verbally and in writing.
- Tactfully deal with upset customers, including those that may have limited or no knowledge of the building industry and its requirements.
- Proficiently perform computerized word processing, comprehension, summarizing, and writing/editing.
- Establish and maintain effective working relationships with County staff and the general public

COMPLEXITY

The work consists of related technical and administrative duties. The volume of duties performed and time constraints contribute to the complexity of the work.

CONTACTS

- Contacts are typically co-workers, other county employees, managers, builders, land use planners, contractors and the general public.
- Contacts are typically to give or exchange information, resolve problems, and provide services.

ADA MINIMUM REQUIREMENTS

Scope of Performance: The purpose of this position is to provide administrative support for the department in the areas of budget management, impact fee collection, records management, permitting and service to the public, developers, contractors, engineers, and other customers.

Physical Ability: The work is typically performed while sitting, standing, walking, bending, crouching, or stooping. The employee must occasionally lift light and heavy objects, up to 5 pounds regularly and up to 25 pounds occasionally. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus. Clear hearing and speech are required.

Environmental Factors: The work is typically performed in office settings. Fast paced, requiring flexibility in handling a variety of functions simultaneously.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

This is not a supervisory classification but may be expected to perform leadership activities as required. Successful performance influences the efficient operation of the department. The Office Manager with oversight of the Planning Director coordinates work in terms of general instructions.

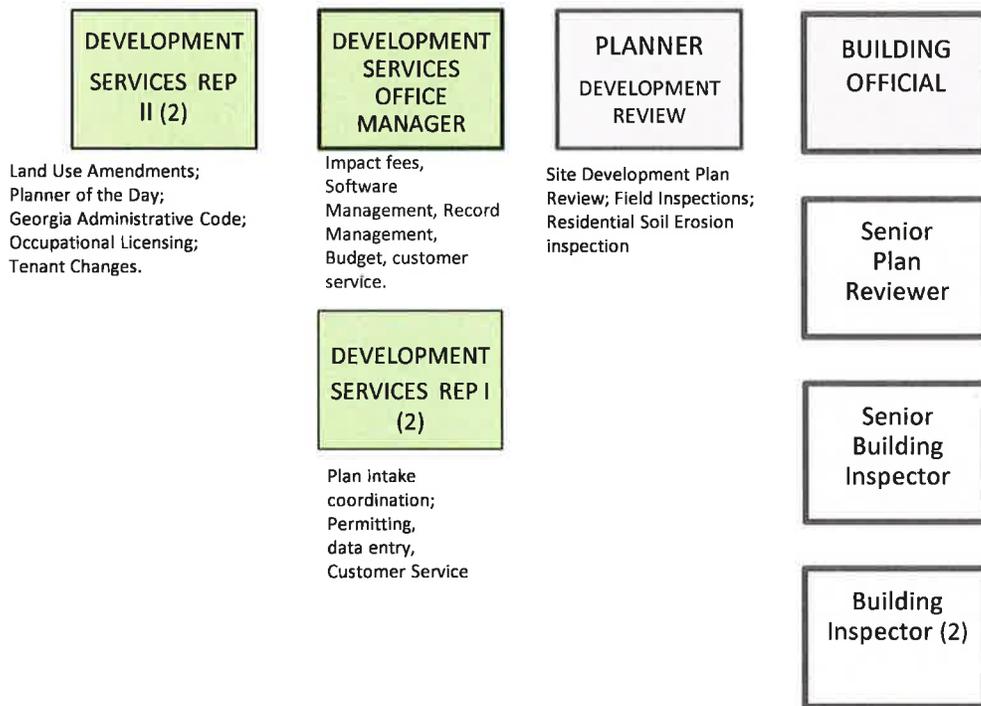
MINIMUM QUALIFICATIONS / CERTIFICATIONS

- Applicant must possess an Associate's Degree plus a minimum of four years' experience in a related field; or any equivalent combination of education and experience which provides a sufficient level of understanding of the essential duties of the position.
- Specialized training in the field of work, in addition to basic skills typically associated with an associate degree in a related field preferred.
- Excellent verbal and written communication skills.
- Skilled in operating modern office equipment and knowledgeable in office procedures and administrative methods.
- Microsoft Office proficient; Energov Permitting software (or equivalent)
- Possess a valid Georgia driver license and a satisfactory Motor Vehicle Record (MVR).
- Applicant must be able to pass a background check and drug screening.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position. The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

PLANNING & DEVELOPMENT

Director



Organizational Chart
June 2022



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning and Development

Work Session: 06-16-22

Prepared By: S.O. Farrell, Director

Voting Session: 06-16-22

Presenter: S.O. Farrell

Public Hearing: NO

Agenda Item Title: Presentation of title and grade change for the *Business License Technician to Development Services Representative II*, to a paygrade of 116.

Background Information:

In 2006, when the position was created the issuance of a Business License was not as complex nor did the county have the type businesses that require compliance with the state administrative codes. The position requires a working knowledge of current business status regarding legality of operating in Dawson County, i.e., land use regulations; conditional uses and violations; development activities; utility use; fire safety inspections, tenant changes, distance requirements and confidentiality of information.

Current Information:

Work involves coordinating the receipt and review of license applications; ensuring compliance with applicable policies, zoning, Georgia Administrative codes, and statutes. Works under limited supervision, with considerable latitude for independent judgment.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: *S.O. Farrell*

Date: 5/25/2022

Finance Dept. Authorization: *Licki Nerub*

Date: *4/8/22*

County Manager Authorization: *DAF*

Date: *4/8/22*

County Attorney Authorization: n/a

Date: _____

Comments/Attachments:

Organizational Chart; job description



DAWSON COUNTY GOVERNMENT
25 Justice Way, Suite 2233
Dawsonville, GA 30534
(706) 344-3501

DEVELOPMENT SERVICES REPRESENTATIVE II
DAWSON COUNTY PLANNING AND DEVELOPMENT

Full-Time/Hourly/Non-Exempt
\$21.86 - \$33.92 Hourly
\$45,476.00 - \$70,549.00 Annually

JOB SUMMARY

Provide technical information and assistance to the public, professionals, elected and appointed officials. Communicate effectively and courteously with the public, both verbally and in writing. Provides customer service to business owners, developers, contractors, surveyors, attorneys and others in person, over the telephone, and via the internet. A person in this position is assigned to perform duties in the Land Use Amendment processing or Occupational Licensing service category.

ESSENTIAL DUTIES – LAND USE AMENDMENTS

- Learn, explain, and enforce: policies, procedures, and functions of the Land Use Amendment section.
- Understand and utilize the Dawson County Land Use Code.
- Receives and processes zoning and variance applications.
- Prepares and distributes information packets to internal departments as well as Planning Commission, Board of Commissioners, and others as directed.
- Reviews case applications to ensure completeness and accuracy.
- Coordinates and tracks the exchange of information between other departments and agencies.
- Staff liaison to the Dawson County Planning Commission.
- Creates staff reports for variance requests.
- Attends Planning Commission meetings and records and distributes meeting minutes.
- Provides notification to applicants of Planning Commission decisions.
- Advises the general public regarding the development and zoning processes.
- Provides information to the public regarding applications, either by telephone or in person.
- Issues Zoning Conformance Letters
- Prepares reports as needed.
- Assists the Planning Director with special projects and analyses as requested.
- Assists in the issuance of occupational licenses as necessary.
- Maintains all land use amendment files.
- Complete required International Code Council ICC training.
- Answers telephones as needed.
- Performs other related duties as assigned.

ESSENTIAL DUTIES – OCCUPATIONAL LICENSING

- Interpret and enforce occupational revenue/license ordinances.
- Ensure the county maintains compliance with the Georgia Immigration Reform Act.
- Updates County business records concerning business locations and licensing status.
- Researches records to determine compliance with licensing regulations;
- or to resolve disputes with business owners.
- Identifies businesses that have not obtained proper licensing.
- Prepares routine correspondence to customers concerning their business licensing.
- Assists customers in person and on the telephone with license and fee inquiries.

- Works in partnership with the Georgia Department of Revenue License Compliance; and
- the Georgia Secretary of State's Office
- Learn and explain occupational tax and regulatory codes.
- Learn, explain, and enforce: policies, procedures, and functions of the Occupational Licensing section.
- Understand and utilize the Dawson County Land Use Code.
- Read County maps and understand zoning identification.
- Effectively and courteously communicate with the public both verbally and in writing often under stressful circumstances.
- Comprehend and make inferences from written material and verbal and/or written instructions.
- Make mathematical calculations and draw logical conclusions.
- Provide thoughtful and thorough analysis.
- Assists in the processing of land use amendments as necessary.
- Handle multiple projects simultaneously and use good judgment in prioritizing work assignments.
- Proficiently use electronic communication and have good comprehension, summarizing and writing/editing skills.
- Complete required Georgia Association of Business Tax Officials training.
- Reviews applications to ensure completeness and accuracy.
- Coordinates and tracks the exchange of information between other departments and agencies.
- Assists the Planning and Development Director with special projects and analyses as requested.
- Input data into and maintain licensing software.

KNOWLEDGE/ SKILLS / ABILITY

Knowledge:

Land Use, Building, and engineering terminology and practices.
 Basic knowledge of site plans, construction drawings, and surveys.
 Dawson County Land Use regulations.
 Microsoft Office products and other relevant technologies.

Skills:

Tactfully deal with upset customers, including those that may have limited knowledge of the building industry and its requirements.
 Proficiently perform computerized word processing, comprehension, summarizing, and writing/editing.
 Research and enforce the Georgia Administrative Code
 Make mathematical calculations and draw logical conclusions.
 Establish and maintain effective working relationships with County staff and the general public.

ESSENTIAL FUNCTIONS:

Performs duties and responsibilities commensurate with assigned functional area which may include, but are not limited to, any combination of the following:
 Responds to questions about County ordinances and policies.
 Communicates with and assists the public in submittal requirements.
 Calculates fees, accepts and receives payments owed to the County.
 Retrieves, inputs, and monitors data and history by accessing numerous databases.
 Supports other staff members and, as a team player, assists other personnel as needed.
 Reviews submittals for completeness: Receives and reviews digital and paper documents
 Researches history of properties for past users, zoning history, easements and recorded documents.
 Prepares and scans documents for public internet access.

COMPLEXITY

The work consists of related technical and organizational duties. The number of state and local guidelines to be followed contributes to the complexity of the work. Guidelines include the county ordinances, department policies and procedures, building and construction codes, zoning regulations, land use law, and relevant state and

federal laws. These guidelines are generally clear and specific, but may require some interpretation in application.

CONTACTS

Contacts are typically co-workers, other county employees, surveyors, builders, contractors and the public. Contacts are typically to give or exchange information, resolve problems, and provide services.

ADA MINIMUM REQUIREMENTS

Scope of Performance: The purpose of this position is to review permit applications and issue permits and business licenses. Successful performance contributes to the efficient operation of the department.

Physical Ability: The work is typically performed while sitting, standing, walking, bending, crouching, or stooping. The employee must occasionally lift light and heavy objects, up to 5 pounds regularly and up to 25 pounds occasionally. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus. Clear hearing and speech are required.

Environmental Factors: The work is typically performed in office settings. Fast paced, requiring flexibility in handling a variety of functions simultaneously.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

This job classification is non-supervisory.

The Development Services Representative II is the second level in the Development Services Representative class series. This classification is distinguished from the Development Services Representative I in that a person in this position will have achieved certification from the International Code Council (ICC) as a Permit Technician, and Level 1A GSWCC certification, have customer service contact experience and be able to perform additional duties as outlined.

MINIMUM QUALIFICATIONS / CERTIFICATIONS

Education and Experience: Applicant must possess a high school diploma or GED equivalent plus a minimum of two years' experience in a related field; or any equivalent combination of education and experience which provides a sufficient level of understanding of the essential duties of the position. One year experience in permitting processes or one year experience in technical and/or customer support preferably in construction, architecture, engineering or planning, including high volume public contact.

Preferred: Experience in a municipal or government setting.

Licensing, Certifications and Other Requirements: possess the International Code Council (ICC) Permit Technician certification or ability to obtain one within one year.

Preferred: Associates Degree

Other pertinent licenses and/or certifications may be required of some positions depending on services assignment.

Planning & Development

POS #	GRADE	Min	Max	POSITION	Occupant	Request	#
7410-009	14	19.83	30.76	Zoning Administrator	Gee	Title & Grade Change	1
	16	21.86	33.92	DEVELOPMENT SERVICES REP II			
7410-010	11	17.13	26.58	Admin Assistant	vacant	Title & Grade Change	2
	17	22.96	35.61	DEVELOPMENT SERVICES OFFICE MANAGER			
7410-013	8	14.80	22.96	Business License Technician	vacant	Title & Grade Change	3
	16	21.86	33.92	DEVELOPMENT SERVICES REP II			
7410-011				Permit Specialist	Edwards	Title Change	4
				DEVELOPMENT SERVICES REP I			
7410-012				Permit Specialist	Honn	Title Change	5
				DEVELOPMENT SERVICES REP I			



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning and Development

Work Session: 06-16-22

Prepared By: S.O.Farrell, Director

Voting Session: 07-07-22

Presenter: S.O. Farrell

Public Hearing: NO

Agenda Item Title: Presentation of title and grade change for the *Zoning Specialist to Development Services Representative II*, to a paygrade of 116.

Background Information:

Agenda of June 16, 2022 did not clearly document that the position was to be included in the title and grade changes presented. The job description and pay grade is being updated; the Human Resources Department has reviewed all (3) requests and is supportive. There is no financial impact to the department due to vacancies and it is mid fiscal year.

Current Information:

Commissioner Gaines requested the item(s) be postponed for Director Farrell to take a closer look at the request to get the right salaries for the right people, and to consider combination of duties.

Budget Information: Applicable: _____ Not Applicable: _____ Budgeted: Yes _____ No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: *S.O. Farrell*

Date: 06/28/2022

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: n/a

Date: _____

Comments/Attachments:

job description



DAWSON COUNTY GOVERNMENT
25 Justice Way, Suite 2233
Dawsonville, GA 30534
(706) 344-3501

DEVELOPMENT SERVICES REPRESENTATIVE II
DAWSON COUNTY PLANNING AND DEVELOPMENT

Full-Time/Hourly/Non-Exempt

\$21.86 - \$33.92 Hourly

\$45,476.00 - \$70,549.00 Annually

JOB SUMMARY

Provide technical information and assistance to the public, professionals, elected and appointed officials. Communicate effectively and courteously with the public, both verbally and in writing. Provides customer service to business owners, developers, contractors, surveyors, attorneys and others in person, over the telephone, and via the internet. A person in this position is assigned to perform duties in the Land Use Amendment processing or Occupational Licensing service category.

ESSENTIAL DUTIES – LAND USE AMENDMENTS

- Learn, explain, and enforce: policies, procedures, and functions of the Land Use Amendment section.
- Understand and utilize the Dawson County Land Use Code.
- Receives and processes zoning and variance applications.
- Prepares and distributes information packets to internal departments as well as Planning Commission, Board of Commissioners, and others as directed.
- Reviews case applications to ensure completeness and accuracy.
- Coordinates and tracks the exchange of information between other departments and agencies.
- Staff liaison to the Dawson County Planning Commission.
- Creates staff reports for variance requests.
- Attends Planning Commission meetings and records and distributes meeting minutes.
- Provides notification to applicants of Planning Commission decisions.
- Advises the general public regarding the development and zoning processes.
- Provides information to the public regarding applications, either by telephone or in person.
- Issues Zoning Conformance Letters
- Prepares reports as needed.
- Assists the Planning Director with special projects and analyses as requested.
- Assists in the issuance of occupational licenses as necessary.
- Maintains all land use amendment files.
- Complete required International Code Council ICC training.
- Answers telephones as needed.
- Performs other related duties as assigned.

ESSENTIAL DUTIES – OCCUPATIONAL LICENSING

- Interpret and enforce occupational revenue/license ordinances.
- Ensure the county maintains compliance with the Georgia Immigration Reform Act.
- Updates County business records concerning business locations and licensing status.
- Researches records to determine compliance with licensing regulations;
- or to resolve disputes with business owners.
- Identifies businesses that have not obtained proper licensing.
- Prepares routine correspondence to customers concerning their business licensing.
- Assists customers in person and on the telephone with license and fee inquiries.

- Works in partnership with the Georgia Department of Revenue License Compliance; and the Georgia Secretary of State's Office
- Learn and explain occupational tax and regulatory codes.
- Learn, explain, and enforce: policies, procedures, and functions of the Occupational Licensing section.
- Understand and utilize the Dawson County Land Use Code.
- Read County maps and understand zoning identification.
- Effectively and courteously communicate with the public both verbally and in writing often under stressful circumstances.
- Comprehend and make inferences from written material and verbal and/or written instructions.
- Make mathematical calculations and draw logical conclusions.
- Provide thoughtful and thorough analysis.
- Assists in the processing of land use amendments as necessary.
- Handle multiple projects simultaneously and use good judgment in prioritizing work assignments.
- Proficiently use electronic communication and have good comprehension, summarizing and writing/editing skills.
- Complete required Georgia Association of Business Tax Officials training.
- Reviews applications to ensure completeness and accuracy.
- Coordinates and tracks the exchange of information between other departments and agencies.
- Assists the Planning and Development Director with special projects and analyses as requested.
- Input data into and maintain licensing software.

KNOWLEDGE/ SKILLS / ABILITY

Knowledge:

Land Use, Building, and engineering terminology and practices.

Basic knowledge of site plans, construction drawings, and surveys.

Dawson County Land Use regulations.

Microsoft Office products and other relevant technologies.

Skills:

Tactfully deal with upset customers, including those that may have limited knowledge of the building industry and its requirements.

Proficiently perform computerized word processing, comprehension, summarizing, and writing/editing.

Research and enforce the Georgia Administrative Code

Make mathematical calculations and draw logical conclusions.

Establish and maintain effective working relationships with County staff and the general public.

ESSENTIAL FUNCTIONS:

Performs duties and responsibilities commensurate with assigned functional area which may include, but are not limited to, any combination of the following:

Responds to questions about County ordinances and policies.

Communicates with and assists the public in submittal requirements.

Calculates fees, accepts and receives payments owed to the County.

Retrieves, inputs, and monitors data and history by accessing numerous databases.

Supports other staff members and, as a team player, assists other personnel as needed.

Reviews submittals for completeness: Receives and reviews digital and paper documents

Researches history of properties for past users, zoning history, easements and recorded documents.

Prepares and scans documents for public internet access.

COMPLEXITY

The work consists of related technical and organizational duties. The number of state and local guidelines to be followed contributes to the complexity of the work. Guidelines include the county ordinances, department policies and procedures, building and construction codes, zoning regulations, land use law, and relevant state and

federal laws. These guidelines are generally clear and specific, but may require some interpretation in application.

CONTACTS

Contacts are typically co-workers, other county employees, surveyors, builders, contractors and the public.

Contacts are typically to give or exchange information, resolve problems, and provide services.

ADA MINIMUM REQUIREMENTS

Scope of Performance: The purpose of this position is to review permit applications and issue permits and business licenses. Successful performance contributes to the efficient operation of the department.

Physical Ability: The work is typically performed while sitting, standing, walking, bending, crouching, or stooping. The employee must occasionally lift light and heavy objects, up to 5 pounds regularly and up to 25 pounds occasionally. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus. Clear hearing and speech are required.

Environmental Factors: The work is typically performed in office settings. Fast paced, requiring flexibility in handling a variety of functions simultaneously.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

This job classification is non-supervisory.

The Development Services Representative II is the second level in the Development Services Representative class series. This classification is distinguished from the Development Services Representative I in that a person in this position will have achieved certification from the International Code Council (ICC) as a Permit Technician, and Level 1A GSWCC certification, have customer service contact experience and be able to perform additional duties as outlined.

MINIMUM QUALIFICATIONS / CERTIFICATIONS

Education and Experience: Applicant must possess a high school diploma or GED equivalent plus a minimum of two years' experience in a related field; or any equivalent combination of education and experience which provides a sufficient level of understanding of the essential duties of the position. One year experience in permitting processes or one year experience in technical and/or customer support preferably in construction, architecture, engineering or planning, including high volume public contact.

Preferred: Experience in a municipal or government setting.

Licensing, Certifications and Other Requirements: possess the International Code Council (ICC) Permit Technician certification or ability to obtain one within one year.

Preferred: Associates Degree

Other pertinent licenses and/or certifications may be required of some positions depending on services assignment.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Superior Court

Work Session: 06.16.2022

Prepared By: Jason Stephenson

Voting Session: 07.07.2022

Presenter: Jason Stephenson

Public Hearing: Yes _____ No X

Agenda Item Title: Request to Approve and Fund Indigent Defense Invoicing Module

Background Information:

This software module will streamline the invoicing process for court-appointed attorneys by efficiently integrating attorney billing within the current case management software utilized by Dawson County Juvenile Court. Under the agreement, Juvenile Court Activity Tracking System (JCATS) will provide each attorney with a log-in to submit invoicing, make notes, ask questions etc. Once an invoice is submitted into the system, the court is notified and will review; upon acceptance, JCATS will then email the invoice to Accounts Payable for processing as is currently done.

Current Information:

In 2021, Juvenile Court appointments totaled over \$215,000 in billed hours, all of which are thoroughly reviewed, vetted, and approved by Indigent Defense and the Court prior to submission to Accounts Payable.

The basic JCATS case management system is provided by the Council of Juvenile Court Judges at no cost to local counties.

Budget Information: Applicable: X Not Applicable: _____ Budgeted: Yes _____ No X

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	2150	521304	\$0	\$0	\$8,000	\$0

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 6/8/22

County Manager Authorization: David Headley

Date: 6-8-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Superior Court

Work Session: 06.16.2022

Prepared By: Jessi Emmett

Voting Session: 07.07.2022

Presenter: Jessi Emmett

Public Hearing: Yes

No

Agenda Item Title: Request to Approve Additional Funding for Training

Background Information:

The National Association of Drug Court Professionals hosts a national conference annually, which provides significant education and networking opportunities for staff. This conference is normally held at locations that require air travel and is cost-restrictive to our budget. The 2022 conference will be held in Nashville, TN, which affords a unique opportunity for staff attendance.

Current Information:

Due to the location of this year's conference, we have been able to craft more cost-effective solutions and allow more staff to attend. We are requesting funding to pay for conference registration costs for two staff members totaling \$1,790. We have secured funding to assist with lodging costs and are only seeking funding for conference registration costs.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
250	2900	523700	\$1,222	\$1,222	\$1,790	\$1,222

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 6/8/22

County Manager Authorization: David Headley

Date: 6-8-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Registration for the NADCP conference is \$895 per person. We requested \$1,920 for registration; however, we received \$1,222. We will be moving \$568 from 250-00-2900-523500 to pay for two employee's registration costs. In years past, the conference has typically been held in places where travel by car is not feasible. With this opportunity, we would like to send all four Dawson County Treatment Services employees to the conference.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: EMS/Sheriff's Office

Work Session: 06/16/2022

Prepared By: Melissa Hawk

Voting Session: 07/07/2022

Presenter: Greg Rowan/Federal Engineering

Public Hearing: Yes No

Agenda Item Title: Request to Release RFP for the Installation of the Radio System Upgrade and Set Budget

Background Information:

The citizens of Dawson County voted to pass SPLOST VII on March 16, 2021. This SPLOST holds a Level 2-Countywide project, which is the new Emergency Operations Center/E911 building and radio system upgrade, with a combined \$8,500,000.00 budget. The portions of the SPLOST VII designated toward the radio system upgrade is \$3,000,000.00. This project along with the radio system upgrade must be funded in full prior to any other venture included in the SPLOST VII project list moving forward.

Current Information:

The County has received enough funds to allow the BOC to approve the budget of \$3,000,000.00 for the upgrade of the radio system in conjunction with the EOC/E911 building. Federal Engineering has completed the analysis and preliminary design for the upgrade.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
325	3800	541300			\$3,000,000.00	

Recommendation/Motion: Staff recommends that the BOC choose the option for the radio system upgrade, approve the budget of \$3,000,000.00 from SPLOST VII collections and determine the funding source for the remaining required funds for the upgrade of the radio system, and to allow Purchasing to release a RFP to install the same.

Department Head Authorization: Greg Rowan

Date: 05/26/2022

Department Head Authorization: Danny Thompson

Date: 05/26/2022

Finance Dept. Authorization: Vickie Neikirk

Date: 06/08/2022

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Presentation



The Edge of The World

Photo By: Michele DeBlois

RADIO SYSTEM UPGRADE PROJECT FOR DAWSON COUNTY

WORK SESSION – JUNE 16, 2022

Background

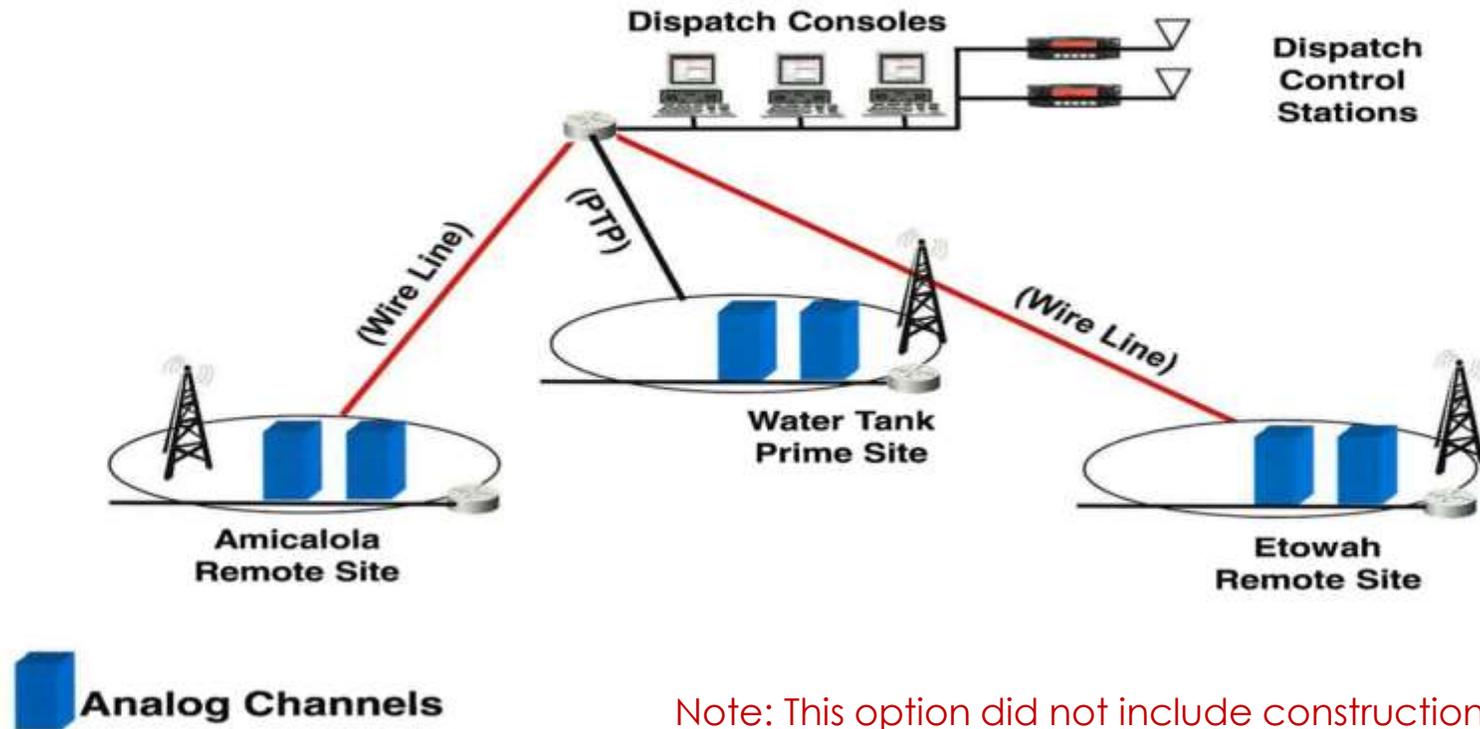
- ❖ During the February 2021 Work and Voting Sessions, the topic of an update to the current radio system was discussed.
- ❖ The Board of Commissioners directed the then Public Works Director/SPLOST Coordinator to determine the cost of contracting with a systems expert consultant.
- ❖ After the completion of an RFI, the Board of Commissioners voted to approve a professional exemption for and enter into an agreement with Federal Engineering to design both a P25 portable VHF and 800 MHz plan.
- ❖ We come to you today to present the findings of the evaluation in a summary format describing each option requested.

2012 Recommended Radio System Upgrade

- ❖ The below would have been accomplished if the four-phase recommendation was followed:
- ❖ Portable Radio In-Vehicle/Residence Coverage of County – 4 Tower Sites
 - ✓ Amicalola Falls - Existing
 - ✓ 250 Foot tower at GA 400, Hwy 53
 - ✓ 250 Foot tower in Downtown Dawsonville
 - ✓ 250 Foot tower in Southwest
- ❖ 6 Channel Seamless Trunked Comms (ALL)
 - ✓ Emergency Services
 - ✓ Sheriff
 - ✓ Board of Education
 - ✓ Public Works
- ❖ APCO Project 25 Standards
 - ✓ Public Safety User Standards
 - ✓ Competitive Subscriber Procurement
 - ✓ Grant Eligibility

Phase Completed by Motorola in 2013

PHASE ONE: Plan A2



Note: This option did not include construction of a fourth tower.

Current Issues with Coverage

- Lack of coverage throughout the county while using portable radios.
- East and West side of the County continue to experience heavy static causing interruption in signal or no signal at all.
- Lack of coverage inside buildings, including fire stations.
- Multiple instances of portable radios not transmitting to the consoles in the center.
- Bleed over on Dawson County Sheriff's Office frequency.
- No repeated tactical channel for working incidents.
- Mobile and portable radios do not pick up north above the Hwy 183/Hwy 136 merge.
- Inability to communicate with Hall/Forsyth/Cherokee Counties.
- No radio identifier
- No emergency button for the Sheriff's Office/Emergency Services/Public Works
 - Note: Although the Board of Commissioners have approved funding for the Sheriff's Office to receive emergency buttons, there is a major incompatibility problem with console to portable radios. Therefore, the installation has not been completed.

Staff Recommendation

Staff respectfully requests the Board to determine:

- ✓ The path for Federal Engineering to take in developing the bid documents and detailed cost estimate for the radio system upgrade.
- ✓ Approve for Purchasing to release the RFP for the work to be completed, using SPLOST VII Funds. The Board will also need to determine the source of the additional funds that will be needed for this project.

-FEDERAL ENGINEERINGS PRESENTATION TO FOLLOW-



Dawson County, Georgia

Comparison of Radio System Alternatives



Targeted Results. Expertly Managed.

FE / County Review

June 16, 2022



Agenda

- Federal Engineering Introduction
- Background
- Alternatives Review
- Cost Sharing Considerations
- Questions?
- Next Steps



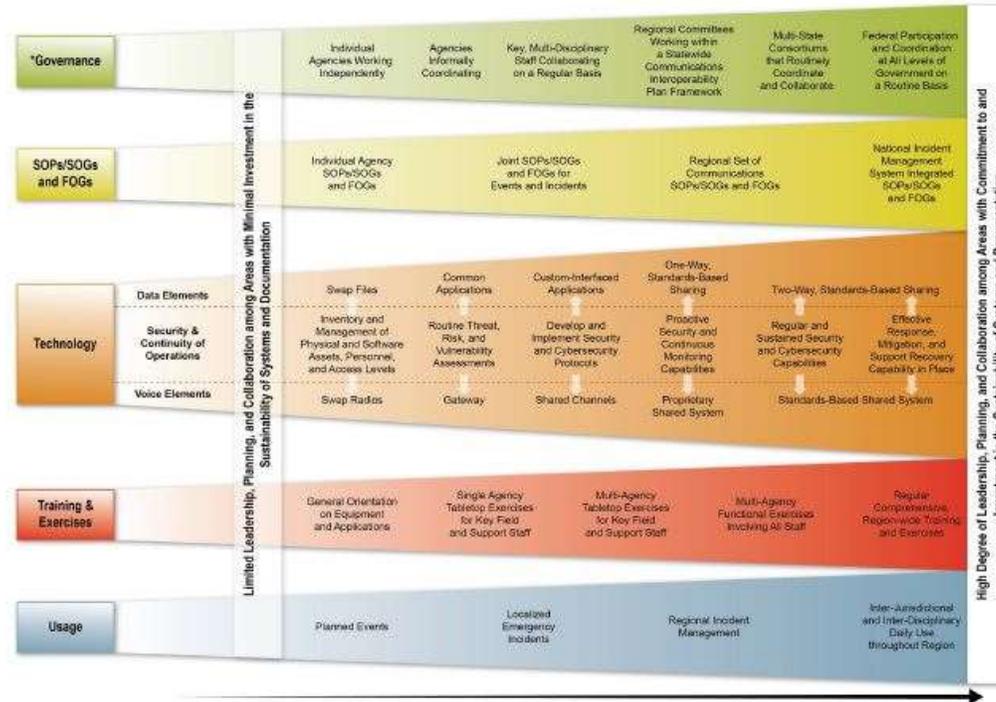
Background

- *Current Radio Network and Technology Assessment Report delivered in February 2022*
- Key concerns - reliability, coverage, capacity, interoperability
- Building on that foundation, **FE** developed the draft *Conceptual Design Plan Report*, delivered in April
- Two system alternatives, both based on Project 25 (P25), de-facto standard for public safety radio communications





Alternatives



*Brochure text updated to include information on Lifecycle Funding within the Governance Section

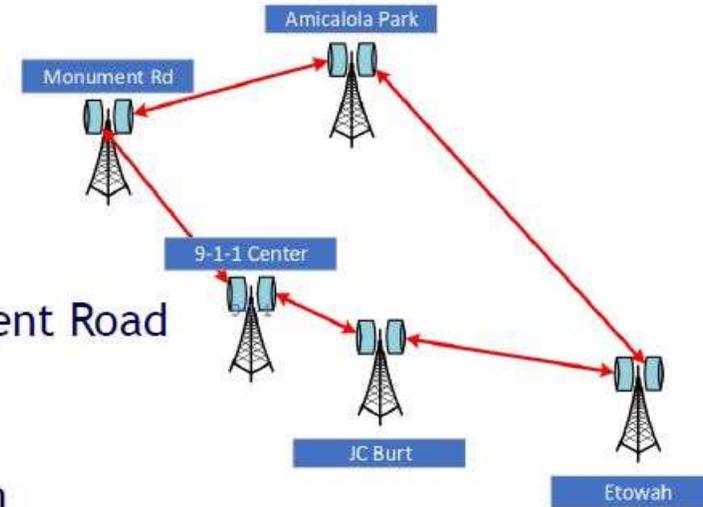
DHS Interoperability Continuum





System Alternative 1

- Very High Frequency (VHF) P25 Phase 2 trunked radio system
- Uses County's three existing radio communications sites
- Adds a greenfield (new) site on Monument Road in Pickens County
- Coverage comparison to existing system

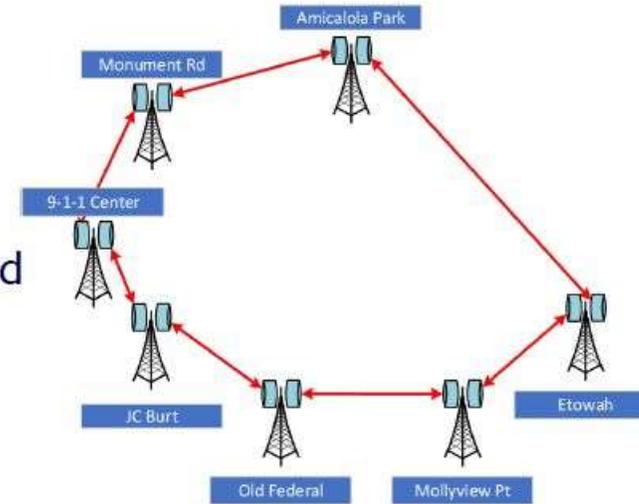


System Description	DAQ	Estimated Coverage Percentages over Dawson County					
		Mobile		Portable On-Street		Portable In-Building	
		Talk-Out %	Talk-In %	Talk-Out %	Talk-In %	Talk-Out %	Talk-In %
Existing County Simulcast System	3.4	92	99	74	31	33	5
Alternative 1 - VHF P25	3.4	98	99	95	74	73	34



System Alternative 2

- 7/800 MHz P25 Phase 2 trunked radio system
 - Leverages the same sites as Alternative 1
 - Adds Mollyview Point (Forsyth County) and Old Federal (Forsyth County)
 - Coverage comparison to existing system

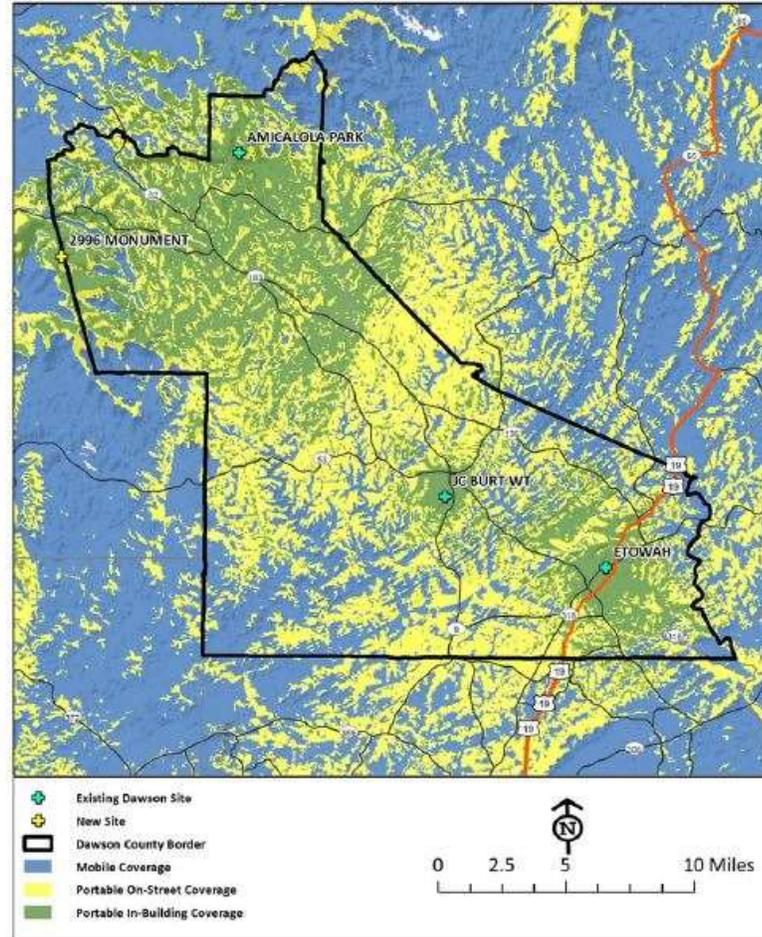


System Description	DAQ	Estimated Coverage Percentages over Dawson County					
		Mobile		Portable On-Street		Portable In-Building	
		Talk-Out %	Talk-In %	Talk-Out %	Talk-In %	Talk-Out %	Talk-In %
Existing County Simulcast System	3.4	92	99	74	31	33	5
Alternative 2 - 700/800 MHz P25	3.4	94	99	76	76	53	48

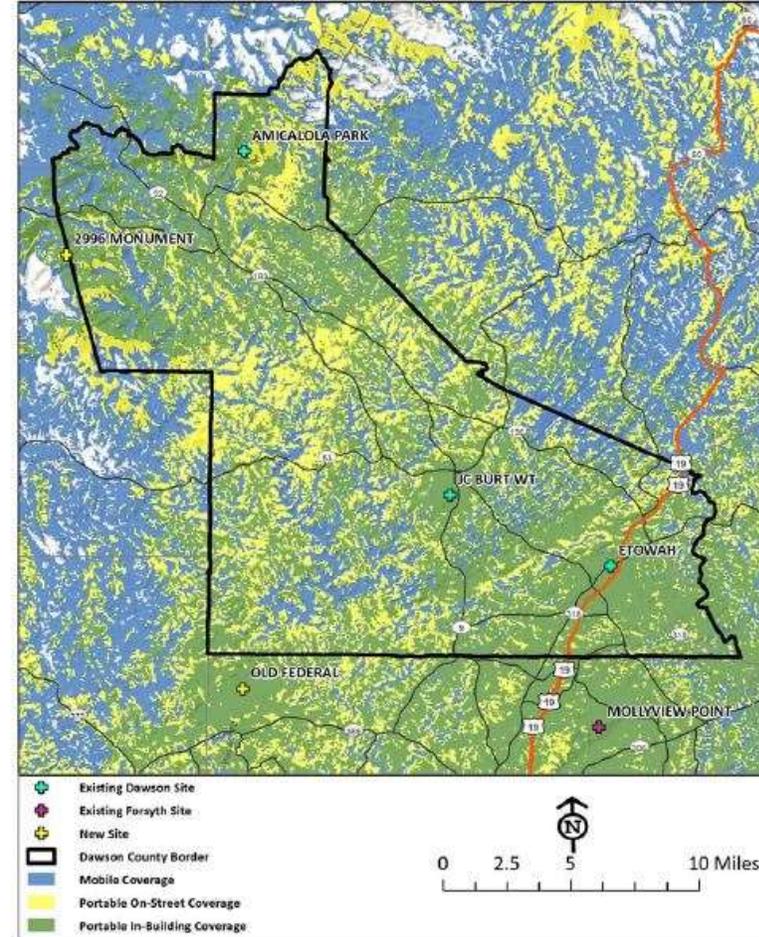


Coverage Comparisons

Dawson County, GA - Potential Coverage of VHF P25 System
Digital VHF P25 Coverage >= DAQ 3.4; Talk-In (radio to site); 95% Reliability



Dawson County, GA - Potential Coverage of 700/800 P25 System
Digital 700/800 MHz P25 Coverage >= DAQ 3.4; Talk-In (radio to site); 95% Reliability





Alternative Considerations

- County could implement either alternative as:
 1. A standalone system, owned and operated by the County
 2. An extension of an existing P25 system owned by an adjacent jurisdiction under a sharing arrangement
- Six surrounding counties use either VHF (3) or 700/800 MHz (3)
- Adjacent P25 based systems are all in the 700/800 MHz band
 - Cherokee & Forsyth counties, part of Cobb County Regional Radio System
 - Hall County, standalone system





Deployment Considerations

- **Alternative 1**

- Limited VHF spectrum (channels) available
- Higher potential for noise and interference
- Transition planning in same band/same channels more complex
- Less sites needed now, more sites may be needed later

- **Alternative 2**

- 7/800 MHz Spectrum dedicated for public safety
- Less potential for noise and interference
- Transition planning less complex, but some users may need two radios during deployment
- More sites needed initially

Comparison of Alternatives

Alternative	1: VHF P25 Trunked System					2: 700/800 MHz Trunked System				
	On-Street Coverage		In-Building Coverage		Sites	On-Street Coverage		In-Building Coverage		Sites
	Mobile	98%	Medium	34%	4	Mobile	94%	Medium	48%	6
	Portable	74%				Portable	76%			
Estimated Capital Cost	\$8-11M					\$10-13.5M				
Estimated Support Costs (10 years)	\$1.9M					\$2.4M				

- Alternative 1 has potential additional risks/costs associated with acquiring additional spectrum & overcoming potential interference
- Alternative 2 presents fewer deployment risks, increased opportunities for potential cost sharing/interop with neighboring counties



Cost Sharing Considerations

- Share network core/control site(s)
 - Could reduce capital and support costs
 - Must be on same lifecycle/upgrade cycle
 - Requires interlocal agreement(s)/governance structure(s)
 - Design must be developed with sharing partner(s)
- Share radio tower sites
 - Could reduce site development and support costs
 - Requires interlocal/cost sharing agreements
 - Design must be developed with sharing partner(s)



Questions?



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Contact Information

- **Brad Barber, VP**

- 850-377-7707

- bbarber@fedeng.com

- **Travis LePage, Director**

- 585-507-9731

- tlepage@fedeng.com

- **David TerMorshuizen, PM**

- 832-652-0765

- dtermorshuizen@fedeng.com

www.fedeng.com



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: EMS/Sheriff's Office

Work Session: 06/16/2022

Prepared By: Melissa Hawk

Voting Session: 07/07/2022

Presenter: David Headley

Public Hearing: Yes No

Agenda Item Title: Request to Release RFP for Design-Build of the EOC/911 Building and Set Budget

Background Information:

The citizens of Dawson County voted to pass SPLOST VII on March 16, 2021. This SPLOST holds a Level 2-Countywide project, which is the new Emergency Operations Center/E911 building and radio system upgrade, with a combined \$8,500,000.00 budget. The portions of the SPLOST VII designated toward the center is \$5,500,000.00. This project along with the radio system upgrade must be funded in full prior to any other venture included in the SPLOST VII project list moving forward.

Current Information:

The County has received enough funds to allow the BOC to approve the budget of \$5,500,000.00 for the construction of the EOC/E911 building. EMS and Sheriff's staff have completed the draft design and equipment needs and are ready for Purchasing to release a Design-Build RFP for the construction.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
325	3800	541300			\$5,500,000.00	

Recommendation/Motion: Staff recommends that the BOC approve the budget of \$5,500,000.00 from SPLOST VII collections to fund the construction of the new E911/EOC building and to allow Purchasing to release a RFP to design/build the same.

Department Head Authorization: Greg Rowan

Date: 05/26/2022

Department Head Authorization: Danny Thompson

Date: 05/26/2022

Finance Dept. Authorization: Vickie Neikirk

Date: 6/8/22

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Presentation



The Edge of The World

Photo By: Michele DeBlois

Design-Build of the EOC/E911 Building

WORK SESSION – JUNE 16, 2022

Background

- ❖ The citizens of Dawson County voted to pass SPLOST VII on March 16, 2021.
- ❖ This SPLOST holds a Level 2- Countywide project which is the new Emergency Operations Center/E911 building and radio system upgrade, with a combined \$8,500,000.00 budget.
- ❖ The portions of the SPLOST VII designated towards the center is \$5,500,000.00, which have been collected.

Limited Subsurface Investigation (LSI)

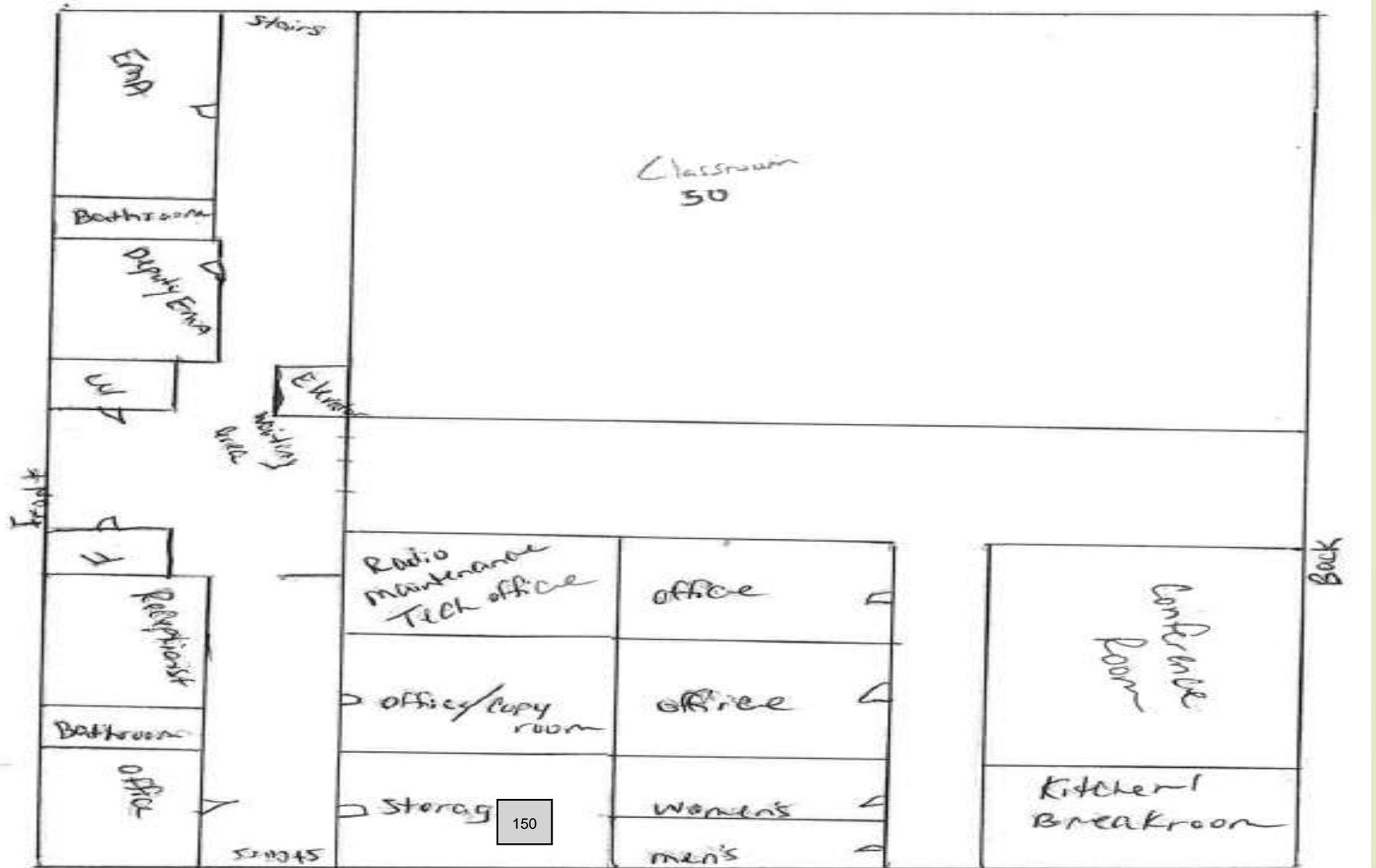
- ❖ Mill Creek Environmental completed a desk top review and issued a Site Health and Safety Plan stating that the County would be at moderate risk in developing the old Facilities/Fleet building site. No issues were found during testing to preclude site from use for the E911/EOC building

- ❖ Mill Creek Environmental completed a LSI on the former Maintenance/Fleet Building property including but, not limited to:
 - Completed 4 soil borings (2 soil samplings per boring) to assess soil and groundwater conditions
 - Borings was drilled to a depth of 30 feet below ground surface
 - The LSI experienced the same result as the desk top review, the County would be at moderate risk in developing the old Facilities/Fleet building site

What's Next?

- ❖ The Emergency Services and the Sheriff's Office staff have visited a few sites that near the needs of the County but, with different layouts for comparison.
- ❖ Each Department have compiled a layout of the respective floors and a list of needed equipment.
- ❖ Receive permission from the BOC to release an RFP for the Design Build of the Facility and budget for the project.

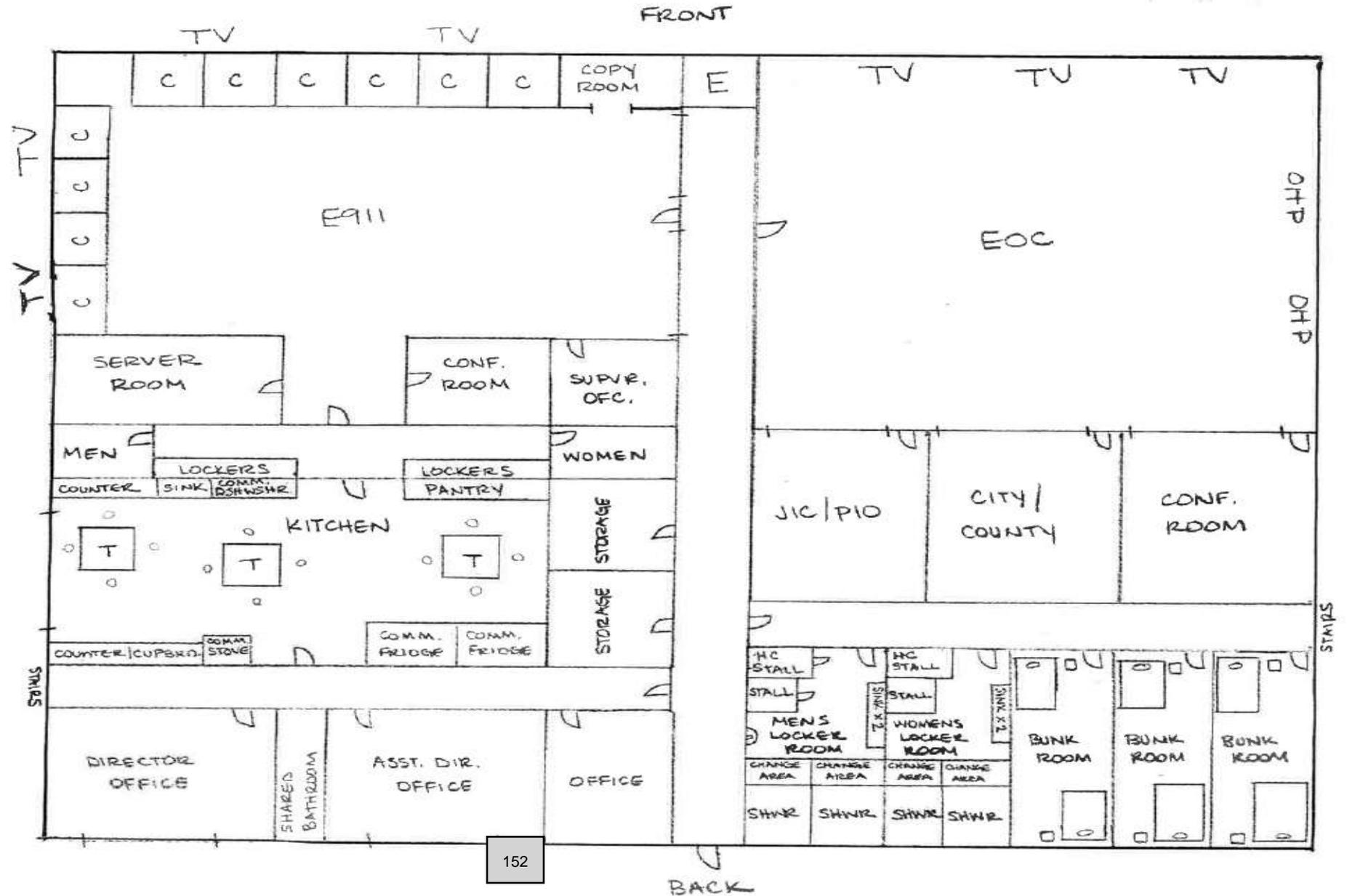
EOC Design Plan



EOC Draft Contents List

- Office Furniture
- Student Desks/Monitors/Chairs
- Interactive Whiteboard
- TVs to Monitor Weather
- Kitchen/Breakroom Furniture/Supplies
- Copier

E911 Design Plan



E911 Draft Contents List

- Office Furniture
- New Consoles, Including Monitors
- Commercial Kitchen, Supplies
- TVs to Monitor Weather
- Server Room
- Bunk Room (Men and Women)
- Security System with Key Card Access, Security Gate for E911 Parking Lot, Cameras
- GCIC Console
- Bathrooms
- Conference Room
- Copier

Staff Recommendation

Staff respectfully requests the Board to approve for Purchasing to release an RFP to Design Build the E911/EOC building, using SPLOST VII Funds.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **06.16.22**

Prepared By: **Danny Thompson**

Voting Session: **07.07.22**

Presenter: **Danny Thompson**

Public Hearing: Yes _____ No **X**

Agenda Item Title: **ESO Software Program request**

Background Information:

Dawson County Fire/EMS has utilized the software program "Firehouse" for over a decade. Over the years this program has experienced upgrades, and the current version we use is a cloud-based system. ESO purchased the rights to Firehouse in 2021 and advised all clients that they would stop servicing the software program once a suitable replacement was designed. As of late 2021, ESO designed a web-based version that meets National Fire Incident Reporting System (NFIRS) requirements.

Current Information:

We currently utilize ESO, patient care reporting system (PCR). We are looking to stay with ESO as a sole source provider for not only our PCR but NFIRS, asset inventory, truck maintenance, inspections, pre-plans, arson investigations and Fire/EMS online training. The total cost for everything is \$37,434.05 annually. We need to proceed with the changeover so we can begin the migration process of all our existing data. We are asking for approval of \$22,202.68 for the remainder of this to start the transition. The transition is expected to take approximately 90 days, at which point all employees will have training on the new version. We have had the software program reviewed by IT and have its approval with the newer system.

Budget Information: Applicable: _____ Not Applicable: _____ Budgeted: Yes _____ No **X**

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve agenda item

Department Head Authorization: **FDI**

Date: _____

Finance Dept. Authorization: **Vickie Neikirk**

Date: **6/6/22**

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

VN- If approved, budget for this would come from GF fund balance in FY 22 and then be a budgeted item each year following.



Quote Date: 05/18/2022
 Customer Name: Dawson County Emergency Services
 Quote #: Q-68355
 Quote Expiration date: 08/16/2022
 ESO Account Manager: Max Gehman

CUSTOMER CONTACT

Customer Dawson County Emergency Services
 Name Dawn Phillips
 Email dphillips@dawsoncounty.org
 Phone 706-344-3666 ext 44501

BILLING CONTACT

Payor Dawson County Emergency Services
 Name Dawn Phillips
 Address 393 Memory Lane
 Dawsonville GA, 30534
 Email dphillips@dawsoncounty.org
 Billing Frequency Annual
 Phone 706-344-3666 ext 44501
 Initial Term 12 months

Special Terms and Notes:

Notwithstanding anything to the contrary in this Quote, the Terms and Conditions or any other agreement between the parties, the following shall apply:

- 1) Customer and ESO intend and agree that this Quote adopts and incorporates the terms and conditions of the MSLA as amended by the Addendum to MSLA (1219166-R03) (the 'Agreement') executed by the parties on February 19, 2019.
- 2) The initial Term shall begin on June 1st, 2022. 100% of the One-time Fees shall be invoiced on or about Effective Date and annual Recurring Fees shall be invoiced on a prorata basis through September 30th, 2022. Thereafter, 100% of the annual Recurring Fees shall be due on October 1st, 2022 (Subscription Start Date) and on its 12-month anniversary for any renewal terms.

Fire RMS Bundle

Product	Price	Discount	Total	Fee Type
FIRE RMS Bundle	\$16,999.00	(\$849.95)	\$16,149.05	Recurring
RMS Bundle - ESO Fire Incidents RMS Bundle - ESO Inspections RMS Bundle - ESO Properties RMS Bundle - Personnel Management RMS Bundle - ESO Hydrants RMS Bundle - ESO Activities				

On Demand Learning

Product	Volume	Price	Discount	Total	Fee Type
On Demand Learning	100 Employees	\$3,495.00	(\$0.00)	\$3,495.00	Recurring

Asset Management/Checklist

Product	Volume	Price	Discount	Total	Fee Type
Assets-Checklist Bundle	24 Vehicles	\$5,995.00	(\$0.00)	\$5,995.00	Recurring
Asset Management and Checklist - Training and Implementation	24 Vehicles	\$1,495.00	(\$1,495.00)	\$0.00	One-time

Fire

Product	Volume	Price	Discount	Total	Fee Type
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*Additional fees may be applied by Customer's billing or CAD vendor for certain integrations or interfaces, and Customer is encouraged to discuss this with the applicable vendor.



Quote Date: 05/18/2022
 Customer Name: Dawson County Emergency Services
 Quote #: Q-68355
 Quote Expiration date: 08/16/2022
 ESO Account Manager: Max Gehman

Fire Incidents CAD Integration	5500 Incidents	\$2,495.00	(\$0.00)	\$2,495.00	Recurring
Fire Incidents NFIRS Data Import	5500 Incidents	\$3,995.00	(\$3,995.00)	\$0.00	One-time
Properties/Inspections Data Import	6 Stations	\$1,970.00	(\$1,970.00)	\$0.00	One-time
Fire Setup & Online Training	1 Sessions	\$595.00	(\$595.00)	\$0.00	One-time

Education

Product	Volume	Price	Discount	Total	Fee Type
EMS1 & FireRescue1 Academy with ESO Integration	100 Employees	\$9,300.00	(\$0.00)	\$9,300.00	Recurring

Total Recurring Fees	\$	38,284.00
Total One-Time Fees	\$	8,055.00
Discounts	\$	(8,904.95)
TOTAL FEES	\$	37,434.05



Quote Date: 05/18/2022
 Customer Name: Dawson County Emergency Services
 Quote #: Q-68355
 Quote Expiration date: 08/16/2022
 ESO Account Manager: Max Gehman

TERMS AND CONDITIONS:

1. If the Customer indicated above has an ESO Master Subscription and License Agreement (MSLA) dated on or after February 20, 2017, then that MSLA will govern this Quote. **Otherwise, Customer intends and agrees that this Quote adopts and incorporates the terms and conditions of the MSLA and associated HIPAA business associate agreement hosted at the following web address, and that the products and services ordered above are subject thereto:**

<https://www.eso.com/legal-terms/>

2. The Effective Date of this Quote shall be the final date of signature.

3. Customer shall be responsible for the payment of all Fees listed herein. If Customer has elected to use a Third Party Payor (as indicated above as Payor) and such party has executed an appropriate agreement with ESO, ESO shall accept payment of Fees from such Third Party Payor.

Dawson County Emergency Services

Signature: _____

Print Name: _____

Title: _____

Date: _____

For Fire, Personnel Management, On Demand Learning, Asset Management/Checklist, Education, the following payment terms apply:
 Fees are invoiced at the Billing Frequency 15 days after the Effective Date, with recurring fees due on the anniversary.



Quote Date: 05/18/2022
Customer Name: Dawson County Emergency Services
Quote #: Q-68355
Quote Expiration date: 08/16/2022
ESO Account Manager: Max Gehman

On Demand Learning

Product	Description
On Demand Learning	Unlimited, online training for all ESO products.

Education

Product	Description
EMS1 & FireRescue1 Academy with ESO Integration	Track and report training and access to accredited CAPCE and NFPA standards online courses, with ESO integration.



Quote Date: 05/18/2022
Customer Name: Dawson County Emergency Services
Quote #: Q-68355
Quote valid until: 08/16/2022
ESO Account Manager: Max Gehman

Please fill in your contact information below:

	Name	Email	Phone
Primary Business Contact			
Invoicing Contact			
Legal Contact			
Software Administrator Contact			
Privacy HIPAA Contact			
Tax Exempt	YES OR NO	If YES, return Exempt Certificate with Agreement	
Purchase Order Required?	YES OR NO	If YES, return PO with Agreement	

Please email the signed sales order to legal@eso.com and your sales representative.