

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, JUNE 16, 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. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

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

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. PUBLIC HEARING

1. Ambulance Billing Policy Update (*1st of 1 hearing*)

I. ZONINGS

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).

2. 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).

J. PUBLIC COMMENT

K. 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
WORK SESSION MINUTES – JUNE 2, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2 (via teleconference); 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. Chairman Billy Thurmond was not present.

UNFINISHED BUSINESS

1. Presentation of Single Bathroom for Rock Creek Park-Splash Pad Pavilion- Parks & Recreation Director Matt Payne *(Last Discussed at the March 17, 2022, Work Session and April 7, 2022, Voting Session)*
This item will be added to the June 2, 2022, Voting Session Agenda.
2. Presentation of RFI #404-22 - Professional Services to Perform MS4 Stormwater Management Program- County Manager David Headley / Purchasing Manager Melissa Hawk *(Last Discussed at the March 17, 2022, Work Session and April 7, 2022, Voting Session)*
This item was for information only.

NEW BUSINESS

1. Presentation of FY 2022 Legacy Link Contract Addendum No. 2- Senior Services Director Dawn Johnson
This item will be added to the June 2, 2022, Voting Session Agenda.
2. Presentation of an Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning the Distribution of Local Option Sales Tax (LOST) and a Resolution Approving a LOST Agreement with the City of Dawsonville- County Attorney Angela Davis
This item, presented by County Attorney Strickland, will be added to the June 2, 2022, Voting Session Agenda.
3. County Manager Report
This item was for information only.
4. 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 2, 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 Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2 (via teleconference); 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. Chairman Billy Thurmond was not present.

INVOCATION: Vice Chairman Dooley

PLEDGE OF ALLEGIANCE: Vice Chairman Dooley

ANNOUNCEMENTS:
None

APPROVAL OF MINUTES:
Motion passed 4-0 to approve the Minutes of the Work Session held on May 19, 2022. Satterfield/Fausett

Motion passed 4-0 to approve the Minutes of the Voting Session held on May 19, 2022. Fausett/Satterfield

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

- Additions of Nos. 4-6 under New Business:
 - Single Bathroom for Rock Creek Park-Splash Pad Pavilion
 - FY 2022 Legacy Link Contract Addendum No. 2
 - Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning the Distribution of Local Option Sales Tax (LOST) and a Resolution Approving a LOST Agreement with the City of Dawsonville

Gaines/Fausett

PUBLIC COMMENT:
None

ALCOHOL LICENSE:
New Alcohol License (Retail Package Sale of Beer and Wine) - Omsai Silver City Inc. d/b/a Silver City Chevron
Motion passed 4-0 to approve a New Alcohol License (*Retail Package Sale of Beer and Wine*) - Omsai Silver City Inc. d/b/a Silver City Chevron. Satterfield/Gaines

ZONING:

Vice Chairman Dooley 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 22-13 - Dawson County requests to rezone TMP L13-081 and 114-033 from CHB (Commercial Highway Business) and RA (Residential Agriculture) to RMF (Residential Multi-Family) and RS3 (Residential Suburban 3) for the purpose of developing 55 units of multi-family and 84 units of single-family residential.

Planning & Development Director Sharon Farrell said the 59-acre property currently is zoned Residential Agriculture. “It is located within the Future Land Use designation of Planned Residential Community, which calls for a basic mixed use of residential,” she said. Farrell said the proposal looks to rezone 16 acres to Residential Multi-Family for a townhouse product and to rezone 43 acres “east of the creek” to Residential Suburban 3, “for a total project of 2.33 units per acre.” Farrell read aloud proposed stipulations.

Attorney Joshua Scoggins of Miles, Hansford & Tallant, Cumming, Georgia, representing the owner of the property, Dawson Forest Holdings, presented a PowerPoint presentation. He said the application is “a product of a proposed litigation settlement that we hope, if approved, will resolve over 4 years of litigation between the property owner and the county.” Scoggins added, “We’re asking for a split rezoning of this tract from, basically, RA to a townhome zoning up on 53 and, as you transition back toward the back, to RS3 for a conservation subdivision.” He said the proposal calls for 55 townhome lots to the east of the creek and 84 single-family detached lots to the west of the creek. Scoggins said the proposal reduces the total number of units by 38 from the original request and puts 23 acres of open space in the conservation subdivision.

Vice Chairman Dooley 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:

- Tony Passarello, Dawsonville, Georgia
- Ryan Leach, Dawsonville, Georgia
- Bill Flynn, Dawsonville, Georgia
- Rhonda Evans, Dawsonville, Georgia
- Jim Hambright, Dawsonville, Georgia

Vice Chairman Dooley 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 22-13 with the following stipulations:

1. There shall be a maximum of 139 total lots;
2. There shall be a minimum of 23 acres of open space;

3. The property shall be developed in substantial compliance with the concept plan attached as “Exhibit A”;
4. Construction on site will be creatively arranged so as the total average gross density does not exceed 2.3 units per acre;
5. Owner shall dedicate a 15-foot right of way along Elliott Road;
6. A 50-foot buffer along Elliott Road shall be graded and replanted to include a 6-foot berm along Elliott Road;
7. A single emergency access shall be required along Elliott Road, which shall be gated, grassed, load bearing, and approved for emergency vehicles;
8. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks of state waters as measured from the top of the bank except for perpendicular road and utility crossings as shown on Exhibit A;
9. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, wherein all impervious cover shall be prohibited, except for stormwater management facilities;
10. A 50-foot undisturbed buffer shall be maintained along the northern boundary;
11. A 25-foot graded and replanted buffer shall be maintained along the northern and eastern boundary of the “Dollar General” parcel, Parcel L13-081-001;
12. A 50-foot graded and replanted buffer shall be maintained along the subject property’s western boundary with the Foley Family parcel, Parcel 114-033-002;
13. A common mailbox area shall be provided and must include a roofed area to provide shelter to patrons from the elements and provide a fixed trashcan or recycling bin within the covered area;
14. Townhomes shall have a minimum heated (conditioned) area of 1,000 square feet;
15. The plans are subject to review by the Georgia Department of Transportation (SR53-ROW);
16. The plans are subject to review by the Georgia Mountains Regional Commission (DRI threshold); and
17. Single-family attached wall finishes shall, at a minimum, be constructed with accents of brick or stone on front facades and the balance of the homes may be the same or fiber cement siding.

Gaines/Satterfield

NEW BUSINESS:

Consideration to Move Forward to a Public Hearing for an Ambulance Billing Policy Update
 Motion passed 4-0 to approve to Move Forward to a Public Hearing for an Ambulance Billing Policy Update. Satterfield/Fausett

Consideration of Board Appointments:

- **Department of Family and Children Services**
 - Randy Harkness- replacing Jennifer Wright (Term: June 2022 through March 2025)
- **Georgia Mountains Regional Commission (Private Sector Appointee)**
 - Kevin Herrit- appointment (Term: July 2022 through June 2023)

- Long Range Planning Committee
 - Jim Braley- replacing Dick Scharf

Motion passed 4-0 to approve the appointment of Randy Harkness to the Department of Family and Children Services for a term of June 2022 through March 2025, Kevin Herrit as a private sector appointee to the Georgia Mountains Regional Commission for a term of July 2022 through June 2023, and Jim Braley to the Long Range Planning Committee. Fausett/Satterfield

Consideration of Annexation C2200170

This item was for information only; no action necessary.

Consideration of Single Bathroom for Rock Creek Park-Splash Pad Pavilion

Motion passed 4-0 to approve for the Rotary Club of Dawson County to construct a Single Bathroom for the Rock Creek Park-Splash Pad Pavilion at no cost to the county and to waive any local permitting fees. Satterfield/Fausett

Consideration of FY 2022 Legacy Link Contract Addendum No. 2

Motion passed 4-0 to approve a FY 2022 Legacy Link Contract Addendum No. 2. Fausett/Gaines

Consideration of an Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning the Distribution of Local Option Sales Tax (LOST) and a Resolution Approving a LOST Agreement with the City of Dawsonville

Motion passed 4-0 to approve an Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning the Distribution of Local Option Sales Tax (LOST) and a Resolution Approving a LOST Agreement with the City of Dawsonville – with LOST proceeds being distributed as follows: 86.12 percent to Dawson County and 13.88 percent to the City of Dawsonville; and for the City of Dawsonville to pay Dawson County on or before December 31, 2022, \$400,000 for the purposes of the county’s purchase of an ambulance and the equipping of same. Satterfield/Fausett

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **5.19.22**

Prepared By: **Danny Thompson**

Voting Session: **6.2.22**

Presenter: **Danny Thompson**

Public Hearing: Yes No

Agenda Item Title: **Ambulance Billing Policy Change**

Background Information:

In February 2017, Dawson County created and updated its current billing policy. The purpose of this policy was to establish billing and collections procedures for ambulance transports provided by Dawson County Emergency Services. This is done so to lessen the burden on our taxpaying citizens who may not use the service.

Current Information:

We are requesting to amend the policy and clean up language within that policy. We last revised this policy in April of 2021 and removed the fee schedule. After a careful review by finance and fire department staff, we identified several areas of the policy that needed minor changes.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve agenda item

Department Head Authorization: DT

Date: 4.26.22

Finance Dept. Authorization: Vickie Neikirk

Date: 5/10/22

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

DAWSON COUNTY EMS BILLING AND COLLECTIONS POLICY

POLICY DATE: June 3, 2021 with revisions April 21, 2022

1.0 PURPOSE

To establish billing and collection procedures for ambulance transport and emergency medical services provided by the Dawson County Emergency Services Department (DCES) to recover costs for the program and to lessen the burden on taxpaying citizens who may not use the service.

2.0 SCOPE

Dawson County (County) contracts with a third-party billing contractor, who is authorized to invoice financially responsible parties for services rendered according to the fee schedule and subject policies. These policies generally apply to pre-hospital emergency services and ancillary medical services provided by DCES.

3.0 DEFINITIONS

- a. Advanced Life Support (ALS): Defined as transportation by a ground ambulance vehicle, medically necessary supplies and services, and the administration of at least one (1) ALS intervention. This includes all basic life support measures, plus invasive medical procedures, including intravenous therapy, intraosseous therapy, administration of anti-arrhythmic medications and other specified drugs, medications, and solutions; use of advanced adjunctive ventilation devices and techniques to provide ventilator support to include endotracheal intubation and chest decompression; the use of a cardiac monitor for the purpose of manual defibrillation, cardio version, and/or cardiac pacing, and other procedures that may be authorized by state law and performed under medical control.
- b. Basic Life Support (BLS): Defined as transportation by a ground ambulance vehicle, medically necessary supplies and services and either a BLS assessment by ALS or BLS personnel, or the provision of at least one (1) BLS intervention or transport. Generally limited to airway maintenance, CPR, hemorrhage control, splinting of suspected fractures, management of spinal injury, basic vital and signs assessment.
- c. Billing Contractor: A third party company licensed and contracted to provide ambulance billing services for Dawson County.
- d. Financially Responsible Party: The party that has responsibility for all or a portion of the patient's healthcare costs; includes health insurance, the patient directly, a guardian or other guarantor, or other third party that is not a health insurance plan.
- e. Health Insurance Portability and Accountability Act (HIPAA): The Health Insurance Portability and Accountability Act of 1996; as amended.
- f. Insurer: The party in an insurance contract undertaking to pay compensation. This may include Medicaid, Medicare, Tricare, and private insurance companies.
- g. Mileage (loaded): The number of miles for which the patient is transported in the ambulance vehicle.
- h. Patient: A person receiving emergency medical care by DCES.
- i. Patient Care Report (PCR): A legal document used to collect essential elements of patient assessment, care, insurance, and transport. The electronic copy is known as an EPCR.

4.0 EMERGENCY MEDICAL SERVICES FEE SCHEDULE

The following is the schedule of fees and charges:

<u>Service</u>	<u>Rate</u>
Advanced Life Support (ALS) (Level 1 Non-Emergency)	\$550.00
Advanced Life Support (ALS) (Level 1 Emergency)	\$850.00
Advanced Life Support (ALS) (Level 2)	\$1,000.00
Basic Life Support (BLS) (Non-Emergency)	\$475.00
Basic Life Support (BLS) (Emergency)	\$675.00
Treatment/No Transport	\$300.00
Mileage (Loaded Per Mile)	\$15.00
Non-Sufficient Funds Fee	\$35.00

5.0 BILLING PROCEDURES

- a. Intake of patient information will be performed by DCES personnel in compliance with HIPAA policies.
- b. Patient Care Reports (PCRs) will be submitted electronically to the billing contractor by DCES personnel who provided the patient care.
- c. The billing contractor will promptly file claims within (3) days with insurers upon receiving appropriate information from the patient or financially responsible party.
- d. If no insurance information can be obtained, or if the patient is uninsured, patient may submit an application for a financial hardship or arrange a payment plan.
- e. Once the insurer has remitted payment, it will be the responsibility of the billing contractor to invoice the patient, or financially responsible party for remaining charges.
- f. The billing contractor will invoice the patient for services provided by DCES.
 - i. Following the initial invoice, the billing contractor will provide four (4) monthly statements during the billing cycle.
 - ii. The billing contractor will attempt to contact the patient fifteen (15) days before the billing cycle ends to request payment or arrange a payment plan.
- g. After one hundred eighty (180) days, any outstanding patient account balance not in a valid current payment plan status will be classified as delinquent and sent to a collection agency selected and approved by the County.
- h. If a patient or financially responsible party arranges a payment plan and the account reflects 60 days with non-payment then the payment plan arrangement will be in default and the account will be turned over to the collection agency.
- i. The billing contractor shall submit monthly statements and operations reports to the County and a report of outstanding patient accounts older than 180 days to the collection agency and to the County.

6.0 PAYMENT

- a. The patient or financially responsible party may submit appropriate payment by phone, postal mail, or online. Acceptable forms of payment include personal check, money order, or credit card. Credit card payments will incur a processing fee.
- b. All checks rendered with non-sufficient funds (NSF) will have the authorized fee added to their account balance.

7.0 FINANCIAL HARDSHIPS & PAYMENT PLANS

- a. If a patient does not qualify for Medicare or Medicaid and is not privately insured, a waiver may be granted upon approved application, based on the most recent poverty guidelines of the United States Department of Health and Human Services and Dawson County.
- b. If a patient does not meet the poverty guidelines, the patient may, upon application, be approved for a payment plan based on their ability to pay.
- c. Patients or financially responsible parties who receive approval for a payment plan shall make minimum monthly payments based on their ability to pay until the balance is paid in full.
- d. All documentation for hardships and payment plans are subject to confidentiality.

8.0 ADJUSTMENTS & WRITE-OFFS

- a. The County authorizes the billing contractor to write-off or adjust for the following accounts:
 - i. All Medicaid, Medicare, or other Federal Government sponsored contractual adjustments.
 - ii. Balances owed after Medicare, Medicaid, private insurance or the uninsured for local recipients who have indicated their inability to pay their outstanding balance after approval based on financial hardship requirements.
 - iii. Accounts of deceased patients shall be written off when the County is presented with a copy of a death certificate.
- b. After past due accounts are sent to the contracted collections agency and all efforts to collect the past due amount have been exhausted, the accounts will be written off as bad debt. Following the Georgia statute of limitations, accounts that remain outstanding for 4 years after being transferred to collections will be considered for write off. The total amount to be written off will be presented to the Board of Commissioners for their approval of the write off.

9.0 EXEMPTIONS

As an additional benefit of employment with Dawson County, any full-time individual while employed by Dawson County that has been provided emergency transport or medical care by Dawson County Emergency Services, shall not be responsible for charges. This benefit shall apply whether such employee is actively engaged in the performance of their duties of employment or not (i.e., whether on or off work/duty). All efforts to identify a county employee

will be taken at the time of service but those that receive an invoice for charges shall submit a copy to Dawson County Emergency Services in order to assist them in removing any patient balances.

10.0 REFUNDS

- a. The billing contractor will provide the County a list of any refunds due to patients or insurers. The County will be responsible for making sure all refunds are issued within twenty-five (25) days of receipt of the list from the billing contractor.
- b. In the event that the County receives a request for a refund or is assessed an overpayment by any payer, the County shall notify the billing contractor of the request/assessment within fourteen (14) days.
- c. Refunds for overpayments shall be reviewed and approved by DCES, and shall be submitted to the Finance Department in a timely basis in order to be processed.

11.0 COLLECTIONS PROCEDURES

After one hundred eighty (180) days, any outstanding patient account balance will be classified as delinquent and sent to a collection agency contracted and approved by the County.

12.0 CITIZEN COMPLAINTS

Resolution of citizen billing complaints shall generally be addressed by the Fire Chief/Director of Dawson County Emergency Services. If there is no resolution, or if there are complaints arising from conflicts, errors or omissions in this policy, complaints may be referred to the County Manager's office.

13.0 HIPAA COMPLIANCE

The DCES and the billing contractor shall follow all HIPAA guidelines regarding protected health information (PHI) and provide adequate training for all personnel.

14.0 DEBT COMPLIANCE

All attempts at debt collection shall be in compliance with applicable laws to include the Fair Debt Collection and Practices Act.

DAWSON COUNTY EMS BILLING AND COLLECTIONS POLICY

POLICY DATE: ~~June 3rd~~2nd, 2022

1.0 PURPOSE

To establish billing and collection procedures for ambulance transport and emergency medical services provided by the Dawson County Emergency Services Department (DCES) to recover costs for the program and to lessen the burden on taxpaying citizens who may not use the service.

2.0 SCOPE

Dawson County (County) contracts with a third-party billing contractor, who is authorized to invoice financially responsible parties for services rendered according to the fee schedule and subject policies. These policies generally apply to pre-hospital emergency services and ancillary medical services provided by DCES.

3.0 DEFINITIONS

- a. Advanced Life Support (ALS): Defined as transportation by a ground ambulance vehicle, medically necessary supplies and services, and the administration of at least one (1) ALS intervention. This includes all basic life support measures, plus invasive medical procedures, including intravenous therapy, intraosseous therapy, administration of anti-arrhythmic medications and other specified drugs, medications, and solutions; use of advanced adjunctive ventilation devices and techniques to provide ventilator support to include endotracheal intubation and chest decompression; the use of a cardiac monitor for the purpose of manual defibrillation, cardio version, and/or cardiac pacing, and other procedures that may be authorized by state law and performed under medical control.
- b. Basic Life Support (BLS): Defined as transportation by a ground ambulance vehicle, medically necessary supplies and services and either a BLS assessment by ALS or BLS personnel, or the provision of at least one (1) BLS intervention or transport. Generally limited to airway maintenance, CPR, hemorrhage control, splinting of suspected fractures, management of spinal injury, basic vital and signs assessment.
- c. Billing Contractor: A third party company licensed and contracted to provide ambulance billing services for Dawson County.
- d. Financially Responsible Party: The party that has responsibility for all or a portion of the patient's healthcare costs; includes health insurance, the patient directly, a guardian or other guarantor, or other third party that is not a health insurance plan.
- e. Health Insurance Portability and Accountability Act (HIPAA): The Health Insurance Portability and Accountability Act of 1996; as amended.
- f. Insurer: The party in an insurance contract undertaking to pay compensation. This may include Medicaid, Medicare, Tricare, and private insurance companies.
- g. Mileage (loaded): The number of miles for which the patient is transported in the ambulance vehicle.
- h. Patient: A person receiving emergency medical care by DCES.
- i. Patient Care Report (PCR): A legal document used to collect essential elements of patient assessment, care, insurance, and transport. The electronic copy is known as an EPCR.

4.0 EMERGENCY MEDICAL SERVICES FEE SCHEDULE

The following is the schedule of fees and charges:

<u>Service</u>	<u>Rate</u>
Advanced Life Support (ALS) (Level 1 Non-Emergency)	\$550.00
Advanced Life Support (ALS) (Level 1 Emergency)	\$850.00
Advanced Life Support (ALS) (Level 2)	\$1,000.00
Basic Life Support (BLS) (Non-Emergency)	\$475.00
Basic Life Support (BLS) (Emergency)	\$675.00
Treatment/No Transport	\$300.00
Mileage (Loaded Per Mile)	\$15.00
Non-Sufficient Funds Fee	\$35.00
Finance Charge (for invoice not paid within 180 days)	1.0% of balance each month

5.0 BILLING PROCEDURES

- a. Intake of patient information will be performed by DCES personnel in compliance with HIPAA policies.
- b. Patient Care Reports (PCRs) will be submitted electronically to the billing contractor by DCES personnel who provided the patient care.
- c. The billing contractor will promptly file claims within (3) days with insurers upon receiving appropriate information from the patient or financially responsible party.
- d. If no insurance information can be obtained, or if the patient is uninsured, patient may submit an application for a financial hardship or arrange a payment plan.
- e. Once the insurer has remitted payment, it will be the responsibility of the billing contractor to invoice the patient, or financially responsible party for remaining charges.
- f. The billing contractor will invoice the patient for services provided by DCES.
 - i. Following the initial invoice, the billing contractor will provide four (4) monthly statements during the billing cycle.
 - ii. The billing contractor will attempt to contact the patient fifteen (15) days before the billing cycle ends to request payment or arrange a payment plan.
- g. ~~Where no application for financial hardship or waiver has been made, any outstanding account balance over one hundred and eighty (180) days old will have a one percent (1.0%) finance charge added to the balance each calendar month thereafter.~~
- i. After one hundred eighty (180) days, any outstanding patient account balance not in a valid current payment plan status will be classified as delinquent and sent to a collection agency selected and approved by the County.
- h. If a patient or financially responsible party makes a partial payment or arranges a payment plan, and the account reflects 60 days with non-payment then the payment plan arrangement will be in default and the account will be turned over to the collection agency. the billing cycle will be extended and the finance charge will be delayed for an additional ninety (90) days.
- i. ~~After one hundred eighty (180) days, any outstanding account balance will be~~

~~classified as delinquent and sent to a collection agency selected and approved by the County.~~

- j. The billing contractor shall submit monthly statements and operations reports to the County and a report of outstanding patient accounts older than 180 days to the collection agency and to the County.

6.0 PAYMENT

- a. The patient or financially responsible party may submit appropriate payment by phone, postal mail, or online. Acceptable forms of payment include personal check, money order, or credit card. Credit card payments will incur a processing fee.
- b. All checks rendered with non-sufficient funds (NSF) will have the authorized fee added to their account balance.

7.0 FINANCIAL HARDSHIPS & PAYMENT PLANS

- a. If a patient does not qualify for Medicare or Medicaid and is not privately insured, a waiver may be granted upon approved application, based on the most recent poverty guidelines of the United States Department of Health and Human Services and Dawson County.
- b. If a patient does not meet the poverty guidelines, the patient may, upon application, be approved for a payment plan based on their ability to pay.
- c. Patients or financially responsible parties who receive approval for a payment plan shall make minimum payments based on their ability to pay until the balance is paid in full.
- d. All documentation for hardships and payment plans are subject to confidentiality.

8.0 ADJUSTMENTS & WRITE-OFFS

- a. The County authorizes the billing contractor to write-off or adjust for the following accounts:
 - i. All Medicaid, Medicare, or other Federal Government sponsored contractual adjustments.
 - ii. Balances owed after Medicare, Medicaid, private insurance or the uninsured for local recipients who have indicated their inability to pay their outstanding balance after approval based on financial hardship requirements.
 - iii. Accounts of deceased patients shall be written off when the County is presented with a copy of a death certificate.
- b. After past due accounts are sent to the contracted collections agency and all efforts to collect the past due amount have been exhausted, the accounts will be written off as bad debt. ~~Only a~~ Following the Georgia statute of limitations, accounts that remain outstanding ~~180 days~~ for 4 years after being transferred to collections will be considered for write off. The total amount to be written off will be presented to the Board of Commissioners for their approval of the write off.

9.0 EXEMPTIONS

As an additional benefit of employment with Dawson County, any full-time individual while employed by Dawson County that has been provided emergency transport or medical care by Dawson County Emergency Services, shall not be ~~charged-responsible for any emergency medical care or ambulance transportation service charges that may be provided to them by Dawson County Emergency Services personnel after their insurance has processed their claim.~~ This benefit shall apply whether such employee is actively engaged in the performance of their duties of employment or not (i.e., whether on or off work/duty). All efforts to identify a county employee will be taken at the time of service but those that receive an invoice for charges shall submit a copy to Dawson County Emergency Services in order to assist them in removing any patient balances.

10.0 REFUNDS

- a. The billing contractor will provide the County a list of any refunds due to patients or insurers. The County will be responsible for making sure all refunds are issued within twenty-five (25) days of receipt of the list from the billing contractor.
- b. In the event that the County receives a request for a refund or is assessed an overpayment by any payer, the County shall notify the billing contractor of the request/assessment within fourteen (14) days.
- c. Refunds for overpayments shall be reviewed and approved by DCES, and shall be submitted to the Finance Department in a timely basis in order to be processed.

11.0 COLLECTIONS PROCEDURES

After one hundred eighty (180) days, any outstanding patient account balance will be classified as delinquent and sent to a collection agency contracted and approved by the County.

12.0 CITIZEN COMPLAINTS

Resolution of citizen billing complaints shall generally be addressed by the Fire Chief/Director of Dawson County Emergency Services. If there is no resolution, or if there are complaints arising from conflicts, errors or omissions in this policy, complaints may be referred to the County Manager's office.

13.0 HIPAA COMPLIANCE

The DCES and the billing contractor shall follow all HIPAA guidelines regarding protected health information (PHI) and provide adequate training for all personnel.

14.0 DEBT COMPLIANCE

All attempts at debt collection shall be in compliance with applicable laws to include the Fair Debt Collection and Practices Act.

DAWSON COUNTY EMS BILLING AND COLLECTIONS POLICY

POLICY DATE: June 3, 2021 with revisions April 21, 2022

1.0 PURPOSE

To establish billing and collection procedures for ambulance transport and emergency medical services provided by the Dawson County Emergency Services Department (DCES) to recover costs for the program and to lessen the burden on taxpaying citizens who may not use the service.

2.0 SCOPE

Dawson County (County) contracts with a third-party billing contractor, who is authorized to invoice financially responsible parties for services rendered according to the fee schedule and subject policies. These policies generally apply to pre-hospital emergency services and ancillary medical services provided by DCES.

3.0 DEFINITIONS

- a. Advanced Life Support (ALS): Defined as transportation by a ground ambulance vehicle, medically necessary supplies and services, and the administration of at least one (1) ALS intervention. This includes all basic life support measures, plus invasive medical procedures, including intravenous therapy, intraosseous therapy, administration of anti-arrhythmic medications and other specified drugs, medications, and solutions; use of advanced adjunctive ventilation devices and techniques to provide ventilator support to include endotracheal intubation and chest decompression; the use of a cardiac monitor for the purpose of manual defibrillation, cardio version, and/or cardiac pacing, and other procedures that may be authorized by state law and performed under medical control.
- b. Basic Life Support (BLS): Defined as transportation by a ground ambulance vehicle, medically necessary supplies and services and either a BLS assessment by ALS or BLS personnel, or the provision of at least one (1) BLS intervention or transport. Generally limited to airway maintenance, CPR, hemorrhage control, splinting of suspected fractures, management of spinal injury, basic vital and signs assessment.
- c. Billing Contractor: A third party company licensed and contracted to provide ambulance billing services for Dawson County.
- d. Financially Responsible Party: The party that has responsibility for all or a portion of the patient's healthcare costs; includes health insurance, the patient directly, a guardian or other guarantor, or other third party that is not a health insurance plan.
- e. Health Insurance Portability and Accountability Act (HIPAA): The Health Insurance Portability and Accountability Act of 1996; as amended.
- f. Insurer: The party in an insurance contract undertaking to pay compensation. This may include Medicaid, Medicare, Tricare, and private insurance companies.
- g. Mileage (loaded): The number of miles for which the patient is transported in the ambulance vehicle.
- h. Patient: A person receiving emergency medical care by DCES.
- i. Patient Care Report (PCR): A legal document used to collect essential elements of patient assessment, care, insurance, and transport. The electronic copy is known as an EPCR.

4.0 EMERGENCY MEDICAL SERVICES FEE SCHEDULE

The following is the schedule of fees and charges:

<u>Service</u>	<u>Rate</u>
Advanced Life Support (ALS) (Level 1 Non-Emergency)	\$550.00
Advanced Life Support (ALS) (Level 1 Emergency)	\$850.00
Advanced Life Support (ALS) (Level 2)	\$1,000.00
Basic Life Support (BLS) (Non-Emergency)	\$475.00
Basic Life Support (BLS) (Emergency)	\$675.00
Treatment/No Transport	\$300.00
Mileage (Loaded Per Mile)	\$15.00
Non-Sufficient Funds Fee	\$35.00

5.0 BILLING PROCEDURES

- a. Intake of patient information will be performed by DCES personnel in compliance with HIPAA policies.
- b. Patient Care Reports (PCRs) will be submitted electronically to the billing contractor by DCES personnel who provided the patient care.
- c. The billing contractor will promptly file claims within (3) days with insurers upon receiving appropriate information from the patient or financially responsible party.
- d. If no insurance information can be obtained, or if the patient is uninsured, patient may submit an application for a financial hardship or arrange a payment plan.
- e. Once the insurer has remitted payment, it will be the responsibility of the billing contractor to invoice the patient, or financially responsible party for remaining charges.
- f. The billing contractor will invoice the patient for services provided by DCES.
 - i. Following the initial invoice, the billing contractor will provide four (4) monthly statements during the billing cycle.
 - ii. The billing contractor will attempt to contact the patient fifteen (15) days before the billing cycle ends to request payment or arrange a payment plan.
- g. After one hundred eighty (180) days, any outstanding patient account balance not in a valid current payment plan status will be classified as delinquent and sent to a collection agency selected and approved by the County.
- h. If a patient or financially responsible party arranges a payment plan and the account reflects 60 days with non-payment then the payment plan arrangement will be in default and the account will be turned over to the collection agency.
- i. The billing contractor shall submit monthly statements and operations reports to the County and a report of outstanding patient accounts older than 180 days to the collection agency and to the County.

6.0 PAYMENT

- a. The patient or financially responsible party may submit appropriate payment by phone, postal mail, or online. Acceptable forms of payment include personal check, money order, or credit card. Credit card payments will incur a processing fee.
- b. All checks rendered with non-sufficient funds (NSF) will have the authorized fee added to their account balance.

7.0 FINANCIAL HARDSHIPS & PAYMENT PLANS

- a. If a patient does not qualify for Medicare or Medicaid and is not privately insured, a waiver may be granted upon approved application, based on the most recent poverty guidelines of the United States Department of Health and Human Services and Dawson County.
- b. If a patient does not meet the poverty guidelines, the patient may, upon application, be approved for a payment plan based on their ability to pay.
- c. Patients or financially responsible parties who receive approval for a payment plan shall make minimum monthly payments based on their ability to pay until the balance is paid in full.
- d. All documentation for hardships and payment plans are subject to confidentiality.

8.0 ADJUSTMENTS & WRITE-OFFS

- a. The County authorizes the billing contractor to write-off or adjust for the following accounts:
 - i. All Medicaid, Medicare, or other Federal Government sponsored contractual adjustments.
 - ii. Balances owed after Medicare, Medicaid, private insurance or the uninsured for local recipients who have indicated their inability to pay their outstanding balance after approval based on financial hardship requirements.
 - iii. Accounts of deceased patients shall be written off when the County is presented with a copy of a death certificate.
- b. After past due accounts are sent to the contracted collections agency and all efforts to collect the past due amount have been exhausted, the accounts will be written off as bad debt. Following the Georgia statute of limitations, accounts that remain outstanding for 4 years after being transferred to collections will be considered for write off. The total amount to be written off will be presented to the Board of Commissioners for their approval of the write off.

9.0 EXEMPTIONS

As an additional benefit of employment with Dawson County, any full-time individual while employed by Dawson County that has been provided emergency transport or medical care by Dawson County Emergency Services, shall not be responsible for charges after their insurance has processed their claim. This benefit shall apply whether such employee is actively engaged in the performance of their duties of employment or not (i.e., whether on or off work/duty). All

efforts to identify a county employee will be taken at the time of service but those that receive an invoice for charges shall submit a copy to Dawson County Emergency Services in order to assist them in removing any patient balances.

10.0 REFUNDS

- a. The billing contractor will provide the County a list of any refunds due to patients or insurers. The County will be responsible for making sure all refunds are issued within twenty-five (25) days of receipt of the list from the billing contractor.
- b. In the event that the County receives a request for a refund or is assessed an overpayment by any payer, the County shall notify the billing contractor of the request/assessment within fourteen (14) days.
- c. Refunds for overpayments shall be reviewed and approved by DCES, and shall be submitted to the Finance Department in a timely basis in order to be processed.

11.0 COLLECTIONS PROCEDURES

After one hundred eighty (180) days, any outstanding patient account balance will be classified as delinquent and sent to a collection agency contracted and approved by the County.

12.0 CITIZEN COMPLAINTS

Resolution of citizen billing complaints shall generally be addressed by the Fire Chief/Director of Dawson County Emergency Services. If there is no resolution, or if there are complaints arising from conflicts, errors or omissions in this policy, complaints may be referred to the County Manager's office.

13.0 HIPAA COMPLIANCE

The DCES and the billing contractor shall follow all HIPAA guidelines regarding protected health information (PHI) and provide adequate training for all personnel.

14.0 DEBT COMPLIANCE

All attempts at debt collection shall be in compliance with applicable laws to include the Fair Debt Collection and Practices Act.



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
DR I	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:





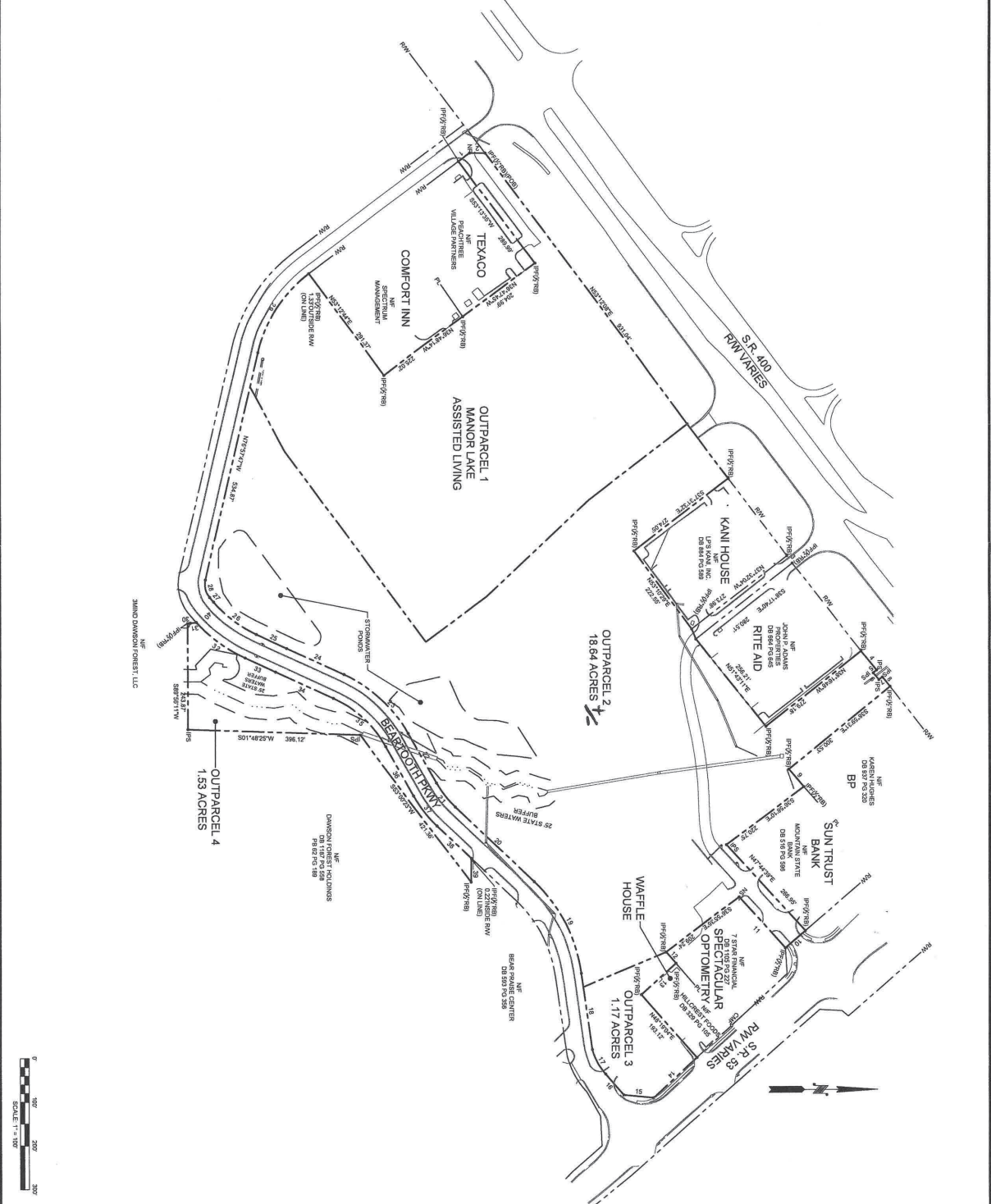
AVANTERRA DAWSON

DAWSON COUNTY, GA

CONTINENTAL PROPERTIES

22 APR 8 8:49AM

Cross	Stationing	Distance
1	N49°46'27"W	31.82'
2	N57°58'42"E	28.54'
3	R.O.D. 5808.58'	ARC = 58.58'
4	N42°10'11"E	58.58'
5	R.O.D. 5918.58'	ARC = 58.58'
6	N42°10'11"E	58.58'
7	N49°46'27"W	31.82'
8	N49°46'27"W	31.82'
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39	N49°46'27"W	31.82'
40	N49°46'27"W	31.82'




DATE: DECEMBER 14, 2010 SCALE: AS SHOWN 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: 404.763.9733	164 PROFESSIONAL PARK DRIVE BALDWIN, GA 30511 PHONE: (770) 778-6007 FAX: (770) 778-0269 www.foothillsland.com




Aerial View

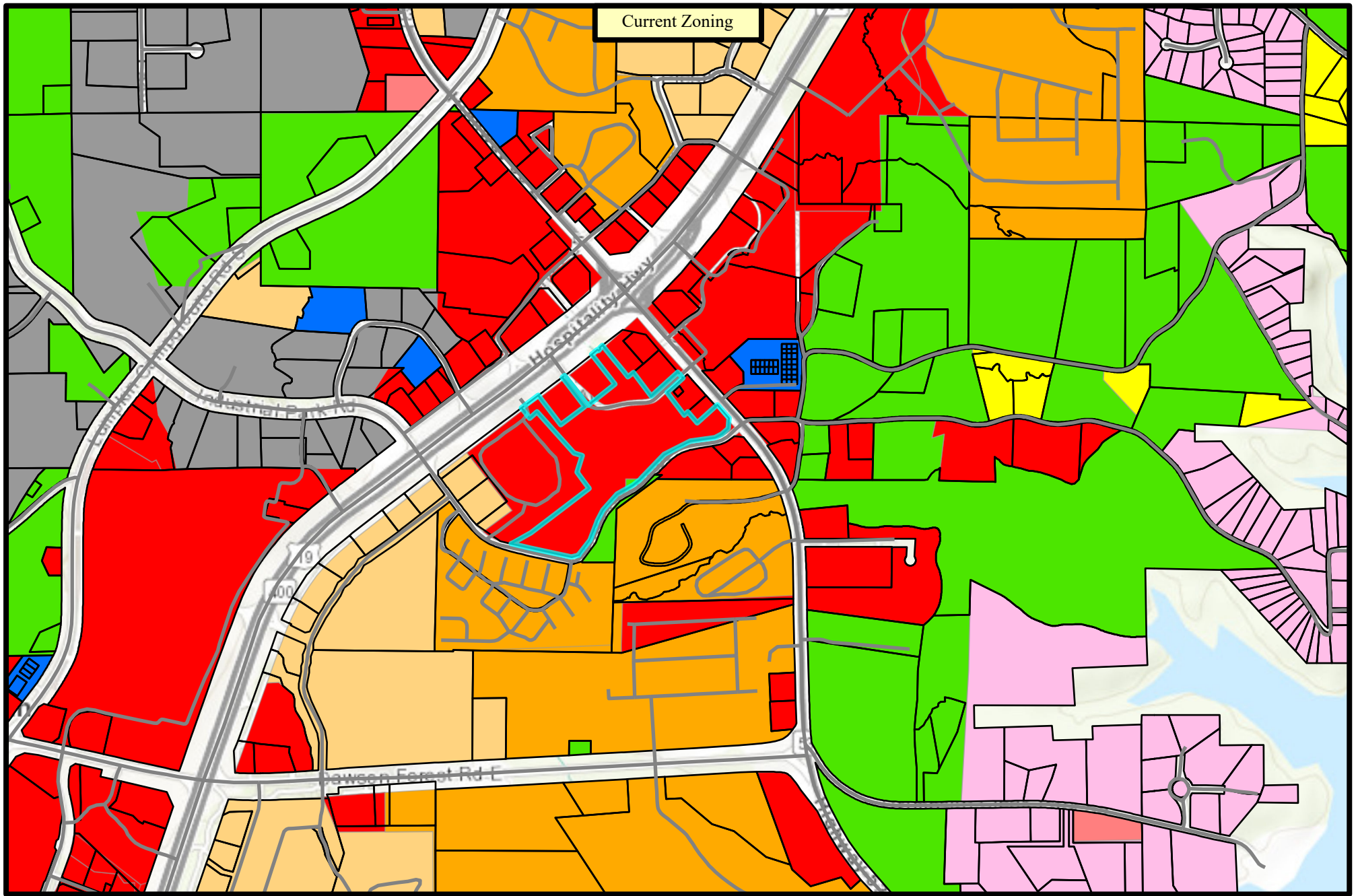


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N

 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



Current Zoning



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N



Scale: 1:13,972

Dawson County

Planning and Development

29

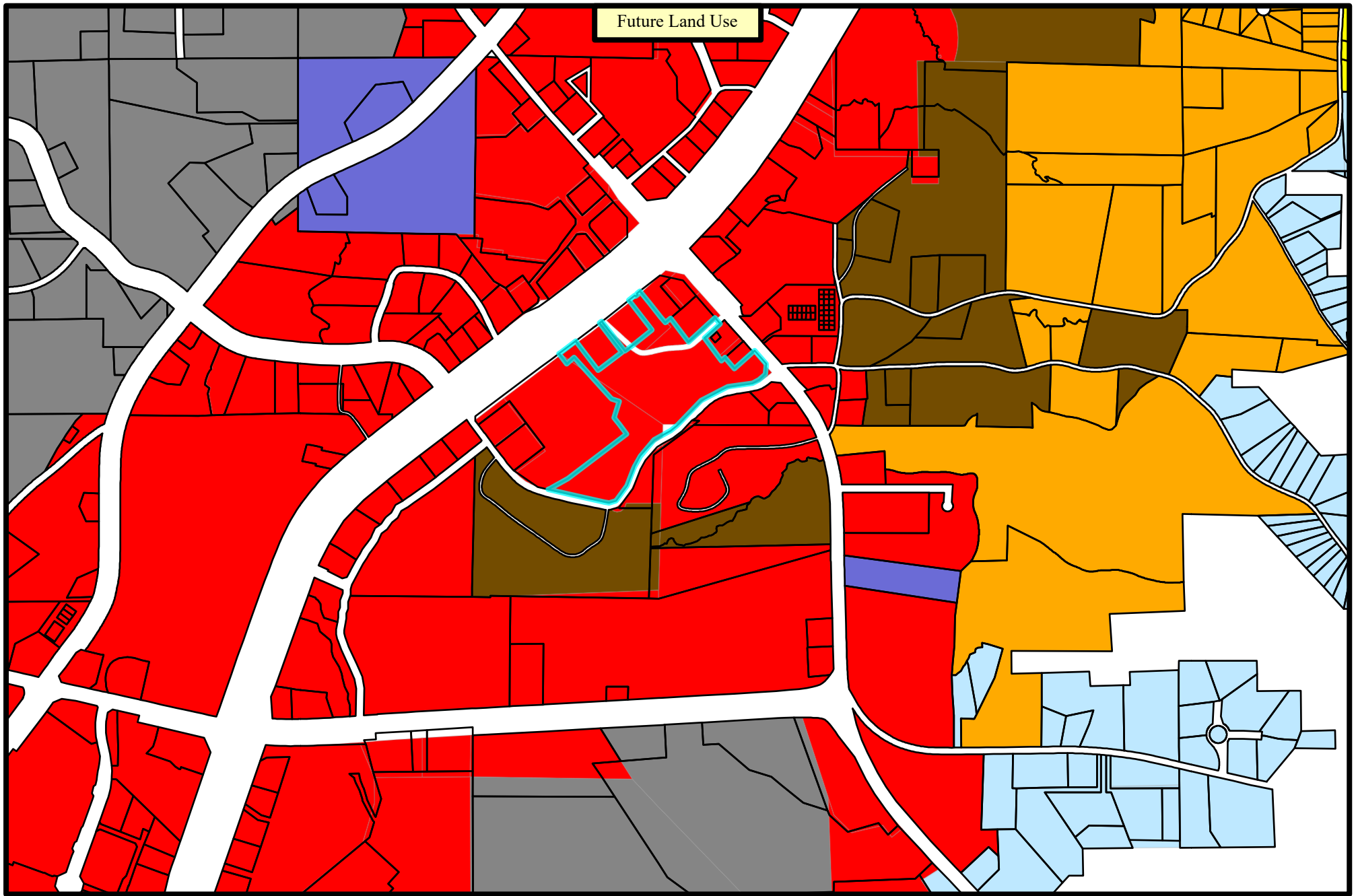
Staff Report

Parcel #: 114-020

Current Zoning: C-HB

FLU: C-HB

Application #: ZA 22-09



Future Land Use



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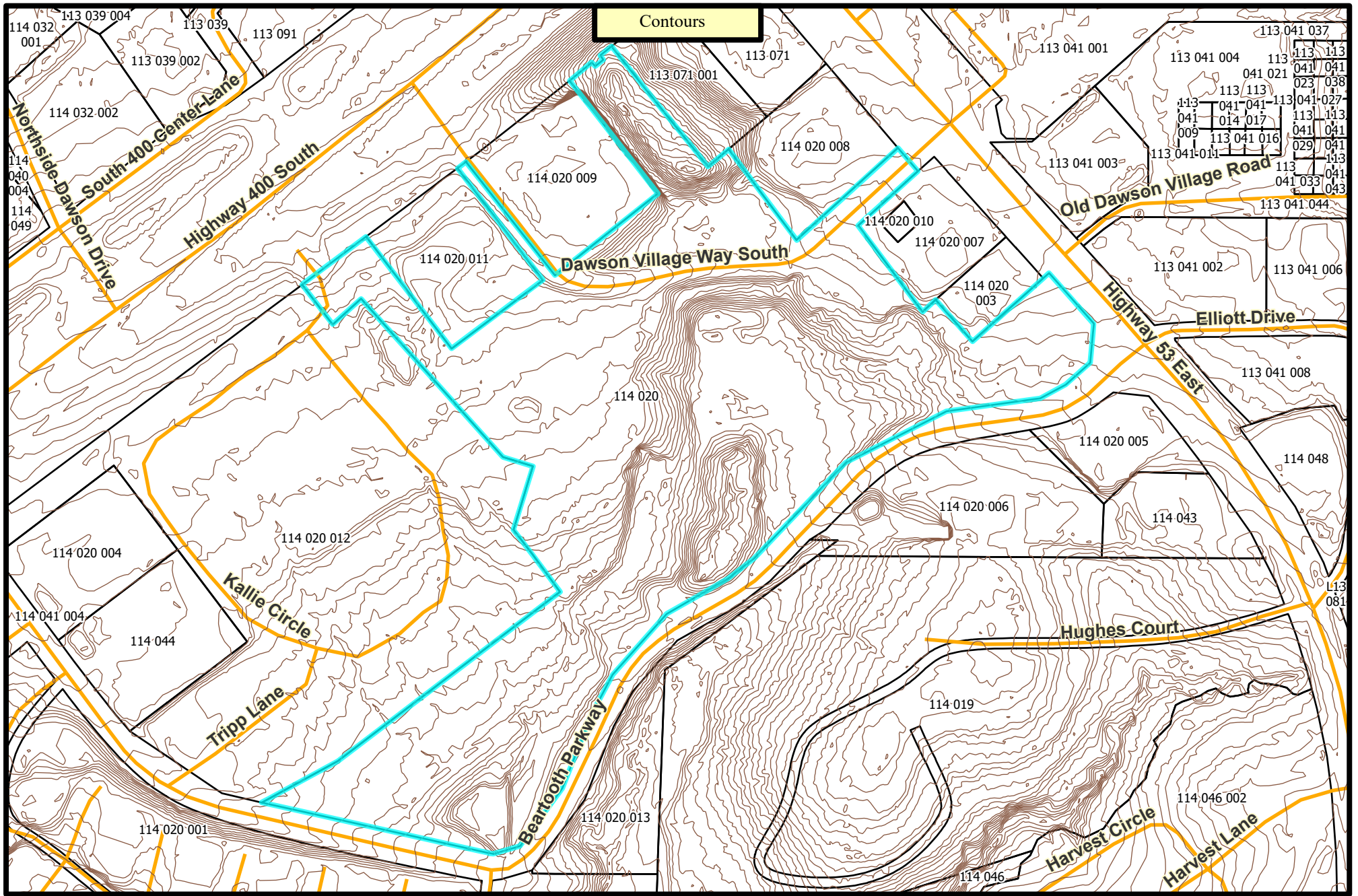
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Dawson County

Planning and Development

30
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 _____ Unlisted _____ Email: Business _____ Personal _____

Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: 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

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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

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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

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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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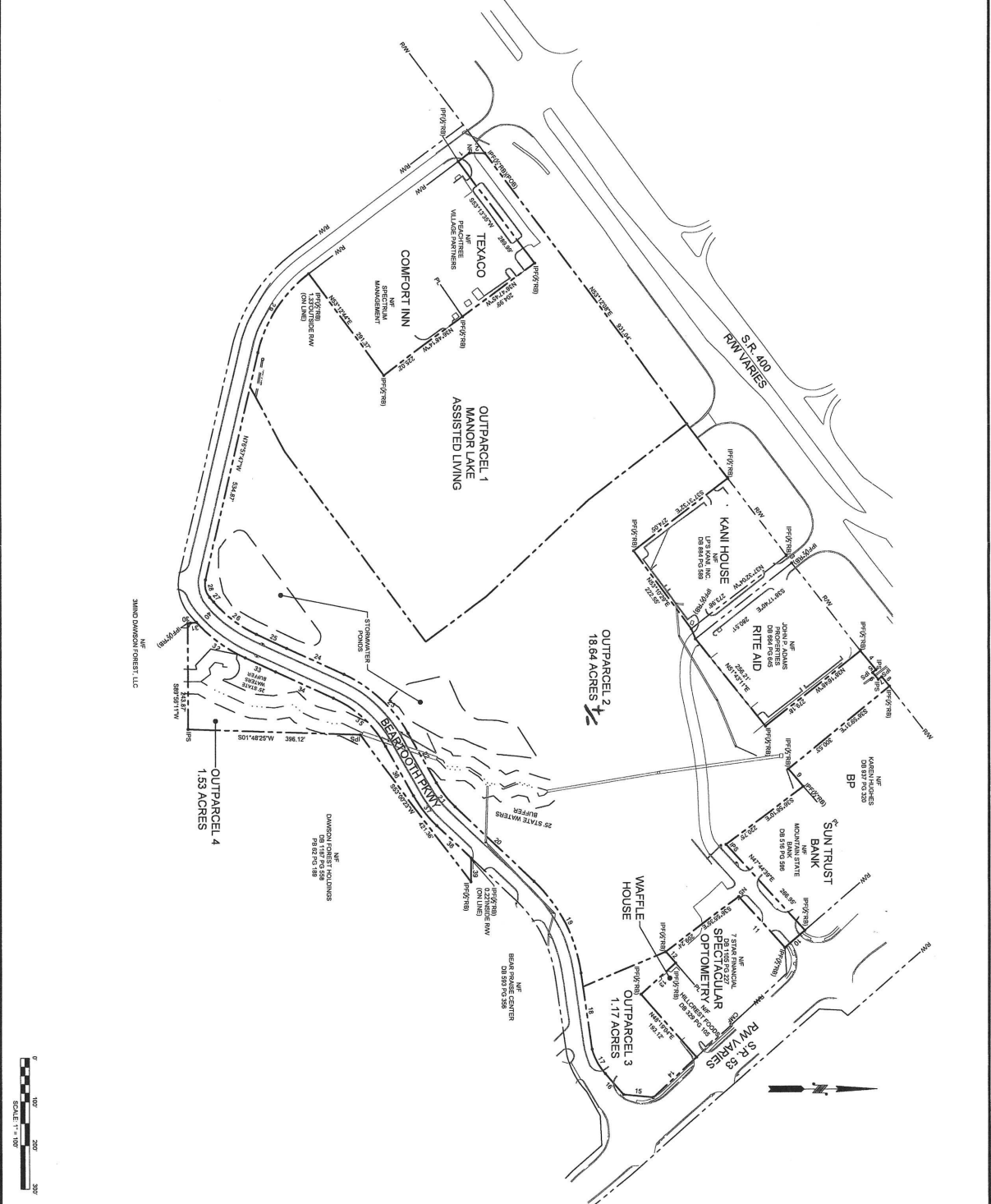
AVANTERRA DAWSON

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'
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38	N04°52'22"W	10.04'
39	N04°52'22"W	10.04'
40	N04°52'22"W	10.04'



DATE DESCRIBED: 11/11/11
SCALE: 1"=100'
SHEET: 1
FLD 1

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: 404-749-9793

164 PROFESSIONAL PARK DRIVE
BALDWIN, GA 30511
PHONE: (770) 778-0007
FAX: (770) 778-0099
www.foothills.com

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 Menomonee 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

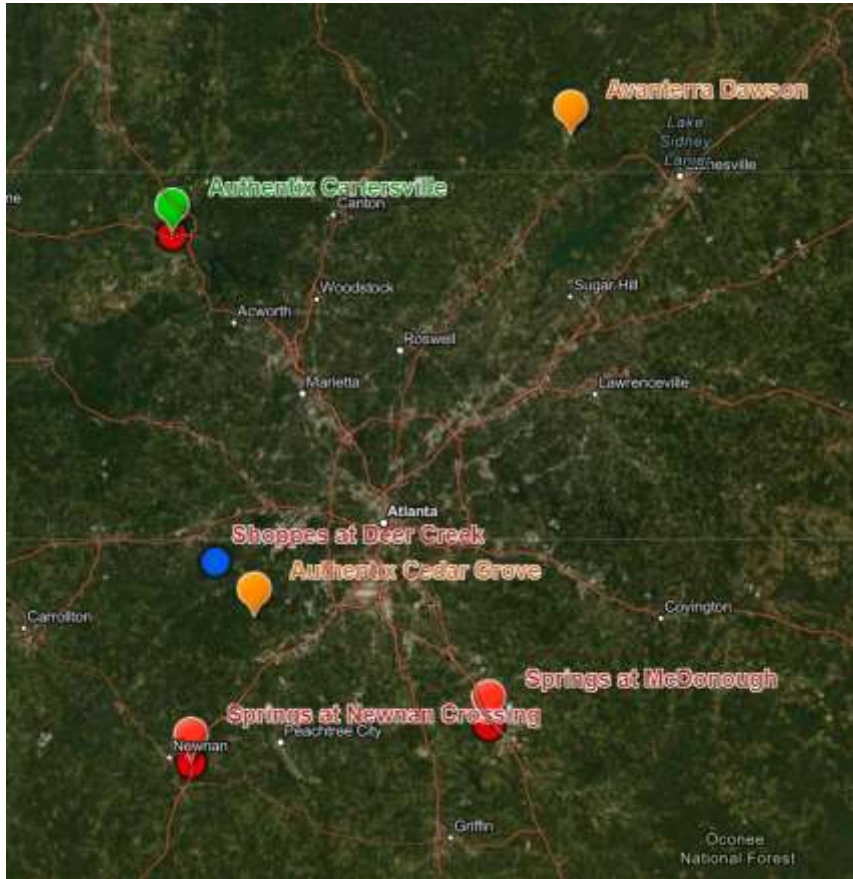
— “[Top 10 Property Management Company](#)” –

multifamilyexecutive.com



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



AVANTERRA DAWSON

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

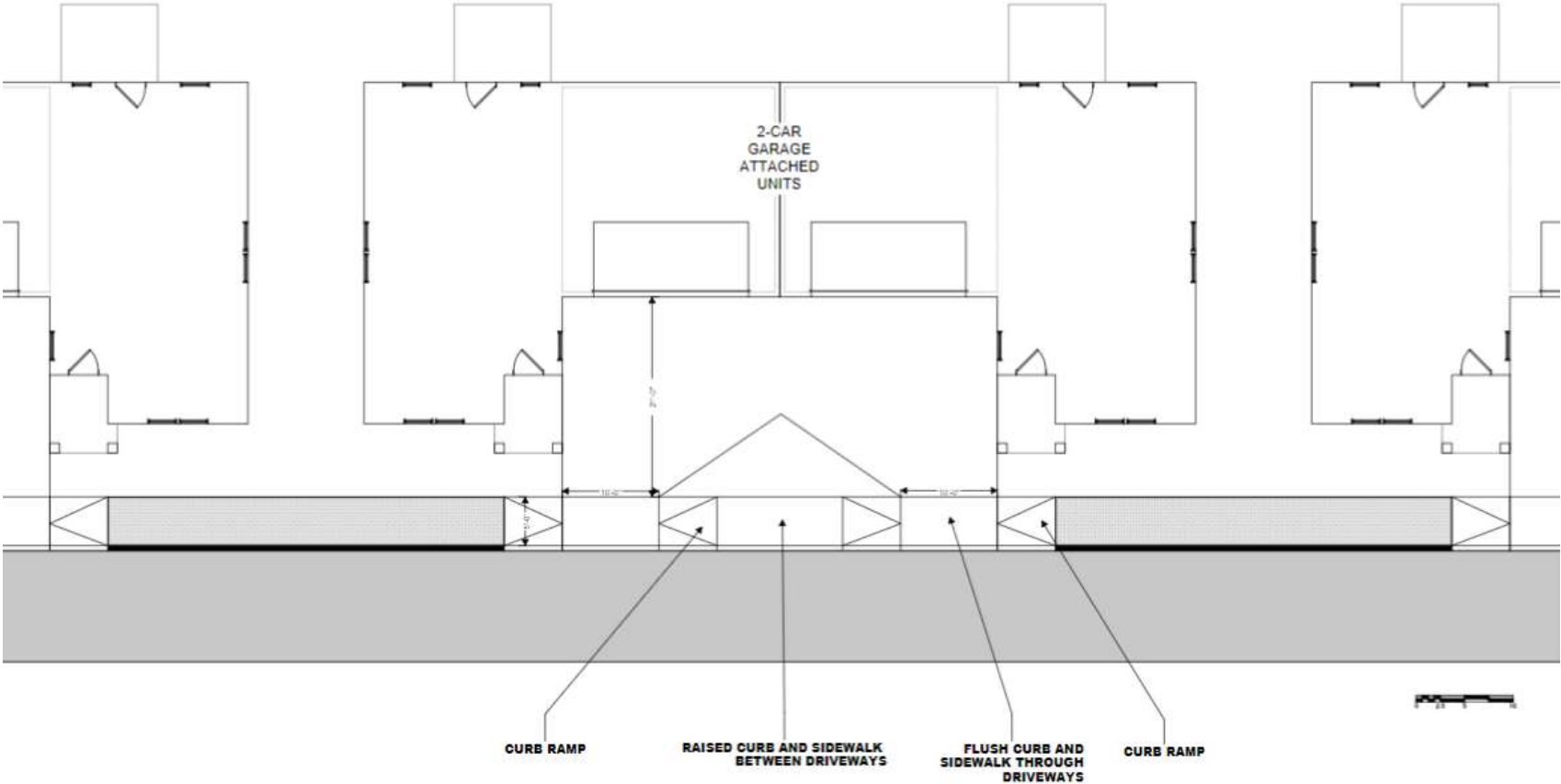


Site Plan- Overview

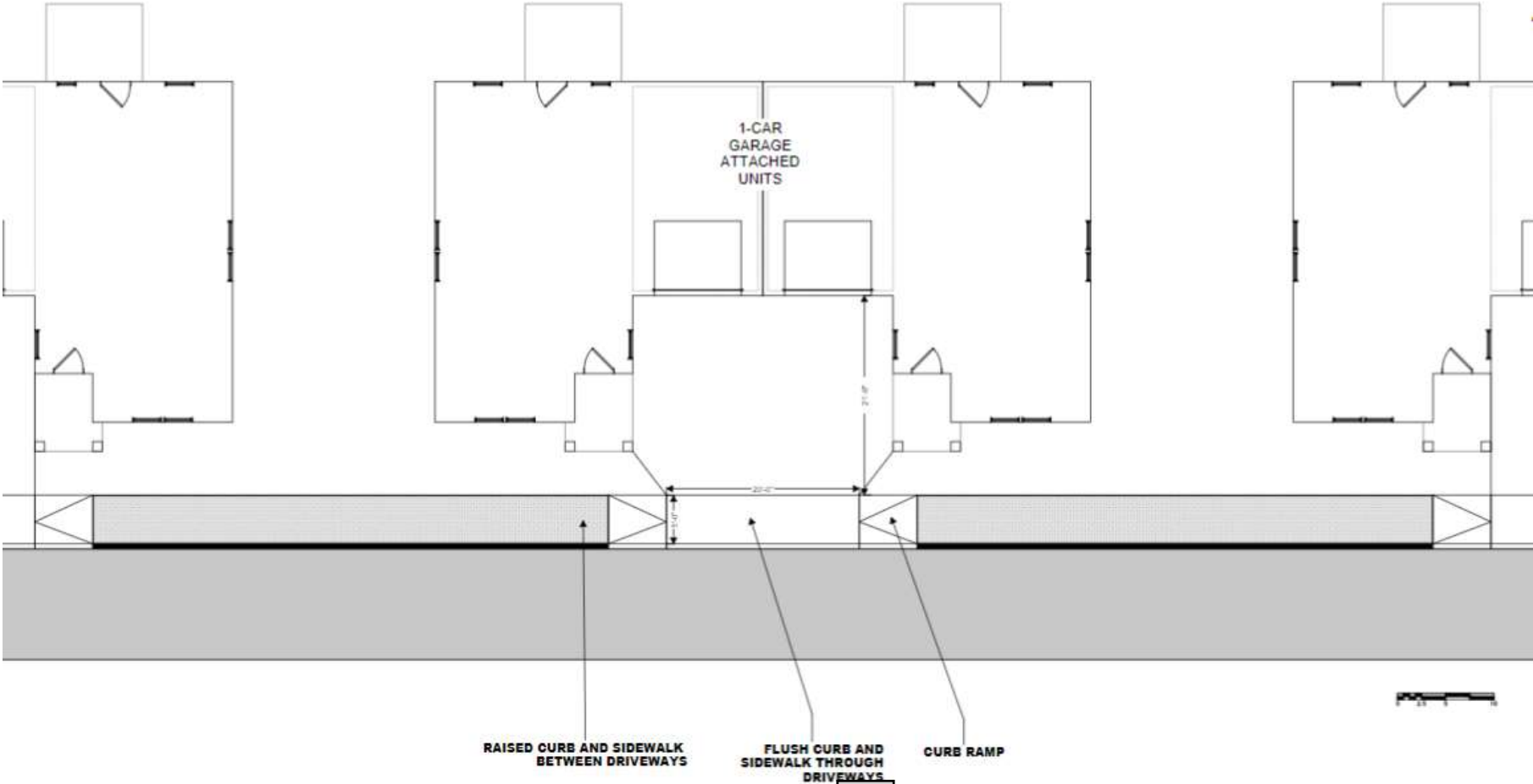


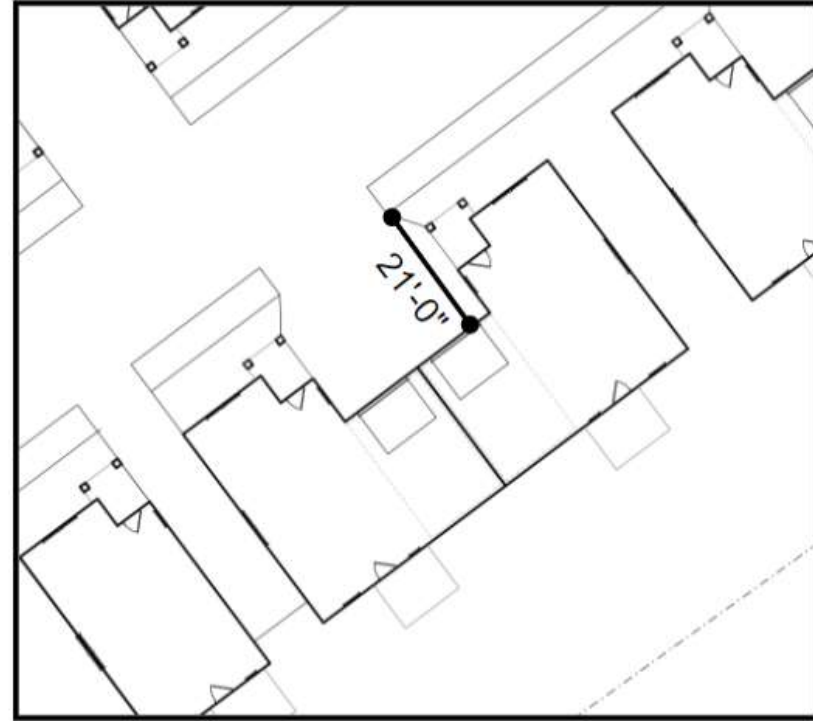
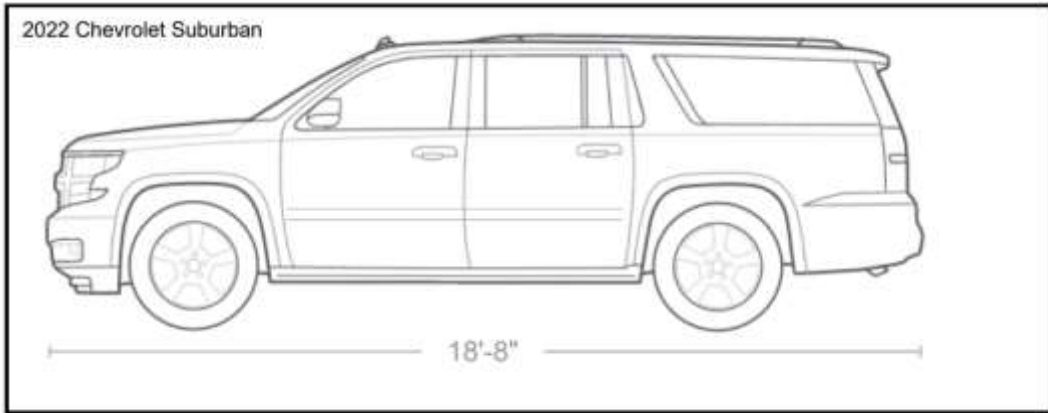
- 113 homes, in mix of 1-4 bedroom offerings
 - Range in size from 983 SF- 1,860 SF
 - Monthly rents (projected at groundbreaking) range from approximately \$1,800 - \$2,600
- Attached garage opportunities (1,2 car)
- Parking 2+ stalls per home (combination of off-street surface and garage parking)
 - 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

Parking



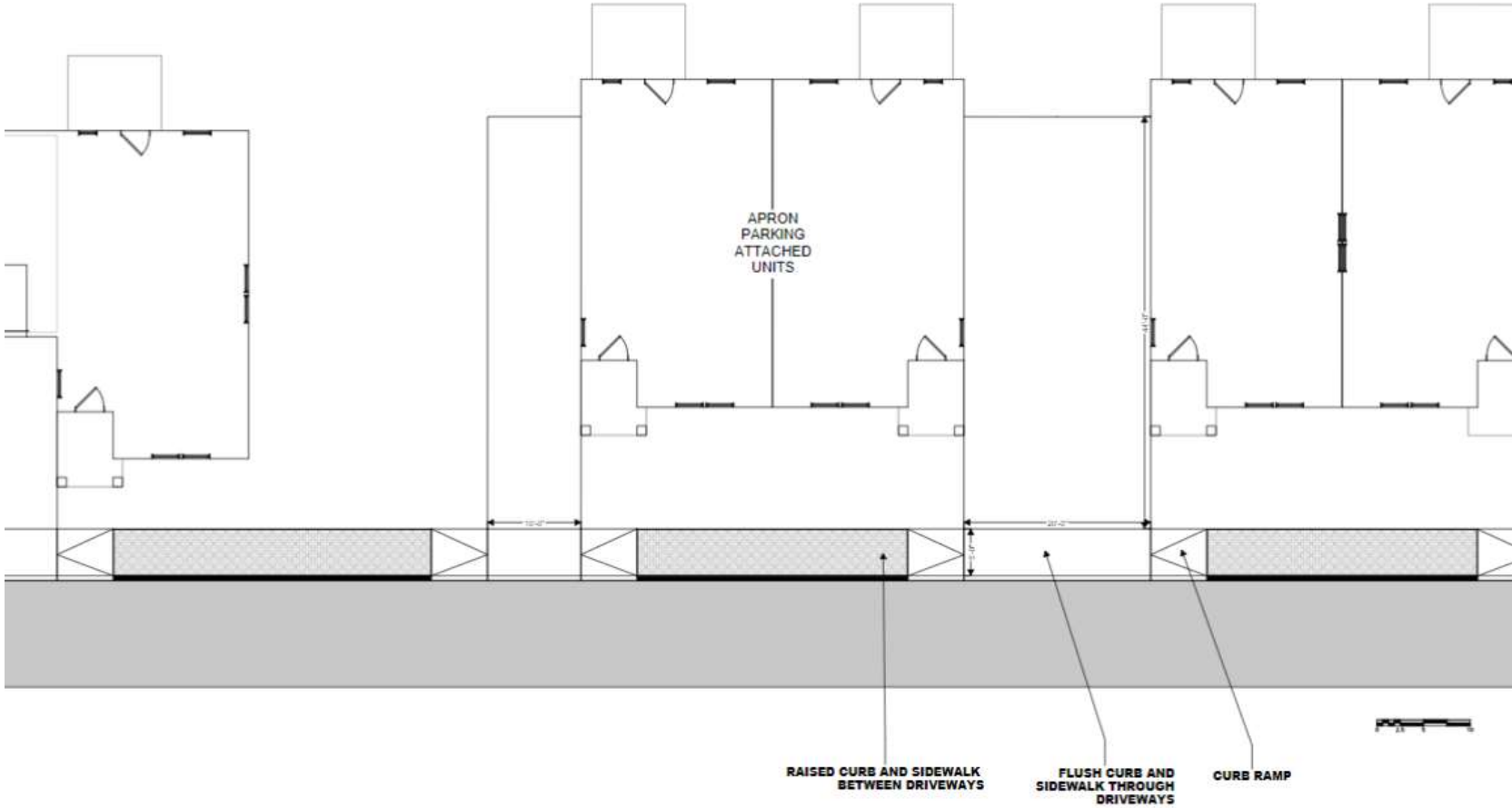
Parking





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”





APR 6 2:37 PM

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 22-12 Tax Map & Parcel # (TMP): 113-056

Submittal Date: 4/6/22 Time: 2:37 am/pm Received by: APC (staff initials)

Fees Assessed: 300.00 Paid: 4/6/22 Commission District: _____

Planning Commission Meeting Date: MAY 17, 2022

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: David Cowart

Address: 2365 Southers Cir, Suwanee, GA 30024

Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____

Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: 3/10/2022 Applicant Signature: David Cowart

PROPERTY OWNER/PROPERTY INFORMATION

Name: David Cowart

Street Address of Property being rezoned: Kilbough Church Road, Dawsonville, GA

Rezoning from: RA to: RSR Total acreage being rezoned: ± 1.5 acres

Directions to Property (if no address): ± 1000' from intersection of GA 400 + Kilbough Church Rd
lying between Kilbough Ridge Drive + Oak Forest Drive

APR 6 2:37PM

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

Current Use of Property: Vacant

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? Yes (yes/no)

If yes, what section? North — South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSR South RSR East RSR West RSR

Future Land Use Map Designation: ~~SRR~~ SRR

Access to the development will be provided from:

Road Name: Kilough Church Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR [] Special Use Permit for: —

Proposed Use: Residential

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

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

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 1 acre (acres) No. of Units: 2

Minimum Heated Floor Area: 800 sq. ft. Density/Acre: 1

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

Is an Amenity Area proposed: —; if yes, what? —

COMMERCIAL & INDUSTRIAL

Building area: — No. of Parking Spaces: —



2022 03 24 09:42

April 6, 2022

Letter of Intent

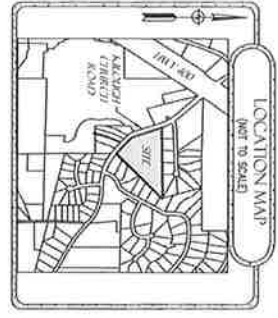
To whom it may concern:

Please note that Davis Engineering & Surveying, LLC has prepared a survey and rezoning application for the property off of Kilough Church Road, known as parcel 113-056. The Applicant is requesting to rezone two proposed lots totaling 2.44 acres from RA to RSR to support the future construction of two single family homes. Please let us know if we can provide further assistance for this request.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Martin". The ink is dark and the signature is fluid and legible.

Rebecca Martin



LEGEND

- CALCULATED POSITION
- REAR
- SIDE
- FRONT
- CORNER
- CENTER
- POINT
- BOUNDARY
- PROPERTY LINE
- TYPHOONE EOL (TE) (ALL PER APT. 1/2" RB COVERED UNLESS OTHERWISE LABELED)
- LAND LOT LINE (LL)
- RIGHT OF WAY (R/W)
- FENCE
- OVERHEAD POWER
- REAR
- SIDE
- FRONT
- CORNER
- CENTER
- POINT
- BOUNDARY
- PROPERTY LINE
- TYPHOONE EOL (TE) (ALL PER APT. 1/2" RB COVERED UNLESS OTHERWISE LABELED)
- LAND LOT LINE (LL)
- RIGHT OF WAY (R/W)
- FENCE
- OVERHEAD POWER

FLOOD NOTE

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1308500119C, EFFECTIVE DATE 4/4/2018, NO PORTION OF THIS MAP IS SHOWN. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.



~PROPOSED ZONING INFO~
 COUNTY: DAWSON
 ZONE: RSR - 400 CORRIDOR
 SETBACK REQUIREMENTS:
 FRONT: 40'
 REAR: 10'
 SIDE: 5'

LINE	BEARING	LENGTH	AREA
1	N 87°10'44" E	233.37'	1,000.00
2	S 43°22'12" W	161.16'	1,000.00
3	S 15°52'18" W	177.86'	1,000.00
4	N 87°10'44" E	233.37'	1,000.00
5	S 43°22'12" W	161.16'	1,000.00
6	S 15°52'18" W	177.86'	1,000.00
7	N 87°10'44" E	233.37'	1,000.00
8	S 43°22'12" W	161.16'	1,000.00
9	S 15°52'18" W	177.86'	1,000.00
10	N 87°10'44" E	233.37'	1,000.00
11	S 43°22'12" W	161.16'	1,000.00
12	S 15°52'18" W	177.86'	1,000.00
13	N 87°10'44" E	233.37'	1,000.00
14	S 43°22'12" W	161.16'	1,000.00
15	S 15°52'18" W	177.86'	1,000.00
16	N 87°10'44" E	233.37'	1,000.00
17	S 43°22'12" W	161.16'	1,000.00
18	S 15°52'18" W	177.86'	1,000.00
19	N 87°10'44" E	233.37'	1,000.00
20	S 43°22'12" W	161.16'	1,000.00
21	S 15°52'18" W	177.86'	1,000.00
22	N 87°10'44" E	233.37'	1,000.00
23	S 43°22'12" W	161.16'	1,000.00
24	S 15°52'18" W	177.86'	1,000.00
25	N 87°10'44" E	233.37'	1,000.00
26	S 43°22'12" W	161.16'	1,000.00
27	S 15°52'18" W	177.86'	1,000.00
28	N 87°10'44" E	233.37'	1,000.00
29	S 43°22'12" W	161.16'	1,000.00
30	S 15°52'18" W	177.86'	1,000.00



ZONING EXHIBIT FOR:
 DAVID COWART
 LAND LOTS 219, 220, 257, 258
 13th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

PREPARED BY
DES
 DAVITS
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

22 APR 6 24 5PM

DRAIN BY: N/A
 PLAN DATE: 3/28/2022
 FIELD CREW: CC
 FIELD DATE: 2/22/2022

SHEET NO. 1 OF 1
 PROJECT NO. 22-006

APPLICANT CERTIFICATION

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

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature David Court

Date 4/6/22

Witness Die Callan

Date 4/6/22

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.



ZA 22-12

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

Applicant Proposal

The applicant is seeking to zone the property from Residential Agriculture (R-A) to Residential Sub-Rural (RSR) for the purpose of subdividing the parcel into three (3) lots. Tract two of 1.0 acres and Tract three of 1.44 acres. The remaining property (Tract 1) is not part of this zoning application, as depicted on the survey will be approximately 9.64 acres.

Applicant	David Cowart
Amendment #	ZA 22-12
Request	Rezone Property from Residential Agriculture to Residential Sub Rural
Proposed Use	Two (2) single-family residential lots
Current Zoning	Residential Agriculture (R-A)
Future Land Use	Sub-Rural Residential
Acreage	2.44
Location	Kilough Church Road
Commercial Square footage	0
Road Classification	Public / Collector roadway
Tax Parcel	113-056
Dawson Trail Segment	n/a
Commission District	3
DRI	No
Planning Commission Recommendation	A motion was made to recommend approval of the request. 4-0 -1 abstention.

Direction	Existing Zoning	Existing Use
North	RSR	Single Family Residential
South	RSR/RMF	Vacant & Single Family Residential
East	RSR	Single Family Residential
West	C-HB/R-A	Vacant

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Sub-Rural Residential. This area designated as **Sub-Rural Residential by the future land use plan map**, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a county road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries

County Agency Comments:

Environmental Health Department: No comments returned as of 5-5-2022

Emergency Services: No comments returned as of 5-5-2022

Etowah Water & Sewer Authority: “Septic only at this site. If construction impacts existing water lines, it must be done to EWSA specifications at the developer’s expense.”

Planning and Development: The application is consistent with the Sub-Rural land use district narrative as found in the Land Use Resolution. The property is located east of the GA 400 Highway; however, it is not in close proximity to Lake Lanier, therefore the proposed density (lot sizes) is appropriate. The property is surrounded by residential plats on the north, south and east; these established lots are comparable in size the division this application proposes. The Etowah Water and Sewer authority has indicated that central water is available to the subject property.

Any sensitive resources will be addressed during the land disturbance permit for construction of a single-family residence.

Public Works Department: No comment.

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:



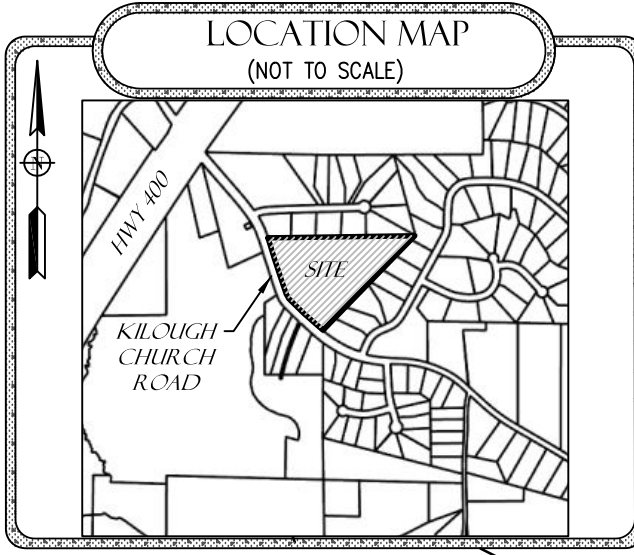
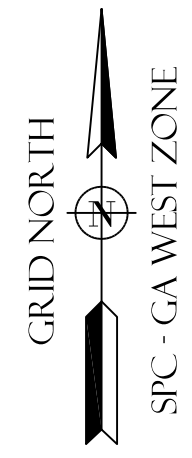
FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 382,751 FEET. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 1344, pg 350. PROPERTY OWNERS AS OF SURVEY DATE: DAVID H. COWART. PARCEL NUMBER: 113 056.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 52,506 FEET, AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE. THIS PLAT DOES NOT CONSTITUTE AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR. TYPE OF SURVEY: DIVISION

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

~SURVEY NOTES~

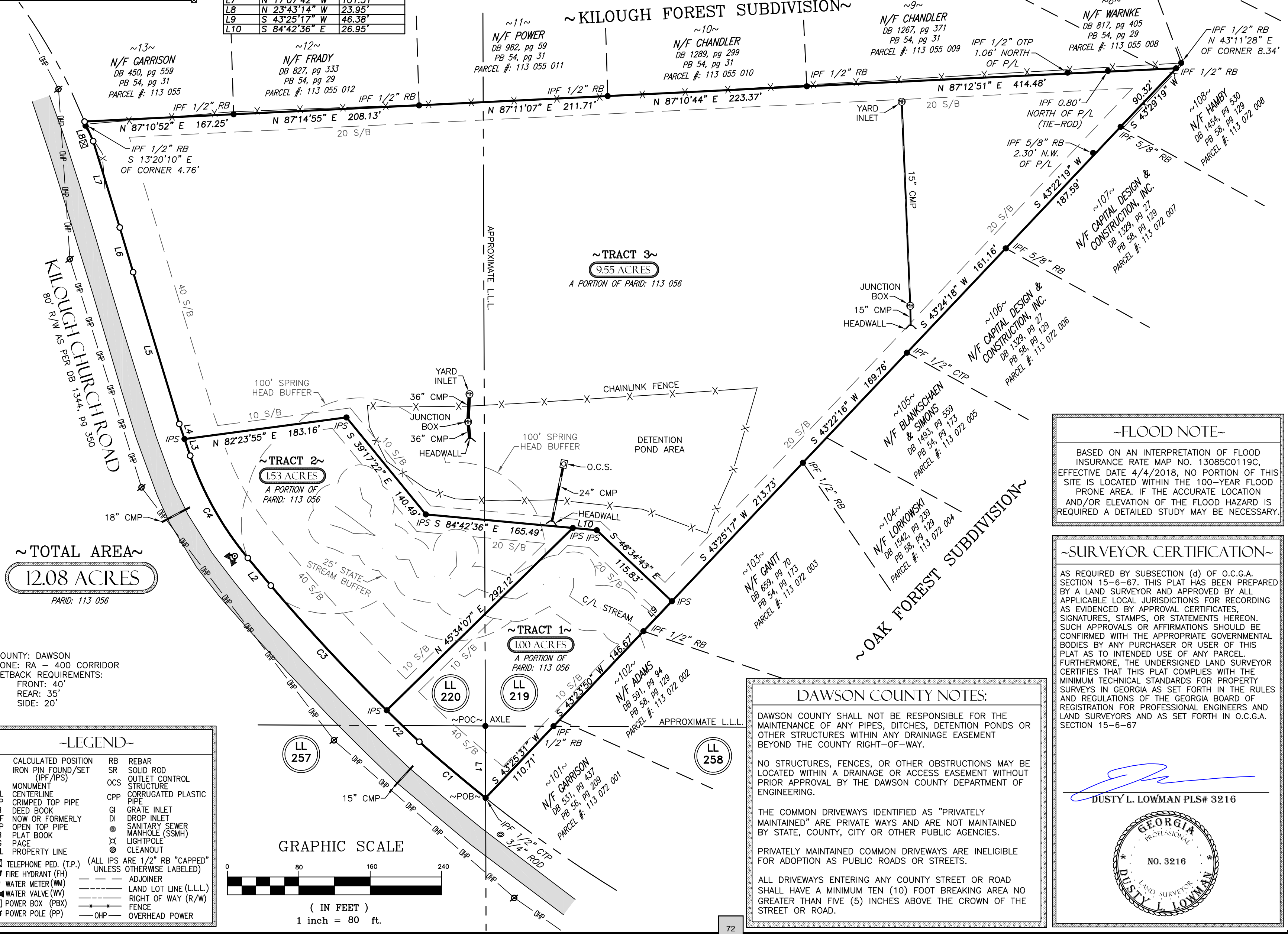
LINE	BEARING	DISTANCE	CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
L1	S 00°11'58" E	80.76'	C1	N 49°41'13" W	97.51'	97.52'	1877.38'
L2	N 39°46'48" W	40.30'	C2	N 46°01'38" W	50.66'	50.66'	2200.10'
L3	N 18°57'19" W	19.69'	C3	N 42°52'45" W	191.03'	191.09'	2200.10'
L4	N 18°57'19" W	17.97'	C4	N 29°22'03" W	131.59'	132.32'	364.06'
L5	N 16°54'18" W	177.86'					
L6	N 16°39'07" W	52.29'					
L7	N 17°07'42" W	101.31'					
L8	N 23°43'14" W	23.95'					
L9	S 43°25'17" W	46.38'					
L10	S 84°42'36" E	26.95'					



PREPARED BY
DES DAVIS
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

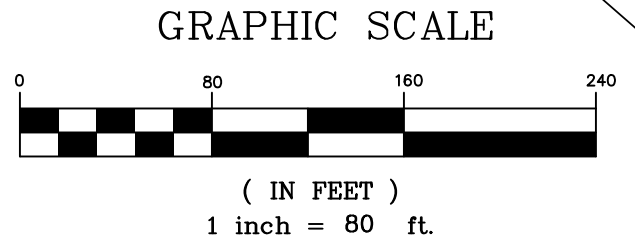


~TOTAL AREA~
12.08 ACRES
 PARID: 113 056

COUNTY: DAWSON
 ZONE: RA - 400 CORRIDOR
 SETBACK REQUIREMENTS:
 FRONT: 40'
 REAR: 35'
 SIDE: 20'

~LEGEND~

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (IPF/IPS)	SR SOLID ROD
■ MONUMENT	OCs OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CPP CORRUGATED PLASTIC PIPE
CTP CRIMPED TOP PIPE	GI GRATE INLET
DB DEED BOOK	DI DROP INLET
N/F NOW OR FORMERLY	⊙ SANITARY SEWER MANHOLE (SSMH)
OTP OPEN TOP PIPE	⊙ LIGHTPOLE
PB PLAT BOOK	⊙ CLEANOUT
PG PAGE	
P/L PROPERTY LINE	
☒ TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	ADJOINER
☒ FIRE HYDRANT (FH)	LAND LOT LINE (L.L.L.)
○ WATER METER (WM)	RIGHT OF WAY (R/W)
○ WATER VALVE (WV)	FENCE
□ POWER BOX (PBX)	OVERHEAD POWER
⊙ POWER POLE (PP)	



~FLOOD NOTE~
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085C0119C, EFFECTIVE DATE 4/4/2018, NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

~SURVEYOR CERTIFICATION~
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

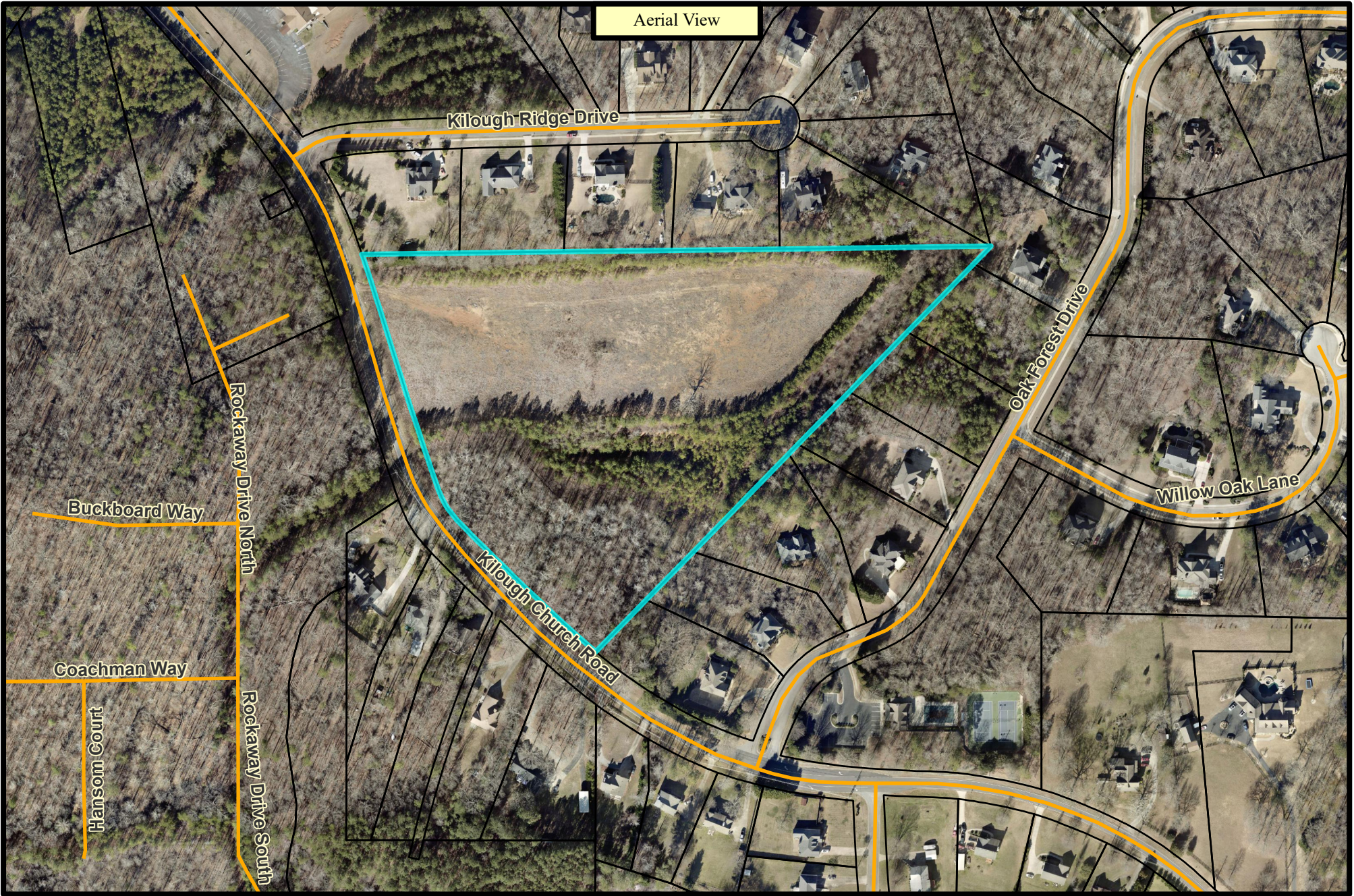
DAWSON COUNTY NOTES:
 DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
 NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.
 PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.
 ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

[Signature]
DUSTY L. LOWMAN PLS# 3216

DIVISION SURVEY FOR:
SOUL FILLING STATION CHURCH
LAND LOTS 219, 220, 257, 258
13th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

DRAWN BY: W.G.H.
PLAT DATE: 4/4/2022
FIELD CREW: C.C.
FIELD DATE: 2/22/2022

SHEET NO.
1 OF 1
PROJECT NO.
22-006



Aerial View

Kilough Ridge Drive

Oak Forest Drive

Willow Oak Lane

Kilough Church Road

Rockaway Drive North

Rockaway Drive South

Buckboard Way

Coachman Way

Hansom Court



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

N



Scale: 1:3,663

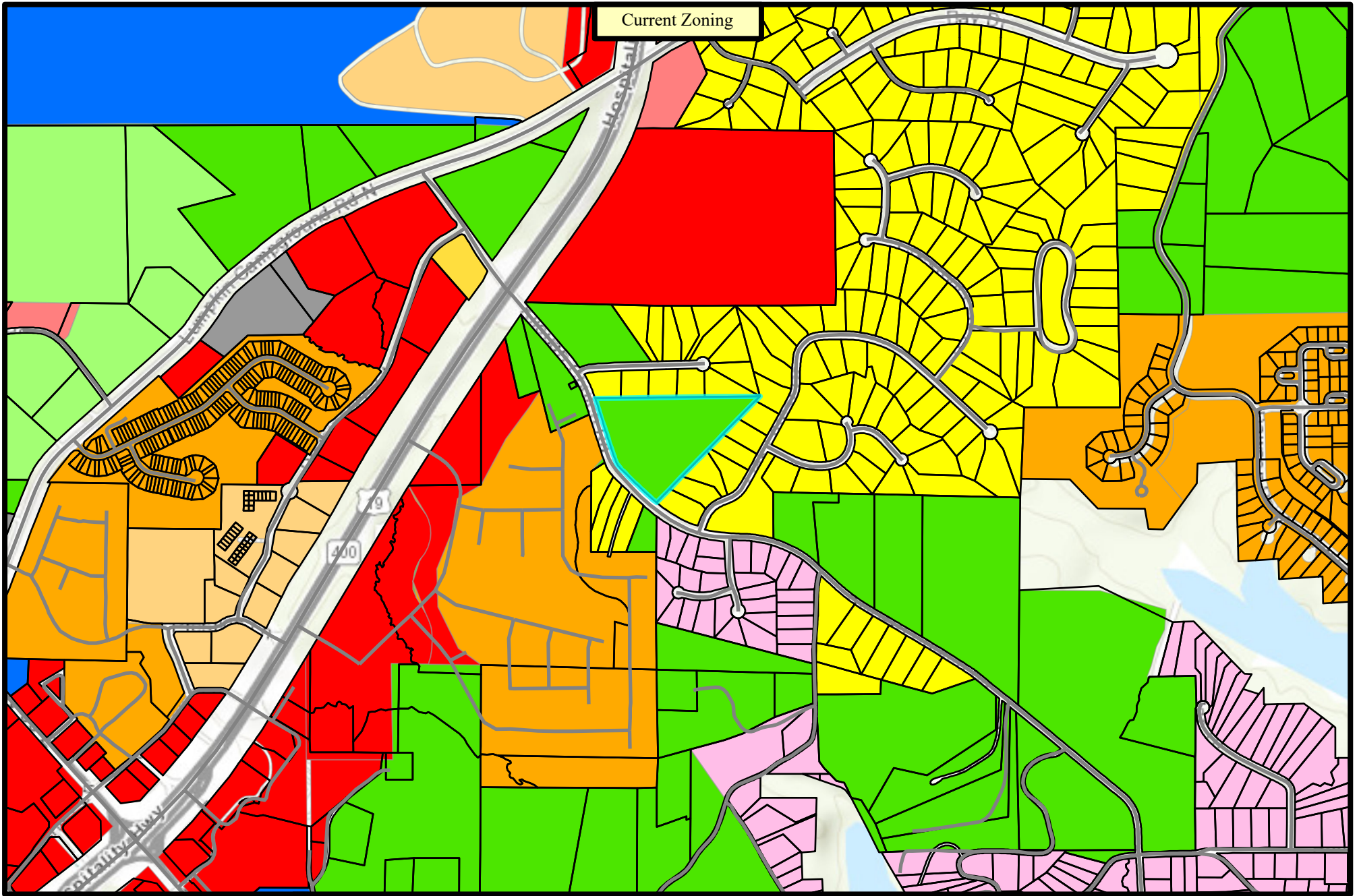
Dawson County

Planning and Development

73

Site Report

Parcel #: 113-056
 Current Zoning: RA
 FLU: SRR
 Application #: ZA 22-12



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

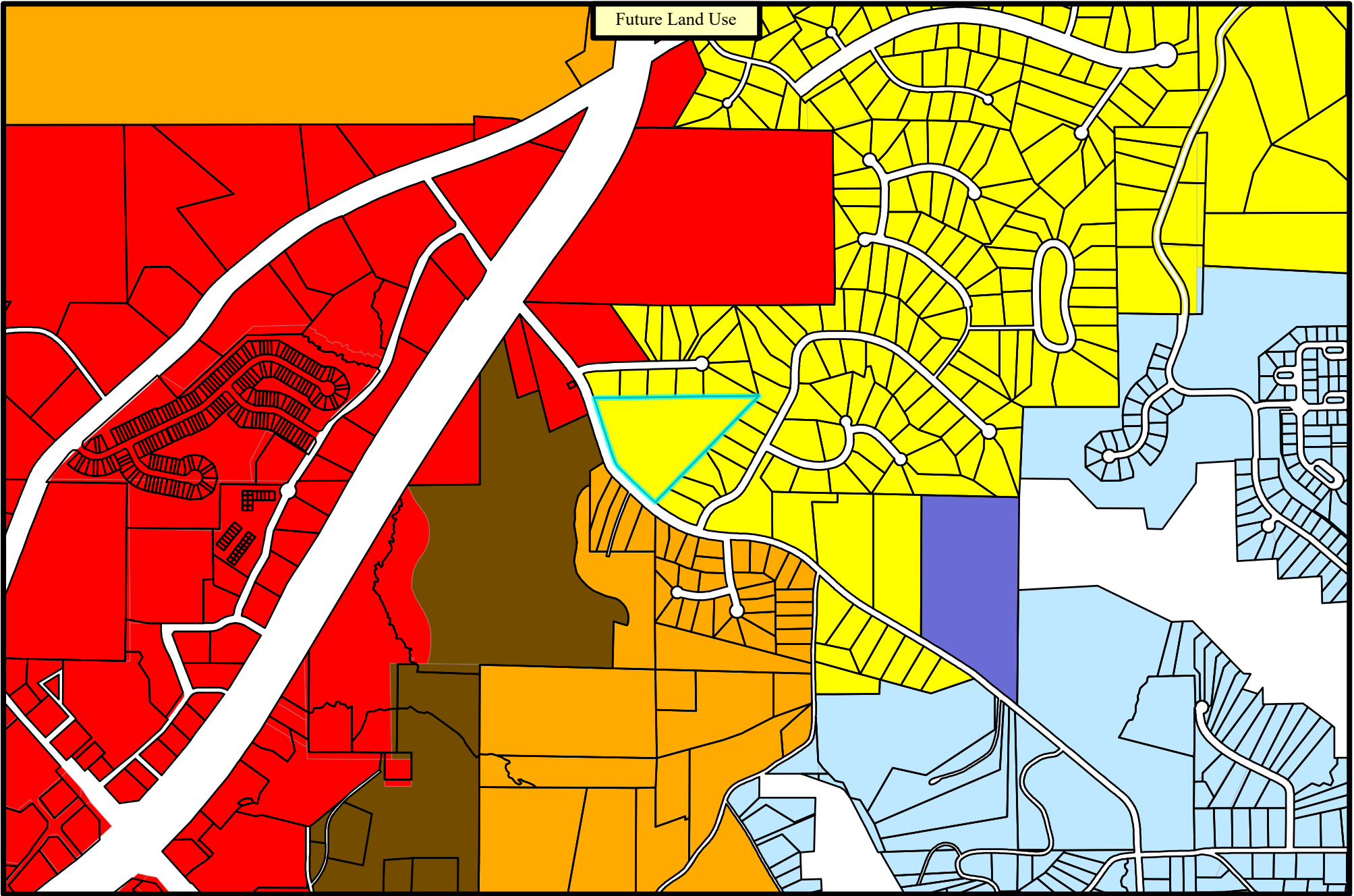
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 Scale: 1:13,972

Dawson County
 Planning and Development

 Staff Report

Parcel #: 113-056
 Current Zoning: RA
 FLU: SRR
 Application #: ZA 22-12




Future Land Use



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

N

 Scale: 1:13,972

Dawson County
 Planning and Development

 Staff Report

Parcel #: 113-056
 Current Zoning: RA
 FLU: SRR
 Application #: ZA 22-12

Application for Rezoning.

ZA 22-12 David Cowart is requesting to rezone a portion of TMP 113-056 from R-A (Rural Agricultural) to RSR (Residential Sub-Rural) for the purposes of subdividing the parcel to RSR standards. The property is located on Kilough Church Road.

Chairman Hamby asked if there was anyone to speak to the application. Payton Anderson with Davis Engineering of Dawsonville, Georgia presented the request. He stated that the applicant is selling the parcel and a large piece of the parcel will be developed as a church while the smaller portion of the parcel will be sold and subdivided as single-family residential lots.

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

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

Chairman Hamby then closed the public hearing for Board discussion.

Chairman Hamby then asked for a motion. Motion was made to recommend approval of the request. 4-0 - 1 abstention Bennett/Sanvi- Hamby

Chairman Hamby asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that the month of May is Building Safety Month.

There being no further business to discuss, the meeting was adjourned at 6:40 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date