COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina/Dennis Dutton
Meeting Date:	Thursday, December 15, 2011	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition No. 1222-11, Russell W. and Donna S. Jordan and Spotty Merle, LLC, Owners, and Ken Ward, Agent, request to rezone 494.39 acres from A-R to PUD-PRL to develop a planned retreat and/or lodge.The property is located in Land Lots 1, 2, and 3 of the 7th District and Land Lots 1 and 32 of the 5th District and fronts on Ebenezer Church Rd., Arnold Rd., and Green Meadow Lane.

Background/History/Details:

And

Consideration of Petition No. RP-050-11, Spotty Merle, LLC, Owner, and Ken Ward, Agent, a revision to the recorded Final Plat of Rountree Place Subdivision to add approximately 10 +/- acres to Tract 9 (10.12 acres) and re-configure into two (2) single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan for Petition No. 1222-11.) This property is located in Land Lot 1 of the 7th District, fronts on Green Meadow Lane, and is under consideration for rezoning from A-R to PUD-PRL.

NOTE: THESE TWO PETITIONS SHOULD BE DISCUSSED AS ONE DEVELOPMENT.

What action are you seeking from the Board of Commissioners?

Final Vote by the Board of Commissioners

The PC unanimously recommended approval (5-0) of Petition No. 1222-11 subject to two (2) conditions.
The PC recommended approval (4-1) of Petition No. RP-050-11.

If this item requires funding, please describe:

Not Applicable

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?	Yes	Backup Provided with Request?	Yes

STAFF USE ONLY

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

PLANNING COMMISSION REZONING AND
REVISIONS TO A RECORDED FINAL PLAT REPORT

PETITION NO.: 1222-11 and RP-050-11

APPLICANT: Russell W. and Donna S. Jordan and Spotty Merle, LLC
382 Ebenezer Church Road/1888 Emery Street, Ste 111
Fayetteville, GA 30215/Atlanta, GA 30318

STAFF RECOMMENDATION:

1222-11 - APPROVE WITH TWO (2) RECOMMENDED CONDITIONS

RP-050-11 - COMPLIES WITH LAND USE PLAN

PLANNING COMMISSION HEARING: November 3, 2011

PLANNING COMMISSION RECOMMENDATION:

1222-11 - APPROVE WITH TWO (2) RECOMMENDED CONDITIONS (5-0)

RP-050-11 – APPROVE (4-1)

BOARD OF COMMISSIONERS HEARING: Decemmber 15, 2011

COMMISSION DECISION:

1222-11 - _____

RP-050-11 - _____

REQUEST: Rezone from A-R (Agricultural-Residential) to PUD-PRL (Planned Unit Development-Planned Retreat and/or Lodge) and a Revision to the recorded Final Plat of Rountree Place Subdivision to add approximately 10 +/- acres to Lot 9 (10.12 acres) and reconfigure into two (2) single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan for Petition No. 1222-11)

PARCEL SIZE: 494.39 acres

EXISTING USE: Residential

PROPOSED USE: Planned Retreat and/or Lodge and a Revision to the recorded Final Plat of Rountree Place Subdivision to add approximately 10 +/- acres to Lot 9 (10.12 acres) and reconfigure into two (2) single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan for Petition No. 1222-11)

LOCATION: Land Lot 1,2, and 3 of the 7th District and Land Lots 1 and 32 of the 5th District of the District and fronts on Ebenezer Church Road, Arnold Road, and Green Meadow Lane

ZONING OF SURROUNDING PROPERTY: A-R, R-40, R-70, and PUD-PRL

LAND USE PATTERN: Rural Residential (1 unit/2 to 3 acres)

PLANNING COMMISSION HEARING NOTES:

See Attached Minutes.

MOTION AND VOTE OF PLANNING COMMISSION:

1222-11 Doug Powell made the motion to recommend approval of the petition subject to two (2) recommended conditions. Bill Beckwith seconded the motion. The motion unanimously passed 5-0. Members voting in favor of approval were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell.

1. The owner/developer shall dedicate, at no cost to Fayette County, additional right-of-way if required during design for the construction and long-term maintenance of shoulder, drainage ditch, and a deceleration lane/right turn lane from Ebenezer Church Road to proposed road. *(This condition is to ensure the provision of adequate right-of-way for future road improvements per an established policy of the Fayette County Comprehensive Plan and the Development Regulations which stipulate how much right-of-way is needed for compliance.)*

2. The pool on Tract #1, located in the buffer, will need a Variance approval to remain or will have to be removed prior to Preliminary Plat approval. *(This condition is to ensure no structure is located within the buffer.)*

RP-050-11 Jim Graw made the motion to recommend approval of the petition. Al Gilbert seconded the motion. The motion passed 4-1. Members voting in favor of approval were: Chairman Thoms, Al Gilbert, Bill Beckwith, and Jim Graw. Member voting in opposition was: Doug Powell.

REASON(S) FOR RECOMMENDATION:

1222-11 In compliance with the Fayette County Comprehensive Plan.
Compatible with the surrounding area.

RP-050-11 In compliance with the Fayette County Comprehensive Plan.

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved PUD-PRL **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner/developer shall dedicate, at no cost to Fayette County, additional right-of-way if required during design for the construction and long-term maintenance of shoulder, drainage ditch, and a deceleration lane/right turn lane from Ebenezer Church Road to proposed road. *(This condition is to ensure the provision of adequate right-of-way for future road improvements per an established policy of the Fayette County Comprehensive Plan and the Development Regulations which stipulate how much right-of-way is needed for compliance.)*

2. The pool on Tract #1, located in the buffer, will need a Variance approval to remain or will have to be removed prior to Preliminary Plat approval. *(This condition is to ensure no structure is located within the buffer.)*

The PC recommended approval subject to the two (2) recommended conditions. The applicant agreed to the two (2) recommended conditions.

PLANNING COMMISSION RECOMMENDATION

DATE: November 3, 2011

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. 1222-11, the application of Russell W. and Donna S. Jordan and Spotty Merle, LLC to rezone 494.39 from A-R to PUD-PRL, be:

5-0

__✓__ Approved _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

TIM THOMS, CHAIRMAN

AL GILBERT, VICE-CHAIRMAN

BILL BECKWITH

JIM GRAW

DOUGLAS POWELL

Remarks:

PLANNING COMMISSION RECOMMENDATION

DATE: November 3, 2011

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. RP-050-11, the application of Spotty Merle, LLC to revise the recorded Final Plat of Rountree Place Subdivision to add approximately 10 +/- acres to Lot 9 (10.12 acres) and reconfigure into two (2) single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan for Petition No. 1222-11), be:

4-1

✓ Approved _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

TIM THOMS, CHAIRMAN

AL GILBERT, VICE-CHAIRMAN

BILL BECKWITH

JIM GRAW

DOUGLAS POWELL — NO

Remarks:

_____

_____

_____

Fayette County GEORGIA

Where Quality Is A Lifestyle

To: Fayette County Board of Commissioners

From: Dennis S. Dutton, Fayette County Planning & Zoning

Date: December 5, 2011

Subject: Board of Commissioners Public Hearing, December 15, 2011

The attached report is submitted for your consideration and contains the Staff's and the Planning Commission's Recommendations on the rezoning application and the revision to a recorded Final Plat application scheduled for public hearing on December 15, 2011.

PAGE	PETITION NUMBER	LOCATION/ REQUEST	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1-1	1222-11	Ebenezer Church Road, Arnold Road, and Green Meadow Lane/Rezone 494.39 acres from A-R to PUD-PRL to develop a planned retreat and/or lodge	**APPROVE WITH TWO (2) RECOMMENDED CONDITIONS**	**APPROVE 5-0 WITH TWO (2) RECOMMENDED CONDITIONS**
and				
	RP-050-11	Green Meadow Lane/ Add 10+/- acres to Lot 9 and reconfigure into two (2) single-family dwelling lots	**COMPLIES WITH LAND USE PLAN**	**APPROVE 4-1**

DSD/rsw

cc: Jack Krakeel, County Administrator
Scott Bennett, County Attorney
Peter A. Frisina, Division Director of Community Development
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

PETITION NO: 1222-11
PETITION NO: RP-050-11

REQUESTED ACTIONS: Rezone from A-R (Agricultural-Residential) to PUD-PRL (Planned Unit Development-Planned Retreat and/or Lodge) and a Revision to the recorded Final Plat of Rountree Place Subdivision to add approximately 10 +/- acres to Lot 9 (10.12 acres) and reconfigure into two (2) single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan for Petition No. 1222-11)

PROPOSED USE: Planned Retreat and/or Lodge and Six (6) Single-Family Dwelling Lots (two [2] of these single-family dwelling lots will be added to Rountree Place Subdivision)

EXISTING USE: Residential

LOCATION: Ebenezer Church Road, Arnold Road, and Green Meadow Lane

LAND LOT(S)/ DISTRICT: Land Lot(s) 1,2, and 3 of the 7th District and Land Lots 1 and 32 of the 5th District

OWNER: Russell W. and Donna S. Jordan and Spotty Merle, LLC

APPLICANT: Ken Ward

PLANNING COMMISSION PUBLIC HEARING: November 3, 2011

BOARD OF COMMISSIONERS PUBLIC HEARING: Decemmber 15, 2011

APPLICANT'S INTENT

Applicant proposes to develop a Planned Retreat and/or Lodge on 494.39 acres also containing six (6) single-family dwelling lots and a Revision to the recorded Final Plat of Rountree Place Subdivision to add approximately 10 +/- acres to Lot 9 (10.12 acres) and reconfigure into two (2) single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan for Petition No. 1222-11.)

STAFF RECOMMENDATION

APPROVE WITH TWO (2) CONDITIONS

INVESTIGATION

A. PROPERTY SITE

The subject property is being considered for rezoning and revision to the recorded Final Plat of Rountree Place Subdivision to add approximately 10 +/- acres to Lot 9 (10.12 acres) and reconfigure into two (2) single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan for Petition No. 1222-11.) The subject property is a 494.39 acre tract fronting on Ebenezer Church Road, Arnold Road, and Green Meadow Lane in Land Lot(s) 1, 2, and 3 of the 7th District and Land Lots 1 and 32 of the 5th District. Ebenezer Church Road is classified as a Collector road (Major Thoroughfare); Arnold Road is classified as a County Local road (Minor Thoroughfare) and Green Meadow Lane is classified as an Internal Local road (Minor Thoroughfare) on the Fayette County Thoroughfare Plan. The subject property is currently zoned A-R and contains two (2) single-family dwellings, several farm outbuildings, and a telecommunication tower.

History:

The Final Plat of Rountree Place Subdivision consists of a total of 19 single-family dwelling lots and was platted in 1998. The lots range in size from 5.4 acres to 37.80 acres. On October 27, 2005, the Board of Commissioners approved Petition No. RP-035-05 for the Revision of a Recorded Plat of Rountree Place to add 149.88 acres to Lot 9 (10.12 acres) and subdivide Lot 9 into two (2) single-family dwelling lots consisting of Tract 9A (47 acres) and Tract 9B (113 acres.) However, the Final Plat was never revised to create lots (9A & 9B) and the aforementioned 149.88 acres is a portion of this rezoning request.

Summary of Intent

The applicant is proposing a Camp for children with an emphasis on special needs children and their families providing the following:

- multiple buildings and outdoor activity areas including, but not limited to: facilities for reception, administration, first aid, lodging, dining, general education, culinary arts, swimming, outdoor gatherings, rope adventure courses, equestrian center and agriculture activities that will support and accommodate both day visitors, as well as, overnight stays;
- include special facilities to develop, educate, and advance the abilities of special needs children;
- upon completion, the Camp will typically serve approximately 300 people, including children and staff, for overnight camping events;
- target age groups for camping venues will be between the ages of seven (7) to 17;

- only staff are intended to be full time residents of the Camp except for the proposed six (6) single-family dwelling lots, two (2) which will become a part of Rountree Place Subdivision;
- passive recreational activities such as hiking, mountain biking, horseback riding, and other similar uses;
- 98 proposed permanent parking spaces and 200 proposed temporary parking spaces;
- visitors year round;
- normal overnight camp activity during the summer months (May and September);
- off-season functions including, but not limited to: day visitors from schools, religious groups, and camp specific fund raising activities;
- provide team building opportunities for similar charities and corporate organizations;
- programs and activities shall comply with the noise ordinance and all other applicable local and state regulations to ensure a safe and healthy environment;
- proposed private road from Ebenezer Church Road;
- proposed cul-de-sac for Arnold Road;
- proposed to stagger the arrival/departure times over a three (3) hour period reducing peak traffic flow;
- much of land is subject to conservation easements, forever preserving the natural character of the land; and
- strive to implement a variety of Leadership in Energy and Environmental Design (LEED) type initiatives in the planning, design, construction, operation, and maintenance phases of the project.

B. SURROUNDING ZONING AND USES

The general situation is a 494.39 tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R, R-40, R-70, and PUD-PRD. See the following table and also the attached Zoning Location Map.

Direction	Range of Acreage	Zoning	Use	Comprehensive Plan
North (Across Ebenezer Church Road)	6.80 to 7.20	A-R	Two (2) Lots in Bridger Point Subdivision Single-Family Dwelling Lots	Rural Residential (1 unit/2 to 3 acres)
Northeast	5.40 to 23.50	A-R	Six (6) Single-Family Dwelling Lots	Rural Residential (1 unit/2 to 3 acres)
East	5.50 to 38.80 19.00	A-R A-R	10 Single-Family Dwelling Lots Church	Rural Residential (1 unit/2 to 3 acres)
South	1.068 to 1.26 No record	PUD-PRD	Four (4) Lots in Highgrove on Whitewater Creek Subdivision Single-Family Dwelling Lots Highgrove on Whitewater Creek Open Space	Rural Residential (1 unit/2 to 3 acres)
Southwest	8.35 to 37.80	A-R	Eight (8) Lots in Rountree Place Subdivision Single-Family Dwelling Lots	Rural Residential (1 unit/2 to 3 acres)
West	5.00 to 15.30	A-R	Four (4) Lots in Redwine Quarters Subdivision Single-Family Dwelling Lots	Rural Residential (1 unit/2 to 3 acres)
Northwest	1.90 to 27.90 2.00 5.20 11.00	A-R R-40 R-70 A-R and R-40	Seven (7) Single-Family Dwelling Lots One (1) Single-Family Dwelling Lot One (1) Single-Family Dwelling Lot One (1) Single-Family Dwelling Lot	Rural Residential (1 unit/2 to 3 acres)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Rural Residential (1 unit/2 to 3 acres.) This request conforms to the residential density proposed for this area as indicated in the Fayette County Comprehensive Plan. In addition, the minimum density allowed per the PUD-PRL zoning district is one (1) single-family unit for each 10 net acres of the development. Only six (6) single-family dwelling lots are proposed on approximately 241 net acres.

The retreat/camp segment of the PRL-PUD is not a land use that is specifically addressed in the Fayette County Comprehensive Plan. However, the subject property meets the zoning requirement of previously being zoned A-R and the retreat/camp is comparable to Conditional Uses (*Recreation centers and similar institutions owned by non-profit organizations as so registered with the Georgia Secretary of State Office, Private School, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium, College and/or University, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium, or Church and/or other Place of Worship*) allowed in the A-R zoning district which do not require a rezoning and public hearings, but could have a similar impact on the area in terms of their operation. The Planned Unit Development – Planned Retreat and/or Lodge zoning district provides the applicant with the opportunity to propose a unique set of uses, restrictions, and regulations for the development and gives the County the greatest amount of control as the proposed requirements must be approved by the Board of Commissioners. Any substantial changes to the development must go back through the public hearing process for approval by the Board of Commissioners.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to PUD-PRL for the purpose of developing a Planned Retreat and/or Lodge consisting primarily of a camp for children and six (6) single-family dwelling lots.

Setbacks and Buffers

Zoning District	Zoning Setbacks	Minimum Lot Size	Minimum House Size	Lot Width at Building Line	Buffer
A-R (existing zoning district)	F - 100' Arterial F - 100' Collector F - 75' Minor S - 50' Side R - 75' Rear	5 Acres	1,200 sq ft	250'	N/A
PUD-PRL (proposed setbacks & buffers for the planned retreat and/or lodge)	F – 150' (from any exiting street)	Minimum of 50 contiguous acres	N/A	N/A	75 feet around periphery of the development
PUD-PRL (proposed setbacks & buffers for the single-family dwelling lots)	F – 150' (from any exiting street) F – 75' (from a new street) S – 50' R – 75'	5 Acres	1,200 sq ft	250'	75 feet around periphery of the development

The Planned Retreat and/or Lodge zoning district is as follows:

1. *Purpose*. The intent of a Planned Retreat and/or Lodge (PRL) is to provide a development exclusively designed to accommodate the assembly of groups or organizations for the purpose of association, education, or instruction through conferences, seminars, and/or camps. Food and lodging may be furnished for a definite and temporary period.
2. *Permitted Uses*. The following uses may be proposed in a PRL:
   a. Assembly/meeting facilities (indoor and outdoor);
   b. Dining facilities;
   c. Lodges, dormitories, cabins, and/or tent campsites for temporary occupancy;
   d. Recreational facilities, including, but not limited to: recreational courts/fields, playgrounds, picnic pavilions, swimming pools; and
   e. Caretaker and/or staff housing.

   In addition, only those uses (Permitted and Conditional) allowed in the A-R Zoning District, including Telecommunications Antennas and Towers as regulated under Article V., may be proposed for a PRL. Only those uses approved through the rezoning procedure will be allowed in the PRL.
3. *Minimum Dimensional and Other Requirements*. The minimum requirements for a PRL shall be as follows:
   a. *Location*: A-R Zoning District
   b. *Development size*: 50 contiguous acres
   c. *Maximum density*: One (1) single-family unit for each 10 net acres of the development
   d. The proposed site shall be permitted only on a lot which fronts on and accesses a Major Thoroughfare, as specified by the Fayette County Thoroughfare Plan.
   e. A Site Plan will be required prior to the construction of structures and/or recreational facilities, as applicable, per the Development Regulations (see County Code.)
   f. Each structure whose purpose is to provide lodging shall have paved access to a public street. Said access shall meet the requirements of the Development Regulations (see County Code.)
   g. No structure shall be permitted within 150 feet of the right-of-way (existing or required) of any existing street abutting or bisecting the development.
   h. A minimum buffer of 75 feet shall be provided around the periphery of the development. To provide sufficient separation from proposed uses to alleviate any adverse effect on the use or usability of abutting or nearby properties, said buffer may be increased through the rezoning procedure by the Board of Commissioners as a condition of approval and shall be indicated on the Development Plan. Any vehicular or multi-use path access proposed within the buffer shall be approved through the rezoning procedure and indicated on the Development Plan; conditions of approval may be incorporated by the Board of Commissioners.
   i. *Height limit*: 35 feet

A Planned Unit Development shall be considered to be a separate zoning district in which the Development Plan and Summary of Intent, as approved, establish the uses, restrictions, and regulations according to which development shall occur. The Development Plan is required for the rezoning petition and will take the place of the required Concept Plan. The Development Plan, as approved, shall establish the layout and uses planned for the development. Any change in the approved Development Plan and/or Summary of Intent, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the Board of Commissioners upon the recommendation of the Zoning Administrator and Planning Commission. A request for a revision of the Development Plan and/or Summary of Intent shall be supported by a written statement as to why the revisions are necessary or desirable.

Prior to filing this rezoning petition for a Planned Unit Development, the applicant met with the Zoning Administrator in order to review the general character of the proposed development, including, but not limited to: its scope, nature, and location. At this time, the applicant was fully advised of the rezoning procedures and various information and/or studies which the applicant may need in order to continue with the petition. On September 1, 2011, the Planning Commission held the Pre-Recommendation Meeting to review the Development Plan and the Summary of Intent. The Summary of Intent is a written statement of the character of the development including the proposed uses and minimum standards (see attached.) At this meeting, the applicant provided preliminary data concerning said plan.

The Planning Commission requested minor revisions for clarification to the Development Plan and the Summary of Intent including, but not limited to: one (1) acre per horse and any associated lighting be placed and focused in such a way as to not adversely impact any residential areas; limiting outdoor activities after 10:00 PM; pool on Tract #1 in the buffer will need variance approval to remain or will have to be removed; that the single-family dwelling lots meet A-R requirements except where the PUD-PRL are more restrictive; Telecommunication Tower has a fall zone 180 feet and the activity courts should be relocated to the other side of the pool; address the plan to keep cars from lining up along Ebenezer Church Road while waiting to get into the planned retreat and/or lodge during drop-off and pickup; proposed Tract #2 needs to have clear ingress/egress on the proposed private road to Ebenezer Church Road and not be hindered by cars lining up to get in the planned retreat and/or lodge; sufficient turn around areas should be installed with the security gates; need basis for number of parking spaces from land planner; indicate that the circular drive, pedestrian paths, and parking areas be lit with low level lighting for safety purposes, add to the Summary of Intent that they will strive to achieve LEED standards and list what is being planned and list only those items that can be achieved; a setback, in addition to the buffer, is not necessary if the buffer will be planted for screening purposes where there is a lack of existing vegetation; indicate in the Summary of Intent that the planned retreat and/or lodge may also be utilized for adult

group retreats and fund raising events; and it was the consensus of the Planning Commission that the general architectural character of the proposed structures be submitted with the rezoning application and the applicant needs to be aware that those general architectural styles will have to be reflective of the structures proposed for the site.

Per the Summary of Intent, the proposed six (6) single-family dwelling lots will be developed in accordance with the A-R zoning district; however, all PUD-PRL perimeter buffers and setback requirements, as indicated on the Development Plan, will supersede the A-R zoning setbacks as applicable. The Permitted Uses and Conditional Uses for these single-family dwelling lots shall be those listed in the A-R zoning district.

Revision to a Recorded Plat

Effective October 26, 1995, the Fayette County Subdivision Regulations, Section 4-2.7 Revision to a Recorded Plat, public hearing approval from the Board of Commissioners is required prior to any substantial changes to a recorded final plat. Section 4-2.7 specifically states that ... "proposed revisions to any existing residential or agricultural-residential subdivisions which add property to, increase the number of platted lots, or change the principal use on a lot within a residential subdivision shall be considered in public hearings before the Planning Commission and the Board of Commissioners."

As discussed above under History, on October 27, 2005, the Board of Commissioners approved Petition No. RP-035-05 for the Revision of a Recorded Plat of Rountree Place to add 149.88 acres to Lot 9 (10.12 acres) and subdivide Lot 9 into two (2) single-family dwelling lots consisting of Tract 9A (47 acres) and Tract 9B (113) acres. However, the Final Plat was never revised to create lots (9A & 9B) and the aforementioned 149.88 acres is a portion of this rezoning request. Therefore, the request to add two (2) proposed lots (which differ from the lot configuration previously approved) to Rountree Place subdivision must be considered by the Planning Commission and the Board of Commissioners.

Platting

Should Petition No. 1222-11 be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, if any new right of ways are proposed, a Preliminary Plat must be approved by the Planning Commission. Once the Preliminary Plat is approved and the proposed roads built, a Final Plat must be submitted to the Planning and Zoning Department, approved by all applicable county departments and Planning Commission, and recorded into public record.

Should Petition No. RP-050-11 be approved, the applicant is reminded that before any lots can be sold or building permits issued, a revised Final Plat of Rountree Place Subdivision must be submitted to the Planning and Zoning Department, approved by all

applicable county departments and Planning Commission, and recorded into public record.

Right-of-Way Requirements

As per the Fayette County Subdivision Regulations, Section 6-5.13 Additional Right-of-Way and the Fayette County Development Regulations, Section 8-48. Minimum Right-of-Way Widths and Dedication Requirements should a proposed subdivision adjoin an existing street, the developer shall dedicate additional right-of-way to meet one-half the minimum right-of-way requirement for the applicable functional classification as indicated on the Fayette County Thoroughfare Plan of the adjoining street. Ebenezer Church Road is classified as a Collector road (Major Thoroughfare); Arnold Road is classified as a County Local road (Minor Thoroughfare) and Green Meadow Lane is classified as an Internal Local road (Minor Thoroughfare) on the Fayette County Thoroughfare Plan.

Per the Director of Public Works, the existing right-of-way of Ebenezer Church Road is 80 feet; therefore, no additional right-of-way is required unless it is determined, during design, that additional land is needed for construction and long-term maintenance of shoulder, drainage ditch and a deceleration lane/right turn lane from Ebenezer Church Road to proposed road.

Per the Director of Public Works, a minimum 60 foot dedication (to County or Private Entity) for construction of the road off Ebenezer Church Road must be indicated on the Preliminary Plat, Final Plat, and Site Plan.

Per the Director of Public Works, the right-of-way dedication to the County for construction of the proposed Arnold Road standard cul-de-sac shall have a 60 foot radius and must be indicated on the Preliminary Plat, Final Plat, and Site Plan.

Per the Director of Public Works, the existing right-of-way of Green Meadow Lane is 60 feet; therefore, additional right-of-way will not be required.

Access/Vehicular Circulation

The Development Plan and Summary of Intent indicate that the retreat/camp traffic will access Ebenezer Church Road via a proposed private road with a 60 foot right-of-way, constructed to County standards, and deeded to the homeowners/property owner's association. The proposed private road will be of sufficient length to provide the required access to Tract 2. A gate will be installed at the terminus of the private road with a sufficient vehicular turn-around or cul-de-sac. A 20 foot wide driveway into the planned retreat/camp will connect to the proposed private road.

Arnold Road will end in a newly developed 60 foot radius cul-de-sac with access for the single-family dwelling lots and controlled secondary access for emergency vehicles into the retreat/camp. Green Meadow Lane will only provide access to two proposed single-family dwelling lots.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with Fayette County ordinances including, but not limited to: Sections 5-18. Screening Required and 5-19. Screening Standards of the Fayette County Zoning Ordinance and 8-159. Fayette County Landscape and Buffer Requirements, Article VI. Tree Retention, Protection, and Replacement, and Article VIII. Off-Street Parking and Service Requirements of the Fayette County Development Regulations.

E. TRAFFIC AND TRIP GENERATION

A traffic assessment (see attached) was prepared by Kimley-Horn and Associates, Inc. for the owner on September 12, 2011. The traffic assessment concludes that the planned retreat/camp will not substantially degrade the current traffic operations along Ebenezer Church Road; however, a decel-accel lane may be required by the Public Works Department. This determination and the sight distance analysis will be made during the Site Plan approval process. The traffic assessment indicates the proposed internal traffic circulation, parking, and staggering of arrival and departure times will be utilized to accommodate the peak traffic flows anticipated by the retreat/camp to lessen the impact on Ebenezer Church Road.

F. DEPARTMENTAL COMMENTS

Water System (Tony Parrott)

Water was not requested; however, water can be available through a water line extension.

Stormwater (Bryan Keller)

Floodplain: Per FEMA FIRM panel 13113C0092/94E, the property does contain floodplain.

Wetlands: The property does contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.

Watershed: Per the Fayette County GIS and site visits, there are water bodies subject to the county watershed protection ordinance.

Groundwater: The property is not within the groundwater recharge area, per the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20.)

Other: The Development Plan indicates sufficient area for all stormwater management controls.
The conservation area used for stormwater quality shall be placed in a perpetual conservation easement. Organic farming may or may not be allowed in the watershed buffer contingent on clarification of the clearing method.

Environmental Health Department (EHD) (Jeff Kilgore)

1222-11 – Due to the peak daily sewage flows expected to exceed the EHD's permitting jurisdiction, the applicant will need to consult with the Environmental Protection Division of the State of Georgia for sewage disposal approval. EHD would appear to have jurisdiction regarding the permitting and inspecting of the proposed dining hall and proposed pool and plan reviews will be necessary. EHD expects each residential lot to be served by on-site individual sewage disposal systems that are regulated by their department. A Level III Soil Survey, Site Plan, floor plan, and other required documents will need to accompany a fee when making application for a sewage system construction permit.

RP-050-11 – EHD is in the position to approve the revised final plat for recording purposes only. Soils information obtained from a Level 2 Soil Survey performed by James Brown and printed on the Final Plat dated 09/10/98 appears to indicate that portions of Tract 9 contain hydric soils.

Fire and EMS (David Scarborough)

Fire Suppression and Fire Prevention: This property is located within the current territorial boundaries of County Fire Station #8, located on Flat Creek Trail, which would provide the initial first responding apparatus to any requests for assistance. Response time for suppression capability from Station # 8 would be in the five (5) minute range. Water and fire hydrants will need to be provided.

Emergency Medical Services: This property is located within the service delivery area of Medic 41 located on Johnson Ave. Response time for ambulance transport services is within the eight (8) minute accepted historical response criteria. The addition of this development will not materially impact EMS service delivery capability or current capacity.

Emergency Management Agency: This property is not within the 100 years floodplain as noted at the rear of potential building area, and as proposed indicates no potential problems. As with any other development, there is always the potential for man-made or natural disasters that would impact emergency management.

Public Works/County Engineer (Phil Mallon)

1. *Shared Driveways* – The Fayette County Development Regulations (§ 8-52) allow for shared driveways only when sight distance requirements cannot be satisfied. Thus, separate drives would be required to serve tracts 3 and 4.

2. *Private Road Design* – The private road proposed off Ebenezer Church Road shall be constructed to meet all County Standards and Specifications associated with new road construction (e.g., pavement width of 24 ft).

3. *Private Road End* – Adequate turn-around area is required at the end of the private road. See at § 8-51 of the Development Regulations for cul-de-sac specifications, although other (non cul-de-sac) configurations may be considered.

4. *Interior Driveways* – The proposed driveway width of 20 feet throughout the campground is acceptable with two (2) exceptions: 1) driveway width shall be 24 feet wide in parking areas (or 18-feet wide in one-way parking areas); and 2) turn-a-rounds shall be of sufficient radius to accommodate emergency response vehicles.

5. *Right-of-Way Dedication* – The following ROW dedication is required for the project per the Development Plan: 1) ROW dedication to County for construction of standard cul-de-sac at end of Arnold Road (60-foot radius ROW); 2) Minimum 60-foot dedication (to County or Private entity) for construction of road off Ebenezer Church Road; and 3) additional ROW and/or easement dedication, as needed, beyond the existing 80-foot ROW from Tract 1 to County for construction of deceleration land/right turn lane from Ebenezer Church Road to proposed road.

Board of Education

No comments returned.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to PUD-PRL for the purpose of developing a Planned Retreat and/or Lodge. Per Section 11-10 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The request for rezoning from A-R to PUD-PRL is consistent with the Fayette County Land Use Plan (Rural Residential (1 unit/2 to 3 acres) in terms of residential density. In addition, the PUD-PRL requires one (1) single-family unit for each 10 net acres of the development. Only six (6) single-family dwelling lots are proposed for the 241 net acres.

   The retreat/camp segment of the PRL-PUD is not a land use that is specifically addressed in the Fayette County Comprehensive Plan. However, the retreat/camp is related to similar Conditional Uses (*Recreation centers and similar institutions owned by non-profit organizations as so registered with the Georgia Secretary of State Office, Private School, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium, College and/or University, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium, or Church and/or other Place of Worship*) allowed in the A-R zoning district which could have a similar impact on the area in terms of their operation. The Planned Unit Development – Planned Retreat and/or Lodge zoning district provides the applicant with the opportunity to propose a unique set of uses, restrictions, and regulations for the development and gives the County the greatest amount of control as the proposed requirements must be approved by the Board of Commissioners. Any substantial changes to the development must go back through the public hearing process and requires approval by the Board of Commissioners.

2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. The Development Plan indicates the required 75 foot buffer around the periphery of the development. The retreat/camp portion of the development sits between two creeks with sizable floodplain area and watershed protection buffers and setbacks providing separation from adjacent properties generally to the east, west, and south (see Development Plan.) The residential lots along the lower portion of Arnold Road are in the closest proximity to the retreat/camp.

3. The proposed rezoning will not result in a burdensome use of schools. The Water System indicates that water is available through a waterline extension. The extension of the waterline will be the responsibility of the property owner. The Environmental Health Department points out that the development's anticipated peak daily sewage flows may exceed the Environmental Health Department's jurisdiction and approval of the sewage disposal system would then be subject to regulation under Georgia Environmental Protection Division.

The subject property fronts and accesses Ebenezer Church Road, Arnold Road, and Green Meadow Lane. The Summary of Intent indicates that the main access for the retreat/camp is Ebenezer Church Road. The greatest potential for a traffic impact is on Ebenezer Church Road. The Summary of Intent/traffic assessment indicates that the proposed internal traffic circulation, parking, and staggering of arrival and departure times will be utilized to accommodate the peak traffic flows anticipated by the retreat/camp to lessen the impact on Ebenezer Church Road. Staff will monitor this situation through the development process and beyond once the camp starts to operate. If problems occur, causing traffic to back up on Ebenezer Church Road, the camp will need to make adjustments to its arrival and departure system. Arnold Road will only provide access to two (2) proposed single-family dwelling lots and a controlled secondary access for emergency vehicles to the retreat/camp. Green Meadow Lane will only provide access to two (2) proposed single-family dwelling lots.

4. The subject property is located in a semi-rural area generally containing A-R (five [5] acre minimum) single-family residential subdivisions and larger agricultural lots ranging in size from five (5) acres up to 40 acres. A retreat/camp is a compatible use for this area.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL with two (2) conditions.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved PUD-PRL **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner/developer shall dedicate, at no cost to Fayette County, additional right-of-way if required during design for the construction and long-term maintenance of shoulder, drainage ditch, and a deceleration lane/right turn lane from Ebenezer Church Road to proposed road. *(This condition is to ensure the provision of adequate right-of-way for future road improvements per an established policy of the Fayette County Comprehensive Plan and the Development Regulations which stipulate how much right-of-way is needed for compliance.)*

2. The pool on Tract #1, located in the buffer, will need a Variance approval to remain or will have to be removed prior to Preliminary Plat approval. *(This condition is to ensure no structure is located within the buffer.)*

The PC recommended approval subject to the two (2) recommended conditions. The applicant agreed to the two (2) recommended conditions.

Kimley-Horn
and Associates, Inc.

September 12, 2011

The Biltmore, Suite 601
817 West Peachtree Street, NW
Atlanta, Georgia 30308

Mr. Ken Ward
Camp Southern Ground
1700 Marietta Boulevard
Atlanta, Georgia 30318

Re: Traffic Opinion Letter for Camp Southern Ground
Fayette County, Georgia

Dear Mr. Ward:

Per your request, Kimley-Horn and Associates, Inc has performed a traffic assessment for the proposed Camp Southern Ground. It is our understanding that Camp Southern Ground will be an overnight camp for children ranging in age from 7 to 16 years. The camp will also provide special facilities for children diagnosed with Dyslexia, ADD/ADHD, Asperger syndrome, Tourette's syndrome, and Austim. The proposed site, totaling approximately 495 acres, is located south of Ebenezer Church Road in Fayette County. Ebenezer Church Road is bounded by Ebenezer Road on the west and Redwine Road on the east. The purpose of this letter is to provide our engineering opinion on the projected traffic impact, and provide information to assist in determining whether a full traffic study is necessary due to the proposed access and circulation plan.

Site Overview:
Primary access to the site is provided along Ebenezer Church Road. Secondary access will be provided off Arnold Road; however, this access is limited to emergency vehicles and two single family homes. Ebenezer Church Road is a two lane road with a speed limit of 45 mph. It is classified as an Urban Collector. A 2010 count obtained from Georgia's State Traffic and Reporting Statistics (STARS) website indicated that the ADT along Ebenezer Church Road, just west of Arnold Road, is 2,100 vehicles (http://www.dot.state.ga.us/statistics/stars).

Camp Southern Ground is anticipated to accommodate up to 250 children. Drop-offs to the site are currently scheduled for Sunday afternoon while pick-ups are scheduled for Friday afternoons. It is anticipated that the pick-ups and drop-offs will be staggered over a three hour period. A two lane private road, approximately 2,000 feet, will provide access from Ebenezer Church Road to the welcome center and pick-up/drop-off location. The site is also proposed to have 98 parking spaces as well as temporary parking for 100 vehicles.

TEL 404 419 8700
FAX 404 419 8701

RECEIVED
SEP 12 2011
BENKO CONSTRUCTION CO.

Opinion of Site Access:

An assessment of the proposed site access was completed using engineering judgment. This assessment evaluated the generated traffic, drop-off and pick-up operations, and the potential need for a left or right-turn lane along Ebenezer Church Road into the proposed site access driveway.

As stated earlier, the camp is anticipated to accommodate 250 children. It is estimated that approximately 80% of the vehicles will contain one child while 20% of the vehicles will contain two children. The carpool estimate, while conservative, means that 225 vehicles are projected to access the site on Friday and Sunday for the pick-up and drop-off operations. Given the special needs facilities at the camp, it is anticipated that vehicles would be travelling to the site from around the state. Based on that assumption, coupled with engineering judgment, it is estimated that approximately 40% of the vehicles would turn left into the site and 60% of the vehicles would turn right into the site.

It should be noted that the employees, approximately 50, predominantly come to and from the site on Saturday and that site related traffic on Monday through Thursday will be minimal. Furthermore, it should also be noted that Camp Southern Ground is only anticipated to be in full operation approximately 4 months out of the year, and the remainder of the year will have minimal traffic activity.

The pick-up and drop-off operations are scheduled to be staggered over a three hour period. Because the site driveway is approximately 2,000 feet and the pick-up/drop-off operations are anticipated to be staggered, it is not expected that projected 225 vehicles will queue off the site. Furthermore, there are approximately 200 parking spaces that would be utilized so queuing should be minimal.

GDOT has requirements that govern the installation of left-turn lanes and right-turn deceleration lanes for site driveways. The GDOT threshold is 250 daily left-turning vehicles, and 150 daily right-turning vehicles. This would be along 2-lane roadways with an AADT below 6,000 and a posted speed limit between 40-50 MPH. Given that the site is anticipated to generate 225 vehicles, and 40% of those are expected to make a left-turn, it is projected that approximately 90 vehicles will make a left turn into the site on Friday and Sunday. Since 60% of the 225 vehicles are expected to make a right-turn into the site, it is projected approximately 135 vehicles will make a right-turn into the sight. As shown in the table below, these volumes fall below the GDOT thresholds for installing a left or right-turn lane.

Minimum Requirements for Turn Lanes		GDOT Thresholds	Proposed Site	Met Conditions
Left Turn Lane or Right Hand Passing Lane	Mainline ADT:	6,000	2,100 [1]	No
	Daily Left-Turning Vehicles: (Left Turn Lane)	250	90	No
	Mainline ADT:	4,000	2,100 [1]	No
	Daily Left-Turning Vehicles: (Right Hand Passing Lane)	100	90	No
Right Turn Lane *	Mainline ADT:	6,000	2,100 [1]	No
	Daily Right-Turing Vehicles:	150	135	No *

[1] http://www.dot.state.ga.us/statistics/stars

* - It should be noted that based on current Fayette County Development Regulations, a right-turn lane may be required to serve the proposed driveway.

It should be noted that although a formal sight distance analysis was not completed, it appears that the proposed driveway location may have adequate sight distance. It is recommended, however, that the sight distance be field calculated. The view from the approximate driveway location is shown in the photos below.

Looking toward the west along Ebenezer Church Road.

Looking toward the east along Ebenezer Church Road.

Summary and Recommendation:

Based on our site visit and engineering judgment, it is our opinion that traffic associated with Camp Southern Ground will not substantially degrade the traffic operations along Ebenezer Church Road. Per the Fayette County Development Regulations, an eastbound right-turn lane may be required along Ebenezer Church Road to serve vehicles turning right into the site. It is recommended that the design of this right turn lane be further defined during the site design process once additional topographic and right of way information is obtained. Additionally, it is recommended that the sight distance be verified based upon the final location and design of the site driveway to ensure adequate sight distance is provided.

I hope this information is helpful. Please let me know if you have any questions.

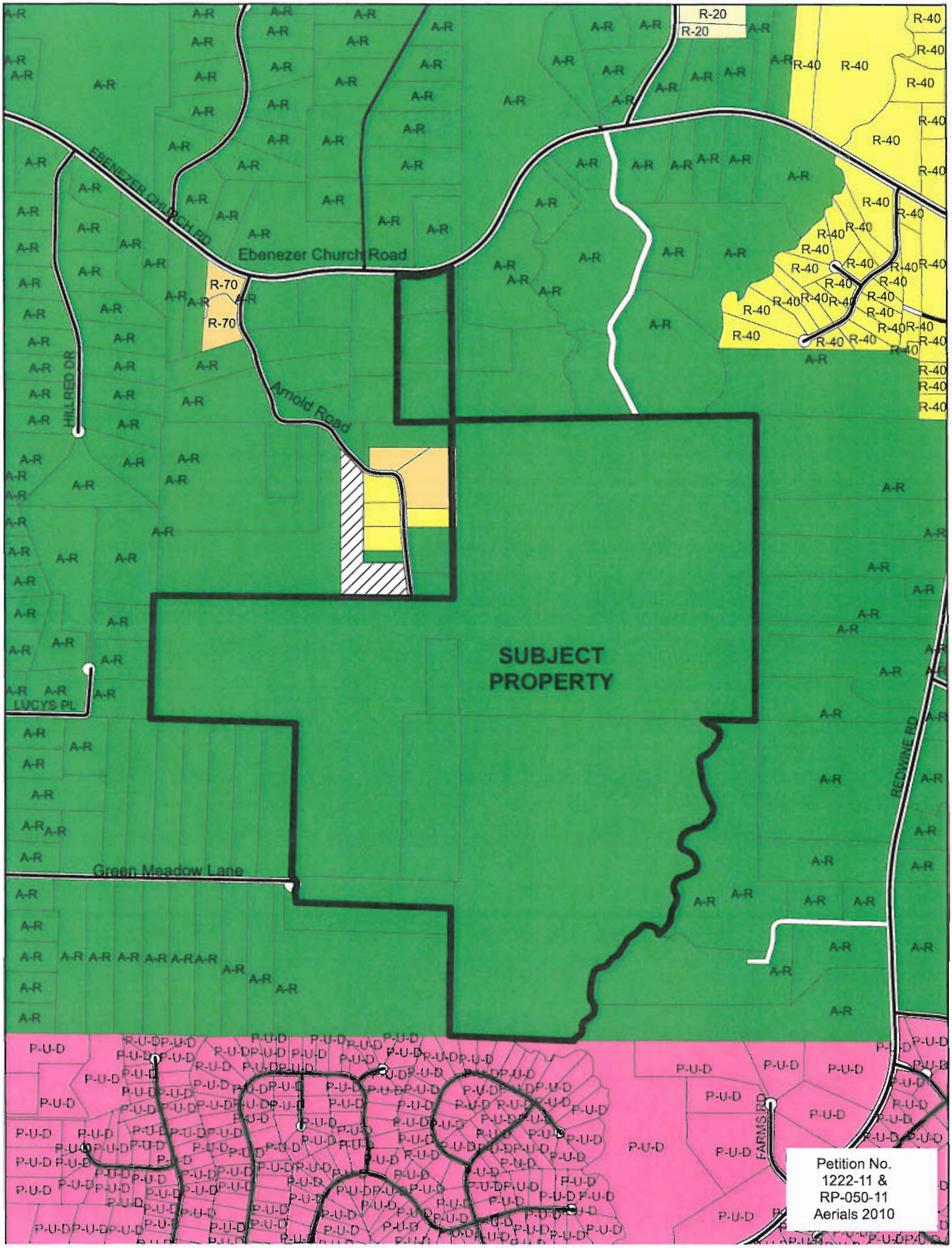
KIMLEY-HORN AND ASSOCIATES, INC.

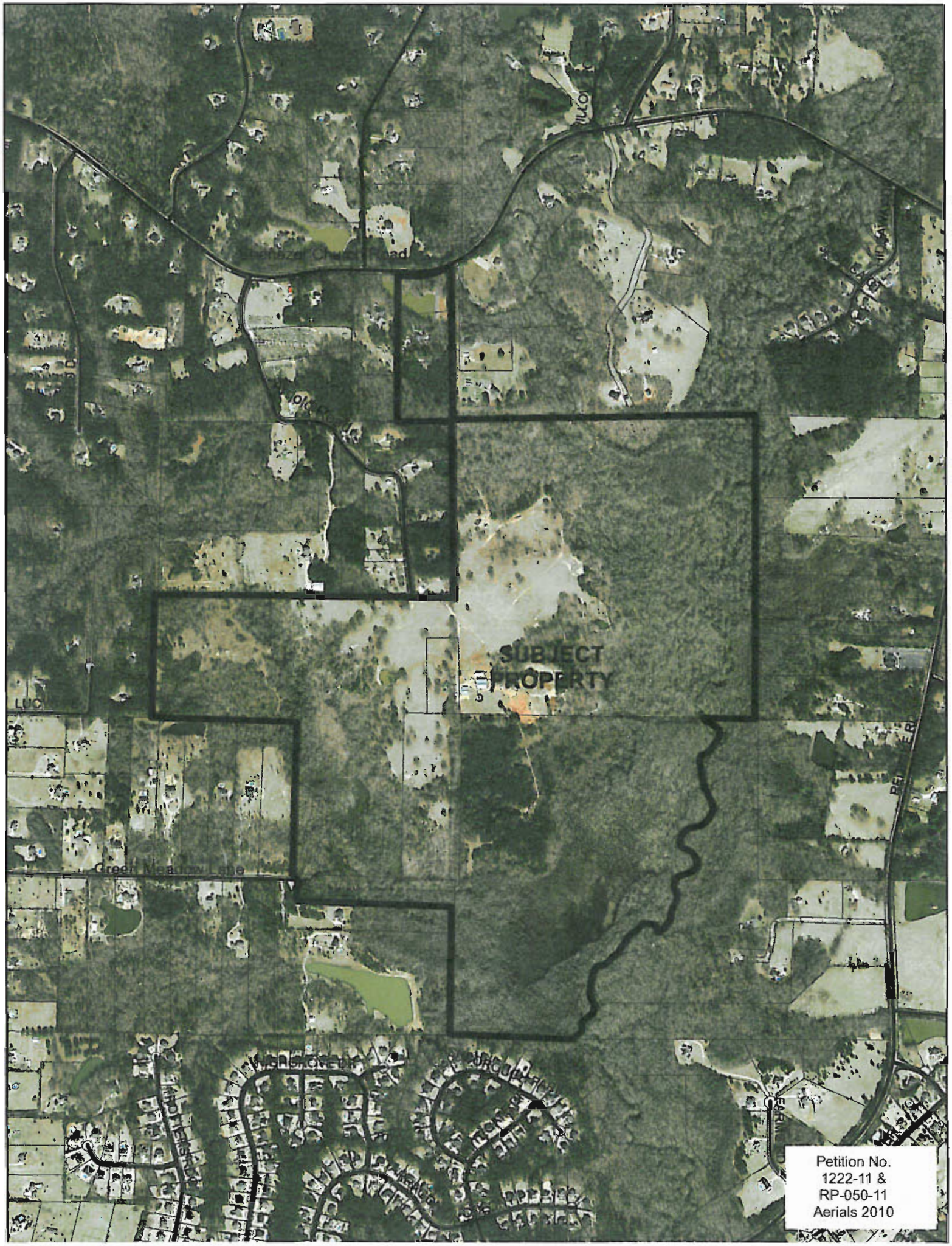
John D. Walker

John D. Walker, P.E., PTOE
Project Manager/Vice-President

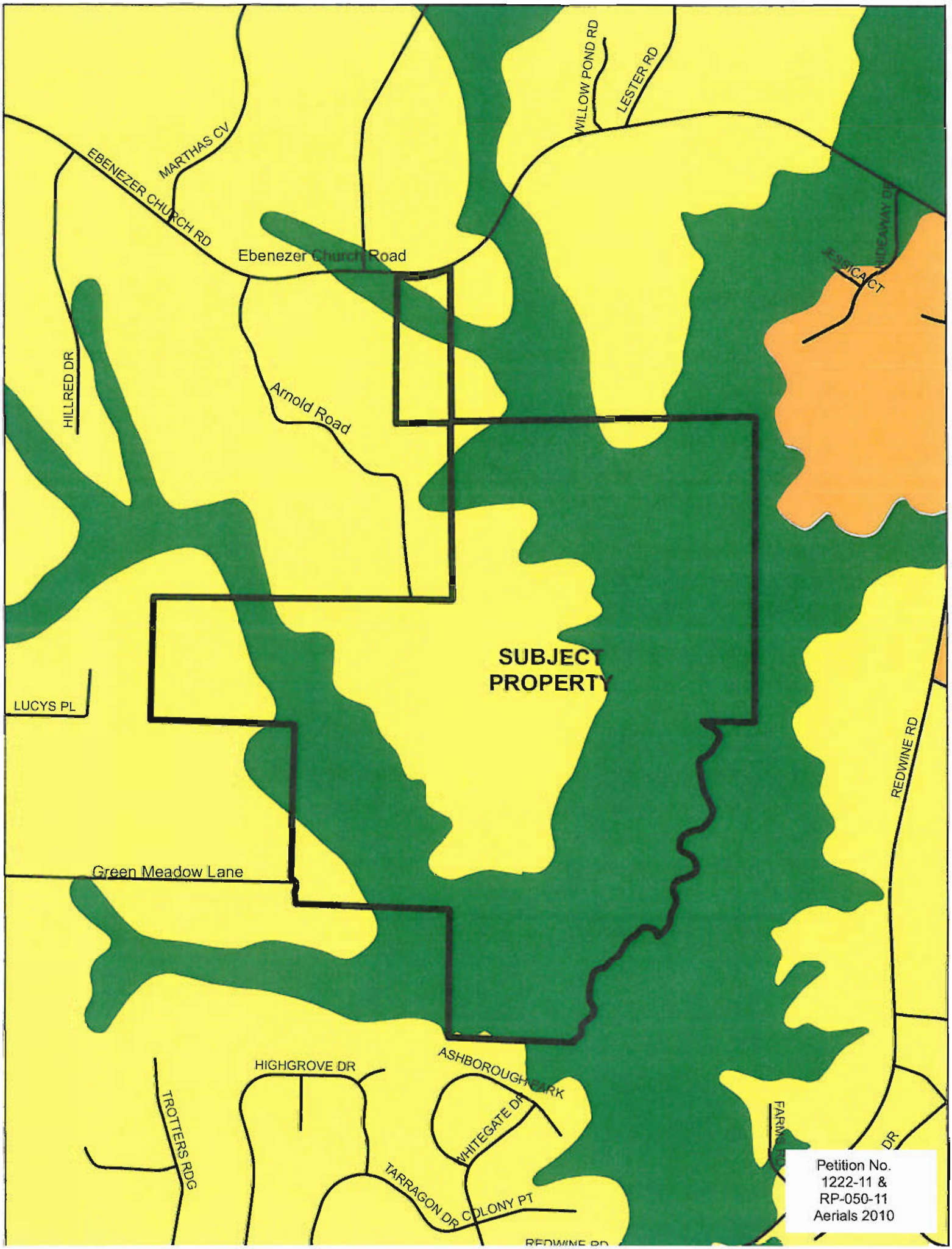
Similar Camp Parking

	Camp Capacity	Permanent Parking Spaces
Camp Timber Ridge **Mapleton, GA**	220	40
Misty Mountain **Armuchee, GA**	296	73
Ramah Darom **Clayton, GA**	800	83
North Fork Ranch **Middleburg, FL**	400	66


SUBJECT PROPERTY
Ebenezer Church Road
EBENEZER CHURCH RD
Arnold Road
HILLRED DR
LUCYS PL
Green Meadow Lane
REDWINE RD
FARMS RD
R-20
R-40
R-70
A-R
P-U-D
Petition No.
1222-11 &
RP-050-11
Aerials 2010



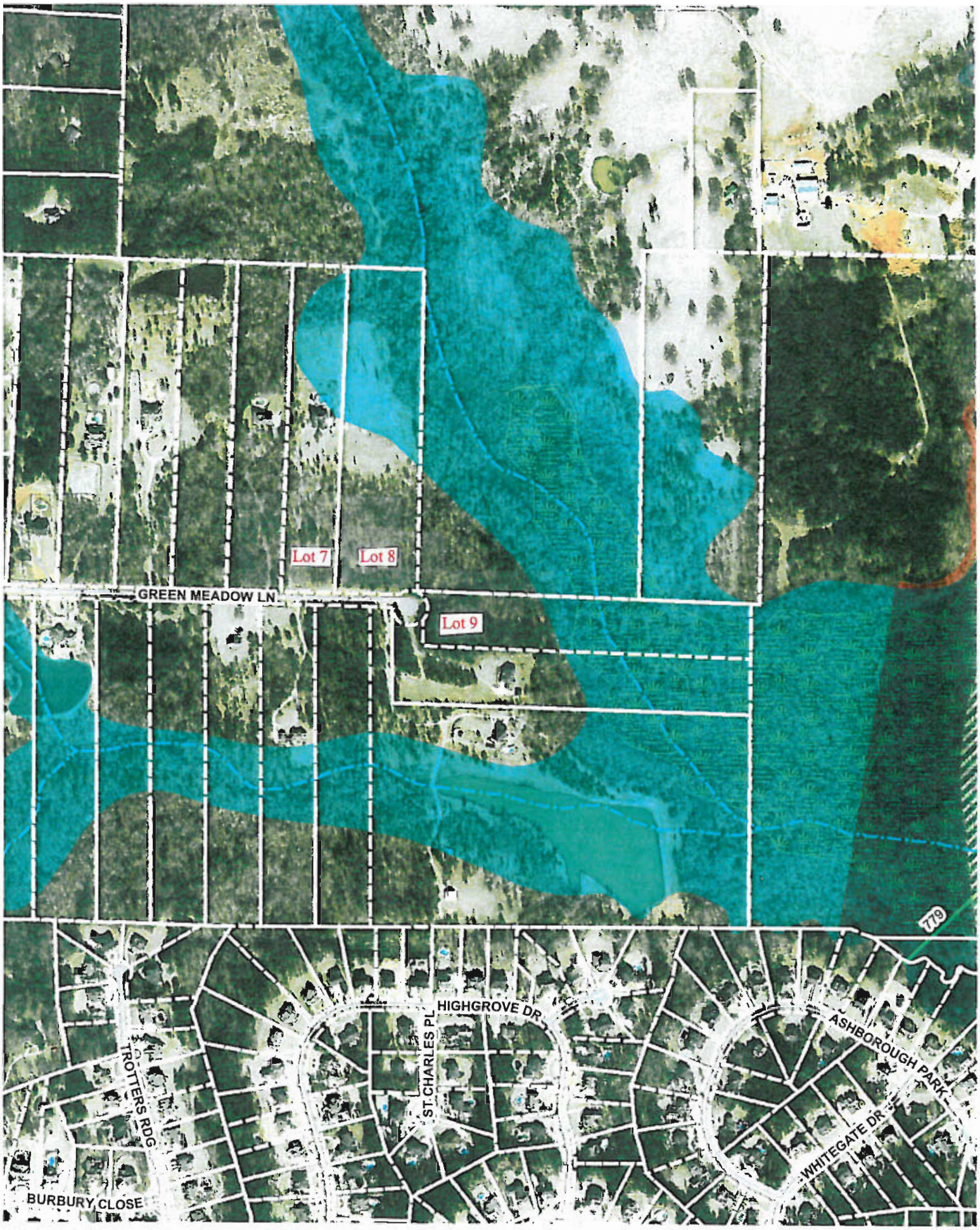
Petition No.
1222-11 &
RP-050-11
Aerials 2010



Petition No.
1222-11 &
RP-050-11
Aerials 2010

LAND USE

- AGRICULTURAL RESIDENTIAL (1 Unit/5 Acres, 5 Acre Min.)
- RURAL RESIDENTIAL (1 Unit/2 to 3 Acres)
- LOW DENSITY RESIDENTIAL (1 Unit/1 to 2 Acres)
- LOW MEDIUM DENSITY RESIDENTIAL (1 to 2 Units/1 Acre)
- MEDIUM DENSITY RESIDENTIAL (2 to 4 Units/1 Acre)
- HIGH DENSITY RESIDENTIAL (5 Units/1 Acre)
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC FACILITIES/INSTITUTIONAL
- CONSERVATION AREAS
- PARKS AND RECREATION
- TRANS., UTIL., & COMMUNICATIONS


Lot 7
Lot 8
GREEN MEADOW LN
Lot 9
179
HIGHGROVE DR
ST CHARLES PL
TROTTERS RDG
ASHBOROUGH PARK
WHITEGATE DR
BURBURY CLOSE

THESE ITEMS WILL BE HEARD BY THE PLANNING COMMISSION ON NOVEMBER 3, 2011, AND BY THE BOARD OF COMMISSIONERS ON DECEMBER 15, 2011.

4. **Consideration of Petition No. 1222-11, Russell W. and Donna S. Jordan and Spotty Merle, LLC, Owners, and Ken Ward, Agent, request to rezone 494.39 acres from A-R to PUD-PRL to develop a planned retreat and/or lodge. This property is located in Land Lots 1, 2, and 3 of the 7th District and Land Lots 1 and 32 of the 5th District and fronts on Ebenezer Church Road, Arnold Road, and Green Meadow Lane.**

Attorney Brad Parrott said he was the attorney for the petitioner. He said he was a 1993 graduate of Fayette County High School and it was his privilege to present this petition and to be a part of the team. He presented a power point presentation. He introduced the Camp Southern Ground (CSG) Team as follows: Zac Brown, Founder and driving force behind the camp; Jean Peck, Executive Director and long time Fayette County resident; Ken Ward, Project Manager with 15 years in construction and development; Dan Davis, local Engineer who needs no introduction; and Greg Copeland, Architect and Planner who has designed over 400 camps. He pointed out the Local Advisory Council on the power point as follows: Dr. George Dillard; Ms. Joyce Gaglione, Dr. Jim Sams, Pete Meadows, and Ms. Michele Slepian. He remarked it is a privilege to work with this council and added they would be helping and advising to make sure the objectives are achieved and CSG provides a great benefit to the community. He commented being involved with CSG gave him an impact on improving the lives of kids. He stressed this is the driving vision of CSG. He pointed out the Camp Focus as follows: Serving the Special Needs of Children and Environmental Stewardship. He reported by rezoning the subject property from A-R to PUD-PRL it will be less dense and a lesser impact on the community than if developed A-R. He remarked the A-R zoning district would allow for approximately 50 lots consisting of five (5) acres, 50 driveways, 50 foundations, 50 septic systems, plus newly developed roads. He noted there are 240 high and dry acres out of the 494 acres. He said the proposed development would have one (1) septic system and less than 100 acres would be developed; however 37 acres of the 100 acres will be utilized as horse pasture. He stated much of the property would be left in its natural, undisturbed state. He added the development would have no impact on the school system. He pointed out the proposed development is consistent with the objectives of the Land Use Plan and the Zoning Ordinance. He remarked a Traffic Survey Engineer would tell you 50 homes will produce 450 daily car trips. He noted their Traffic Study prepared by Kimley-Horn and Associates, Inc. indicated approximately 225 car trips at peak use.

Zac Brown said he went from being a camper, to being a counselor, to being on-staff at these type camps. He stated he had seen the impact this type camp can have on a child's life. He remarked he had been very blessed to have the resources and opportunity to create a camp like this. He added it

had been his dream since he was a camp counselor to be able to create a camp like this. He remarked his intention was to build a camp to help special needs kids that would be there long after he is dead and gone. He said his partnership with people in the community, like Joseph Sams School, would be a benefit to the community itself. He added he did not want to anger any of his neighbors in the process. He thanked everyone.

Greg Copeland continued the power point presentation. Said power point presentation is attached hereto and made a part hereof. He presented a plat indicating the subject property. He reported the entrance to CSG would be off Ebenezer Church Road. He also reported Arnold Road would only be used as an emergency vehicle egress point. He pointed out the significant amount of meadow and pasture located to the center of the property. He added a vast majority of the land is pine forest and hardwood forest that surrounds the meadows. He presented the proposed master plan for the property. He said the camp will cover approximately 100 acres of developed land. He stated the vast majority of the subject property is open fields and woodlands. He noted there are six (6) primary areas: 1) entry, arrival area, and day use area; 2) main camp area; 3) program core; 4) the equestrian center; 5) staff housing; and 6) maintenance support area. He commented on the following areas and their uses: 1)entry, arrival area, and day use area will include: the camp welcome center, which will function as the year-round administrative center, the day use area, a new pond for water quality control and surface water control program, central parking area for all incoming campers and staff; 2) main camp area will include: majority of area for campers, three (3) camper lodges, dining hall, and the health center; 3) program core will include: swimming pool, athletic field, activity courts, multi-purpose program facility for music and arts, an environmental education center, and a large canvas covered adventure center including ropes, horses, initiative courses, and an assembly area; 4) the equestrian center will include: 37 acres of open fields and woodlands, a number of facilities associated with the horseback program including stables, classroom building, indoor and outdoor riding arenas, and pasture to support the horses associated with the camp; 5) staff housing will include: an existing completely renovated farm house as a year round residence, second residence added, seasonal staff housing for staff; and 6) the maintenance support area will be the most isolated area. He thanked everyone.

Chairman Thoms asked if there was anyone to speak in favor of the petition.

1. David and Cathy Dishman of 120 Gladys Lane submitted an email in support of the planned retreat and/or lodge. Said email is attached hereto and made a part hereof.

2. Marcus Valdes of 105 Arnold Road made the following comments: work for US Government; resident of Fayette County for majority of last 15 years; 2000 to 2004 served as volunteer EMT with Fayette County; attracted to current residence by beauty of southern

Fayette County and the fine people who live here; the development of large tract of land is always a concern and CSG will elevate this concern; structures will be located in center of the camp; camp activities will not disturb adjacent properties like a subdivision; entrance with a deceleration lane will be located away from the dangerous curve which has claimed one (1) life and will be located on a straighter section of Ebenezer Church Road; CSG will not impact schools; traffic will occur during summer months when school is not in session; increased traffic argument does not hold much water; church or school could be developed on the property as zoned, which would have a much greater impact than the camp; father of three (3) young children and looks forward to the opportunity CSG presents for them as future campers, counselors, and volunteers; what better way to teach children about serving others than through a camp such as this; what better way than to spend time in a natural world; CSG presents a rare and beautiful opportunity for the County; summer camp develops independence in the participants and gives a child fuel for good living; provides relationships between humans and nature; provides teachable moments between adults and children; extremely blessed to have someone willing to give back so much of what he has received; extensive thorough planning has gone into this camp shown on the development plan; will benefit community by preserving greenspace, adding jobs, and contributing to the lives of children; people are fearful of change but great things can come from change which is thought out and CSG is a perfect example.

3. George Dillard of 311 Revolution Drive, Peachtree City, made the following comments: been resident for past 19 years; spent entire life within 12 mile radius of the subject property; Fayette County people have caring nature; extraordinary steps taken on daily basis to assist others and to take care of each other; live, work, and thrive in a community where you know your neighbors; speak to neighbors in public places; volunteer in schools, hospitals, churches, and all over the community; excited about camp because camp has been a large part of his life; spent younger years going to Christian camp; volunteered in college to help with children; camp hopes to reach one of the most deserving components of the community; admire Mikey, who works at Partners Pizza; Mikey stood up and waved to the audience; Mikey, family, and friends would benefit from time at this camp; volunteers for the camp would benefit from seeing the joy, happiness, and all of the good things which will come out of this camp experience; surely no one can be opposed to this camp; know there are some concerns but when we talk about taking care of each other, of giving back, and receiving the benefit of being a community that cares and serves, the good far outweighs any negative aspects this camp might present; hundreds of people see the camp as a benefit and an opportunity for the people of Fayette County to do something remarkable and paying it forward and giving back.

4. Pete Meadows of 232 Amy Overlook made the following comments: Regional Director for AT&T, past Chairman for Fayette County Chamber of Commerce, and Advisory Member for CSG; has worked with several different economic development groups throughout Georgia; project will create jobs; positive impact on quality of life in community; wife has brother with Down Syndrome and sees his challenges first hand; see joy in face and self esteem of a special needs child when he is a part of something special; CSG is special project and will show case what is so good about Fayette County; people in Fayette County are concerned, caring, and willing to serve; CSG is a special project that is good and feels good.

5. Raissa Chandler of 197 Huiet Road made the following comments: lives three (3) miles from proposed camp and adjacent to the YMCA Play Park and their Deer Point Camp Facility; have 9 year old twins with autism; can't take advantage of the YMCA because of their issues; desperate for summer support; circulated a survey regarding benefits of CSG; 319 positive responses and 5 noncommittal or negative responses received by 6:00 PM today; 83% from families with kids with disabilities; per survey: the Daughtrey family from Sharpsburg have high school age special needs child and need a facility to improve social skills and build life skills, special needs child needs acceptance and the opportunity to be successful at a challenge; the Mascara family from Peachtree City have a 19 year old special needs child who begged to go to camp but there was nothing local available to fit her needs, local camps provided inadequate support; submitted letter from the Donohue family in Peachtree City have an 11 year old special needs child, sent their child to Camp Akeela, a camp for Aspergers in Vermont, made a significant difference in their child's life, child insist on going each year until he is an adult, fewer than 10,000 students served by special education services in Fayette, Coweta, Clayton, Spalding, Meriwether, and Pike Counties, ask you to not allow these children to lose out on this wonderful opportunity to better their lives; the Thacker family from Milner have a 9 year old special needs child and the world is not designed for him, we are here to design the world for him.

6. Rod Stucky of 447 Quarters Road made the following comments: life long resident of Fayette County; 1990 graduate of Fayette County High School; presented a copy of a handout which was placed on his mailbox indicating two (2) pictures, one (1) of the rezoning sign and one (1) of the sign to revise lot 9 into 2 lots, handout included the following statement: This lot is at the end of Green Meadow Lane and would be used as a road access to develop several hundred acres behind this lot. This will have a tremendous traffic impact on Quarters Road which is over travelled as a cut through now; document does not appear to be accurate; have five (5) children, two (2) are identical twins with Down Syndrome; odds of having identical twins with Down Syndrome are one (1) in 1,000,000; moved to Quarters Road to have a little bit of land; have a horse; camp really looks like something that would give back

to the community; received handout stating camp will have a negative impact on traffic and the next night received another handout from Zac Brown stating it is his upmost importance to preserve the land's natural setting and protect the privacy of the environment and neighbors, plus a compelling statement about his childhood and the impact camps had on him, and him being in a position to give back to the community; looks like the community is blessed to have someone who is generous enough to reach into their resources to give back to the community; thanked Zac Brown for this opportunity to enhance the quality of life for all of those in the area.

At this time, Chairman Thoms granted an extra ten (10) minutes for those speaking in favor of the petition.

7. Joyce Gaglione of 195 Sunderland Circle made the following comments: live in deep proximity to two (2) schools, main traffic of Lester Road, and also the YMCA; CSG is not a concern because of the way the plans are set up, the structure aligned with it, and the logistics of the summer camp will not have an effect on her subdivision; work closely with the Partners in Education Committee of Fayette County; connected with the Board of Education and the Fayette County School System; CSG will provide a great opportunity for a new group of children; children will learn what it is to give back to the community and work with teachers, sponsors, and instructors; great impact for community; great opportunity for the small business community; new and exciting state of the art facility coming in the area; great refreshing opportunity for Fayette County.

8. Jamie Purcell of 1040 Brittany Way made the following comments: had four (4) children, one (1) who had special needs but passed away and another child who has special needs, and two (2) children who are completely normal; the special needs child always sees the other children going to do stuff but there is not a place for him; to have a place for a special needs child to go have fun is amazing; hope CSG is definitely approved and considered.

9. Ashley Sams of 534 Antioch Road made the following comments: lived here all of her life; speaking on behalf of the students and families served at the Joseph Sams School; Mikey Clifton is a graduate of the Joseph Sams School, 30 years of age, and gainfully employed and currently has two (2) jobs but last year he had three (3) jobs; Mikey gives back to the community by volunteering.

10. Michael (Mikey) Crofton of 110 Rolling Green made the following comments: CSG is good idea for kids; CSG will give back to community; would like to be a volunteer at CSG; the more you help the kids the more you help you.

11. Larry Dove of 380 Ebenezer Church Road made the following comments: adjacent to subject property; entrance adjacent to his driveway; will be affected by traffic; entrance to CSG will go pass his property; excited about project; CSG helps prevent residential development on a beautiful piece of property right in the center of Fayette County; 50 houses would be a much greater impact on the County; CSG protects wetlands and forest; noise will be greatly reduced because of existing trees surrounding the project; nothing greater than listening to special needs kids having a great time at a summer camp; wonderful piece of property for the camp; great use for property; encourage the rezoning.

12. Melissa Patterson of 6937 Creekford Lane made the following comments: parent of two (2) teenage boys with autism.

13. Elissa Patterson of 6937 Creekford Lane made the following comments: 11 years of age; have two (2) brothers with autism; CSG would provide them an opportunity to attend camp like she did; brothers not able to experience the things most people take for granted; CSG will be a safe environment to interact with others and make friends and will be a blessing for her family.

14. Kerstin Powell of 135 Buckeye Lane made the following comments: was recommended to Fayette County when relocating because of fantastic program; son taken out of pre-school in Ohio after being abused by a teacher and aide; son expelled from kindergarten because he could not function the way they wanted him to in their program; son did not officially finish first grade; son is thriving at Spring Hill Elementary in second grade and is working to grade level; Fayette County has the best special education program for him; nothing locally for him in the summer and not going to drive to spaghetti junction; son is runner and needs a fence and area where he is contained; CSG would provide opportunities for all special needs children with different levels of autism, ability, and disability.

15. Marie Sams of 508 Antioch Road made the following comments: she is one (1) of the co-founders and directors of the Joseph Sams School; represents over 70 plus families who totally support CSG; huge lack of options for children with disabilities; CSG will be a wonderful opportunity for the County; CSG will be a beautiful facility and serve wonderful families and their children; CSG be blessing to Fayette County.

Chairman Thoms asked if there was anyone to speak in opposition of the petition. He advised those speaking in opposition would be given a total of 25 minutes to speak.

1. Joy Hurst of 135 South Mourning Dove Drive made the following comments: 34 year resident of Fayette County; retired teacher; taught in Fayette County for 24 years; leisurely having hair cut and the lady who cuts my hair presented me with this brochure; read brochure and thought good thing; taught autistic kids; presented letters/petitions from the area and speaking for them because they speak French fluently but English, not so well (said letters/petitions are attached hereto and made a part hereof); days later read Summary of Intent and then had serious concerns; survey came from Rivers School, person at Fayette County High received survey that was posted at Fayette County High; called Dr. Todd and Ed Steele, who is in charge of that, and he said no permission was given for survey and survey is null and void.

Joy Hurst read the following letter (said letter is attached hereto and made a part hereof):

The neighbors surrounding the proposed Camp Southern Ground development have sincere feelings for our special needs children and their families. These camps have a positive impact for helping these children overcome their many challenges.

However, many of the residents have concerns about the proposed development which is documented in the 58+ petitions to deny the proposal. We are opposed to rezoning from A-R to PUD-PRL since this will result in a development that will have a negative and detrimental impact on our established and tranquil community.

Our concerns include:

* the safety of the children and the residents due to a high volume of traffic;
* the loss of county tax revenue because of the non-profit status of the development which will negatively impact our already stressed economy in Fayette County;
* rezoning this property from A-R to PUD-PRL is unsupported by the Fayette County Comprehensive Plan.

The project would be surrounded by an established residential area that enjoys a quality of life which we would like to retain.

2. Kenny Wallace of 262 Arnold Road made the following comments: against CSG; noise level from CSG; already experience music and loud party noises coming from Zac Brown's home; arena will probably have music and shows; increased traffic on Ebenezer Church Road which is already busy and possibility of future road widening; road widening would take away property from residents along road; increased traffic on Arnold Road since it is

secondary entrance to CSG; not support widening of Arnold Road nor give an inch of property for road widening; parking, approximately 500 feet wide, will be directly behind their house; scale of parking from SR 54 in front of Mattress Firm, Best Buy, Petsmart, and over to old cemetery is 215 parking spaces; parking not drawn to scale; concerned about aquifer from water activities at CSG that will affect water supply; concerned parking space will affect aquifers; main concerns are water pollution, additional noise, and additional traffic; object to camp being placed solely in a residential area behind their personal home; put every penny, blood, sweat, and tears into building of dream home; love quietness and wild animals, turkeys and hawks in back yard; Zac Brown trying to steal privacy; consider camp as if it was moving into your back yard.

3. Dennis Chase of 290 Crabapple Road made the following comments: referenced Summary of Intent under *Agreements, Provisions and Covenants* indicated there would be various agreements and contracts with the Property Owners Association; met with staff and Lots 5 and 6 will not be part of CSG so two (2) to four (4) homes will be part of Property Owners Association; agreement primarily related to stormwater runoff; Summary of Intent makes it sound like the operation and maintenance will be handled in part by the Property Owners Association; referenced Summary of Intent under *Environmental Stewardship* which addresses conservation easements forever preserving the land; some conservation easement preserves land forever, but existing ones are probably a 10 to 15 year conservation easement so the PC can require a conservation easement written with the Southern Conservation Trust; septic system to comply with State regulations, but maintenance enforcement is almost nonexistent so PC needs to require maintenance of septic systems because this could be very dangerous to the environment; these three (3) items need to be addressed.

4. David Hockett of 301 Ebenezer Church Road made the following comments: A-R requires a minimum of five (5) acres and should modify request to A-R and PRL.

5. Beverly Williams of 110 Bridger Point Road made the following comments: lives in subdivision off Ebenezer Church Road almost directly across the street from CSG; saw sign a week ago; first reaction was CSG is a wonderful thing; concerned that increased traffic within a two (2) to three (3) hour time frame would create major safety hazard; Ebenezer Church Road has curves and someone has already been killed; may need off duty officer to provide safety during peak times of traffic; is 300 people the maximum allowed because not clearly stated in Summary of Intent; turning lane should be provided off Ebenezer Church Road; how will water be provided to satisfy fire and safety requirements; how will water lines impact properties; will there be one (1) or more medical licensed providers; will a fence be constructed around camp boundary or entire tract; concern about safety of children; how

much in taxes will be lost; how will Property Owners Association function; will parking be allowed at Fayette County Recreation Center at Redwine Road for busing kids to CSG; will specific travel directions be provided to CSG and what roads will be included in those directions; where will lighting take place and for how long will the lights stay on; concern about noise; are there plans for additional telecommunication towers; from what areas will campers be coming; what services and assets will Fayette County get from CSG; how will fees be paid if no camper is turned away; one (1) page brochure given out by P&Z Department, the Summary of Intent gives more detail which was given out later so why wasn't the full packet of information provided to the homeowners; what happens to property if CSG is not successful; PUD zoning is a problem.

6. Laura Wallace of 262 Arnold Road made the following comments: husband spoke earlier; concern about lighting; don't want to look like a parking lot right behind their house; concern about property values if the CSG does not succeed or if Zac Brown is not successful enough to fund it because we have seen a lot of celebrities be fabulous and then crash and burn; management changes could change the upkeep of the property.

7. Frank Simpson of 125 Bridger Point Road made the following comments: moved here from Los Angeles; settled on Fayetteville because of good schools; settled on this area because A-R requires a minimum of five (5) acres; rezoning of property will have an effect on this area because it could lead to further rezoning of other properties; other property could have been considered for this development; CSG will not create jobs that will be sustainable; grandson attended YMCA; area will be destroyed by this establishment; missing a great opportunity to leave property for exclusive housing; concern about aquifer and the effect on a lot of people in the area.

8. Francine Pellitier of 300 Ebenezer Church Road made the following comments: camp in Barnesville, Georgia started with 400 acres and is now up to 800 acres; no consideration is being given for homeowners; oppose site for CSG.

9. Chris McDonald of 240 Ashborough Park made the following comments: not really in favor or opposition but no third option; CSG abuts Highgrove Subdivision on south side of subject property; was not notified about rezoning; signs posted did not notify all people who would be impacted by rezoning; when would environmental impact study be performed in order to ensure maintaining the quality of Whitewater Creek.

In rebuttal, Attorney Parrott made the following comments: 50 homes would create more traffic than CSG; CSG will have staggered times for check-in; property owned by entity controlled by Zac

Brown and will be privately held and subject to taxation so no loss of tax revenue; only location for a PUD-PRL is when you start with A-R zoning district or you cannot file a rezoning petition; the PUD-PRL will limit the operations to a camp so if camp ceases it will still be bound by the Zoning Ordinance; subject to the same Noise Ordinance as the rest of the County and will apply equally; Arnold Road will not be used for a secondary entrance; development will be governed by the Fire Code if the buildings are required to be sprinkled, adequate water pressure will be required so there is no way to cut corners or create an unsafe environment which is counter to the entire purpose of the enterprise; intention is for low intensity lighting simply to light paths; riding arena will not be lit up like a Christmas tree; no further telecommunication towers are planned or desired; Fire Code will regulate number of campers; 50 septic tanks will have a far greater adverse impact on the environment than one (1) robust septic system and also greater stress on water supply.

Hearing no further comments, Chairman Thoms closed the floor from public comments.

Al Gilbert read the recommended conditions aloud and asked Attorney Parrott if they agreed with the recommended conditions.

Attorney Parrott replied, "Yes, yes we do."

Doug Powell asked Attorney Parrott for clarification about the copy of the handout, which was placed on mailboxes, showing photos of the rezoning sign and the sign to revise Lot 9 into two (2) lots and the traffic impact on Quarters Road and Green Meadow Lane. Said handout is attached hereto and made a part hereof.

Attorney Parrott replied the only point of access, except in an emergency only, will be from a new access road off of Ebenezer Church Road. He added the information on the handout is false.

Jim Graw asked Attorney Parrott how the camp would be utilized during the months it is not being used for summer camp.

Attorney Parrott replied the highest use would be in the summer time; however, the camp will look to serve its purpose year round.

Ken Ward said the intent on the off season is to have corporate retreats, small day use facilities, have the elementary schools come out, and partner with other charitable organizations.

Al Gilbert asked if there would also be day campers not staying overnight.

Ken Ward replied there could be a possibility for day campers.

Jim Graw asked if an environmental impact study was required for the property.

Ken Ward replied there are different levels of impact studies required while going through the process such as wetlands, soil reports, and stormwater treatment facilities.

Dan Davis said an environmental impact study is required by the EPA on a project which would receive federal funding and this project is not receiving federal funding. He added the design is based on the environmental concerns of the property and the first step was to identify soils that would be adequate, the second step was to identify the wetlands, and the third step was to look at the stormwater runoff to preserve Whitewater Creek. He stated the plan preserves the environment to the greatest extent possible and is a very low impact use of the property. He advised the treatment system, because of the flow quantity, will fall under the guidelines of the Georgia EPD. He noted the EPD has robust permitting requirements for systems between 10,000 and 150,000 gallons per day. He reported these requirements prescribe the planning of the design, the construction, the operation, the reporting, and the maintenance of these systems, which is not required on standard septic tanks. He said they have been challenged to exceed those permit requirements and so the system will treat to an advance level, which should achieve better than an 80 percent reduction over what would have been with 50 septic tanks on the property. He remarked they are in preliminary conversations with three (3) utility operators who operate municipal wastewater systems to operate the system. He commented the camp ground staff realizes they are good at camp grounds and so they are looking for a utility operator to operate the system professionally.

Chairman Thoms advised the audience that a PUD requires a Pre-Recommendation Meeting before the PC and questions were raised at that time which the PC asked the petitioner to address. He asked for clarification regarding the lots on Green Meadow Lane.

Ken Ward explained in order to preserve the natural setting of the land; the watershed buffer and watershed setback was established. He said while designing the location of the camp, excess property was created which was not going to be a part of the central facilities. He remarked in order to be completely transparent, the two (2) lots were proposed to be added to Rountree Subdivision. He reported the two (2) lots were more restricted under the PUD-PRL zoning district.

Pete Frisina confirmed the PUD-PRL perimeter buffers and setback requirements, as indicated on the Development Plan, will supersede the A-R zoning setbacks as applicable. He said the proposed single-family dwelling lots will be developed in accordance with the A-R zoning district.

Doug Powell commented he liked to see the participation on both sides of the issue. He said this means the participants are involved and tuned in, which is a good thing. He remarked the PUD-PRL is not a new zoning district, but it is not used as often as A-R. He stated the petitioner could have developed 40-50 homes under the A-R zoning district or a day camp as a Conditional Use; however, this meeting or the meeting scheduled before the BOC would not have been required. He pointed out Highgrove Subdivision abuts CSG along the south property line. He confirmed Highgrove Subdivision is a residential PUD which allows the County greater control. He reported Zac Brown could not do anything with the subject property unless he goes back through the public hearing process to approve a change. He remarked the County and the citizens are protected by the PUD zoning. He added he has served on the PC for ten (10) years and this is about as perfect a fit for Fayette County as he has ever seen and it is a jewel. He thanked Zac Brown for his enormous benevolence.

Doug Powell made the motion to recommend approval of the petition subject to two (2) recommended conditions. Bill Beckwith seconded the motion.

Al Gilbert asked staff to explain the process for notification.

Pete Frisina replied under State zoning requirements, the property is required to be posted on any road which it touches. He added three (3) rezoning signs, one on Ebenezer Church Road, one on Arnold Road, and one on Green Meadow Lane were posted along with one (1) revision to a final plat being posted on Green Meadow Lane.

Bill Beckwith advised the audience the PC is a recommending body which makes a recommendation to the BOC who will make the final decision. He added he felt CSG is a wonderful project.

Hearing no further comments, the motion unanimously passed 5-0. Members voting in favor of approval were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell.

Chairman Thoms thanked everyone for their presentations. He said this is what makes Fayette County great, when people present their opinions in a civil manner. He stressed the objective of the PC was to try and do what is best for the County. He added the BOC would consider the rezoning petition on December 15, 2011.

* * * * * * * * * *

5. **Consideration of Petition No. RP-050-11, Spotty Merle, LLC, Owner, and Ken Ward, Agent, a revision to the recorded Final Plat of Rountree Place Subdivision to add approximately 10 +/- acres to Tract 9 (10.12 acres) and reconfigure into two (2) single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan for Petition No. 1222-11.) This property is located in Land Lot 1 of the 7th District, fronts on Green Meadow Lane, and is under consideration for rezoning from A-R to PUD-PRL.**

Ken Ward declined any further presentation.

Chairman Thoms asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition.

Joe Mendola of 180 (Lot 7, 8.50 acres) and 190 (Lot 8, 12.50 acres) Green Meadow Lane said his house was located on Lot 7 and Lot 8 was currently vacant. He stated he purchased Lot 8 for privacy. He commented since Lot 9 was going to be subdivided into two (2) lots, his Lot 8 would be affected and his privacy would be taken away. He pointed out there were a lot of wetlands and floodplain in the area; however, the original Final Plat was incorrect. He advised a few years ago he tried to construct a swimming pool behind his house, but was told he could not construct a swimming pool because of the floodplain and setbacks. He reported he hired professionals to locate the floodplain, had the plat revised, and constructed his swimming pool. He commented due to the location of the floodplain, the house on Lot 8 would be in front of the house on Lot 9. He said the property could not be accessed previously from Green Meadow Lane. He stated the value of Lot 8 would be detrimentally impacted and the value of Lot 9 would be raised. He commented the bottom line was one (1) additional lot is proposed to be added to Rountree Place Subdivision.

Hearing no further comments, Chairman Thoms closed the floor from public comments.

In rebuttal, Ken Ward stated he was simply adding acreage to Lot 9 and then subdividing it into two (2) lots. He said he did not understand the objection or how it would devalue Lot 8.

Doug Powell commented the proposed lot sizes are pretty consistent with the existing lot sizes.

Chairman Thoms advised these lots were discussed at the Pre-Recommendation Meeting. He said there is always a concern about re-platting subdivision lots. He stated the impact on Rountree Place Subdivision was also discussed. He added the two (2) proposed lots do not seem to impact the subdivision in a negative way.

Doug Powell concurred and added the two (2) proposed lots would not provide access to CSG because of the State waters and perennial stream.

Chairman Thoms said he understood Mr. Mendola's concerns but did not feel it negatively impacts the neighborhood due to the size of the lots.

Ken Ward reiterated he was simply adding acreage to Lot 9 and then subdividing it into two (2) lots so the additional lot would create additional traffic. He said he did not agree with Mr. Mendola because a house could be built now on Lot 9.

Jim Graw commented one (1) 20 acre lot could be developed instead of two (2) single-family dwelling lots.

Chairman Thoms explained when somebody moves into a subdivision, they expect it to stay that way.

Doug Powell remarked what you see is what you get. He stated he had previously questioned these two (2) lots. He added he was not real comfortable with recommending approval.

Jim Graw concurred; however, this petition is for two (2), ten (10) acre lots.

Doug Powell pointed out the BOC had approved a revision of a recorded plat of Rountree Place Subdivision in 2005, to subdivide Lot 9 into two (2) single-family dwelling lots consisting of 47 acres and 113 acres.

Joe Mendola advised the revised Final Plat was never submitted because of a small piece of land which separated the two (2) proposed lots.

Ken Ward asked for clarification of the objection by Mr. Mendola.

Joe Mendola said if Lot 9 is not changed and a home is constructed, it will not impact the view from Lot 8.

Chairman Thoms asked if conditions increasing the setbacks could be recommended.

Pete Frisina pointed out Lot 9 on the plat. He confirmed each of the proposed lots would be required to have 50 feet of road frontage per lot. He advised the front yard setback for the proposed lots is 150 feet, which is greater than the 75 feet required by A-R; and the side yard setback/buffer is 75 feet, which is greater than the 50 side yard setback required by A-R.

Bill Beckwith said a house could be built now on Lot 9.

Al Gilbert stated he didn't know if it is somebody else's responsibility to provide Mr. Mendola with a view and added a house could be built now on Lot 9.

Jim Graw made the motion to recommend approval of the petition. Al Gilbert seconded the motion.

Chairman Thoms commented due to the size of the proposed lots, he thinks Mr. Mendola can be accommodated and his concerns alleviated. He asked the petitioner to work with Mr. Mendola.

Hearing no further comments, the motion passed 4-1. Members voting in favor of approval were: Chairman Thoms, Al Gilbert, Bill Beckwith, and Jim Graw. Member voting in opposition was: Doug Powell.

Chairman Thoms thanked everyone for their presentation and participation.

Camp Southern Ground Team

Brad C. Parrott - Foltz Martin, Legal Counsel

Zac Brown - Camp Southern Ground, Founder

Jean Peck - Camp Southern Ground, Executive Director

Ken Ward - Zilber LDT./Benko Construction Co., Project Manager

Greg Copeland - Domokur Architects, Planner

Dan Davis - Integrated Science and Engineering, Engineer

Local Advisory Council

Dr. George Dillard - Peachtree City Christian Church

Ms. Joyce Gaglione - Resident of Stonebriar Park

Dr. Jim Sams - Piedmont Physicians Group
The Joseph Sams School - Co Founder

Mr. Pete Meadows - AT&T Regional Director

Ms. Michele Slepian - Resident of Peachtree City

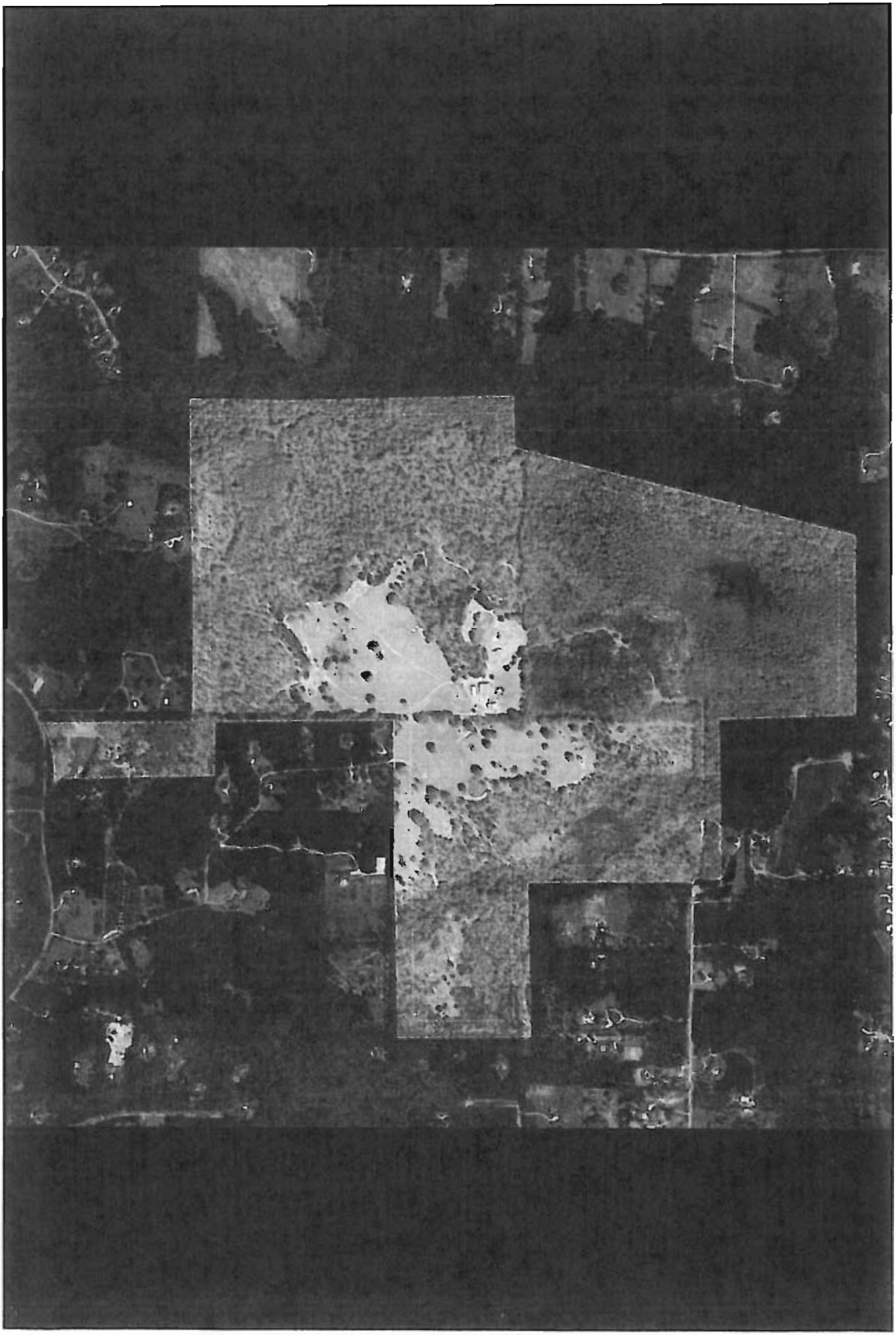
Camp Focus

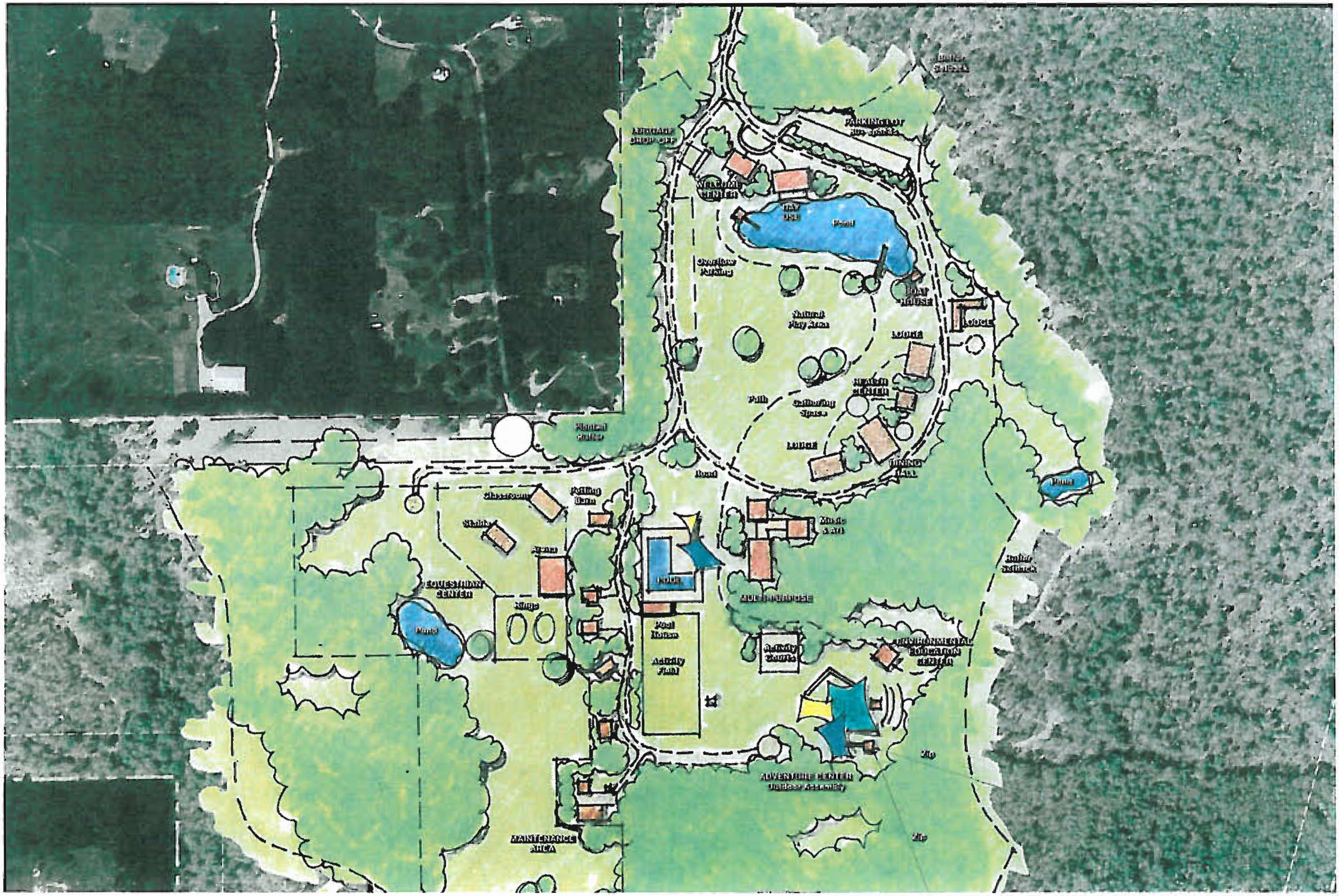
Serving the Special Needs of Children

The Camp will include special programs and facilities to develop, educate and advance the abilities of children with diverse skill sets with particular emphasis on children with special needs. Daily, weekend and weekly programs will be customized for each group of campers or visitors for the development and encouragement of camaraderie, self-confidence, and empowerment.

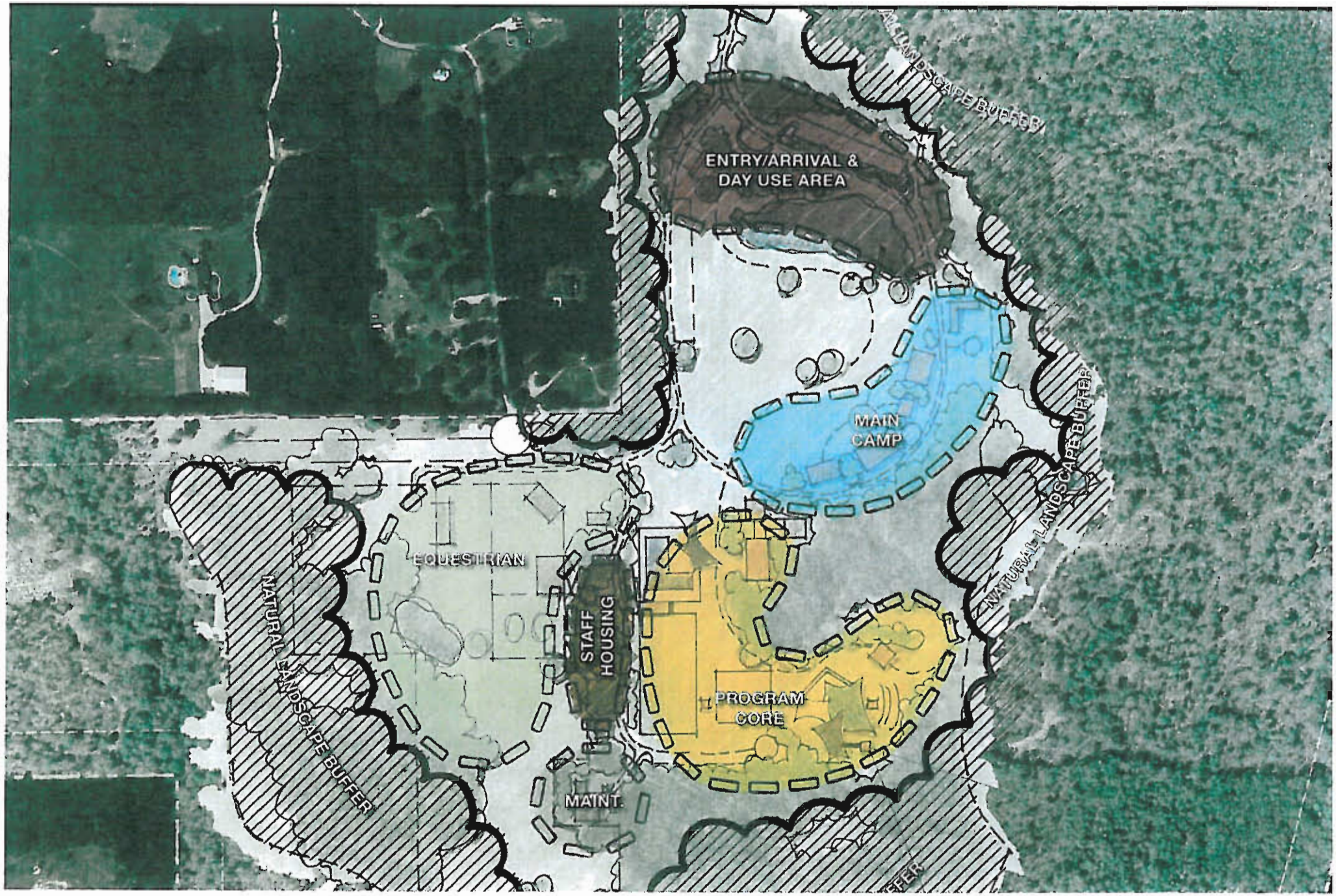
Environmental Stewardship

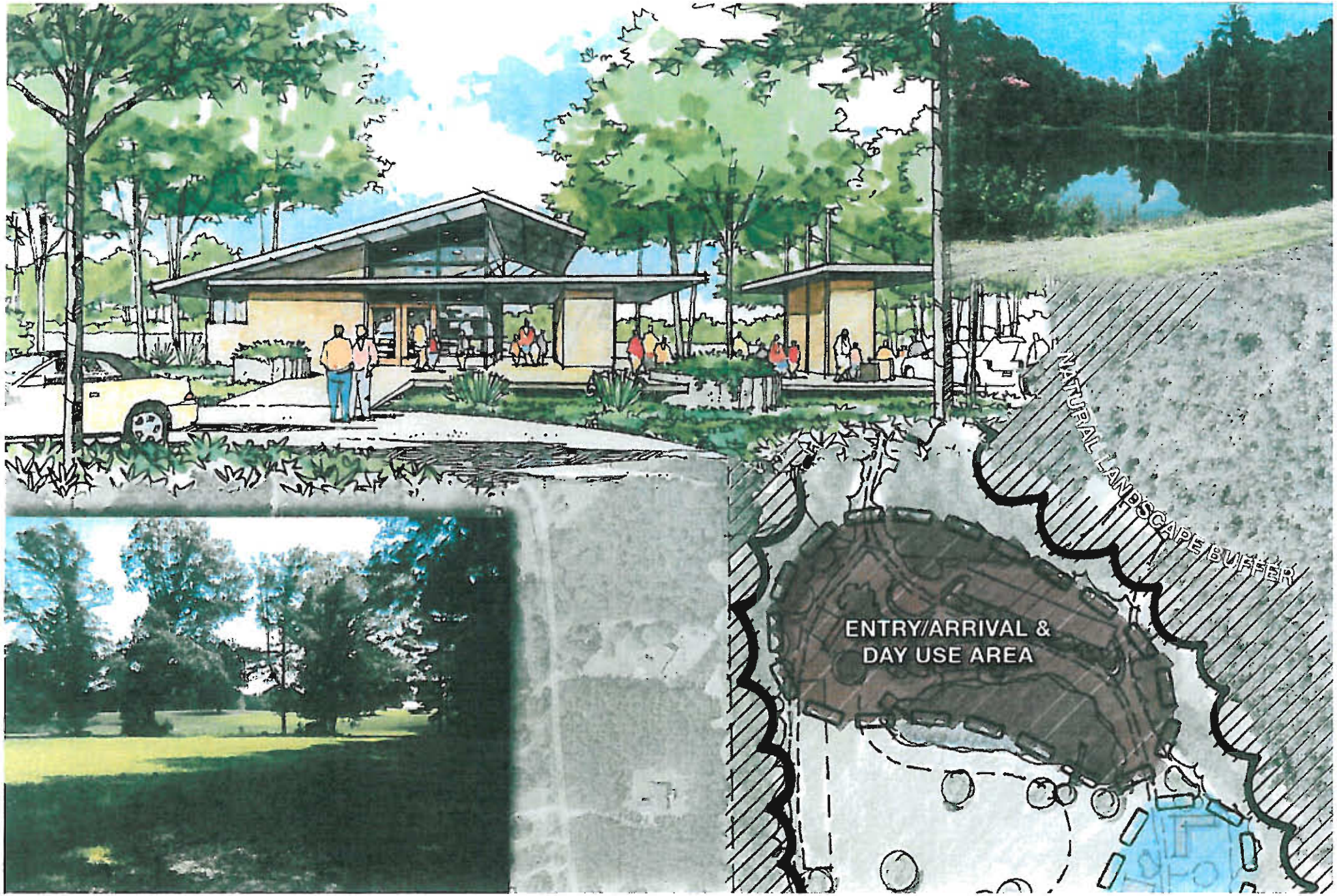
The Camp will encompass 494 acres of land. Of this acreage, approximately one third will be developed now or in the future. The undeveloped portions will be utilized for passive recreational activities such as hiking, mountain biking, horseback riding, and other similar uses that have minimal impact on the surrounding environment. In fact, much of the land is subject to conservation easements, forever preserving the natural character of the land. Even the developed portions will seek to preserve the natural environment to the greatest extent possible.

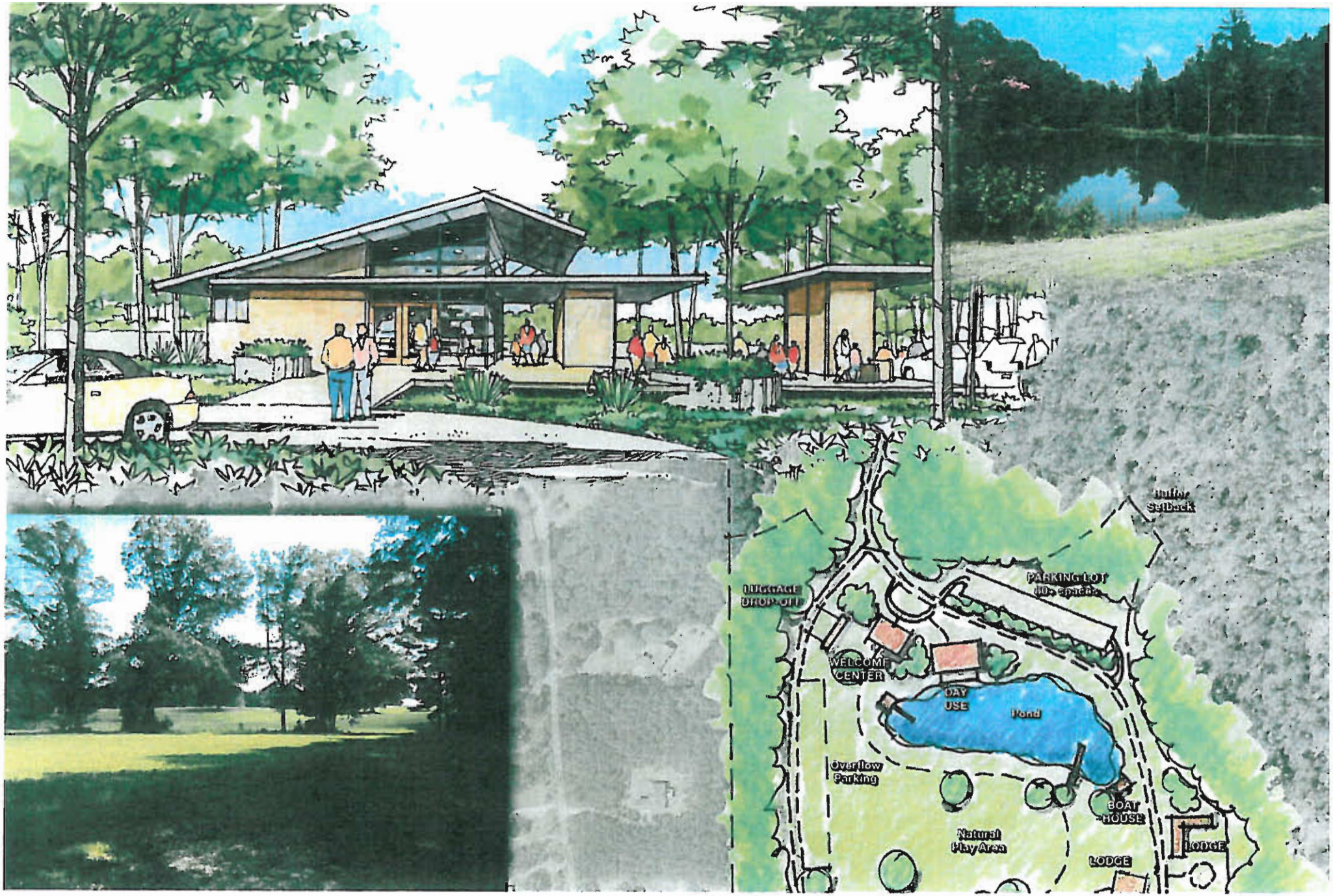


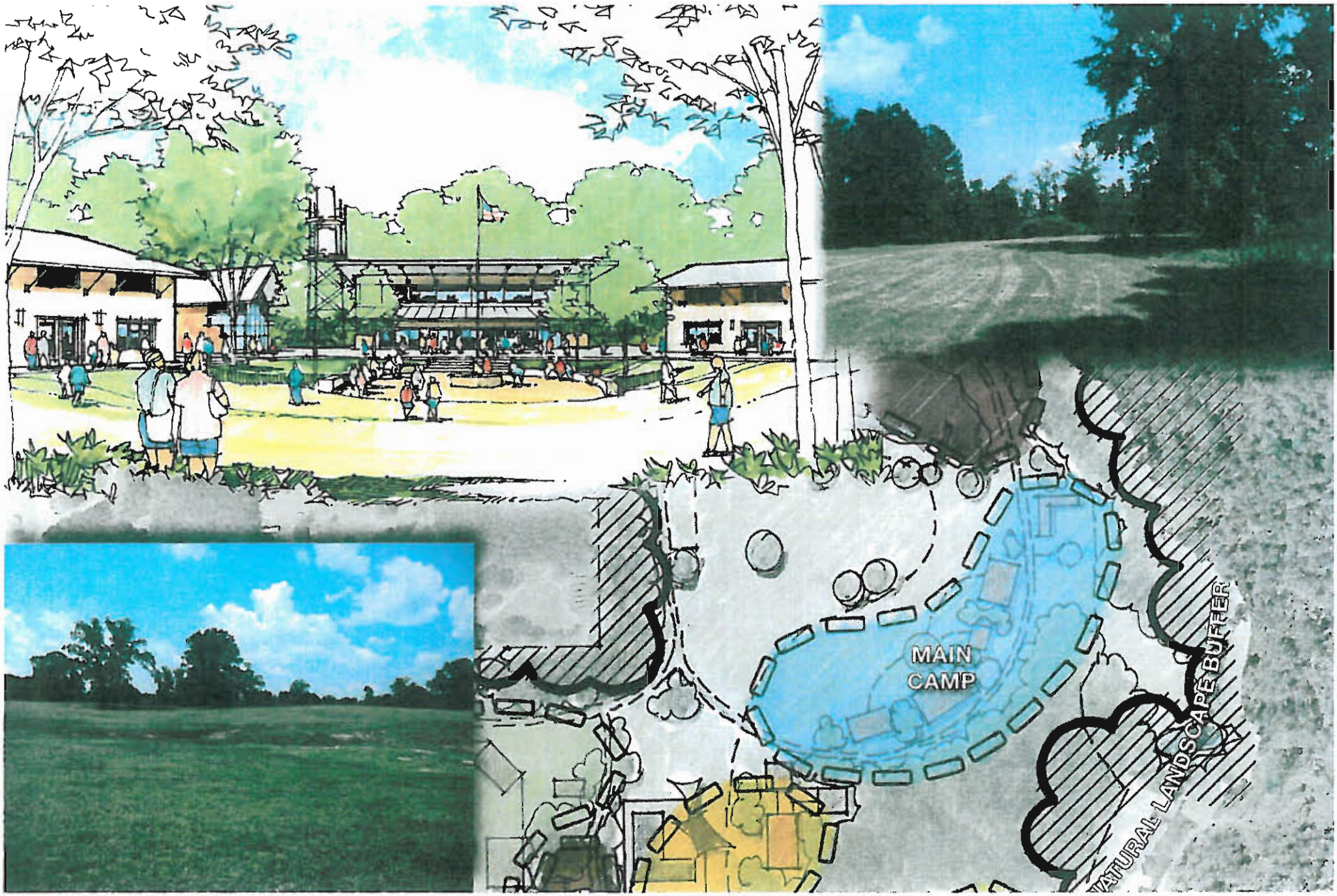


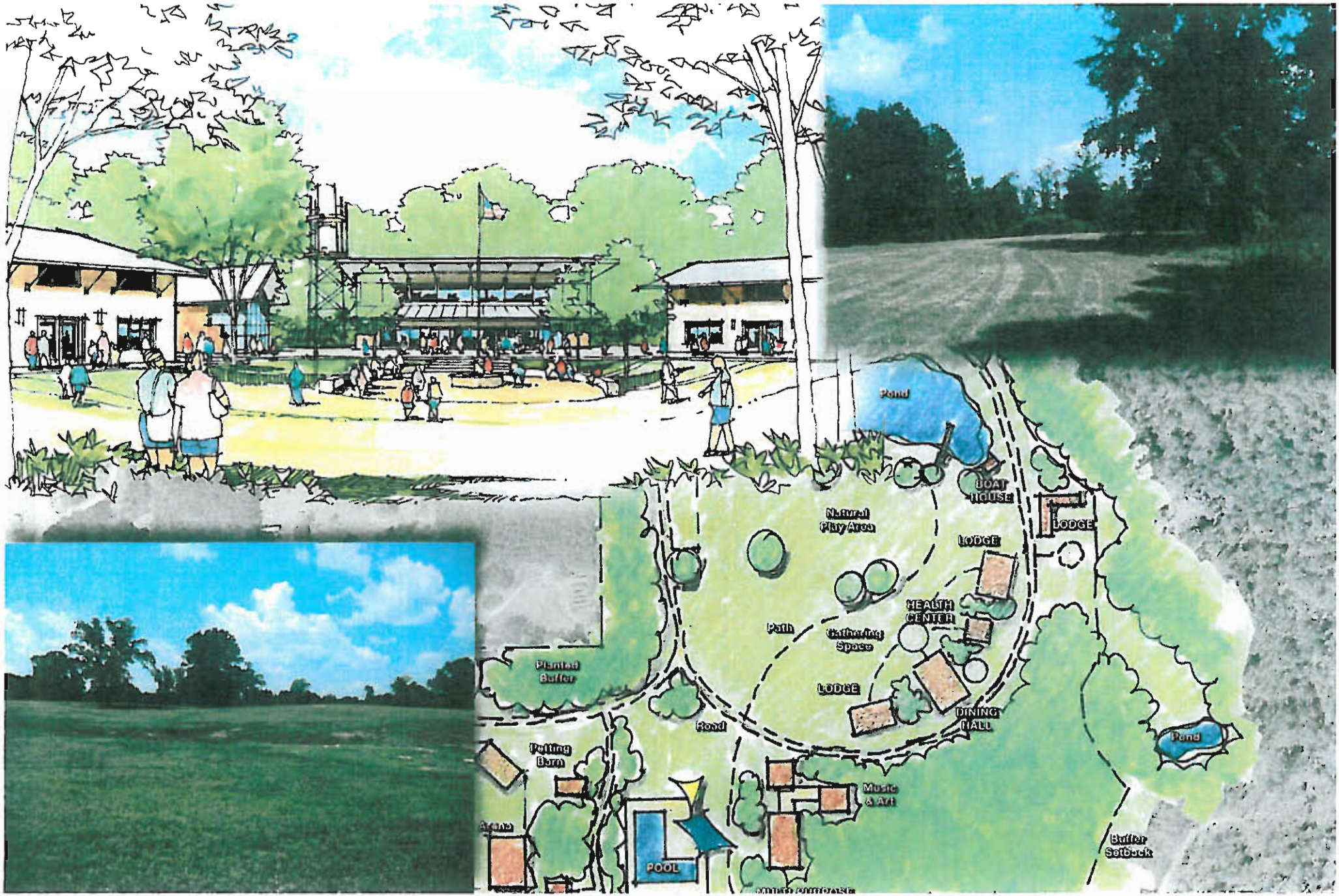
PARKING LOT
WELCOME CENTER
Pond
Overflow Parking
Natural Play Area
BOAT HOUSE
LODGE
LODGE
HEALTH CENTER
Path
Gathering Space
LODGE
DINING HALL
Road
Classroom
Petting Barn
Stable
Arena
EQUESTRIAN CENTER
Rings
Pond
Pool
Pool House
Activity Field
Music & Art
Activity Courts
ENVIRONMENTAL EDUCATION CENTER
ADVENTURE CENTER
Outdoor Assembly
Zip
Zip
MAINTENANCE AREA
Pond
Buffer Setback

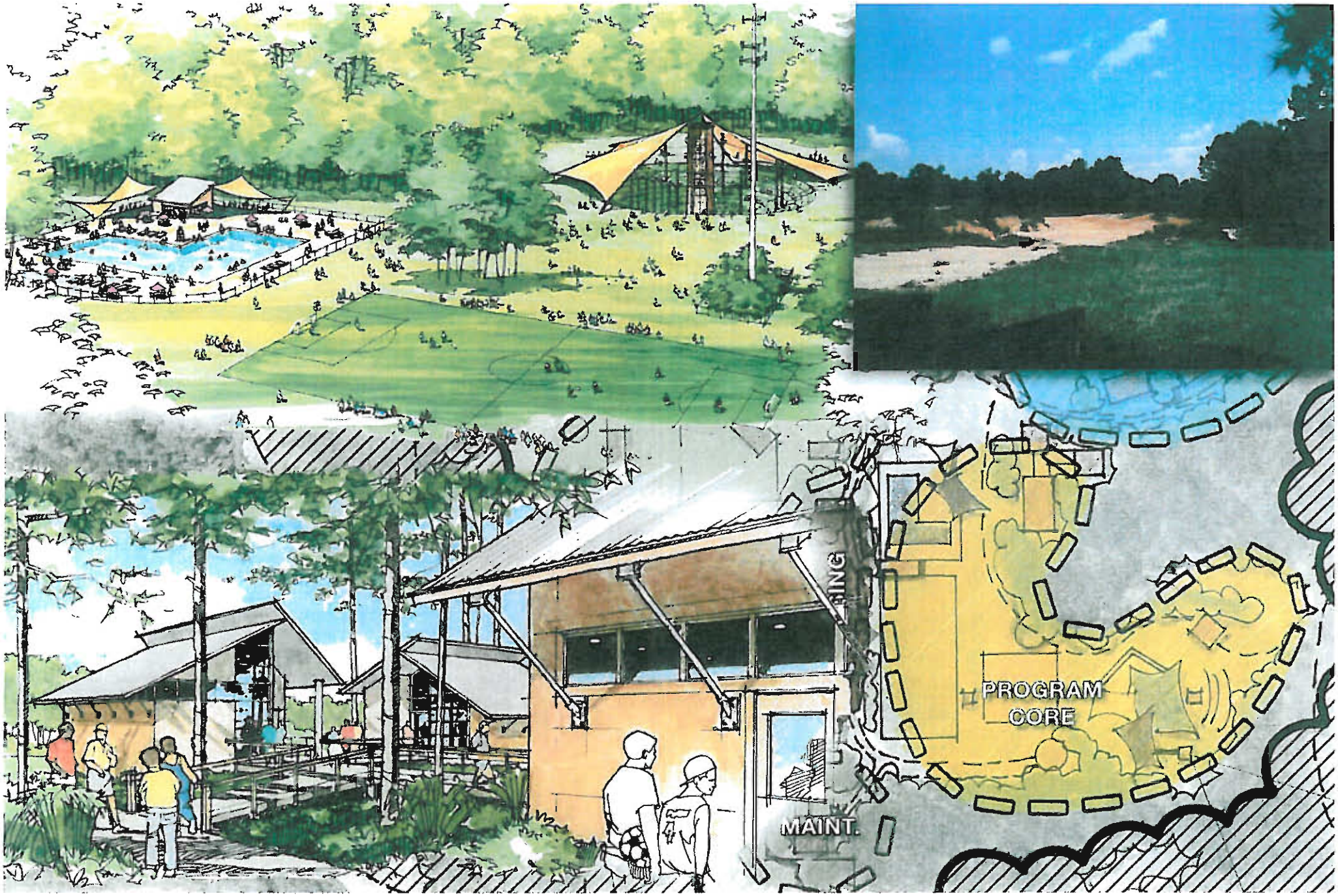

ENTRY/ARRIVAL &
DAY USE AREA
MAIN
CAMP
EQUESTRIAN
STAFF
HOUSING
PROGRAM
CORE
MAINT.
NATURAL LANDSCAPE BUFFER
NATURAL LANDSCAPE BUFFER

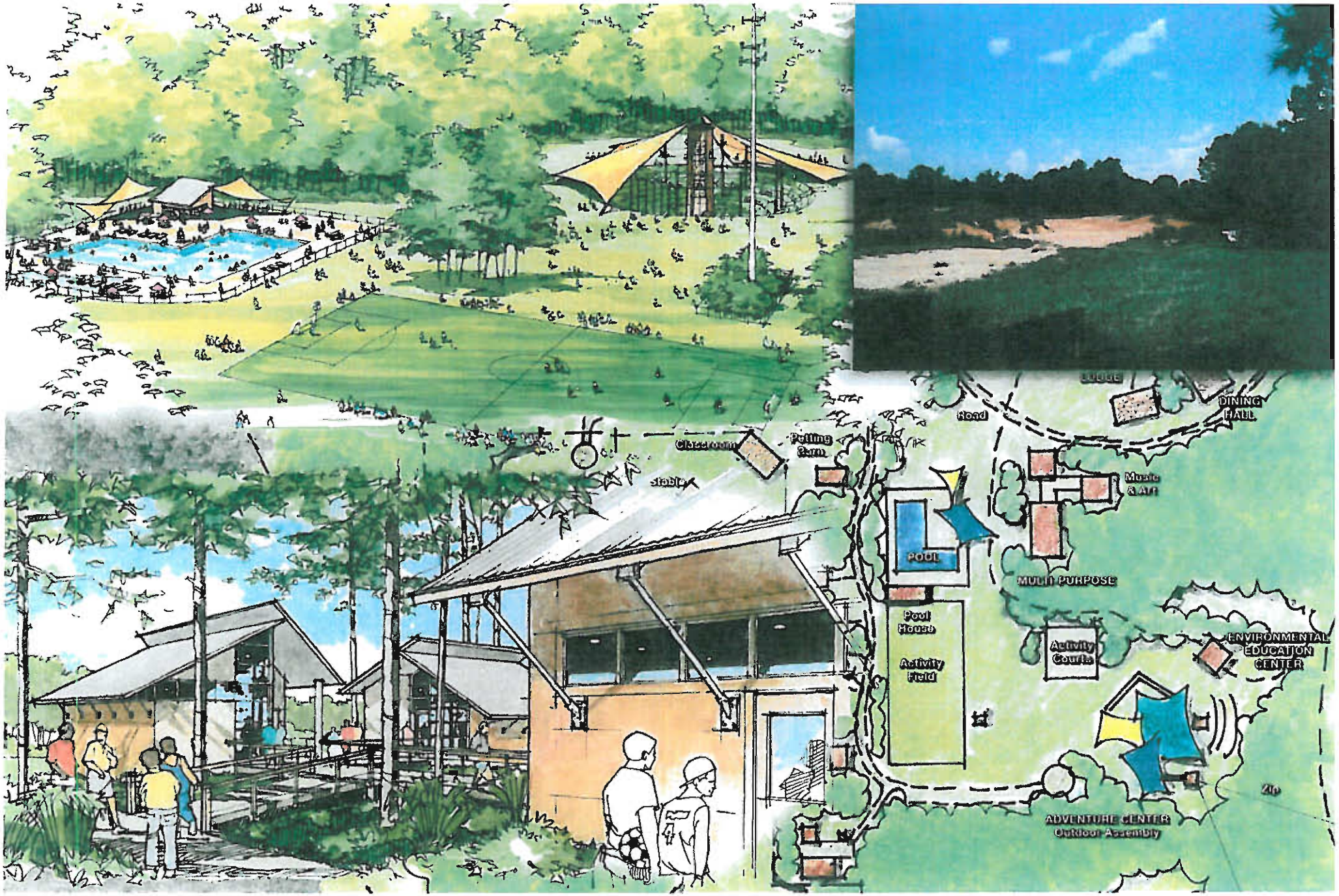

NATURAL LANDSCAPE BUFFER
ENTRY/ARRIVAL &
DAY USE AREA

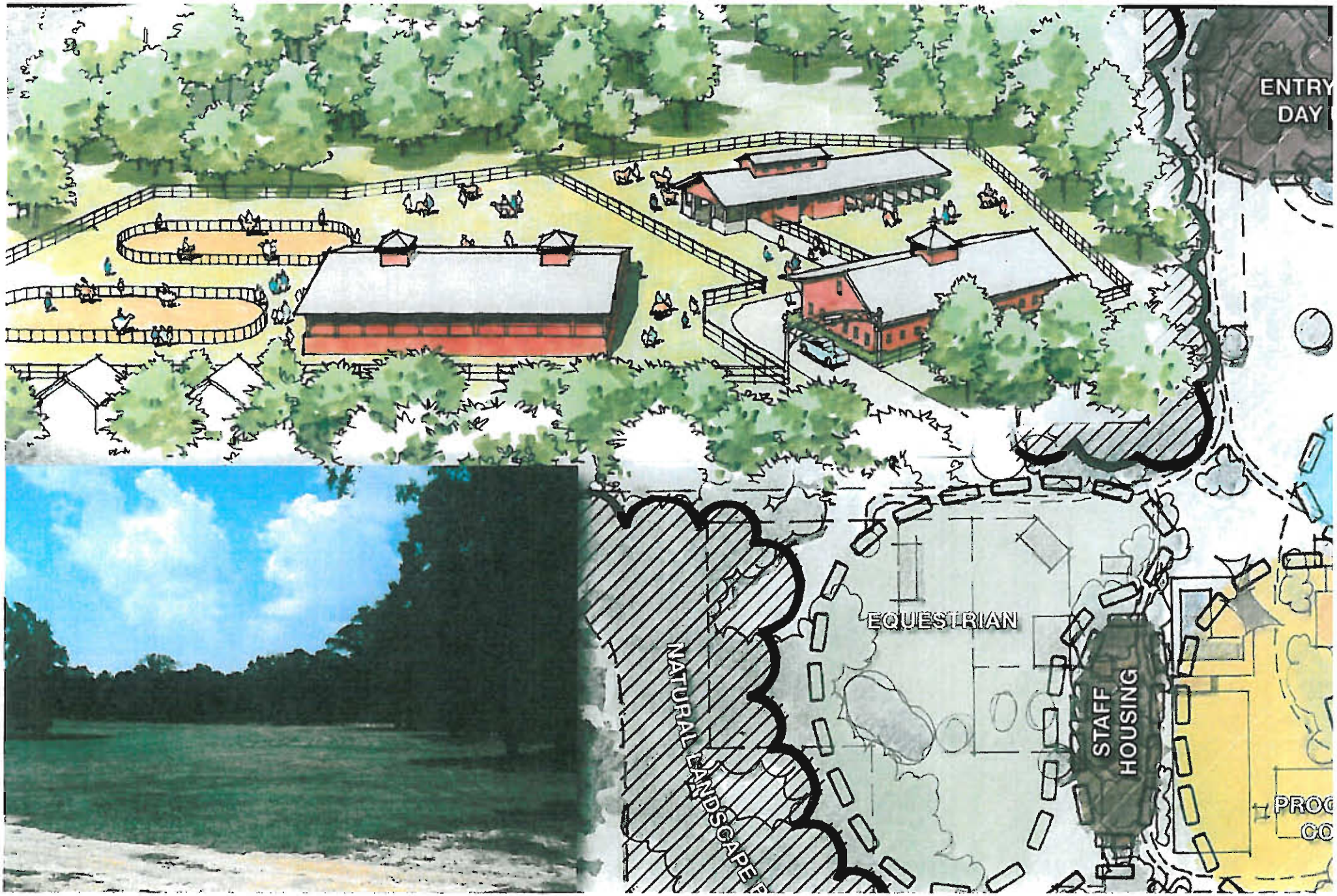

Buffer Setback
PARKING LOT
LUGGAGE DROP-OFF
WELCOME CENTER
DAY USE
Pond
Overflow Parking
BOAT HOUSE
Natural Play Area
LODGE
LODGE

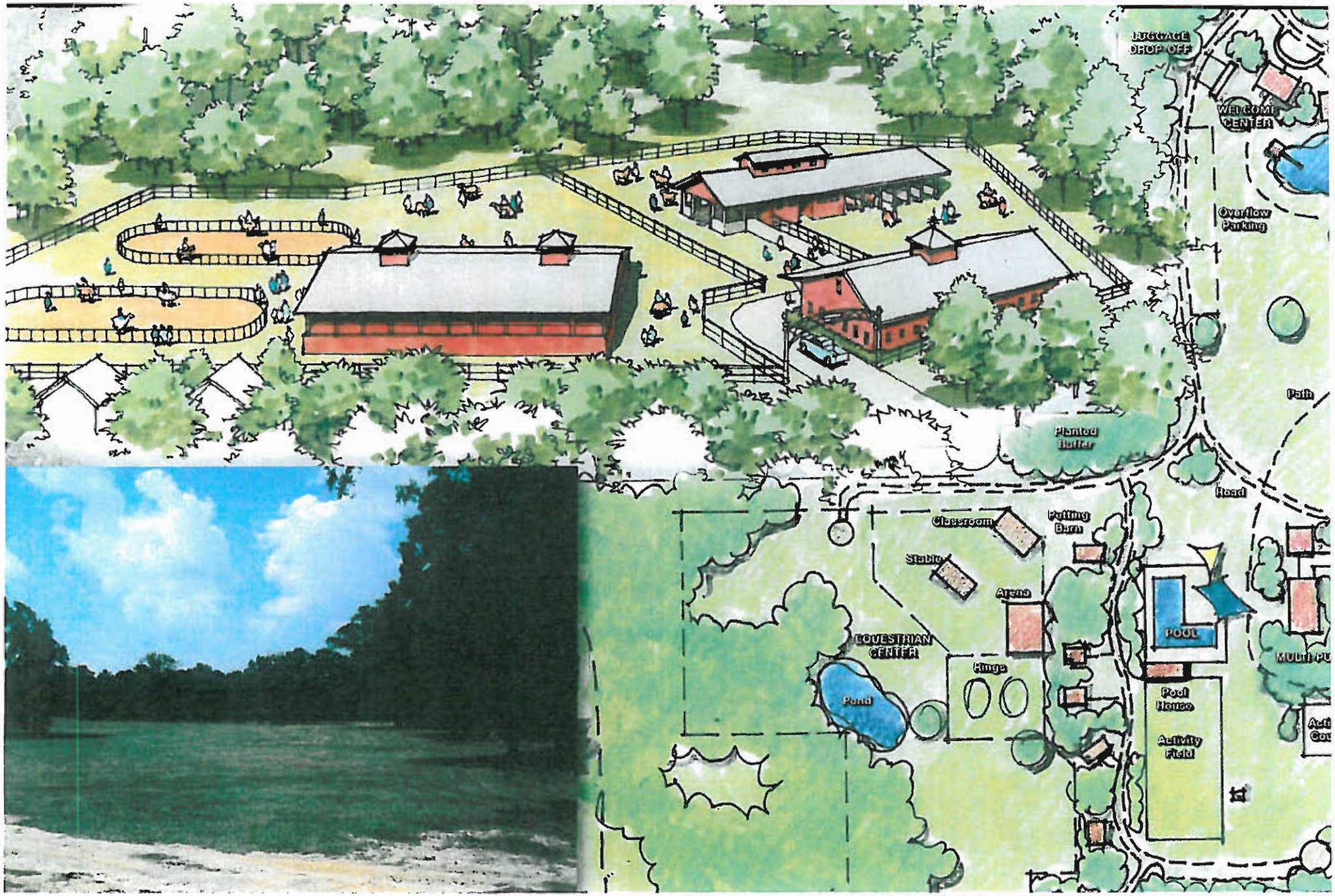

MAIN
CAMP
NATURAL LANDSCAPE BUFFER


Pond
BOAT HOUSE
LODGE
Natural Play Area
LODGE
HEALTH CENTER
Path
Gathering Space
Planted Buffer
LODGE
DINING HALL
Road
Pond
Petting Barn
Music & Art
Arena
POOL
Buffer Setback

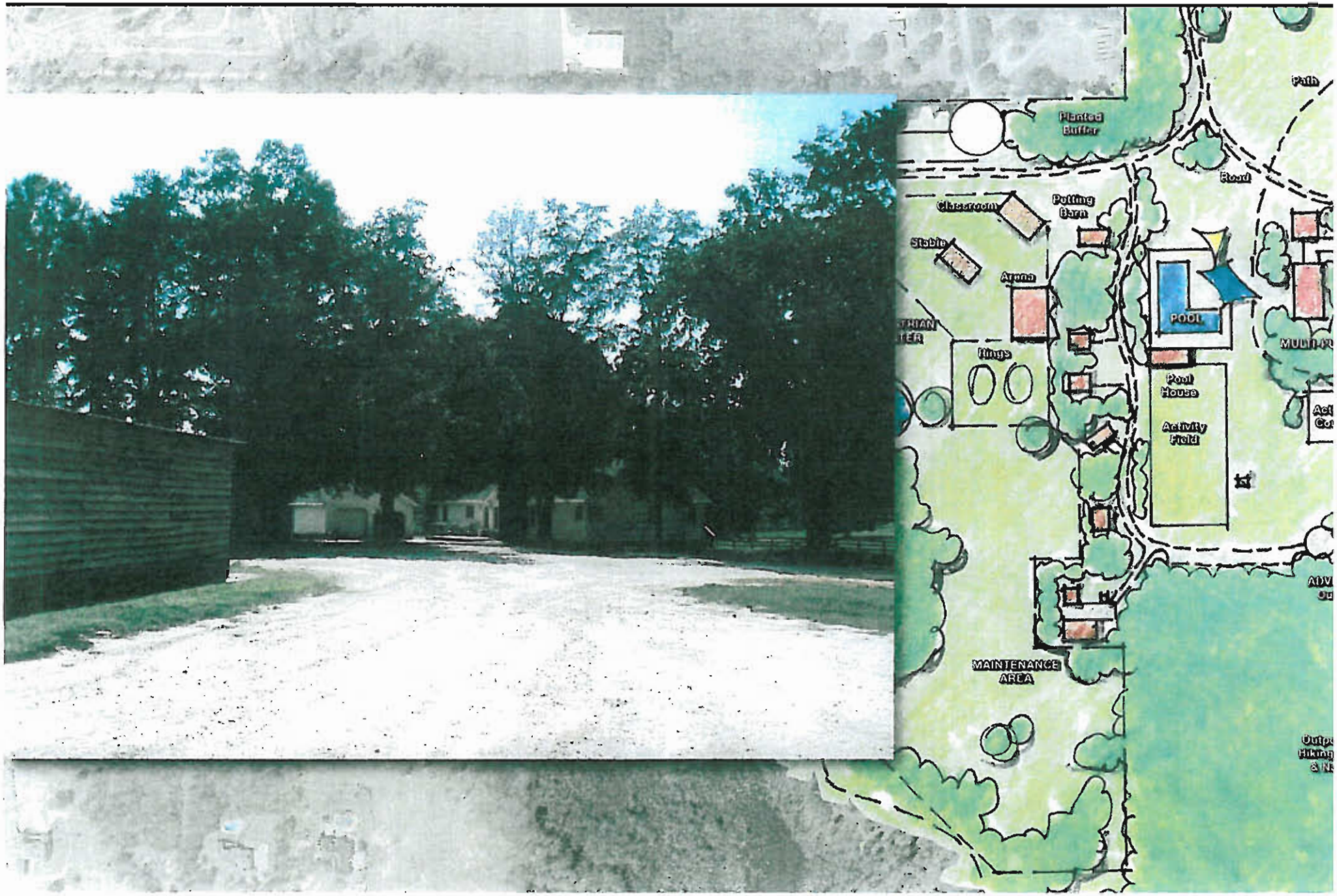

PROGRAM
CORE
MAINT.


Road
DINING HALL
Classroom
Petting Barn
stable
Music & Art
POOL
MULTI PURPOSE
Pool House
Activity Field
Activity Courts
ENVIRONMENTAL EDUCATION CENTER
ADVENTURE CENTER
Outdoor Assembly
Zip


ENTRY
DAY
EQUESTRIAN
NATURAL LANDSCAPE
STAFF
HOUSING
PROG
CO


LUGGAGE DROP OFF
WELCOME CENTER
Overflow Parking
Path
Planted Buffer
Road
Classroom
Petting Barn
Stable
Arena
EQUESTRIAN CENTER
Rings
Pond
POOL
Pool House
Activity Field

ESTRIAN
STAFF HOUSING
MAINT.
NATURAL


Path
Planted Buffer
Road
Classroom
Putting Barn
Stable
Arena
POOL
Rings
Pool House
Activity Field
MAINTENANCE AREA

DEAR NEIGHBORS

I would like to take this opportunity to introduce myself and my family. My wife, Shelly, a Fayette County native, and I purchased a home close to Fayetteville a few years ago. We feel very blessed to be able to raise our four little girls in this wonderful community and we are convinced that Fayette County is the best place to call home for our family.

At age 15, I began spending my summers as a Camp Counselor at North Georgia's Camp Glisson and Camp Sparrowwood. During this time, I was able to work with both typical and special needs children mainstreaming them through programs that integrated the groups. I can honestly say that this experience shaped and molded me in ways that I cannot describe, and for this, I will be forever grateful. I feel that I am now in a position to give back, and it is my dream to build a camp that would enhance and positively impact the lives of children.

We are in the beginning stages of planning; however, we have a vision, and we know that we would like to offer typical summer camp activities as well as some unique programs for children with special needs. Through offering a wide variety of both therapeutic and recreational activities designed to help stimulate the mind and body, we feel that we can encourage self-esteem and personal development in all children regardless of their personal academic, social or emotional difficulties.

We have spent the last year acquiring over 400 acres that we would like to transform into a summer camp for children of different abilities, skill sets and backgrounds. This land is nestled between Fayetteville and Peachtree City and sits approximately 1/4 mile off of Ebenezer Church Road. Its borders are roughly 75% wetland, offering a natural barrier for seclusion. It is of the upmost importance to us that we preserve the land's natural setting and protect the privacy of our environment and neighbors.

We are currently working with Fayette County Planning and Zoning to allow for this recreational facility. In addition, we are working closely with a Local Advisory Council to make sure that we keep sight of what is best for our community throughout the entirety of this process.

As your neighbor, I am asking for your support of this project. With the help and support of our community, we can offer a unique and memorable opportunity to the youth of Fayette County and its surrounding areas.

Warmest regards,

Zac Brown

CAMP SOUTHERN GROUND

WHO WE ARE

Camp Southern Ground will be one of the only not-for-profit summe camps on the south side of Atlanta whose programs will mainstrean children with both typical and special needs. Our mission is to operate a camp that will allow children to overcome academic, socia and emotional difficulties so that they reach their full potential.

OUR VISION

Camp Southern Ground will offer a summer destination for youth (ages 7-17) of diverse skill sets and abilities, socio-economic backgrounds, race and religion to come together to learn life skills and teamwork in a positive, healthy and organic environment.

PROGRAMS ARE TO INCLUDE

(but are not limited to)

- Canoeing
- Equestrian
- Team Building
- Swimming
- Zip Lines
- Organic Gardening
- Arts & Crafts
- Organized Games
- Rock Climbing
- Hiking
- Ropes Course
- Music

LOCAL ADVISORY COUNCIL

Dr. George Dillard
Peachtree City Christian Church

Ms. Joyce Gaglione
Resident of Stonebriar Park

Dr. Jim Sams
Piedmont Physicians Group
The Joseph Sams School - Co Founder

Mr. Pete Meadows
AT&T Regional Director

Ms. Michele Slepian
Resident of Peachtree City

www.CampSouthernGround.org

Robyn Wilson

From: Dave Dishman Family [d.dishman@comcast.net]

Sent: Monday, October 10, 2011 4:04 PM

To: Robyn Wilson

Subject: Letter to the Fayette County Planning Commission (Re: Petition No. 1222-11)

To the Fayette County Planning Commission:

Chairman Tim Thoms, and Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell,

As the parents of a child with special needs, and as residents of Fayette County, we would like to express our support for Camp Southern Ground. We believe this camp, if approved, will benefit many special needs children, as well as typical children, who reside on the southern side of Atlanta. It will also provide jobs for people in our local communities, and possibly summer positions for local high school and college students.

We encourage you to show your support for this very worthwhile endeavor by approving Petition No. 1222-11. Thank you for your consideration.

Sincerely,

David and Cathy Dishman
120 Gladys Lane
Fayetteville, Georgia 30215
d.dishman@comcast.net

The following is in addition to the comments I made in a previous survey.

My wife and I have a wonderful 11 year old son who suffers from Aspergers Disorder, in addition to generalized anxiety disorder, and ADD. Aspergers Disorder is an autism spectrum disorder where the individual suffers from any or all of the typical autistic deficits but has developed the ability to use speech. I use the term "speech" rather than "language" because although he can communicate well, his complete understanding of the use of language is compromised. This results in a reduced ability to interpret social cues such as facial gestures, body language, sarcasm, and intent. Although every individual with an ASD is different, the autistic deficit in social awareness is prevalent across all individuals with Aspergers Disorder. This frequently results in misunderstandings across all social settings, including school playgrounds, baseball fields, lunchrooms, classrooms, and even the dinner table at home. These misunderstandings (in the case of my son) frequently lead to physical altercations as he will not back down from someone whom he perceives to have been wronged, teased, or bullied by. He will even get physically involved in the defense of someone he does not know if he perceives that they need his help. My son's complete "concrete, literal" view of the world combined with his social deficits have resulted in many negative experiences with other children. These negative outcomes have resulted in language being placed into his IEP at school requiring that he "be monitored at all times". This is to ensure that a teacher is immediately available to intervene in an escalating situation to explain to him why he misunderstood another child's actions, or more frequently to prevent his becoming a victim of teasing or bullying in the first place.

Many teachers and parents of neurotypical children speak of making appropriate use of "teaching moments" when they occur. I am certain that many if not all of the other parents of autistic children here tonight will attest, EVERY WAKING MOMENT IS A TEACHING MOMENT. Due to my son's autistic sense of self, he is inconsistent of his awareness of actions outside his immediate presence. Although he is 11, I have to constantly ensure that he is kept from accidentally killing himself. He will walk across a city street full of traffic seemingly unaware of the danger posed by the cars speeding by. When he was 8 on a trip to San Diego, I managed to keep him from running off a cliff by leaping and grabbing the hood on his pullover just before he went over the edge.

At the end of last spring we became aware of a summer camp for children with disabilities. A camp specifically started from the ground up to serve children with Aspergers Disorder. We were fortunate enough to get the last place available in the session that did not conflict with the Fayette school calender. This camp, "Camp Akeela" is a wonderful, supportive non-therapeutic sleep away camp located in Vermont. I could write pages on how my son's experience there changed his life, suffice it to say he insists on going back there every year until he is an adult. My son's experience was made possible only because the camp was built for him, not the other way around. Had he attended a summer camp for neurotypical children, I know it would have been a disaster.

Although Camp Akeela is a wonderful place, it is very expensive and I am sure economically out of reach of many of the families here in the Fayette county area. A special needs camp here in Fayette county that is economically available to the thousands of children that would be eligible to attend would make an incalculable difference in their quality of life, as well as the quality of life for their parents and siblings. The respite that Camp Akeela provided my family contributed greatly to our overall happiness and that of our son.

In reviewing the Georgia Dept of Education 2009-2010 Special Education Annual report I note that the total enrollment of children with disabilities in Fayette, Coweta, Clayton, Spalding, Meriwether, and Pike counties is a staggering 10,727 students.

Yes, 10727 students and their families living in the local area that could be eligible to take advantage of the world class special needs camp that Camp Southern Ground will be. Please don't let these thousands of children lose out on this wonderful opportunity to better their lives.

Thank you for your kind attention.

Rick Donohue

Peachtree City, GA

November 3, 2011

To: Planning and Zoning

The neighbors surrounding the proposed Camp Southern Ground development have sincere feelings for our special needs children and their families. These camps have a positive impact for helping these children overcome their many challenges.

However, many of the residents have concerns about the proposed development which is documented in the 58+ petitions to deny the proposal. We are opposed to rezoning from A-R to PUD –PRL since this will result in a development that will have a negative & detrimental impact on our established & tranquil community.

Our concerns include:

- the safety of the children & the residents due to a high volume of traffic;
- the loss of county tax revenue because of the non-profit status of the development which will negatively impact our already stressed economy in Fayette County;
- rezoning this property from A-R to PUD-PRL is unsupported by the Fayette County Comprehensive Plan

The project would be surrounded by an established residential area that enjoys a quality of life which we would like to retain.

We thank you for consideration of our concerns.

Pete Frisina

From: Ken L. Ward [kward@fl.homesbytowne.com]
Sent: Thursday, November 03, 2011 2:38 PM
To: Robyn Wilson
Cc: Pete Frisina; Dennis S. Dutton
Subject: Flyer

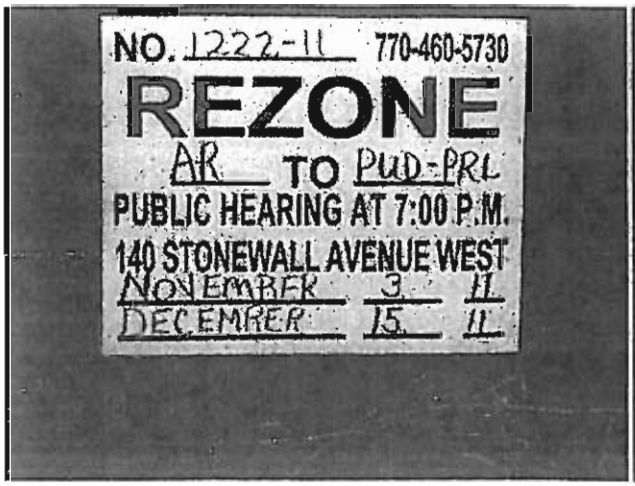
The below flyer is being distributed in the Green Meadow area. I am forwarding a copy to you so that the planning commissioners are aware of this erroneous information and can address it's inaccuracy as necessary.

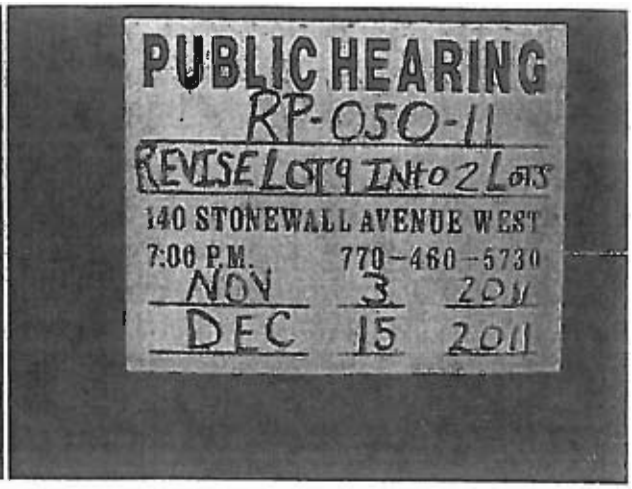
Thank you,

Ken Ward
321.863.6189 (m)
321.784.8093 (o)
via iPad2

Begin forwarded

Important Zoning Hearing





This lot is at the end of Green Meadow Ln. and would be used as a road access to develop several hundred acres behind this lot.

PUD = Planned Unit Development

PRL = Planned Retreat or Lodge

This will have a tremendous traffic impact on Quarters Rd. which is over travelled as a cut through now.

Please try to attend these Zoning Hearings to voice your opinion, first one this Thursday, November 3rd.

Responses from Camp Southern Ground Community Survey

Survey was posted on www.southsidesupport.org

We asked the community, "Do we need a Special Needs Camp?" **Over 230 responded**, and this is what they had to say (based on the first 176 replies)...

Survey Questions

1. Family name
2. City you live in
3. Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?
4. Do you have a child with a disability?
5. What age is your child with a disability?
5. How does disability affect your child?

General Trends and Statistics

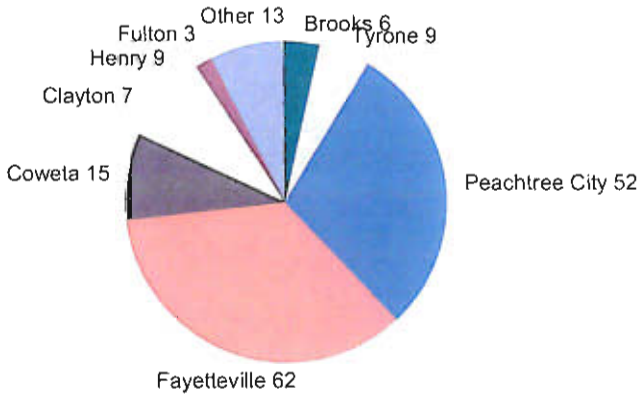
Only 3 respondents were neutral or negative about the camp.

83% of respondents had a child with a disability.

Close to half of respondents with a child with a disability had a child in elementary school.

Fayette residents were the majority of the responders to this survey.

There are 1750 students served by Special Education in Fayette County.



Cities/counties represented

Top 3 Responses

34% supported having "**An opportunity to have a CAMP EXPERIENCE JUST LIKE ANY OTHER KID**"
28% liked that the camp was "close to home"
20% appreciated "supportive environment"

Other common responses

Inclusion with typical peers, acceptance, no other options nearby, opportunities to practice friendship, vocational or volunteer opportunities EVERYONE in the community, someplace safe, good for the county

by Southside Support
11/02/11

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
10/28/2011 6 22 28	Chandler	Fayetteville	Provide additional options for recreation for my family I have twins with autism who are 9 years old	Yes	Elementary Age	Behaviors that put him or others at risk of danger, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays Behaviors that are socially awkward
10/28/2011 9 38 13	Cross	Fairburn	A camp like this would benefit alot of situations More positive exposure for Fayette county It would also give families with disabilities a chance to be in the out doors and learn about nature	Yes	Elementary Age	Behaviors that are socially awkward
10/28/2011 9 45 43	Powell	Fayetteville	It would be wonderful to be able to take my son to a playground where he can meet kids who are like him For him to not feel like an outsider If it were fenced in that would be AMAZING as it is difficult to take him anywhere without him running off Practicing his social skills in a "safe" environment is the only way he will be able to build his abilities and being "that kid" can be really tough Kids with special needs and their parents are so much more understanding and non-judgemental, to have a place to gather outdoors without other people staring would be lovely!	Yes	Elementary Age	Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Behaviors that are socially awkward
10/28/2011 9 50 46	Leonard	Peachtree City	Our son could possibly attend the camp Our daughter could possibly work at the camp From the web site and a newspaper article I previously read about Zac Brown's involvement, it looks like it would be an asset to the county in all regards!	Yes	Middle School Age	Intellectual impairments, Gross or fine motor skill impairments, Behaviors that are socially awkward
10/28/2011 9 53 33	Schwam	Senoia	My 11 year old has Tourette Syndrome Currently the only camp option we have is a sleep away camp in Winder, Ga one week a year	Yes	Middle School Age	Behaviors that are socially awkward
10/28/2011 10 10 33	Chapman	Peachtree City	Yes, our daughter has special needs an attends Joseph Sams School She like all of her classmates would greatly benefit from such a camp	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger Gross or fine motor skill impairments, Communication impairments Self care (feeding, hygiene toileting) impairments or delays
10/28/2011 10 54 48	Tucker	Fayetteville	This would help my family directly due to the fact that I work with children with special needs and would love to have a place where they can play with more typical children in a safe environment	No	Young adult (to age 26)	
10/28/2011 11 00 14	Thomas	Fayetteville	While our son is perhaps past the age to need a camp like this, I think it will offer him employment opportunities in the future! He has Asperger's syndrome, a seizure disorder, and mild CP, so he has never been able to attend a summer camp This camp looks perfect	Yes	High School Age	Intellectual impairments, Gross or fine motor skill impairments, Self care (feeding, hygiene, toileting) impairments or delays
10/28/2011 11 08 25	Sexton	Tyrone	being with other special needs families could create a bonding that would not normally be possible It would reduce our embarrassment and feeling like we needed to explain our child's behavior Enjoyment of the outdoors, fresh air in an accepting environment	Yes	Elementary Age	Behaviors that are socially awkward
10/28/2011 11 09 11	hiatt	peachtree city	We would enroll our child in this camp	Yes	Elementary Age	Gross or fine motor skil impairments, Behaviors that are socially awkward
10/28/2011 11 09 52	Shearer	Peachtree City	It would be a place to go that would accomadate us to be able to go, and be something there for all of us Instead of never feeling like the entire family doesn't fit the dynamics of a place we can all go	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene toileting) impairments or delays, Behaviors that are socially awkward

Timestamp	Your family's Name	City you live In	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
			My family would benefit immensely from a camp that is designed to cater to children with neurological disorders, most specifically one that caters to children who are affected by autism/aspergers syndrome. Children who are affected by Aspergers disorder suffer from neurological deficits that directly affect their ability to function successfully in many social situations. An example of one of many deficits is an impaired ability to self modulate emotional arousal Another example is an impaired ability to recognize non-verbal social cues from others The combination of these two deficits will almost always result in inappropriate social behaviors and misunderstandings between playmates, often resulting in increased psychological stress and reduced self esteem for the Aspergers child When children with neurological deficits are thrown in together with neurotypical children in a setting such as a summer camp, the opportunity for a negative outcome is almost guaranteed Typical summer camps cannot provide the level of support required by children with disabilities and will most certainly fail them In researching summer camp opportunities for my child with Aspergers syndrome, I discovered that in the entire United States, there is only one summer camp (Camp Akeela in Vermont) that caters specifically to children with Aspergers disorder There are only two other camps that include Aspergers disorder along with ADHD, LD, and ADD These are located in North Carolina and Pennsylvania In researching special needs camps located in all of Georgia which are accredited by the American Camp Association, I discovered only three camps are available One of these camps specifically caters to children with cancer The other two are located in Winder, GA and Rutledge, GA In short there are no special needs camps convenient to Peachtree City and Fayetteville The number of children that could be served by a local special needs camp would most certainly be in the hundreds, this number does not include the undoubtedly large number of children in the greater Atlanta metro area that would also benefit In summary, Fayette county is a great place to raise a family, as long as your child is typical and has no special needs The paltry level of opportunities for psychological, medical, occupational, and recreational support for children with disabilities living in Fayette county places this area among the backwaters of the United States. Approving this variance to allow the construction of a world class facility in support of children with disabilities would go a very long way to make Fayette county a great place for ALL families. Thank you for your attention,			
10/28/2011 11 46 24	Donohue	Peachtree City,	Rick Donohue Peachtree City	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
10/28/2011 11 53 19	Kugler	Hanceville, Alabama	We are a former Brain Balance family and we are hoping to move back that area either temporarily and permanent for this main reason As that area has the resources needed for our special needs children My son has struggled in summer camp because other kids do not understand him This would be an opportunity with lots of children with differences to come together and have the opportunity not to be made fun of but accepted for their differences This would also allow them to overcome some of these issues due to therapy I think this camp will pull families from across the country	Yes	Elementary Age	Gross or fine motor skill impairments, Behaviors that are socially awkward
10/28/2011 13 52 40	Rebecca Waugh	Grantville	I am an educator at a local university and I work with teachers who are working in classes that provide services to students with moderate to severe intellectual disabilities There is a great need for services on the south side of the city that provide support and enrichment opportunities for individuals with disability	No	Birth - 2	
10/28/2011 14 09 54	Williamson	Bowdon	This would be like a "summer" camp for my child Something for them to do outside of school and aside from her regular therapy	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Communication impairments, Self care (feeding, hygiene toileting) impairments or delays, Behaviors that are socially awkward
10/28/2011 14 18 07	Sheffield	Peachtree City	We have two children of differing abilities, We have our children participate in development activities Having a camp in this area will keep our family close to home and will provide opportunities to continue to build our community in a socio and economic way versus sending our area residents to other jurisdictions	Yes	2 - PreK	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/28/2011 15 01 03	Cleveland	Fayetteville	My son loves camp so building a local camp near by would be awesome. It would provide him the oppurtunity to socialize with his peers and meet new friends It would also give him something to do in the summer	Yes	Elementary Age	Vision or hearing impairments, Intellectual impairments, Communication impairments, Behaviors that are socially awkward
10/28/2011 15 48 25	Taylor	Suches	Wow ! To have a summer place where my son can have a summertime experience like I had as a child would be sooo awesome To have a camp like this would be one more door that is open towards making his life as normal as we possibly can With his having autism , so many doors are shut because places are not prepared to have a child with special needs To have a special place like this would be amazing	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments Behaviors that are socially awkward
10/28/2011 16 57 31	Tabor	Newnan	This would be wonderful! It would be a place where we can feel our child is safe, appropriately staffed for the needs of a special needs child, and a place where our children can develop friendships It would become a place where our children could be normal, going to camp, developing lifelong friendships and memories	Yes	Elementary Age	Communication impairments, Behaviors that are socially awkward

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, If you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
10/28/2011 17 24 59	Stevenson	Fayetteville	Camps for children with disabilities, whether they are day camps or overnight camps, are often far away and expensive This camp would be a great asset to the community Fayette County has over 1700 students with disabilities enrolled in our schools The surrounding counties have slightly less than that number There is a wealth of knowledge that the dedicated special education staff of this county have toward helping children in all aspects of their lives (academic and social/emotional especially These staff members would be a asset to the camp for training of staff and possibly working at the camps I feel that the families of Fayette county would support this camp for the simple fact that it is here in our backyard In my position as parent mentor, the number one request from parents is about camps for their children I often have to tell them that there is nothing local and must send them to another county in which to give their business I would support this camp by sending my child and his two brothers if there was an oppurtunity for them	Yes	High School Age	Intellectual impairments Communication impairments
10/28/2011 17 27 54	Music Therapist	Alexandria, VA	I am a music therapist who served the south metro area of Atlanta for 2 1/2 years working as a music therapist with children who have special needs in Clayton Co Public Schools and running a private music therapy practice, Southern Crescent Music Therapy Services that served children with special needs throughout Henry, Cowetta, Clayton, south Fulton and Fayette counties There is a growing population of children with special needs in that area, and the area is just beginning to develop services and programs for them. Children with special needs really need as many resources to develop emotional, cognitive and motor skills so that they can become productive members of society	No	Birth - 2	
10/28/2011 17 59 07	Chapman	Peachtree City	Absolutely We have a 7 year old with significant developmental delays and a camp would be wonderful for us to be able to take her	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments
10/28/2011 19 46 45	Breinig	Fayetteville	Possibly, I guess it depends on how it all works We have several special needs children with a variety of issues from physical problems to neurological and some emotional issues as well	Yes	Elementary Age	Intellectual impairments, Communication impairments Behaviors that are socially awkward
10/28/2011 20 56 46	Baus	Peachtree City, GA	Our daughter could have a "camp" experience just like her typical sister Respite care during school breaks?	Yes	Elementary Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Communication impairments
10/28/2011 21 17 33	Ocaranza	Peachtree City	We would have activities that are geared more the needs my boys and other children with special needs have There are not many choices now.	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays Behaviors that are socially awkward
10/28/2011 22 08 58	Rachel Pittman	Fayetteville	I am raising my grandson ,would have a place to go during the summer and other times It would be close by, which would be a convience,for a older person I fell that it would help him with socializing and with new adventures more often	Yes	Middle School Age	Intellectual impairments, Communication impairments Behaviors that are socially awkward
10/28/2011 22 18 30	Semones	Peachtree City, GA	Having a facility that is close to our home would make it much easier for everyone in our family Thank for considering this special camp	Yes	High School Age	Behaviors that are socially awkward
10/29/2011 0 11 35	katz	atlanta	it would be great ot have her have fun	Yes	High School Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Self care (feeding, hygiene, toileting) impairments or delays
10/29/2011 5 10 57	Swords	Morrow	Children with disabilities would benefit by interacting with neurotypical children at camp Socialization is very important for children They have to learn how to play with each other, and how to get along Through that they learn how to become young adults and part of our community Camp Southern Ground would give children a chance to see what they are capable of doing in a safe environment surrounded by their peers	Yes	Elementary Age	Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/30/2011 17 48 14	Power Family	Newnan	This would be awesome! We have a special needs child and my niece has one as well So we have two autistic children in our family We would love a special needs camp local for these children We have to travel to bring our son to camp and it would be so nice to not have that chore. We vote yes please on this camp Thank you for hearing us!	Yes	High School Age	Behaviors that put him or others at risk of danger Gross or fine motor skill impairments, Behaviors that are socially awkward
10/31/2011 9 10 42	Wendy Beasley	Jonesboro	There is an extremely limited amount of resources on the south side of Atlanta for our children with disabilities, especially camps (day or overnight) that can provide a sense of belonging and normalcy to our kids for the time they are there and instill confidence in the parents of said children that their child will be understood and supported during their time at camp For the majority of parents, if we want our children to attend a camp that supports their abilities we have to travel more than an hour, usually longer, one way, making it impossible if you also have a full-time job and no one to help with transportation. Having such a camp within a reasonable driving time would be a wonderful additional Instead of this being something to push out of Fayette County (and the south side of metro Atlanta), it should be embraced as a crowning jewel in a short list available services	Yes	Middle School Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Behaviors that are socially awkward
10/31/2011 9 16 22	Anderson	Peachtree City	Almost every service for kids with special needs is located in Atlanta or north It makes families unwilling to participate because the travel is too inconvenient More services on the southside are absolutely necessary and this camp would be beneficial to my family and others in the area	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 9 29 17	Scarbrough	Peachtree city	To help promote independence, confidence, and social skills in an accepting environment	Yes	Elementary Age	Communication impairments, Behaviors that are socially awkward
10/31/2011 10 07 38	Melton	newnan	This would give my child the benifit of socializing with other children in an outdoor enviroment My child loves the outdoors, but being an only child he spends most of time with his parents or grand parents He needs to be able to socialize and learn from children of all ages When he is outdoors with children his age he is very non social. Giving him to the resources to be in an outdoor atmosphere with children his on age in a structured manner would be very benificial when it comes to not only social interaction but life skills as well	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
10/31/2011 11 37 07	Fields	Griffin	I am the program director at a school for special needs children This is exactly what we and our parents have been looking for.	No	Birth - 2	
10/31/2011 11 58 47	Harper	Peachtree City	Lots of ways - first, as a camper my child with autism could participate in things like hippotherapy, social activities and whatever else the camp offers, without the barrier of a 1 hour or more drive Secondly, as a teen or young adult, he could possibly work there as a "mentor" or graduate it's very exciting!	Yes	Elementary Age	Intellectual impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 12 02 34	Pitts	Peachtree City	My family would not benefit personnally, however, I work for Fayette County School System with children and families who would benefit significantly. Families in our community are in need of a resource such as this	No	Elementary Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
10/31/2011 12 48 57	Dender	Griffin	I have a son that is 5 and a daughter that is 3 Fortunately, neither have a disability. Both of my children started attending Stepping Stones in Griffin at the age of 6 weeks My son attended until he was 3 and my daughter is still enrolled currently at Stepping Stones I see children with disabilities on a daily basis and I am so impressed how their parents go the extra mile for them each and every day The activities at Stepping Stones are geared towards all children regardless of their abilities My children are two of the most caring children to children with disabilities and I feel this is because of the daily interaction with children who have disabilities My daughter's best friend is 3 and has a cancerous tumor in her eye The love that my daughter has for her is unbelievable and she might not have ever met her best friend if it wasn't for the interactions my daughter gets at Stepping Stones I will send both of my children as much as I possibly can to this camp I know that the activities would benefit them greatly and make them better citizens as they get older	No	Birth - 2	
10/31/2011 13 06 18	Stephanie Marshall	Griffin	I do not have a child with a disability, but I teach children with disabilities I teach at a private school for children with disabilities, and the resources for these children are so limited Most of the parents struggle as it is, and if they do want help, they have to drive at least an hour to Atlanta to receive the help that they are looking for This would be a great opportunity to help more of these families locally!	No	Birth - 2	
10/31/2011 13 28 33	Lee	Columbus	My family would not directly benefit but with working with families of children with disabilities in Muscogee County I know that a camp like that would do wonders here Children with disabilities deserve the same adventures as atypical children Camp is a rather rite of passage that everyone should have the ability to experience	Yes	Young adult (to age 26)	Behaviors that are socially awkward
10/31/2011 13 41 27	Cowen	Jonesboro	Please allow this wonderful program for my family! My son with autism needs a place like this on the south side!	Yes	Middle School Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 13 51 01	Koller	Peachtree City	I have a son who will be ready for camp in a few years It would be so convenient to have a camp in our area	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments
10/31/2011 17 08 31	Worthington	Fayetteville	My son has autism, and he would benefit so much from a camp like the one proposed It could be a tremendous resource for our whole family Nearly all doctors, therapists, camps and other resources for children with special needs are on the north side of Atlanta, and it's just not possible for most of us to drive there every day, due to our jobs and the needs of our other children and family members We have a huge need for services in our own community This would benefit so many children--both disabled and not! It is important for children to spend time with those who have disabilities to learn to understand and appreciate them	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 17 29 20	Laymon Family	Sharpsburg	I have a son with autism and would very much like a camp on our side of town	Yes	Elementary Age	Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
10/31/2011 17 32 06	worthington	Fayetteville	It would be wonderful We really need facilities like this south of Atlanta Currently everything like this is north of Atlanta This would really help families give their children more opportunities especially those with special needs	Yes	Elementary Age	Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 19 11 10	Crowe	Brooks, Ga	This would be such a gift with three special needs children Summers are always challenging to say the least Finding a place for them that is safe, appropriate and fun is important for them and for parents	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Behaviors that are socially awkward
10/31/2011 19 33 41	Davis	Hogansville	My child goes to private school in Peachtree City, he has asperger's and the school is for children with "learning differences" He attends a special needs camp every summer, but it is way up in Winder a place for him to go locally would benefit us very much	Yes	High School Age	Behaviors that put him or others at risk of danger, Communication impairments, Behaviors that are socially awkward
10/31/2011 19 49 49	Hou	Tyrone	We believe that camp in the south will tremendously help us This kind of camp will provide services and care that my child needs, and opportunities, activities for him to learn to be social and fit	Yes	Middle School Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays Behaviors that are socially awkward
10/31/2011 20 00 36	Lavendar	mcdonough	My son has autism There are no camps on the south side of town Camp southern ground will allow our son to go to camp just like all of his typical peers	Yes	Elementary Age	Vision or hearing impairments, Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 20 19 59	Hooks	Soperton	We have two special needs grandkids that live in Griffin and attend Stepping Stones We would love for them to have a camp located south of Atlanta to attend and would do whatever possible to support this camp	Yes	Elementary Age	Communication impairments

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
10/31/2011 20 36 04	ERINNE	PEACHTREE CITY	I HAVE A CHILD WITH ASPERGERS THAT IS ABOUT TO GO TO COLLEGE SO IT MAY NOT BENEFIT HIM BUT FOR THE SAKE OF THOSE THAT WILL BENEFIT PLEASE ALLOW THIS CAMP. REMEMBER THESE PARENTS AND KIDS ARE NGOING THROUGH A TOUGH TIME	Yes	High School Age	Behaviors that are socially awkward
10/31/2011 20 43 44	Fruechtenicht	Newnan	My family would benefit because I might choose to send my 9 year old son to a camp like this I also lead a support group in Coweta County and would help spread the word to other families who are constantly looking for enriching activities for their children with disabilities	Yes	Elementary Age	Gross or fine motor skill impairments, Communication impairments, Self care (feeding hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 20 52 06	England	McDonough, GA	Southside families with children with disabilities currently must drive thru Atlanta to the north side of town for most needed services These families are already dealing with time constraints that other families do not experience in their daily lives The added burden of an hour+ drive for needed services and normal life experiences for their children is one more challenge they don't need, and frankly ..a discrimination of sorts All children deserve the best life possible, and should not be punished due to geography	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 20 54 53	Peavey	Sharpsburg	We have a special needs son and there is never enough things that we can do with him or for him	Yes	Elementary Age	Behaviors that are socially awkward
10/31/2011 21 17 09	Farnum	Jonesboro	My child will experience camp like his typical peers close to home without having to travel long distances	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays Behaviors that are socially awkward
10/31/2011 21 20 31	christina and andrew carter	fayetteville ga	This type of camp with give our son an opportunity to socialize with children his age/disability and to give him the skills he needs in order to be a success in life. It will also give Myles instruction with different activities to help with speech and to keep him on track with learning so he can function in a class setting	Yes	2 - PreK	Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
10/31/2011 22 15 47	Krichbaum	Senoia, GA	Without this camp nearby, we wouldn't send our child to a camp because he likes the assurance that we are not far away Having a camp would provide a safe place for our child to learn to be independent from his family yet interpendent with his peers It would also provide a place where he is not "the weird kid "	Yes	Elementary Age	Behaviors that are socially awkward
10/31/2011 22 51 51	Strong	Peachtree City	My family will truly benefit from this because I hae a son on the spectrum and this camo will be able understand his needs as well as to cater to his individual needs	Yes	Elementary Age	Communication impairments
11/1/2011 8 04 37	Everett	Alpharetta	All children need to have services I could not even consider moving south of Atlanta due to the lack of services in the area for my daughter. Please do not be afraid of helping children. Remember, children with disabilities are children first We are so fortuante to have someone (zac Brown) willing to help establish a camp for all kids and we need to take advantage of the offer My daughter has been fortunate to be an active part of community and particiaple in thigns like camps becasue they were available Please help the children south of Atlanta	Yes	Young adult (to age 26)	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments
11/1/2011 8 11 39	Wilson	Newnan, GA	Our daughter has profound cognitive and physical disabilities We lived in Fayetteville for over 18 years and appreciated the support that the community gave us - from the Joseph Sams school to the county school system And yet the area still lacks recreational opportunities for these important citizens who want to be a part of everyday life This camp will take a big step toward building that inclusive community on the Southside! It will enhance the appeal of the community for all individuals and their families	Yes	Young adult (to age 26)	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 8 14 14	Roth	Sharpsburg	this would be a wonderful opportunity for my child to benefit from a camp that is in his community---having a Fun resource in our own "backyard" As a parent of child with a disability it is not unusual to travel an hour or more for some services	Yes	Middle School Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
11/1/2011 8 24 26	ECHOLS	MCDONOUGH GA	WE DO NOT HAVE A CHILD WITH SPECIAL NEEDS BUT I WORK FOR THE BABIES CAN'T WAIT PROGRAM AND KNOW HUNDREDS OF FAMILIES THAT WOULD BENEFIT AT THE TIME THERE ARE NO SPECIAL NEEDS FACILITIES IN OUR AREA	No	Birth - 2	
11/1/2011 8 39 56	Crowe	Brooks	We have three children with special needs and they need a camp like this And the truth is there are lots of children in need of this program. This kids are not "problem children " We don't need to "protect" society from them Why would anyone obect to a camp like this! We need to embrace each other difference and work to help those in need!!!!!!!!	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
11/1/2011 8 56 26	Scott	Jonesboro	Having a camp for my son so close to home would benefit him and us greatly The camps he's participated have been on the North side of town They were wonderful day camps, but the travel time & expense has made it impossible for us to get him into a camp. Therefore, he's been missing out on opportunities that would be valuable and possibly life changing for him	Yes	Middle School Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Communication impairments Behaviors that are socially awkward
11/1/2011 9 26 06	Sullivan	Peachtree City	As a mom of special needs child residing in this community we have been forgotten when it comes to our children this camp could allow special needs children the opportubity that is fequesnlty given to the normal children It is long overdue and everyone normal or otherwise should embrace this program	Yes	High School Age	Behaviors that are socially awkward
11/1/2011 9 33 20	Daughtrey	Sharpsburg	The southside suburbs of Atlanta desperately need facilities that will help our challenged children improve their social skills and build life skills The kids have to deal with so much more than a healthy child They need acceptance and the opportunity to be successful at a challenge. A camp of this nature is an improvement to a community This camp would not impact home values in the least. In fact, a camp of this nature helps bring a community together in addition drawing loving caring families in to spend money in the surrounding businesses. Currently we do not have many options on the southside of Atlanta for my child We would fully support and utilize a facility of this type I hope you will take my comments into consideration towards approving zoning	Yes	High School Age	Vision or hearing impairments, Intellectual impairments Gross or fine motor skill impairments

Timestamp	Your family's Name	City you live In	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/1/2011 9 39 29	Mays	Peachtree City	I am a teacher at The Lighthouse School in Fayetteville, GA I have seen so many kids come through our school and succeed with the services that we provide We have kids who would not have a chance to go to college without the special services that we provide We are always looking for support from the community and camps for our kids to attend in the summer Our parents are so appreciative of any help they can get for their children I am 100% in support of anything that will help children with disabilities	No	Birth - 2	
11/1/2011 9 51 30	Venturo	Fayetteville	Everyone benefits from all children learning how to succeed in our society Giving children with disabilities opportunities to grow and learn is always good Having a camp like this here will give all attendees the opportunity to learn valuable skills and encourage their confidence to help them be more successful members of our community Its a WIN-WIN idea!	No	Birth - 2	
11/1/2011 9 56 35	Grill	Senoia	I don't not have a child with a disablity However, I work at The Lighthouse School in Fayetevlle This school is for children with disabilities EVERY year I am asked if I know of a camp in our area for their child I can't even describe how important and needed this camp is Alot of kids with disabilities have problems socializing and this camp would be a tremedous help towards their social behavior Not only do I encourage a camp like this in our area I would proud to spend my summers volunteering there in any capacity needed!	No	Middle School Age	Intellectual impairments, Communication impairments Behaviors that are socially awkward
11/1/2011 10 00 04	Ramey	Lone Oak	Any Child with a disability will always benefit from a camp that helps special needs I have seen children not be able to speak well and there is another camp that helped her learn how to speak by riding horses and every time she she would point to something they would tell her what is was and would keep repeating it until she was able to say the world The horses also help shy children to be more out spoken	No	Birth - 2	
11/1/2011 10 21 40	Stacey Daniel	Douglasville	Yes! Please Please My son is 12 and there is NOTHING anywhere close to us that I can drive to for him to be able to participate Every summer he asks to be able to go to camp and each year I have to tell him that I'm still looking. It breaks my heart and I am sad for him His wants so badly to participate but he needs a place where they would accomodate his needs He has autism and while he attends regular school, socially he still needs help We would definitely pay to come to Camp Southern Ground and gladly drive to Fayetteville Please consider voting yes for this	Yes	Middle School Age	Intellectual impairments, Communication impairments, Behaviors that are socially awkward
11/1/2011 10 53 26	Melissa Taylor	Tyrone	My third son, Matt, has Aspergers ADHD, and an anxiety disorder We had the opportunity to visit the proposed site of Camp Southern Ground, and Matt (as well as his neurotypical sister, Tori, had a wonderful time It would be such a blessing for our family to have a camp close to us that all four of my children could enjoy	Yes	Elementary Age	Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 11 49 02	Pilcher	Peachtree City	We do not have children living at home, however, I grew up with a severely physically handicapped brother and know the struggles parents have finding places that will accept a handicapped child All children need a safe place to play and learn, and handicapped children are no exception We support the zoning variance to build the camp	No	Birth - 2	
11/1/2011 11 59 57	Schwieger	Peachtree City	We would benefit because the desirability of our area would increase for those families with special needs	No	Birth - 2	
11/1/2011 12 10 48	kennedy	fayetteville	We have friends and family with children of special needs These children are pure, innocent and filled with light Their families are also special and need places like these to afford them greater ability to raise their children in the best possible ways giving them as much opportunity for normal growth	No	Birth - 2	
11/1/2011 12 28 22	Kandi Thacker	Milner	We have a disabled 9 year old son The world is not designed for him or for our family We are here to design the world I absolutely support a camp built for children with and without disabilities	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 12 30 43	Colwell	Griffin	My grandson is differently abled My daughter struggles to find a park, camp, hotel, sidewalk, ice cream shop, that accomodates his wheelchair I fully support you and everything you are doing	No	Elementary Age	Gross or fine motor skill impairments
11/1/2011 13 46 45	Trotter	Griffin	I have a son with developmental delays who could benefit tremendously from a camp such as this	Yes	2 - PreK	Intellectual impairments
11/1/2011 13 53 13	Stacey	Peachtree City	My extended family members with disabilities would be pleased to have a camp where they felt they were welcomed regardless of their ability Interacting with other children who are disabled is a positive experience for them because it makes them feel as though they're not so different after all The bonds they form with other children can last a lifetime	No	Birth - 2	
11/1/2011 14 19 44	Redford	Clayton	Our son, who is 14 will have a place to go & play. Socialize with other children like him, being involved in different sporting activities No need to worry about the feeling of having to be a serious competitive player Having the space to run & play in a safe environment Although our son's disabilities are not physical, it's his learning disabilities that make him different He is larger than other boys his age and is not very ruff & tuff He always wants to do activities like the other children but is limited due to how the programs are set up For example a coach gives the instruction and the player follows it, well my son needs those directions repeated several times over The need for a special needs camp on the southside of Atlanta is way over due and our children are waiting	Yes	2 - PreK	Communication impairments
11/1/2011 14 30 46	Schock	Senoia	Although I do not have a child with a disability, my nephew is deaf and another family member is severely autistic I would be proud to have a center such as this so close to my home I feel that the community could benefit by volunteering time and effort into running the camp. I would love to have a place that my family members could go to and have it close to home I would send my child to this camp so she can learn tolerance to others and see others who are different really aren't so different after all Every child has the need to feel included and be loved for who they are Its the least that we, as a community, can do for those children and their families	No	Birth - 2	

Timestamp	Your family's Name	City you live In	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/1/2011 15 03 33	Tyus	Fayetteville	It would avail opportunities for additional recreational activities for my special needs child The camp experience that my child have enjoyed have been most memorable for her, however the current resources require an hour drive	Yes	High School Age	Intellectual impairments, Behaviors that are socially awkward
11/1/2011 15 04 15	Reinert	Peachtree City	My daughter is too old to go to camp, however I feel this would benefit many children in the area It might be something that would benefit her volunteering at though I don't think there are enough things outside Atlanta that benefit children that have special needs I personally do not like to go to Atlanta for anything because of the drive	Yes	High School Age	Vision or hearing impairments, Intellectual impairments
11/1/2011 15 05 38	Holloway	Peachtree City	There are no special needs camps on the Southside Special Needs children like to have fun too I have said many many times that the southside needs to have somthing like this I REALLY HOPE this can happen My child would love to attend somthing like this!	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments
11/1/2011 15 06 15	Balkovetz	Peachtree City	I have three children, now 20, 18 & 12 The 20 year old and 12 year old both have Aspergers and the 12 year old has Tourette's as well My children will be too old to use the camp once it is running but I can say that had there been a camp when they were in elementary school, we certainly would have made use of it I fully support this endeavor and hope that the zoning will be passed Children with special needs and their families would certainly benefit from a camp nearby What a wonderful blessing to have a place where they can enjoy themselves with counselors who understand their specific needs and parents can know that they are in good and capable hands Fayette County should be proud to approve this and fully support this endeavor	Yes	Middle School Age	Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
11/1/2011 15 06 54	Nixon	Fayetteville	We have a daughter with Autism and would love to see our County support a camp that can offer so much to families in our area	Yes	Middle School Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Communication impairments, Behaviors that are socially awkward
11/1/2011 15 08 00	watson	fayetteville	Would	No	Birth - 2	
11/1/2011 15 10 05	Brown	Brooks	All families need a place they can take there youth and themselfs to Camping or cookouts or just a place to walk in the woods Would be nice if it could have a lake so people could fish or swim Things people did when they were growing up Nature is good for all ages	Yes	High School Age	Intellectual impairments
11/1/2011 15 11 13	Brown	Brooks	My daughter would love to attend a camp close to home!! Camp provides great opportunities for social interactions new experiences and just plain FUN! Let's bring a camp to our local community and share the advantages with everyone ..campers, counselors and all their families	Yes	Young adult (to age 26)	Intellectual impairments, Communication impairments
11/1/2011 15 11 43	Thomas	Peachtree City	My family would benefit because my son would be able to attend camp for the first time away from home! We've never been able to find a camp that fit his particular needs that we could afford Also, I have a question How many people will be employed by the camp? I'll contact you on your Facebook page to discuss-but it seems the camp would bring much-needed jobs to our community	Yes	Middle School Age	Intellectual impairments, Gross or fine motor skill impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 15 14 01	Weber	Peachtree City	My child has autism and would have significant difficulties attending a summer camp for typical children A camp like this would allow my child to have a safe and exceptional experience that he might not otherwise have	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 15 14 53	Baldwin	Peachtree City	My son is seven and with special needs. The county and the state for that fact do not provide sufficient, quality camps Camp Southern Ground would be a welcome for families with kids with disabilities The alternative is for these children to go to other camps and not get to benefit from the experience because they do not have the training or facilities to handle special needs children I want my son to be able to experience as much of a normal life a an active boy as possible. The camp would provide that experience for my son and other children	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 15 16 04	MATHEWS	Fayetteville	I think it is a wonderful idea Although my child does not have any physical disabilities, he does however have learning disabilities and difficulty making new friends. The camp would be a good way for children from all walks of life to enjoy some time together and develope possible lasting friendships, while having some fun	Yes	Middle School Age	Intellectual impairments
11/1/2011 15 17 19	Walker	Fayetteville	Any Additional resources or specific attention can be beneficial in targeting and addressing certain learning needs	Yes	Elementary Age	Intellectual impairments
11/1/2011 15 20 29	Tommy & Dionne Henderson	Fayetteville	Outlet for my daughter and those like her who need additional support	Yes	Birth - 2	Vision or hearing impairments
11/1/2011 15 21 39	Brown	Fayetteville	Other than having a hearing impaired son, I don't see how this would help our family	Yes	Middle School Age	Vision or hearing impairments
11/1/2011 15 24 23	Donohoe	Peachtree city	We have a special needs child Finding a close camp ground is impossible Our family would benefit Sending any child to camp is difficult but more so with a special needs child This way I can be close to him and not loose any hours at work	Yes	Elementary Age	Gross or fine motor skill impairments, Behaviors that are socially awkward
11/1/2011 15 27 42	Aubrey and Holly Garner	Fayetteville	We welcome all opportunities on the southside of ATL for children with disabilities It is very frustrating that the vast majority of recreational programs, camps and other opportunities are more than an hours drive from our community We need more community support on the southside for our children!! Our children are missing out on the typical experiences of childhood A camp in Fayette county is a great idea	Yes	Elementary Age	Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene toileting) impairments or delays Behaviors that are socially awkward
11/1/2011 15 30 09	Downing	Fayetteville	My son is in the special needs class at Whitewater High School He may be too old to benefit from this camp but I think it is a wonderful idea Special needs kids so many times get overlooked and it will be such a great opportunity for them to be able to participate in something such as this	Yes	High School Age	Intellectual impairments, Behaviors that are socially awkward
11/1/2011 15 35 02	Gilmore	Peachtree City	Having something here in our area that would benefit my son is something I would appreciate and take advantage of Please consider allowing Camp Southern Ground into our area	Yes	Elementary Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments
11/1/2011 15 37 30	Mitchell	Fayetteville	I have a son with Learning disabilities & ADD A specialized camp would help benefit him socially	Yes	High School Age	Intellectual impairments, Communication impairments, Behaviors that are socially awkward

Timestamp	Your family's Name	City you live In	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/1/2011 15 37 54	Smith	Peachtree City	A place where my daughter feels like she belongs and where I know she will be safe would be awesome We would look to a place like this during the summer months	Yes	Middle School Age	Intellectual impairments, Communication impairments, Behaviors that are socially awkward
11/1/2011 15 39 56	Cieutat	Gay, work in F ville	As an educator, we k now that children of all ability levels benefit from playing and sharing space together This opportunity would be a wonderful addition to the families in and around Fayette County	No	Birth - 2	
11/1/2011 15 41 55	Wilson	Tyrone	If the zoning had occurred prior to this school term then it would have been most useful as we have a special child She graduates this year and has benefited from services offered by Fayette County As a result I feel confident she will be a productive educated individual Any further help that can be offered to other students can't do anything but help to push our children further	Yes	High School Age	Intellectual impairments Communication impairments, Behaviors that are socially awkward
11/1/2011 15 43 30	Smith Family	Peachtree City	Our son would benefit from a camp like this since he has significant developmental delays. It would be helpful to find a camp in Fayette County so that we could take him to the camp and not have to worry about being too far away if something were to happen I think it would also help him with meeting other children with special needs and help build his social skills If this camp involved all abilities, our daughter could also go and meet new people as well It could also be a benefit to my husband and I, as we could meet other families that are in a similar situation as us We could share our experiences and learn from their experiences	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 15 49 20	Cardon	Peachtree City	This would really be something my son would enjoy since regular camps do not provide the support he needs He so wants to be part of a group!	Yes	High School Age	Intellectual impairments, Behaviors that are socially awkward
11/1/2011 15 54 39	Jones	Peachtree City	The more services that we have for our kids with special needs, the better The older my son gets, the more difficult it becomes for him to participate in the same activities that his typical peers are able to participate in, such as attending an overnight camp This would be a great asset to our community	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 15 58 30	Stephen & Nicole Douglas	Fayetteville	My husband and I do not have kids yet but I do have family members that would benefit from having a camp on the south side of Atlanta I am also a teacher in Fayette County and I see a benefit for my students attending such a camp. Parents are always seeking opportunities to further enrich the lives of their kids	No	Birth - 2	
11/1/2011 16 01 39	Noble	Peachtree City	My family would benefit by being around children from all backgrounds and will all kinds of abilities	No	Birth - 2	
11/1/2011 16 03 22	Fox	Fayetteville	We have been trying to find something for my grandson for 3 years without any luck I see the potential in my grandson when he has a chance to do things, and pray every day for break throughs in science, in education in people, and technology which will bridge the gap that allows him to feel good about himself and be able to accomplish what is hidden today	Yes	Elementary Age	Intellectual impairments, Communication impairments, Behaviors that are socially awkward
11/1/2011 16 07 52	Michelle Mascara	Peachtree City	We have a 19 year old special needs daughter who was born and raised all her life in Fayette County In her elementary school years, she begged to go to camp, but there was nothing local for her to attend that would fit our needs Although she was high functioning, her social behaviors were not fitting with her age, thus we would not put her into a general local camp with fears that she would get picked on, counselors were not trained or understand her disabilities, so we had to tell her "no, sorry, not this year" Being in the special ed system since she was in first grade, I have seen so many children with in our county in the same situation Parents wanting for their child to experience the "norm" of camp, but nothing local, where they are comfortable in sending their child I understand that my daughter is now an adult, and we did eventually find a camp that fits her (camp big heart an hour and a half away, that she can attend for many years to come), but I am voicing for the children that are in need now and for the future children with in our surrounding area	Yes	High School Age	Intellectual impairments, Gross or fine motor skill impairments Behaviors that are socially awkward
11/1/2011 16 09 21	Lyons	Fayetteville	Most of the great camps, programs, and medical facilities are located in or near Metro Atlanta I think this would be a great asset for my family to have a place for my child to participate in activities that would benefit him and other children socially and academically	Yes	Elementary Age	Intellectual impairments, Communication impairments
11/1/2011 16 11 26	Keith	Fayettevile	My son is probably too old to attend but perhaps he could be mentored as a worker at the camp	Yes	High School Age	Behaviors that are socially awkward
11/1/2011 16 15 26	Nye	Peachtree City	My family may/may not directly benefit, however, I am a physical therapist who works with kids with disabilities and their families Having a resource such as this in our area would be a huge benefit to them Our area is currently lacking in resources for these families and this leads many to have to travel to other areas in metro Atlanta or beyond in order to find quality experiences for their children	Yes	Birth - 2	
11/1/2011 16 20 38	Killikelly	Fayetteville	Children with special needs need a camp that is set up to accommodate the issues that can arise	No	Birth - 2	
11/1/2011 16 23 48	Padovano	Brooks	Because our son has Osylexia and would benefit from the opportunity's he would have there	Yes	Elementary Age	
11/1/2011 16 27 15	McMillan	fayetteville	we have a son 13 yrs old who suffers from ruemetoid arthritis	Yes	Middle School Age	Gross or fine motor skill impairments, Behaviors that are socially awkward
11/1/2011 16 33 44	Sandra Green	Fayetteville	my family would not benefit	No	Birth - 2	
11/1/2011 16 35 06	Dehbozorgi	Fayetteville, Ga	Since we are the parents of a son with autism, we wish that something like this would have been available for him at a younger age I couldn't imagine why anyone would oppose such a camp	Yes	Young adult (to age 26)	Intellectual impairments, Communication impairments

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/1/2011 16 35 41	Petersen	Fayetteville	We have a 10 year old daughter with Down Syndrome, and this camp would open possibilities for her that are close to home and allow her to participate in activities she might not be able to do otherwise It would also allow her to do these activities with typical peers who set a great example for her She can do more when she sees other children doing those things Activities involving both typical children and children with disabilities is extremely beneficial for all those involved Having this camp close by would be great! So many special needs activities happen on the north side of Atlanta, and when a family has multiple children, juggling all of their activities can be quite a challenge So distance makes a big difference when deciding if we can participate in an activity	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 16 35 59	Kendrick	Fayetteville	We have three children, our oldest is disabled	Yes	Middle School Age	Intellectual impairments, Behaviors that put him or others at risk of danger Gross or fine motor skill impairments Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 16 41 21	Phelan	Peachtree City	I am a parent of 2 special needs children and having a camp such as Camp Southern Ground in my backyard would be wonderful Our kids need to experience a camp to embrace their abilities to grow and learn as individuals It takes a village to raise a child and this camp would be just one part of that village to enrich the lives of our children	Yes	High School Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
11/1/2011 16 44 13	The Chapman Family	Fayetteville, GA	Due to his disabilities, our son cannot participate in many activities outside of school because his lack of social skills, his behavioral issues and other factors involved A camp for these types of children would greatly benefit these kids for learning skills, communications skills, and life building experiences that they might not have been able to do	Yes	Elementary Age	Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Behaviors that are socially awkward
11/1/2011 16 49 33	Jeffers	Fayetteville	My son has Aspergers and we've tried both traditional and non-traditional camps, but I think one that specifically is for kids with special needs will benefit and ease a lot of parents frustration.	Yes	Elementary Age	Behaviors that are socially awkward
11/1/2011 16 50 05	jackson	fayetteville	my daughter has a learning disability that hinders her from exceling in school, a camp would help her gain confidence and hopefully aid her in exceling in school	Yes	Middle School Age	Intellectual impairments
11/1/2011 17 27 08	Miller	Peachtree City	My goodness! It would be so wonderful for all of the special needs kids in FC Usually any camp for them is so far away It is also a benefit because it provides an employment opportunity for young adults (among others) By having people working with the special needs kids, it broadens the workers' horizons, promotes tolerances of differences among people and gives special needs kids the opportunity to interact with people of all abilities I am thrilled to hear that FC may be home to this camp I strongly support it.	Yes	Young adult (to age 26)	Intellectual impairments, Behaviors that are socially awkward
11/1/2011 17 27 13	the wilsons	fayetteville	my child has disabilities physically and to be able to go to a park where the other children wouldn't run him over while he is trying to play the best way he can would be awesome!! we are always trying to get him to feel as normal as possible and when we go to the park where the other children that can do things he can't run him over he just gets discouraged We would really appriciate a park for children like my son could go and be himself!!	Yes	2 - PreK	Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 17 37 06	Hooton	Tyrone	A camp that is close would allow our son to interact with other children like him in an environment safe for him to be independent The resources to the local school would even be critical when the camp is part of our community	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays Behaviors that are socially awkward
11/1/2011 17 38 51	Lester	Fayetteville	I have two special needs children An 11 year old with a mental disability and a 2 year old with a physical disability It would be nice for a place where my kids could go and interact with others while having fun And more importantly I would be more comfortable letting them go because I would know that the leaders and volunteers would be experienced in working with special needs children	Yes	Middle School Age	Intellectual impairments
11/1/2011 17 40 26	Joseph, Melissa and Dustin Pierce	Fayetteville	We have a child who suffers from social and emotional delays and a severe heart defect. He rarely gets to interact with other children other than in a special needs classroom because he needs extra attention in order to participate in activities A special needs camp would allow him to build his social skills and feel acceptance It would help him build his confidence and participate in activities that most children take for granted. Knowing that people were trained to deal with his problems would ease our minds as well We know that he does not react to situations and events like everyone else, but he really wants to do the things that other children do	Yes	Middle School Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Behaviors that are socially awkward
11/1/2011 18 02 30	Buchanan	Fayetteville	We wouldn't however I am sure other families would	Yes	High School Age	
11/1/2011 18 15 10	Mary Williams	peachtree city	All children should have the opportunity to participate in a camp close to their home I know Fayette County residents will provide a supportive environment for the all children	Yes	Middle School Age	Intellectual impairments Behaviors that put him or others at risk of danger Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 18 16 59	Thomas	Fayette County	I think this would be a great idea I have a son with special needs who loves to ride horses A safe, outdoors environment is something we would definitely take advantage of for our son Please approve this variance Thanks	Yes	High School Age	Gross or fine motor skill impairments
11/1/2011 18 24 36	Hust	Peachtree City, GA	I would like to see this built My family personally would be benefited by one of my children might be able to attend the camp and all the activities From a community point of view it would benefit the community as a whole to provide a camp and all the fun associated with it for kids who would not otherwise be able to attend	Yes	Middle School Age	
11/1/2011 18 41 24	Cannon	Peachtree City	It would allow my child to operate in an environment where doing his best is enough with a little encouragement	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/1/2011 18 42 04	Barnett	Senoia	This would benefit us tremendously We have a 5 yr old little girl with autism There is very limited programs or camps here in he southside for children with special needs My daughter would benefit from programs like this that is close to home She is familiar with classmates and friends that attend the same school as her here Everyone she knows is here in this county Teachers, therapy, family, and most important friends like her Some camps that is available is so far to drive that I'm not able to sign her up for it Please allow this camp to open. These kids are apart of the community and the future	Yes	Elementary Age	Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 18 46 51	Nielsen	Fayetteville	we have 2 grandsons that are special needs . James is 21/2 yrs old and has hydrocephalus and can't get around like other children, our 2nd grandson is Jacob he is Autistic and shys away from people so if these kids had a place to play without being quote "in the way, end quote" would be a great thing to happen BUT we also have 2 normal grandsons, I think that the others should be able to be with their family too	Yes	2 - PreK	Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 18 55 34	Wheeler	Fayetteville	Wonderful idea	Yes	High School Age	Intellectual impairments, Behaviors that are socially awkward
18 55 36	Wheeler	Fayetteville	Wonderful idea	Yes	High School Age	Intellectual impairments Behaviors that are socially awkward
11/1/2011 19 05 56	Marlow	Fayetteville	Exceptionally, since REAL inclusion is not something very welcome. There are programs at the schools that have inclusion, but only when the students are at school This would be great for there to be somewhere other than the school environment for children with different abilities to come together	Yes	High School Age	Communication impairments, Behaviors that are socially awkward
11/1/2011 19 27 55	Auguste	Jonesboro	My 17 year old daughter has a learning disability and have not been able to find a camp that would fit her needs Hopefully this camp would be open to neigbouring residents and I know the environment would be better suited for her	Yes	High School Age	Intellectual impairments, Gross or fine motor skill impairments Behaviors that are socially awkward
11/1/2011 19 28 35	Krmpotich	Fayetteville	Building awareness and acceptance of children who have different abilities, opportunities to provide service while learning.	Yes	Elementary Age	Behaviors that are socially awkward
11/1/2011 19 35 40	Stroman	Fayetteville	My Autistic son would benefit greatly from this camp. This would allow him to get involved in more outdoor activities such as hiking, trail walks and camping This would also allow him to interact with animals	Yes	High School Age	Intellectual impairments, Gross or fine motor skill impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 19 58 04	Sellers	Fayetteville	We would love to have a camp where our special needs son could go and feel like a normal child We would love to have a place nearby where we could send him and feel like he is getting the same opportunities as typical children Having a facility closer to home would be a huge bonus because he fatigues easily and he would be more energized at the beginning of the day because he wouldn't have to travel very far	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/1/2011 20 15 22	Ocaranza	Peachtree City	We do not have facilities of this type south of Atlanta that cater to special needs children There are all kinds of activities for regular kids to go to in our county, but very little choices for children with a special need We are sure our family and other families will benefit to have a site that understands our challenges	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 20 16 00	lowery	fayetteville	My young son is wheekchair bound and can't play on normal pkaygrouds He has to just sit back and watch hisolder brother play and thats not fair My son deserves to be able to pkay and have fun jst like the other kids do and a special play ground would help him	Yes	2 - PreK	Gross or fine motor skill impairments, Communication impairments
11/1/2011 20 16 23	Kelly	Peachtree City	Our county does not offer many opportunities for kids with special needs My daughter has Autism and I also teach students with Autism in Fayette County Parents struggle each year to find appropriate and affordable options for programs for their children in the summertime. Our county can definitely use a camp that serves kids and young adults with special needs	Yes	High School Age	Communication impairments, Behaviors that are socially awkward
11/1/2011 20 21 05	Smith	Fayetteville	This sounds like a great idea if it is indeed structured for and targets kids with special needs We would like nothing better than to have a local venue where we could trust that our son was experiencing a fun, safe, and well structured outdoor program led by people who have professional and personal interest in promoting the growth of our very special kids Browsing through the Board of Directors, Staff, and Advisory Board I did not see anyone who's expertise lay specifically with developmental disabilities in children I would have to ask where is this expertise coming from before I signed up for this Many of the kids you will receive may hardly be able to walk let alone ride a horse or swim How will your programs be structured for kids with disabilities of all degrees?	Yes	Middle School Age	Intellectual impairments, Behaviors that put him or others at risk of danger Gross or fine motor skill impairments, Communication impairments Behaviors that are socially awkward
11/1/2011 20 22 22	Ellis	Tyrone	My child would greatly benefit from the additional assistance as he requires help in applying tasks with multiple steps	Yes	Middle School Age	Intellectual impairments
11/1/2011 20 22 59	Bush	Fayette	This would be a wonderful addition to Fayette County, My family would benefit from having a camp that could meet my son's needs There are many camps, activities and daycare facilities for typical children, but few to none that can handle the type of disability my son suffers from	Yes	Elementary Age	Vision or hearing impairments, Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 20 23 19	Ogletree	Brooks	I have an autistic nephew who lives in Fayetteville off of 54 with my sister Amy Ogletree She does not have access to the internet, So Im filling this form in her behalf Im hoping that this camp would benefit my nephew in learning his basic functional skills and developing a sense of himself with others with his condition. And Im also this thing would be a lot more affordable than most alternatives there are out there, because not everyone can afford 50,000 dollars especially if their child has some of these conditions as my nephew doesnt do well with strangers, and he can basically be a full time job by himself	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 20 27 55	Goodman	Fayetteville	Possible for our daughter to attend and many families from this area and others to attend and benefit	Yes	High School Age	Intellectual impairments, Communication impairments

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/1/2011 20 29 23	james	peachtree city	I have three children with special needs, two are on the autism spectrum and one is bipolar There is a real need for services like this in fayette county, because the current services are limited and far away Providing a camp for special needs children will be a benifits to the community. It will provide valuable skills and service to our special needs children and keep them close to home It will give families who are not able to travel the long distances for their children to attend camp to have the opportunity to have this experience Camps specializing in children with special needs provide children with addition help with the support that they need. Perhaps most importantly it will provide this population with a fun experience that is not obtainable as often as it is for typically developing children	Yes	Elementary Age	Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 20 34 43	Fyffe	Fayetteville	I have a child with special needs and there is not alot of options out there for him I believe this is something that is needed	Yes	Elementary Age	Behaviors that put him or others at risk of danger, Behaviors that are socially awkward
11/1/2011 20 44 10	Corley	Griffin	I dont have a child with a disibility, but i have family memebers who do .Camp would be a great way for them to feel good about themselves and to interact with people with similar disblities	No	Birth - 2	
11/1/2011 20 56 29	Durham	Zebulon	My child is already 17 1/2, so she is probably too old to take advantage of this opportunity However, I feel compelled to respond to the survey because we have searched FOR YEARS for something on the southside to benefit our child This is a Godsend for families like us!	Yes	High School Age	Intellectual impairments, Gross or fine motor skill impairments, Behaviors that are socially awkward
11/1/2011 21 17 02	Felde	Newnan	I have two boys, one whom is 8 years old and has both Asperger's and ADHD He has tried many traditional camps with no success We have been told by teachers/directors "he has too many needs for our camp " I have been told "he needs something but school is not it " He is bright, creative, inquisitive and wants so bad just to have a friend He tries so hard to fit in and that he normally does it wrong, comes off to strong, and others kids are then annoyed He was in a typical class of twenty-six other children and struggled but is now in a class of six and is finding success I know he can find success at camp too. He just needs to find counselors that are will to be patient, to understand that not all children are perfect or fit the typical mold Once he feels safe, he will do anything in the world for you He needs a counselor that understands he has a hard time with transition and drastic changes in his schedule with no notice He needs a counselor that understands most days are good days but may have an occasional trigger or meltdown and if handled correctly can be turned around As a working mom and a mom of a child whom just wants to be like everyone else, I would like for Camp Southern to be considered a necessity for south Atlanta There are currently no other camps available to children with special needs These children deserve the same camp experience as any other "typical" child	Yes	Elementary Age	Intellectual impairments, Behaviors that are socially awkward
11/1/2011 21 30 52	Batcho	Fayetteville	We have been around kids with special needs for 17 years These children need every outlet they can get to help them thrive We need to offer more for these precious children And for any adult that does not know what life is like having a child with special needs and does not support this camp should take the time to get to know these kids They have so many challenges and obstacles already. Why wouldn't we want to provide this for them? That's how the question should be proposed	Yes	High School Age	Intellectual impairments
11/1/2011 21 40 07	Mullen	Peachtree City	My son is severely dyslexic He is in 1st grade and school is very difficult for him he has a great personality and loves life But everyday we see that his confidence and self esteem is being chipped away Not only is reading very difficult for him but he has some other problems that stem off of his special needs.We would love to be able to send him to a camp that would let him be a little boy and address his concerns.	Yes	Elementary Age	Intellectual impairments, Gross or fine motor skill impairments
11/1/2011 22 08 27	Bailey	Fayetteville	It would hopefully provide services to all children in Fayette county - perhaps a place to fish or learn new skills	No	Birth - 2	
11/1/2011 22 11 16	Edwards	Fayetteville	This would be wonderful in order for our child to express and network with children with LD Sometimes the children feel like they are the only one it gives you a since of belonging and makes you feel part of a family	Yes	High School Age	Communication impairments
11/1/2011 22 19 01	Tyrrell	Peachtree City	My son would benefit greatly from a camp that was accepting of his needs. As a parent, just knowing there is community support for your child makes a big difference I think this is a great idea	Yes	High School Age	Intellectual impairments, Communication impairments, Behaviors that are socially awkward
11/1/2011 22 36 06	Tompkins	Peachtree City	We have two middle school children with disabilities in our family that enjoy interacting with other children	Yes	Middle School Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/1/2011 22 41 16	sulkowski	peachtree city	We have a daughter with dyslexia The camp may help her remediate but it would hopefully educate others about learning disabilities.	Yes	Middle School Age	Intellectual impairments
11/1/2011 22 56 53	Dognazzi	Peachtree City	My family would directly benefit by being part of a community and society that would benefit from assisting its children with a camp such as Camp Southern Ground	Yes	Elementary Age	
11/1/2011 23 11 41	Young	Jonesboro	I know from teaching special needs children that they need a place of their own where they can be themselves without being stared at or feeling ostracized I also have a nephew who is autistic and in need of a recreational place	No	Elementary Age	
11/1/2011 23 21 48	Krista Bridges Burruss	Fayetteville	My son has ADHD and Camp Southern Ground would provide him with a place that he can be himself and enjoy all of the things that other children are given the opportunity to He has been to many camps over the years, but he never has experienced a place where the faculty and other children can understand his needs and not ostracize him for his disorder He does not qualify for any of the other "special-needs" camps or programs. Let's give my son and the hundreds of other children like him (in Fayette County alone) the chance to experience the things that every child should have the opportunity to	Yes	Elementary Age	Communication impairments, Behaviors that are socially awkward
11/1/2011 23 24 54	martin	fayetteville	i have 2 hearing impaired teenagers it would have been great to have had something like this when they were younger and wanted to go to camp the camps were always so far away and i was unwilling to let them go so far from home	Yes	Middle School Age	Vision or hearing impairments

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/2/2011 1 32 53	Johnson	Fayette	It would be a place for my son to be with kids just like him He helps with pals in high school and could really relate to other kids just like him	Yes	High School Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Communication impairments
11/2/2011 1 59 11	Anderson	Tyrone	This would provide specific special help for my child	Yes	Birth - 2	Behaviors that put him or others at risk of danger, Behaviors that are socially awkward
11/2/2011 2 45 14	Hinton	Fayetteville	Yes, it would benefit my family in providing a camping experience for them	No	Adult (over 26	
11/2/2011 5 29 45	Merz	Fayetteville	I have a special needs grandchild, and have been shocked by the lack of facilities and support available to parents and families of these very special children I would love to see a new camp near here	Yes	Middle School Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/2/2011 6 56 11	Daras	Tyrone	Two of my kids have ADHD. One of my kids was born with encephalomengicocle and a heart defect Another child is deaf and a cleft palate And my third child was born with an incomplete arm Fayette County has so much to offer, incredible professionals, beautiful land, close to Atlanta and could serve as a wonderful location for a camp for children with disabilites	Yes	Middle School Age	Vision or hearing impairments, Behaviors that put him or others at risk of danger, Communication impairments
11/2/2011 6 57 40	Sy	Peachtree City	We have 4 daughters, one of our girls has an intellectual disability as well as other medical issues As the girls get older and are able to do more independent things, the one child is often left behind (i e sleepovers, camp etc) Last year, we found a church that offers respite once a month for 4 hours We have actually been calling that "camp" so that she gets to go where her sisters do A place like this, in our own backyard would be wonderful!!	Yes	Elementary Age	Intellectual impairments
11/2/2011 7 20 08	Nelson	Peachtree City	Any organization that promotes families and the well-being of children, especially those with distinctly different needs, is a positive influence to the county and the surrounding areas I believe that by offering a place where the children and learn and grow with their peers is invaluable	No	Birth - 2	
11/2/2011 7 28 44	Kerkemeyer	Tyrone	I have a son with Asperger's who would have benefitted from a camp like this (he is in high school now) I also work with children with special needs at Southwest Christian Care (Hope House/WeCare Respite) We have many children in our program from Fayette County who would benefit from a camp like this here Children without disabilities benefit from being exposed to children with disabilities They learn to be compassionate to others, and discover how similar we all are	Yes	High School Age	Gross or fine motor skill impairments, Behaviors that are socially awkward
11/2/2011 7 39 30	Jackson	Fayetteville	Any effort to provide care and education to people with special needs is laudable Caring for the most vulnerable members of our society is a reflection of our care and regard for everyone Having a special needs camp will provide much needed respite for caregivers and allow special needs children to grow and experience a different aspect of living Continuously challenging these children allows them more opportunities to overcome their difficulties to become better integrated into society Even if this investment in the future opens just a few more avenues for success, those avenues will be worth the costs Our society will reap the benefits of moving special children away from expensive treatments and interventions to allow them to become productive members of our community	Yes	High School Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/2/2011 7 41 45	Serapion	Peachtree City GA	I am a Special Education teacher in Fayette County, Fayette County would benefit from this greatly I have so many parents during IEP meetings ask for information on summer programs for their children and, unfortunately, there are not any camps on the Southside I would also love to be involved in something like this and have the opportunity to mentor out to these children, even during the summer Fayette County is an area where many families with children who have disabilities reside, due to the incredible Exceptional Children's program the county school system provides A camp for these children would not only reach out to these families, but would impact the lives of so many children	No	Birth - 2	
11/2/2011 8 00 16	Stewart	Peachtree City	It is always something we as adults should do for children even if we do not have our own, help to guide them and care for them any way we can as adults it is our responsibility to care for those in need.	No	Birth - 2	
11/2/2011 8 23 18	Martin	Peachtree city	Yes, my daughter has OI, which is a brittle bone disorder (her bones break easy) It would give her a camp where she could have fun, learn, and would be cared for and looked after the way they look after at Oak Grove	Yes	Birth - 2	Behaviors that put him or others at risk of danger
11/2/2011 8 39 42	Gooden	Peachtree City	Not only would the children with disabilities benefit, that is a no brainer, the community as a whole would benefit because it would be seen as a progressive and all inclusive community This would attract new residents not only with children with disabilities but also those without as the county would be recognized as one that is family and child friendly	No	Birth - 2	
11/2/2011 8 42 18	wiberg	peachtree city	It would depend on the cost of the camp And who attends	Yes	Elementary Age	Behaviors that are socially awkward
11/2/2011 8 50 53	Exline	Peachtree City	My 6 year old son, adopted from foster care, lacks the ability to attend a traditional camp He is ADHD and has some additional delays including social skills. I would love to have a camp where he could go and thrive, and also experience the fun that comes with camp He would love to be part of something like this	Yes	Elementary Age	Gross or fine motor skill impairments, Behaviors that are socially awkward
11/2/2011 9 00 37	Townsend	Peachtree City	My son has a hearing loss and in the past he has been in a class with kids with other types of disabilities Ex Wheel chairs, walkers, etc. It would be very beneficial for ALL kids to be able to participate in all activities and feel like part of a "group"	Yes	Elementary Age	Vision or hearing impairments, Gross or fine motor skill impairments, Communication impairments
11/2/2011 9 08 38	Miller	Fayettevile	Southside of Atlanta/GA in general does not have much for disabled adults Would love to explore this growing into more than camp	Yes	Young adult (to age 26)	Intellectual impairments, Communication impairments, Self care (feeding hygiene, toileting) impairments or delays Behaviors that are socially awkward

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/2/2011 9 15 20	Brewer	Moreland	I have a son with disabilities and I would love to have a camp nearby for him to attend In my opinion this area of the state falls short on activities that focus on children with disibilities	Yes	2 - PreK	Vision or hearing impairments, Intellectual impairments, Behaviors that put him or others at risk of danger, Communication impairments, Behaviors that are socially awkward
11/2/2011 9 20 27	Sherwood	Peachtree City	As a school counselor, I would be so excited to have such a wonderful resource close by for the children in the surrounding area It is often difficult for parents with special needs children to find fun and exciting summer time activities for their children This would be a valueable resource for everyone Plus it is wonderful for children without special needs to learn tolerance and acceptance of others	No	Birth - 2	
11/2/2011 9 30 19	Reid	Sharpsburg	I belong to a family support group for Asperger's & Autism Each summer we look into activities for our kids It seems that most of the best programs are in Atlanta or North of Atlanta We have typical children as well so the prospect of driving an hour each way is unreasonable A camp in Fayette Co is very desirable There is also a strong volunteer pool in this area.	Yes	Middle School Age	Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
11/2/2011 9 30 22	Katie McKoy	Newnan	My kids would be able to go to a camp that is close to their hospital That would be huge for them	Yes	Elementary Age	Intellectual impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/2/2011 9 46 14	Donaldson's	Newnan	Hi, I would love to see a camp for kids with all abilities nearby It seems more and more families are so busy with work and trying to make ends meet A camp is a wonderful way for kids of all ages to get together and have fun It is a learning opportunity as well I think it is even more difficult for our kids with special needs to get out and socialize As a parent of a child with special needs, it is nice to know they are close by, if there is any unforeseen need or trouble We have considered camp during the summer break, but they are all so far away A camp in the Fayette area would benefit many families	Yes	Young adult (to age 26)	Intellectual impairments, Behaviors that are socially awkward
11/2/2011 9 48 44	McNorton	Fayetteville	I feel this camp would benfit not only the exeptional needs children but also the county as a whole I also live close to the actual proposed site and own property in the area I grew up on connecting property and feel this would be the highest and best for an area that contains water supply and watershed (swamp) This would also give wildlife a much needed habitat	Yes	High School Age	Communication impairments, Behaviors that are socially awkward
11/2/2011 9 52 14	Ryan Carter	Sharpsburg, GA	The need is immeasurable and the benefits are many not only to the children with disabilities and their families but to the community in general. This would give the children an opportunity to partisipate in activities that are fun and a chance to interact with other children The community would have the opportunity to be involved with some of the most wonderful children in the world. At every disabilities event I have attended, people always say things like, "This is wonderful, I'm taking away more than I gave " When a community gets to partisipate they get that good feeling of knowing they help provide something that brought happiness to so many who seldom if ever get to experience the joy of attending camp! EVERY CHILD DESERVES THIS!	No	Young adult (to age 26)	Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/2/2011 9 58 28	laviscount	union city	yes not only would I benifit but the whole southside will benefit from a camp of any kind for our children with special needs This would be wonderful, something closer to home and something where we(our children) can go and feel wanted, belong and comfortable Our children need an outlet somewhere where they feel they belong and is wanted to socialize and have fun with there peers	Yes	High School Age	Behaviors that put him or others at risk of danger, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/2/2011 10 02 34	Pickett	Tyrone	We need a camp like this in South Atlanta!!! Most camps are currently held in North Atlanta and are not accessible!	Yes	Middle School Age	Intellectual impairments, Gross or fine motor skill impairments Communication impairments
11/2/2011 10 04 24	Downey Family	Decatur	I teach in Fayette County and believe more than ever that a camp to work with children with disabilities would be most beneficial These children need as much support as they can get, every little bit helps There should not be any opposition to this endeavor	No	Birth - 2	
11/2/2011 10 06 45	McCarragher	Sharpsburg	What a wonderful idea this is! My son currently travels to two places for camps for children with special needs He has been attending camp at Camp Twin Lakes in Rutledge, GA since he was 8 years old The camp he attends is Camp Braveheart This is for children who have had open heart surgery or transplants We are lucky enough that he gets to ride a wonderful bus to the location The other camp he attends is at Camp Will Away This is for the GA Special Olympics summer camp We have to drive 2 5 hours to drop him off and then again to pick him up If there was a way to have a camp on the southside I feel so many more kids would have the ability to attend Most can't attend because they just can't drive all that distance because of budget reasons This would be so beneficial for those of us who live south of Atlanta	Yes	High School Age	Intellectual impairments, Gross or fine motor skill impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/2/2011 10 07 47	Burkle	Newnan	My son attended a camp for teens with disabilities in the mountains when we lived in California. It had a huge impact on him It was very positive and beneficial for him to be away from home and interact with lots of other kids his age I think this camp would enhance the value of the community to parents already living here and families researching places to move to The schools in Fayette County are considered very good and attract families to the community I think this camp would do the same thing	Yes	High School Age	Communication impairments, Behaviors that are socially awkward
11/2/2011 10 13 35	Pollard	Atlanta	I have 3 children with disabilities and mid Fayette county would be awesome for my kids to be a part of! My kids aren't able to participate in anything in North County A camp with kids dealing with the same things my kids deal with would help them feel less alone and help them have friends , just like neuro-typical kids bottom line they want to have the same things that every other kid has	Yes	High School Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene toileting) impairments or delays, Behaviors that are socially awkward
11/2/2011 10 20 37	Noles	Sharpsburg	This will offer my child, and other children with disabilities in my area, to participate in activities similar to their non-disabled peers in a safe environment	Yes	Young adult (to age 26)	Intellectual impairments Communication impairments
11/2/2011 10 25 52	Raymond	Fayetteville	This would be a wonderful opportunity for students with disabilities to have in this area it would also be a good educational opportunity for the general population about students with disabilities	No	Birth - 2	

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/2/2011 10 29 36	Howell	Newnan	A camp such as this would be of great value for my son on the Autism spectrum who has difficulty integrating with "typical" peers and acting in an appropriate manner It could also help educate others who are not yet directly effected by someone with such a disability	Yes	Elementary Age	Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments Behaviors that are socially awkward
11/2/2011 10 30 38	Bishop	Fayetteville	Our young children (9 and 13) do not have disabilities or special needs My husband and I are healthy enough to work our jobs and take care of our home and family During the last 5 years, we've lost our business and everything we own and are in the process of rebuilding our lives Surprisingly, a side effect of this is that our priorities have turned toward the really important, simple things in life - faith, family, perserverence and helping others - and I don't think our kids would've learned that had we not struggled. This "giving back" can be seen all over our community and I'm jumping on it bc nothing makes me feel better when I'm down than doing something for someone else Camp Southern Ground is a great opportunity to help kids who really need it and it's right in our back yard We will definitely be on the volunteer list and I suspect that we'll get more out of "our help" than they will We need to take care of each other and I commend ZBB for using today's harder to earn resources to do that Let em build it!	No	Birth - 2	
11/2/2011 10 30 54	Schade	Peachtree City	This would be awesome Because my son is socially awkward he does not interact with others Having this type of resource would enable him to hopefully learn how to interact with others his own age	Yes	High School Age	Behaviors that put him or others at risk of danger, Communication impairments, Behaviors that are socially awkward
11/2/2011 10 35 58	Wilson	Tyrone	I work with Children's Medical Services, a Public Health program Our area includes Fayette (and bordering counties like Henry, Coweta, Spalding) I think our families would love to have a local place for children to go for camp Some go to the overnite camps at Twin Lakes/Rutledge - local would be easier Parents seem to especially like the camps that focus on particular issues/diagnoses and have the appropriate medical professionals available Planning for scholarships is needed for many families We help if our budget allows On the last question I his page, I'll indicate the population I work with as well as others I know in the community	No	Birth - 2	Vision or hearing impairments, Intellectual impairments, Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/2/2011 10 46 32	Gehl	GA	The children need a place to go where they can be with their peers and have people who know how to be supportive to their needs Someplace where the parents can know that their children are with people who know them	Yes	Adult (over 26	Behaviors that are socially awkward
11/2/2011 10 59 28	Hornsby	Brooks	We have a son, 18 that would have benefited tremendously from this He suffered from EBD and the school system didn't know how to help or deal with him He ultimately dropped out of school in 11th grade He gave up This camp would have been the support and encouragement he needed. Now we have a daughter with cerebral dysarthria Dealing with the school system and getting her the treatment/therapy she needs has been a battle It would thrill us to see this camp come to Fayette County I believe it could give her the help and hope to continue and have a brighter future than her brother has ended with. But, I believe that it would be important, to see to it that it didn't become a babysitting facility, and discretionary enrollment would be necessary to ensure a safe facility for child and family	Yes	Middle School Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments
11/2/2011 11 16 56	Burton	Fayetteville	Their isn't anyplace for the kids in Fayetteville to go so they all hang out at the stores and on the streets This will start getting our family back together spending more time with each other I feel it will be a very possitive thing for Fayette Country	Yes	High School Age	Behaviors that are socially awkward
11/2/2011 11 21 23	Savain	Peachtree City	I have a 16 year old child with Autism and I think it would be an excellent benefit to the community!	Yes	High School Age	Intellectual impairments, Behaviors that put him or others at risk of danger, Behaviors that are socially awkward
11/2/2011 11 26 08	edwards	fayotteville ga	My child can benefit by learning strategies on how to control inappropriate behaviors and obtaining better ways to communicate with teachers and peers It can also help him learn different strategies to be effective in the classroom enviroment	Yes	High School Age	Intellectual impairments, Behaviors that are socially awkward
11/2/2011 11 32 57	Thayer	Fayetteville	A Positive Effect for Fayette County! Having a camp, such as Camp Southern Ground, for children would help bring children and families together to help support those in need It will also provide jobs to those who are educated, trained, or just have the desire to work with children In addition, it will offer more oppportunites for our community to get involved, through community funds, school clubs, businesses, and other organizations to extend their love for children and forward a good cause, by volunteering from time to time These children are our future, and we need to take action to support and provide for them as much as possible Fayette county needs to be placed on the map as a growing county with more opportunities for all children	Yes	Middle School Age	
11/2/2011 11 40 55	Hay	Griffin	I have a child with Autism who would greatly benefit especially when they are out for breaks and holidays It is veryhard to find a sitter or childcare for an Autism child when they are to old for daycare and defiantly for a single parent as myself!	Yes	Middle School Age	Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
11/2/2011 11 50 29	Roache	Fayetteville	I am an educator in Fayette county and interact daily with students with special needs This would be awesome!	No	Birth - 2	
11/2/2011 11 51 56	Guest	Tyrone	We have a child that has benefitted from attending a special needs camp in many ways It would be great to have an option closer to home I also know of families in Fayette who have not benefitted from the camp experience and it would be wonderful for them	Yes	Middle School Age	Intellectual impairments
11/2/2011 11 56 45	Harris	College Park	There is no type of camp like this on the southside of Atlanta at all!!! It would be a fantastic opportunity for families to have a venue for their children with different abilities to participate like their typically developing peers during the summer months.	Yes	High School Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding hygiene, toileting) impairments or delays

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/2/2011 11 58 37	Carter	Senoia	I have cp and I think it will be good and fun to come to the camp I have 5 brother's. 4 of them are step I think it will be great for them to volunteer	No	Birth - 2	
11/2/2011 11 59 36	Fox	Fayetteville	I think that this is a great idea There is not enough in our community to accommodate our children, with or without special needs This camp would be a positive influence and will hopefully create some jobs in our community	No	Birth - 2	
11/2/2011 12 08 11	Decos	fayetteville	My child would greatly benefit from having a camp with children of different abilities, because it would give her meaningful activities to participate in	Yes	High School Age	Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/2/2011 12 09 44	Horton	Newnan	My disabled niece would be able to attend a program that is well suited for her	No	Middle School Age	Intellectual impairments
11/2/2011 12 11 24	Decos	Fayetteville	PLEASE,PLEASE consider this camp!!!! Children with different abilities deserve to be able to participate in camps just like their peers.It would be beneficial if children of all abilities participated and assisted those with disabilities Our children NEED to learn EMPATHY and caring for others !!!!! PLEASE I ask you for the children WITHOUT a voice , like my daughter, we NEED this!!!!	Yes	High School Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Self care (feeding, hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/2/2011 12 21 01	hou	tyrone, ga	the camp will provide opportunity for my disabled child to socialize with other kids, and participate in fun and educational activities	Yes	Middle School Age	Vision or hearing impairments, Intellectual impairments, Gross or fine motor skill impairments, Communication impairments, Self care (feeding hygiene, toileting) impairments or delays, Behaviors that are socially awkward
11/2/2011 12 44 10	Robertson's	mcdonough	There is no where near us for our kids to go it would be wonderful	Yes	Elementary Age	Intellectual impairments, Behaviors that put him or others at risk of danger
11/2/2011 12 52 38	Barkley	Peachtree City	I would be able to enroll my son, who has NLD, in appropriate social skills programs that would be closer to home This is a great idea for our community	Yes	Elementary Age	Behaviors that are socially awkward
11/2/2011 12 53 23	Cheek	Palmetto	it would be a place my child could go to where his special needs could be taken care of while he is receiving the joys of childhood like every child has a right to experience	Yes	Elementary Age	Behaviors that are socially awkward
11/2/2011 13 22 37	McNichols	Senoia	I think it's great, not just for those kids who would be served by it but the various people who will work and volunteer there	Yes	Middle School Age	Communication impairments, Behaviors that are socially awkward
11/2/2011 13 22 55	Atkinson	Griffin	I have an uncle with down sydrome and a friend whose son is Autistic the camp would help them and others like them selves when school is out for breaks and holidays also to give them struture in there everyday lifes'	No	Birth - 2	

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
			The following is in addition to the comments I made in a previous survey My wife and I have a wonderful 11 year old son who suffers from Aspergers Disorder, in addition to generalized anxiety disorder, and ADD Aspergers Disorder is an autism spectrum disorder where the individual suffers from any or all of the typical autistic deficits but has developed the ability to use speech I use the term "speech" rather than "language" because although he can communicate well, his complete understanding of the use of language is compromised This results in a reduced ability to interpret social cues such as facial gestures, body language, sarcasm, and intent Although every individual with an ASD is different, the autistic deficit in social awareness is prevalent across all individuals with Aspergers Disorder. This frequently results in misunderstandings across all social settings, including school playgrounds, baseball fields, lunchrooms, classrooms, and even the dinner table at home These misunderstandings (in the case of my son) frequently lead to physical altercations as he will not back down from someone whom he perceives to have been wronged, teased, or bullied by He will even get physically involved in the defense of someone he does not know if he perceives that they need his help My son's complete "concrete, literal" view of the world combined with his social deficits have resulted in many negative experiences with other children These negative outcomes have resulted in language being placed into his IEP at school requiring that he "be monitored at all times" This is to ensure that a teacher is immediately available to intervene in an escalating situation to explain to him why he misunderstood another child's actions, or more frequently to prevent his becoming a victim of teasing or bullying in the first place Many teachers and parents of neurotypical children speak of making appropriate use of "teaching moments" when they occur I am certain that many if not all of the other parents of autistic children here tonight will attest, EVERY WAKING MOMENT IS A TEACHING MOMENT Due to my son's autistic sense of self, he is inconsistent of his awareness of actions outside his immediate presence Although he is 11, I have to constantly ensure that he is kept from accidentally killing himself He will walk across a city street full of traffic seemingly unaware of the danger posed by the cars speeding by When he was 8 on a trip to San Diego, I managed to keep him from running off a cliff by leaping and grabbing the hood on his pullover just before he went over the edge At the end of last spring we became aware of a summer camp for children with disabilities A camp specifically started from the ground up to serve children with Aspergers Disorder We were fortunate enough to get the last place available in the session that did not conflict with the Fayette school calender This camp, "Camp Akeela" is a wonderful, supportive non-therapeutic sleep away camp located in Vermont I could write pages on how my son's experience there changed his life, suffice it to say he insists on going back there every year until he is an adult My son's experience was made possible only because the camp was built for him, not the other way around Had he attended a summer camp for neurotypical children, I know it would have been a disaster Although Camp Akeela is a wonderful place, it is very expensive and I am sure economically out of reach of many of the families here in the Fayette county area A special needs camp here in Fayette county that is economically available to the thousands of children that would be eligible to attend would make an incalculable difference in their quality of life, as well as the quality of life for their parents and siblings The respite that Camp Akeela provided my family contributed greatly to our overall happiness and that of our son In reviewing the Georgia Dept of Education 2009-2010 Special Education Annual report I note that the total enrollment of children with disabilities in Fayette, Coweta, Clayton, Spalding, Meriwether, and Pike counties is a staggering 10,727 students Yes, 10727 students and their families living in the local area that could be eligible to take advantage of the world class special needs camp that Camp Southern Ground will be Please don't let these thousands of children lose out on this wonderful opportunity to better their lives. Thank you for your kind attention			
11/2/2011 13 32 17	Donohue	Peachtree City, GA	Rick Donohue Peachtree City, GA	Yes	Birth - 2	Behaviors that put him or others at risk of danger, Gross or fine motor skill impairments, Communication impairments, Behaviors that are socially awkward
11/2/2011 14 20 24	Bhargave	Peachtree City	As a child psychiatrist and the friend of several families with children who have disabilities, I could see great value in this type of facility.	No	Birth - 2	
11/2/2011 14 50 44	Ramos	Fayetteville	I believe a camp for children with special needs would be benificial to our community as long as it was affordable	Yes	High School Age	Intellectual impairments Gross or fine motor skill impairments
11/2/2011 14 51 19	Dougher	Fayetteville	not sure	No	Birth - 2	
11/2/2011 15 06 52	Matt Williams	Fayetteville	Our community has plenty of children with disabilities who could benefit from a camp like this It would be nice to have something local	No	Birth - 2	

Timestamp	Your family's Name	City you live in	Camp Southern Ground is seeking zoning variance so they can build a camp for kids with all abilities in mid-Fayette County, GA. How would your family benefit from having a camp like this? Or, if you do not have a child with a disability, how would the community benefit from having a camp like this?	Do you have a child with a disability?	What age is your child with a disability?	How is your child affected by his/her disability
11/2/2011 15 09 14	Grant	Sharpsburg	As the mother of a 30 year old w/ CP, I have found that there are nowhere enough camps for these precious kids My son isn't able to go anymore because I only know of one for disabled adults The waiting list for camps for kids is unbelievably long! God bless you Zach Brown, for thinking of our angels! Hope you might consider a camp for adults also!	Yes	Adult (over 26	Intellectual impairments, Gross or fine motor skill impairments Communication impairments, Self care (feeding, hygiene, toileting) impairments or delays
11/2/2011 15 19 36	Zimmerman	Peachtree City	We don't need another camp We pay for special camps for our children	Yes	High School Age	Intellectual impairments

To: Planning & Zoning Commission & the Board of Commissioners

Signed Petition Letters from Fayette County residents to deny the rezoning of 494.39 acres from A-R to PUD-PRL to develop a planned Retreat and/or Lodge.

On November 3, 2011, 58 petitions to deny the rezoning petitions were submitted at the Planning Commission Public Hearing. On November 22, 2011, 13 additional petitions were submitted for a total of 71 petitions. A copy has been presented to the Board of Commissioners office for their review and was not sent electronically due to the large volume of pages.

RECEIVED

NOV 22 2011

PLANNING &
ZONING DEPT.

November 3, 2011

To: Planning and Zoning

The neighbors surrounding the proposed Camp Southern Ground development have sincere feelings for our special needs children and their families. These camps have a positive impact for helping these children overcome their many challenges.

However, many of the residents have concerns about the proposed development which is documented in the ~~58~~ 71 petitions to deny the proposal. We are opposed to rezoning from A-R to PUD –PRL since this will result in a development that will have a negative & detrimental impact on our established & tranquil community.

Our concerns include:

- the safety of the children & the residents due to a high volume of traffic;
- the loss of county tax revenue because of the non-profit status of the development which will negatively impact our already stressed economy in Fayette County;
- rezoning this property from A-R to PUD-PRL is unsupported by the Fayette County Comprehensive Plan

The project would be surrounded by an established residential area that enjoys a quality of life which we would like to retain.

We thank you for consideration of our concerns.

Pete Frisina

From: Dennis Chase [dechase65@hotmail.com]

Sent: Friday, November 04, 2011 10:40 AM

To: Pete Frisina; Steve Brown Fowarding Address

Cc: Jerry Williams; Steve Smithfield - WFB; Steve Smithfield2; Cal Beverly

Subject: RE: Development near Phase III of the West Fayetteville Bypass

Steve:

Last night is a perfect example of what is wrong with Fayette County government! Pete's note to you said the project proponent would address those many issues that we raised in our meeting last Wednesday. With a rather sardonic smile, the presenter said there would be more traffic if you put 50 homes on the property as opposed to their project and there would be lots of septic fields as opposed to whatever was approved by the State. That was it!

The residents in that area of the county deserve better representation than what they received. They were given a chance to speak, but virtually none of their concerns were ever directed back to the proponent for a clear answer. I asked the Planning Commissioners to address three specific points -- 1. restate how the operation and maintenance would be handled as opposed to that mysterious "Property Owners Association" where it would amount to 2 perhaps 4 home owners; 2. clarify the intent statement that there is or will be a conservation easement on the green areas (I asked for an independent nonprofit such as Southern Conservation Trust to hold that easement) the current conservation easement is NOT a "forever" commitment; and 3. Finally, I asked for the county to offer assurance, through inspection of the sewage treatment system, that since GA is notorious for not following up once permits are issued the county should do so. THE COMMISSION DID NOT ASK THE PROPONENT TO ADDRESS THOSE POINTS.

There were other issues raised by the citizens who were against what was being proposed and what they received was there three minutes to make their points - nothing more.

What is being proposed is very different from what could be built out there. But while 50 more homes has some drawbacks, the current residents would have new neighbors who will have protecting the integrity of their neighborhood high on their priority list. Hundreds of people coming to this proposed project for a day or two or three or worse yet large unidentified groups coming in for short visits will not have the best interest of the area at heart. Their only interest is getting to the project area, doing their programs (or whatever) and going to their homes elsewhere. Not exactly the situation where care for the neighborhood is any of their concern.

Yes, the children treated on such a facility is a good thing, but the significant changes to the local neighborhood is evidently not considered worth worrying about.

You made it clear at the Wednesday meeting that you like the project so I don't expect this to change your mind. But please do not continue down the road where you believe that the local government is doing things any different than has been going on for quite some time.

I had not planned on making a comment at the meeting, but what transpired through the proponent's presentation being what it was - or more correctly stated - what it was not, I became angry. So I pushed for the commissioners to at least ask for clarification of some points. But obviously this decision has already been made (sound like the good old times doesn't it) so they gave me and the neighbors some time and then agreed with a country singer (that evidently impressed them a lot) that it was a good thing. Is this what we can expect from the full commission?

Sad. Very sad.

Dennis Chase

> Subject: RE: Development near Phase III of the West Fayetteville Bypass
> Date: Thu, 3 Nov 2011 17:56:10 -0400
> From: pfrisina@fayettecountyga.gov
> To: stevebrownptc@ureach.com; dechase65@hotmail.com
>
> Thanks
>
> Peter A. Frisina, AICP
> Fayette County Division of Community Development
> 140 Stonewall Avenue West
> Fayetteville, GA 30214
> (770) 305-5160
>
> -----Original Message-----
> From: Steve Brown [mailto:stevebrownptc@ureach.com]
> Sent: Thursday, November 03, 2011 5:36 PM
> To: Dennis Chase
> Cc: Pete Frisina
> Subject: Re: Development near Phase III of the West Fayetteville Bypass
>
> I was able to speak to the people in charge of the
> camp this morning. I presented the concerns and
> they expressed that each could be handled.
>
> Thanks.
>
> Steve Brown
>
>
>
> _____
> Get your own "800" number
> Voicemail, fax, email, and a lot more
> http://www.ureach.com/reg/tag

Robyn Wilson

From: Kim Weinreb [kim.weinreb@gmail.com]
Sent: Sunday, November 13, 2011 9:03 PM
To: herb@fayettecountyga.gov; Robert Horgan; Lee Hearn; Allen McCarty; Steve Brown
Cc: Robyn Wilson
Subject: Summer Camp

Hi all,

I am writing to let you know how important it is to have summer camps available to children with special needs in your community. My son attends a school in Fayette County, ClearWater Academy, and we are very excited about the possibility of the new camp, Camp Southern Ground, becoming a reality.

My son, who is 12, was diagnosed with an intra-uterine stroke before he was born. The stroke has left him with hydrocephalus, seizures, vision issues, developmental delay, CP, hemi-paresis, behavior issues and PDD-NOS. So, as you can see, there are not many camps that are willing to take on a child with so many needs. It is so important that parents like myself have some where to send our kids where they are well taken care of and can have fun while we experience a little bit of respite.

There is such a need for these services and there are not many available on the south side. Please know that this would benefit the all citizens of Fayette County. Considering that I live in Douglas Co., and there is nothing available in my part of town, I would gladly come to the south side to keep Sam involved.

Help us help our kids be part of something great. Please make Camp Southern Ground possible for my son and many, many others.

Thanks for your time,

Kim Weinreb
4400 Oliver Lane
Douglasville, GA. 30135
678-517-2273

Robyn Wilson

From: Julie Matulia [julie_matulia@peachtreeplanning.com]
Sent: Sunday, November 13, 2011 10:53 PM
To: herb@fayettecountyga.gov; Robert Horgan; Lee Hearn; Allen McCarty
Subject: Regarding meeting on the 15th

Thank you for opening and reading this email.

Families with disabilities lead and exceptionally difficult emotional, physical and financial lives... they deal with medical issues, social issues, ongoing life-altering issues ... --- even just basic care issues that most typical families can't even conceive.

Fayette county has a reputation of having a stellar Special Needs Program in the public schools. The PALS program, Special Olympics... the list goes on... thank you for that support.

Please continue to support these families at every opportunity. Please support Camp Southern Ground (a camp for children with disabilities in Fayette County) on the 15th....

Regards,

Julie

For more information: http://www.ppcjulie.com

Julie Matulia
Financial Planner - Specializing in working with families with Special Needs
Peachtree Planning Corporation
235 Greencastle Rd., Ste. A
Tyrone, Georgia 30290

o: 678.364.1966 x4
c: 770.375.1660
f: 678.364.1996

Julie Matulia, Registered Representative and Financial Advisor of Park Avenue Securities LLC (PAS), 5040 Roswell Road, Atlanta, Georgia 30342. Securities products/services and advisory services are offered through PAS, a registered broker-dealer and investment advisor, 800-366-0839 or 404-260-1600. Financial Representative, of The Guardian Life Insurance Company of America (Guardian), New York, NY. PAS is an indirect, wholly owned subsidiary of Guardian. Peachtree Planning Corporation is not an affiliate or subsidiary of PAS or Guardian.

PAS is a member FINRA finra.org, SIPC sipc.org.

---------- This message, and any attachments to it, may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any use, dissemination, distribution, copying, or communication of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately by return e-mail and delete the message and any attachments. Thank you.

Robyn Wilson

From: Jen Faulkner [jctb2@bellsouth.net]

Sent: Monday, November 14, 2011 12:25 PM

To: Steve Brown

Cc: Robyn Wilson

Subject: Support of Camp Southern Ground

Commissioner Brown,

I am writing in support of Camp Southern Ground. I cannot express how difficult it is to find places where our son with learning differences and sensory problems succeeds. He is one of triplets and is always trying to "keep up" with his sisters.

Last summer our son was enrolled in a summer camp. We contacted them before signing him us to see if they were equipped to "handle" a child with learning differences and sensitivities. We were assured they could - heck, it was at Kedron Elementary! Well, it didn't take long for us to get a phone call telling me to pick him up and that he was not welcome back. It seems a teacher grabbed something from him without saying anything first and he ran after her to get it back. He got hysterical and things escalated with the "teacher" adding fuel to the fire with every interaction. Obviously they did not know how to work with a child like ours who is mildly impaired. We cannot imagine how difficult it is on families with an Autistic child or other disability.

It would be wonderful to have a place like Camp Southern Ground nearby. Someplace where he is understood and he can do things that "normal" kids do in camp. It seems that most opportunities like this go to the north side of Atlanta. What a gift to have this resource on the south side.

Thank you in advance for your support of this camp.

Thomas B. Faulkner, MD

Jenifer Faulkner

Formal Protest to Rezone 494.35 acres from A-R to PUD-PRL to Develop Camp Southern Ground

November 21, 2011

To: Fayette County Board of Commissioners
Cc: Jack Krakeel, Fayette County Administrator

Before casting your vote at the scheduled Board of Commissioners' Public Hearing on December 15, 2011, we request a formal response to all of our questions & issues by no later than December 07, 2011. We also request a written "legal opinion" signed by the County Attorney regarding those aspects of our questions relating to County responsibilities and requirements. Without a formal response to adequately satisfy our concerns, we consider this property to be unacceptable for rezoning. We have made numerous requests that the answers to our questions and concerns be provided. We have been given assurances that answers would be provided in writing, but no responses have been forthcoming. We have also been told that a revised Summary of Intent will be prepared which has not yet been made available.

The neighbors surrounding the proposed Camp Southern Ground are supportive of a camp for children & for children with special needs. We agree that a camp that serves the needs of children & their families is in the best interest of our community. A camp has never been our issue with this development.

We formally protest the rezoning of this property from A-R to PUD-PRL because of its non-conforming land use in accordance with the present A-R zoning requirements and the Fayette County Comprehensive Plan. We as neighbors have always anticipated that new homes can be built in this area in accordance with the requirements of A-R zoning. While the construction of 50 more homes on this property may have some drawbacks, the current residents would have new neighbors who will have protection of the integrity of their neighborhood high on their priority list. We are also concerned that potentially hundreds of people coming to this proposed project on a daily or longer basis or for short visits, primarily during the off-season, are unidentified groups, which will not have the best interest of the area at heart.

Presented below are our issues, concerns, and questions regarding this development. Since the Summary of Intent has not yet been revised, our comments & questions are in reference to the 09/30/2011 document.

- Of great concern is what is stated under Paragraph F.3.c. of Section 6.25 of the **Fayette County Zoning Ordinance ARTICLE VI. DISTRICT USE REQUIREMENTS (Ordinance)** for Planned Retreat and/or Lodge: *Maximum Density*: one (1) single-family unit for each 10 net acres of development.

  Does this mean that in addition to the 300 campers & staff which will be served at Camp Southern Ground, 50 homes can be built on this 494+ acre development?

- Was a Development Plan prepared & submitted as required Under Section **Sec. 6-25 Planned Unit Development** of the **Ordinance? This document has not been made available to us. As required under Paragraph C.3** *Rezoning Petition. A rezoning*

petition for a Planned Unit Development shall....contain a Development Plan and a written summary of intent, and shall show the relation between the proposed development and the surrounding area, both proposed and existing.

In particular, has the requirement for Paragraph 4. Development, been prepared to include information about the *Existing and proposed land uses in the development site and in surrounding areas for a distance of one (1) mile, including the approximate location of all streets?*

- Please clarify the **Summary of Intent** statement that there is or will be a conservation easement on the green areas. Since the current conservation easement is NOT a "forever" commitment, we recommend that a Conservation Easement be written with the Southern Conservation Trust or similar organization. In addition, Section 1.3.2 of the *Open Space Development* of the **2007 Partial Update of the Fayette County Comprehensive Plan** states that "*new development should be designed to minimize the amount of land to be consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.*" The Georgia Department of Community Affairs describes how open space can be preserved & protected at: (http://www.dca.state.ga.us/development/planningqualitygrowth/PAGES/Local/QCOs/OpenSpacePreservation.aspor)

- Although the State is the permitting authority for the septic system which must comply with State regulation, we need assurances in writing from the county that it will not only require the development of a routine maintenance schedule to ensure the protection of the health and safety of the residents & the environment but that it will monitor the septic system on a routine basis and take appropriate enforcement for non-compliance.

- How will the "Property Owners Association" function? How many members & what specifically will encompass their operation and maintenance responsibilities? If the "Property Owners Association" is an internal auditing system, are there any outside or government sources that will regularly monitor the camp operations to insure the compliance of standards?

- Since lots 5 & 6 will not be part of the camp, will be sold anyway & the property will revert back to A-R, we request that these lots be excluded from the PUD-PRL.

  We agree with the concern raised by Doug Powell during the **THE FAYETTE COUNTY PLANNING COMMISSION** meeting on September 1, 2011, that *"Tracts #5 and #6 are being rezoned PUD-PRL but will be made a part of Rountree Place Subdivision, an A-R subdivision, with access from Green Meadow Lane which seems inconsistent. He stated that these tracts had a greater relationship with the A-R subdivision than the PUD-PRL. Doug Powell again expressed concern that Tracts #5 and #6 are being rezoned PUD-PRL but will be made a part of Rountree Place Subdivision, an A-R subdivision, and he thought it has the potential to cause problems or confusion in the future.*

- The Summary of Intent for the Camp, says that it will typically serve approximately 300 people, including the children and staff; (the rebuttal to this question by Attorney Parrott during the 11/3/11 Public Hearing does not adequately address this concern). What is the

upper limit or total capacity of people that can be on the camp property (inside & outside buildings) at any time? Do 300 people represent an upper limit or an "occupancy cap" for this property during the camping season as well as during functions planned for the off-season? A property of this size could potentially host an event with thousands of people.

During the **THE FAYETTE COUNTY PLANNING COMMISSION** meeting on September 1, 2011, Pete Frisina had a similar concern and asked "if that was the maximum number the camp would reach." This concern has not been adequately clarified in the Summary of Intent.

- The Summary of Intent states that all programs and activities will be designed to comply with existing county noise ordinances and all other applicable local and state regulations to ensure a safe and healthy environment. Would a concert for a possible fund-raising event be an allowable activity under the county noise ordinance or state regulations?

- Will an amphitheatre ever be constructed on this property?

- Will alcohol be allowed at the camp during the off-season for promotional and fund-raising events?

- We disagree with the opinion of Attorney Parrott as stated during the 11/3/11 Public Hearing, that there will be no more traffic than what 50 home would create. There will in fact be an enormous increase in traffic which will impact not only the families of the campers who will be dropping off & picking up children from the camp, but the safety of residents who will be pulling in & out of subdivisions on Ebenezer Church Road & the many bicyclists who travel on Ebenezer Church Road. Special events during the off-season could create even more traffic that will not be staggered over a 3 hour period of time. Will there be any provisions made for additional traffic control such as off-Duty Law Enforcement Officers for Traffic Control and/or Private Security during these peak hours?

- Although 50 homes would add to the overall number of vehicles on Ebenezer Church Road and other connecting roads (i.e., Redwine, Ebenezer & Lester Roads), trips to and from homes would be spread out over a wider space of time. An average of 2 cars per home could result in 100 additional vehicles, far less than 250 to 300+ vehicles. The camp traffic will likely be concentrated in larger numbers and in a more concentrated time-frame creating short bursts of very heavy traffic. The Traffic Assessment prepared by Kimley-Horn and Associates dated September 12, 2011 does not adequately address our concerns regarding traffic. We take exception to the assumption that approximately 40% of the vehicles would turn left into the site and 60% of the vehicles would turn right into the site; we believe the percentages would be just the opposite. The higher percentage of vehicles would likely travel to the camp on Highway 54 and turn onto Lester Road and right onto Ebenezer Church Road; these vehicles would then need to make a left turn into the site, which would support the need for a left turn lane. We request a more thorough evaluation be conducted which would address all of our concerns relating to traffic and safety.

- In the minutes of the **THE FAYETTE COUNTY PLANNING COMMISSION** meeting dated September 1, 2011, Greg Copeland stated that "children may also be bused into the camp." Will parking or a park & ride be allowed at the County Recreation Center on

Redwine Road? We agree that busing children into the camp could help alleviate traffic on Ebenezer Church Road instead of each parent dropping off/picking up their child/children.

- As mentioned above, there is also a safety concern with the bicycle traffic on Ebenezer Church Road. There are many cyclists & it is very dangerous now with visibility because of the curves on the road & the speed of the traffic. How will they be protected since we "share the road"? Will the developer and/or the County construct bicycle paths on Ebenezer Church Road to provide for their safety?

- We have concerns about safety at the entrance of the development on Ebenezer Church Road. There will be a deceleration lane for the right turn but there is no provision for a left turn lane. Without this, traffic will be slowed or stopped.

- It is our understanding that potable water & water for fire protection will be provided by the county. This will require construction of water lines. Where will the water lines be buried & how long will it take to complete the construction? The Summary of Intent did not address the proposed development schedule as required by Paragraph C.5.c. of Section 6.25 of the **Fayette County Zoning Ordinance**?

- Will there be one or more licensed medical providers for the camp?

- Will a fence be constructed around the camp boundary or will one be built around the entire 494+ acres for the safety of the children & for the protection of the surrounding homeowners?

- In the minutes of the **THE FAYETTE COUNTY PLANNING COMMISSION** meeting dated September 1, 2011, Bill Beckwith stated that lighting will be necessary for traffic, especially at the turn-around locations. Where are these locations? How many lights & what will be the height of the lights? When will they be turned on and off? We were told during the 11/3/11 Public Meeting that the lighting will be low intensity – what kind of low intensity lights will be constructed? What are the lumens or wattages of the proposed lighting? We are concerned that there will have to be well-lit areas for the campers until 10 pm when the children must be in their cabins. This could result in an abundance of lights that could affect the surrounding homeowners.

- Since LEED initiatives will be undertaken in the planning, design, construction, Why will LEED accreditation not be sought, as stated in the 9/30/11 Summary of Intent? Although this certification may be expensive, we recommend that as good stewards of the environment that this accreditation be sought.

- From what areas will the campers be coming – locally, state-wide, nationally?

- Since the property is held by Spotty Merle, LLC, the non-profit organization, please explain the tax or non-tax requirements for this development?

- What is the source of donations for this camp? How will fees be paid for campers who can't pay?

- Why are over 200 parking spaces needed for this camp, especially when there will only be 50 staff? There is a 200 spot parking lot directly behind home owners on Arnold Road, which should be unnecessary if, as stated traffic will staggered over a 3 hour time frame. All studies provided state that there will not be that many cars on the premises at the same time. If that is the case, parking should not be provided for 200+ vehicles. We request that the location for all parking spaces be moved to a location that is not directly behind adjacent homes.

In summary we are very concerned that fitting a non-conforming use of a development into a category where it receives preferential treatment is very troubling & raises great concern. This project seems to have been included in a "new category" that has been recommended for rezoning by the Planning Commission and pre-approved by the Board of Commissioners without question. If this type of project fits a new category, where is the line drawn? In other words, what other types of projects would have you so captivated that the Board of Commissioners would give its full support prior to answering all the questions and a full public hearing and analysis?

Respectively submitted,

Neighbors in Opposition of the Rezoning

Where is your Heart?

Rather than the traffic, have you thought of the learning?

Rather than noise, have you thought of the laughs?

Rather than focus negatively on property values, have you thought of what this would mean to have a facility of this nature in our own backyard?

Rather than a subdivision of several more homes, have you thought about what a working camp will provide to change lives?

Rather than another day at home for a family with a child that has a disability, have you thought about a facility that provides respite, warmth and care?

Rather than focus on stuff that really doesn't matter in the big picture, why not focus on doing for others, changing lives and being grateful for people with giving hearts.

Thank you Zac Brown and the Camp Southern Ground Board, Advisory Committee and supporters for your vision to make a difference in the world. I'm So Excited!

Patti Kadkhodaian

RECEIVED
NOV 30 2011
PLANNING &
ZONING DEPT.

APPLICATION TO AMEND
FAYETTE COUNTY ZONING ORDINANCE

PROPERTY OWNERS: Russell W. and Donna S. Jordan

MAILING ADDRESS: 382 Ebenezer Church Road, Fayetteville, GA 30215

PHONE: _____ FAX: _____

AGENT FOR OWNERS: Kenneth Ward

MAILING ADDRESS: 1000 Shorewood Dr., #200, Cape Canaveral, FL 32920

PHONE: 321-784-8093 FAX: 321-784-3644

PROPERTY LOCATION: LAND LOT 3 LAND DISTRICT 7 PARCEL _____
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 16.70

EXISTING ZONING DISTRICT: A - R PROPOSED ZONING DISTRICT: PUD - PRL

ZONING OF SURROUNDING PROPERTIES: A-R

PRESENT USE OF SUBJECT PROPERTY: Residential

PROPOSED USE OF SUBJECT PROPERTY: PRL

LAND USE PLAN DESIGNATION: Rural Residential

NAME AND TYPE OF ACCESS ROAD: Ebenezer Church Rd. (Collector Road)

LOCATION OF NEAREST WATER LINE: Green Meadow Lane / Nelms Road

---

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1222.11

[ ] Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

[ ] Application and all required supporting documentation is Sufficient and Complete

by Staff: _____ Date: _____

DATE OF PLANNING COMMISSION HEARING: 11-3-11

DATE OF COUNTY COMMISSIONERS HEARING: 12-15-11

Received from Camp Southern Ground a check in the amount of $ 550.00 for application filing fee, and $ 60.00 for deposit on frame for public hearing sign(s).

Date Paid: 9.29.11 Receipt Number: 3015428 #550

1888 Emery Street
Ste 111
Atlanta, GA
30318

3015427 - $60

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

Russell W. and Donna S. Jordan

Please Print Names

Property Tax Identification Number(s) of Subject Property: _____

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) Portion of 3 **of the** 7 **District, and (if applicable to more than one land district) Land Lot(s)** _____ **of the** _____ **District, and said property consists of a total of** _____ **acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).**

(I) (We) hereby delegate authority to Kenneth Ward **to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.**

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Signature of Property Owner 1	Signature of Notary Public
382 Ebenezer Church Rd. Fayetteville, GA 30215 Address	8-17-11 Date
Donna S. Jordan Signature of Property Owner 2	Signature of Notary Public
382 Ebenezer Church Rd. Fayetteville, GA 30215 Address	8-17-11 Date
Signature of Property Owner 3	Signature of Notary Public
Address	Date
Signature of Authorized Agent	Robyn S Wilson Signature of Notary Public
1000 Shorewood Drive Cape Canaveral, FL. 32920 Address	September 21, 2011 Date

LARRY HERRON
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 24, 2012
SPALDING COUNTY, GEORGIA

ROBYN S WILSON
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 4, 2013
COWETA COUNTY, GEORGIA

NAME: Russell W. and Donna S. Jordan PETITION NUMBER: _____

ADDRESS: 382 Ebenezer Church Rd., Fayetteville, GA 30215

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

Russell W. and Donna S. Jordan affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) A-R Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of $ 610.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to PUD-PRL.

This property includes: (check one of the following)

|X| See attached legal description on recorded Warranty Deed for subject property or

AND

| | Legal description for subject property is as follows:

SEE ATTACHED BOUNDARY SURVEY

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 3rd day of November, 2011 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 15th day of December, 2011 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF August, 2011.

NOTARY PUBLIC

APPLICANT'S SIGNATURE RUSSELL W. JORDAN

DONNA S. JORDAN

LARRY HERRON
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 24, 2012
SPALDING COUNTY, GEORGIA

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1 AND 32 OF THE 5TH LAND DISTRICT, AND LAND LOTS 1 AND 2 OF THE 7TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROCK FOUND AT THE COMMON CORNER OF LAND LOTS 31, 32, 33, 34 OF THE 5TH LAND DISTRICT. THENCE RUNNING ALONG THE COMMON LINE OF LAND LOTS 31 AND 32, SOUTH 00°43'48" WEST, 916.74 FEET TO A POINT; THENCE, SOUTH 01°15'01" EAST, 684.56 FEET TO A 1"OPEN TOP PIPE FOUND; THENCE, SOUTH 01°28'21" EAST, 386.85 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°36'37" EAST, 136.97 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°21'47" EAST, 432.13 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°12'48" EAST, 390.37 FEET TO A 2" FLAT IRON MARKING THE COMMON CORNER OF LAND LOTS 1,2,31 & 32 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG THE SOUTHERN LINE OF SAID LAND LOT 32, SOUTH 88°39'51" WEST, 410.02 FEET TO A POINT; THENCE, SOUTH 87°32'00" WEST, 54.20 FEET TO A POINT LOCATED AT THE CENTERLINE OF A STREAM; THENCE RUNNING ALONG THE MEANDERING CENTERLINE OF SAID STREAM 4280 FEET, MORE OR LESS, SAID CREEK CENTERLINE BEING SCRIBED BY A TIE LINE RUNNING SOUTH 22°53'52" WEST, 3368.79 TO A POINT LOCATED IN THE CENTERLINE OF SAID STREAM; THENCE LEAVING SAID CENTERLINE OF SAID STREAM AND RUNNING, NORTH 89°50'36" WEST, 1106.70 FEET TO A POINT ALONG THE EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG SAID EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT, NORTH 01°56'40" WEST, 1245.83 FEET TO A POINT; THENCE LEAVING SAID EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT AND RUNNING, SOUTH 89°15'22" WEST, 1447.31 FEET TO A ¾-INCH OPEN TOP PIPE FOUND; THENCE, NORTH 02°07'41" WEST, 153.87 FEET TO A ½-INCH REBAR FOUND ALONG THE RIGHT-OF-WAY LINE OF GREEN MEADOW LANE (HAVING A 60 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE OF GREEN MEADOW LANE, 136.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 22°20'16" WEST, 108.92 FEET TO A ½-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF GREEN MEADOW LANE AND RUNNING, NORTH 19°51'00" EAST, 62.79 FEET TO A ½-INCH REBAR FOUND; THENCE, NORTH 00°30'46" WEST, 1451.04 FEET TO A 1.5' OPEN TOP PIPE FOUND ALONG THE SOUTHERN LINE OF LAND LOT 2 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG SAID SOUTHERN LINE OF LAND LOT 2, SOUTH 88°55'13" WEST, 1394.23 FEET TO A ½" REBAR FOUND MARKING THE COMMON CORNER OF LAND LOTS 1,2, 31 & 32 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG THE WESTERN LINE OF SAID LAND LOT 2, NORTH 00°23'05" WEST, 1200.07 FEET TO AN ANGLE IRON FOUND; THENCE LEAVING SAID WESTERN LINE OF LAND LOT 2 AND RUNNING, NORTH 89°15'06" EAST, 1740.28 FEET TO A 5/8" REBAR FOUND; THENCE, NORTH 89°34'31" EAST, 1131.31 FEET TO AN AXLE FOUND ALONG THE WESTERN LINE OF LAND LOT 32 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG SAID WESTERN LINE OF LAND LOT 32, NORTH 00°41'18" WEST, 1654.58 FEET TO A 1/2" OPEN TOP PIPE; THENCE LEAVING SAID WESTERN LINE OF LAND LOT 32 AND RUNNING, SOUTH 89°56'47" WEST, 488.94 FEET TO A POINT; THENCE, NORTH 01°17'45" WEST, 443.60 FEET TO A POINT; THENCE, NORTH 01°22'42" WEST, 998.33 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD (HAVING AN 80 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD, , SOUTH 89°53'42" EAST, 69.01 FEET TO A POINT; THENCE, 448.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 892.69 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 75°42'57" EAST, 443.68 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD AND RUNNING, SOUTH 00°51'28" EAST, 1351.82 FEET TO A ½" REBAR FOUND MARKING THE COMMON CORNER OF LAND LOTS 32,33 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG THE NORTHERN LINE OF SAID LAND LOT 32, SOUTH 88°59'29" EAST, 1116.60 FEET TO A 3" OPEN TOP PIPE FOUND; THENCE, SOUTH 87°51'15" EAST, 66.79 FEET TO AN ANGLE IRON FOUND; THENCE, NORTH 87°48'49" EAST, 806.80 FEET TO A ½' REBAR FOUND; THENCE, NORTH 89°54'11" EAST, 939.08 FEET TO A ROCK FOUND AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 494.39 ACRES (21,535,628 SQUARE FEET) MORE OR LESS.

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Russell W. & Donna S. Jordan, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, See attached sketch feet of right-of-way along Fronting Ebenezer Church Road as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 17 day of August, 20 11.

SIGNATURE OF PROPERTY OWNER

Russell W. Jordan

SIGNATURE OF PROPERTY OWNER

Donna S. Jordan

NOTARY PUBLIC

LARRY HERRON
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 24, 2012
SPALDING COUNTY, GEORGIA

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Rezoning Applicant:

A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.

B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: www.dca.state.ga.us/DRI/.

C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[X] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .

[ ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this 17th day of August, 2011.

APPLICANT'S SIGNATURE

Russell W. Jordan

Donna S. Jordan

LARRY HERRON
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 24, 2012
SPALDING COUNTY, GEORGIA

APPLICATION TO AMEND
FAYETTE COUNTY ZONING ORDINANCE

PROPERTY OWNERS: Spotty Merle, LLC

MAILING ADDRESS: 1888 Emery Street, Suite 111, Atlanta, GA 30318

PHONE: 404-355-1099 FAX:

AGENT FOR OWNERS: Kenneth Ward

MAILING ADDRESS: 1000 Shorewood Dr., #200, Cape Canaveral, FL 32920

PHONE: 321-784-8093 FAX: 321-784-3644

PROPERTY LOCATION: LAND LOT 1 & 2 LAND DISTRICT 7 PARCEL
LAND LOT 32 & 1 LAND DISTRICT 5 PARCEL

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 477.69

EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: PUD - PRL

ZONING OF SURROUNDING PROPERTIES: A-R

PRESENT USE OF SUBJECT PROPERTY: Residential

PROPOSED USE OF SUBJECT PROPERTY: PRL

LAND USE PLAN DESIGNATION: Rural Residential

NAME AND TYPE OF ACCESS ROAD: Ebenezer Church Road (Collector Road)

LOCATION OF NEAREST WATER LINE: Nelms Road & Green Meadow Lane

---

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER:

[ ] Application Insufficient due to lack of:

by Staff: Date:

[ ] Application and all required supporting documentation is Sufficient and Complete

by Staff: Date:

DATE OF PLANNING COMMISSION HEARING: 11-3-11

DATE OF COUNTY COMMISSIONERS HEARING: 12-15-11

Received from a check in the amount of $ 550.00 for application filing fee, and $ 60.00 for deposit on frame for public hearing sign(s).

Date Paid: Receipt Number:

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

Spotty Merle, LLC

Please Print Names

Property Tax Identification Number(s) of Subject Property:_____

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 1 & 2 of the 7th District, and (if applicable to more than one land district) Land Lot(s) 32 & 1 of the 5th District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Kenneth Ward to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Signature of Property Owner 1 Zac Brown

Sole Member
1888 Emery Street, Suite 111
Address Atlanta, GA 30318

Signature of Notary Public

8/23/2011
Date

MEREDITH B FERGUSON
MY COMMISSION EXPIRES
APR 3 2015
FORSYTH COUNTY, GEORGIA
NOTARY PUBLIC

Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date

Signature of Authorized Agent

1000 Shorewood DR
Address CAPE CANAVERAL, FL. 32920

Signature of Notary Public

September 2, 2011
Date

ROBYN S WILSON
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 4, 2013
COWETA COUNTY, GEORGIA

NAME: Spotty Merle, LLC PETITION NUMBER: _____

ADDRESS: 1888 Emery Street, Suite 111, Atlanta, GA 30318

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

Zac Brown affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) A-R Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of $ 610.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to PUD-PRL.

This property includes: (check one of the following)

[X] See attached legal description on recorded Warranty Deed for subject property or

[ ] Legal description for subject property is as follows:

SEE ATTACHED BOUNDARY SURVEY

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 3rd day of November, 2011 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 15th day of December, 2011 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF August, 2011.

NOTARY PUBLIC

MEREDITH B. FERGUSON
MY COMMISSION EXPIRES
APR 3 2015
FORSYTH COUNTY, GEORGIA
NOTARY PUBLIC

APPLICANT'S SIGNATURE

Zac Brown
Sole Member

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Spotty Merle, LLC, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, See attached sketch feet of right-of-way along Arnold Road Cul-de-sac as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 23rd day of August, 2011.

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER
Zac Brown
Sole Member

NOTARY PUBLIC

MEREDITH B FERGUSON
MY COMMISSION EXPIRES
APR 3 2015
FORSYTH COUNTY, GEORGIA
NOTARY PUBLIC

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Rezoning Applicant:

A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.

B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: www.dca.state.ga.us/DRI/.

C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[X] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .

[ ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this 23rd day of August, 20 11.

APPLICANT=S SIGNATURE

Zac Brown
Sole Member

Summary of Intent

PUD-PRL Zoning Request
Camp Southern Ground
December 2, 2011

Overview:

We are proud to present Camp Southern Ground, LLC, ("CSG") a not-for-profit 501(c)(3) organization formed under the laws and regulations of the Internal Revenue Service. CSG is planning to design, construct and professionally operate a camp for children with an emphasis on special needs children and their families ("Camp"). Once operational, CSG will seek full accreditation from the American Campers Association. The Camp will be designed and operated in accordance with all applicable regulations including the Americans with Disabilities Act and will be subject to the oversight of the Board of Directors.

Fayette County has a number of civic, religious and non-profit organizations each providing invaluable services to our community. However, nothing like Camp Southern Ground is currently available in Fayette County. We are excited to join this rich tradition of service in Fayette County and envision becoming a partner with the county's outstanding charitable organizations. We plan to be a community asset and point of pride for many generations to come.

Statement of Present Ownership:

The PUD-PRL Zoning request comprises a total of 494.39 acres of land. The site is located south of Ebenezer Church Road, west of Redwine Road and east of Ebenezer Road in Fayette County, Georgia. Spotty Merle, LLC is the present owner of 477.69 acres and has entered into a Purchase and Sale Agreement with Mr. Russell W. and Donna S. Jordan for an additional 16.70 acres.

Character of Proposed Development:

The Camp will have multiple buildings and outdoor activity areas including, but not limited to, facilities for reception, administration, first aid, lodging, dining, general education, music, arts and crafts, culinary arts, swimming, outdoor gatherings, rope adventure courses, equestrian center and agriculture activities that will support and accommodate both day visitors as well as overnight stays. Once completed, the Camp will typically serve approximately 300 people, including the children and staff, for overnight camping events. The target age groups for camping venues will be between seven (7) and seventeen (17) years of age. It should be noted that only staff members are intended to be full time residents of the Camp except for the proposed residential tracts. Camp Southern Ground is being designed by one of the most renowned group of camp design professionals in the country. In short, Camp Southern Ground will uniquely achieve the objectives of the PUD-PRL ordinance.

a. Serving the Special Needs of Children:

The Camp will include special facilities to develop, educate, and advance the abilities of children that may have been diagnosed with Dyslexia, ADD/ADHD, Asperger Syndrome, Tourette's Syndrome and Autism.

Daily, weekend and weekly programs will be customized for each group of campers or visitors for the development and encouragement of camaraderie, self-confidence, and empowerment.

b. Environmental Stewardship:

The Camp will encompass 494 acres of land. Of this acreage, less than half will be developed now or in the future. The undeveloped portions will be utilized for passive recreational activities such as hiking, mountain biking, horseback riding, and other similar uses that have minimal impact on the surrounding environment. In fact, much of the land is subject to a conservation easement, held in trust, forever preserving the natural character of the land. Even the developed portions will seek to preserve the natural environment to the greatest extent possible. Thus, the Camp will preserve the natural amenities of the land while utilizing the scenic and functional open spaces. In conjunction with the Camp's environmental educational program, a non-commercial, organic garden is proposed so the children can experience the natural and environmental friendly techniques in the production of food sources.

Our goal is to implement a variety of LEED (*Leadership in Energy and Environmental Design*) type initiatives in the planning, design, construction, operation and maintenance phases of this project. In fact, the owner has already implemented LEED strategies in the master planning of the Camp facilities. The proposed footprint of the buildings and gathering spaces are designed to be less intense and less detrimental to the environment than traditional camp ground design. Limited roadways and impervious areas are planned, thus minimizing or negating impact to the neighboring streams. Stormwater management ponds and enhanced swales will provide bio-filtration and attenuation of surface stormwater runoff. The Camp facilities will be designed to incorporate indigenous materials and energy efficient construction methods will be implemented. Low level and energy efficient lighting will provide for safe pedestrian and vehicular movement along paths and drives, with special attention given to minimizing illumination affects to adjoining properties. Principles and objectives of LEED certification will continue to be a guide to the design, construction, operation and maintenance teams for the Camp; however, we will not seek LEED accreditation or certification. In summary, the impact of Camp Southern Ground to the environment will certainly be less than a traditional residential neighborhood that could be developed on the property as it is currently zoned.

c. Ingress and Egress:

The Camp has two points of vehicular access. The approximate location of the main access is depicted on the Development Plan which fronts on Ebenezer Church Road, an Urban Collector Thoroughfare. This access road into the site will begin as a Private Roadway, as defined by County Ordinances. This Private Road section will consist of a 24 foot wide paved surface with adjacent swales to accommodate and direct stormwater runoff. The exact location of the roadway along the thoroughfare will be determined during the site plan review process. This Private Roadway will be of sufficient length to provide the required access to Tract 2, at which point the roadway will become a Private Drive serving the Camp facilities. A gate will be installed at the terminus of the Private Roadway to regulate access to the Camp. A sufficient vehicular turn-around or cul-de-sac will be constructed at that location.

The secondary point of access to the Camp is from Arnold Road, a public roadway that ends at the Camp property. The Owner has volunteered to dedicate additional right-of-way to the county and construct a new cul-de-sac, as depicted on the Development Plan, at the terminus of Arnold Road. This entrance will also be a controlled access for the residential lots and a secondary access for emergency vehicles. All Camp related vehicular traffic will be directed to access the Camp through Ebenezer Church Road.

d. Traffic:

The Owner has submitted with this petition, a traffic report prepared by John D. Walker, P.E., PTOE, with Kimley-Horn and Associates, Inc., in Atlanta, Georgia, dated September 12, 2011. The traffic report concludes, and the Fayette County Public Works Department concurs that the Camp will not substantially degrade the current traffic operations along Ebenezer Church Road; however, a right turn-turn lane may be required by the Public Works Department. This determination along with the sight distance analysis will be made during the site plan approval process. The report further states that the proposed internal traffic circulation, available parking and the staggering of arrival and departure times of the campers is sufficient to accommodate even the peak traffic flows anticipated by the Camp.

e. Parking:

Based on resident concerns expressed at the Planning Commission meeting held on November 3, 2011, our land planners have revised the parking plan as follows:

The vehicle circulation and parking is based on the Architect's design experience and a comparative analysis of permanent parking constructed for similar camps. The ratios of permanent "parking stalls" to "campers" range from 6:1 to 10:1. CSG proposes to double that rate to a 3:1 ratio which is shown on the revised Development Plan providing 92 permanent paved parking spaces and well over

100 temporary and overflow parking areas. As stated in the traffic report, a maximum of 225 vehicles could be generated during the drop-off and pick-up times. To further reduce this number of peak trips, Camp Southern Ground proposes to stagger the arrival/departure times over a three hour period. This would reduce the peak trips to 75 vehicles which are easily accommodated on the property. Finally, additional staff parking (50 paved spaces) is proposed near the maintenance facilities and the entire temporary and overflow parking will be relocated away from the adjoining property owners.

f. Residential Tracts:

In addition to the overnight dwelling facilities for the campers and staff, there are six single-family lots proposed. One of the lots already contains an existing residence. Although these are included in the PUD-PRL zoning, each lot will be limited to the uses currently allowed in the A-R zoning classification. Furthermore, the PUD-PRL perimeter buffers and setback requirements, as indicated on the Development Plan, will supersede the A-R zoning code building setbacks. All other development criteria and uses on the residential lots shall be in compliance with the A-R zoning classification. The revision of the Final Plat of Roundtree Place Subdivision to create Tracts 5 and 6, as indicated on the Development Plan, will not be initiated until such time that the existing Conservation Easement held by the Southern Conservation Trust is amended as such and recorded.

g. Program and Operations:

While the Camp may have visitors year round, the normal overnight camp activity is projected to operate primarily during the summer months, between May and September, of each year. Some of the off season functions to anticipate are day visitors from area schools, religious and civic groups, and camp specific fund-raising activities. Camp Southern Ground hopes to partner with and provide team building opportunities for similar charities and corporate organizations. At no time will the activities associated with the Camp cause unnecessary traffic congestion on Ebenezer Church Road. Furthermore, all functions at the Camp shall comply with all applicable public safety standards and the life safety code including but not limited to building capacity restrictions. All off-season events will be designed to and shall comply with Fayette County noise ordinances and all other applicable local, state or federal regulations and will be coordinated with the County through the emergency planning and preparedness procedure to ensure a safe and healthy environment for the general public and attendees.

h. Equestrian Center:

Camp Southern Ground will offer all of the traditional camp activities for our guests, however, the largest single land use proposed is the Equestrian Center, which is 37 acres total. This Center will consist of state-of-the-art equestrian facilities for the use, education and enjoyment of camp visitors while providing for the health, safety and welfare of the equine. As such, we will provide and maintain a minimum standard of one acre per equine housed on the property. The Equestrian Center will have outdoor lighting for the safety of riders. This lighting will be placed in a manner that minimizes illumination effects on adjoining properties.

Proposed Development Schedule:

CSG has prepared a Master Concept Plan of the proposed improvements which are depicted on the Development Plan. These improvements will be constructed through a development process which is generally phased as follows:

1.) **Approval Phase:** Prepare and submit required documents for Local, State, Municipality, and other Governmental Authority approvals for the proposed project, including all permitting and zoning requirements.

2.) **Site Utility Phase:** This phase will include the site utilities, portions of the stormwater management system and the construction of main access road from Ebenezer Church Road into the site.

3.) **Camp Start-up Phase:** This phase will consist of constructing the Welcome Center and Office together with the initial parking area. These facilities are essential for the successful introduction, marketing, and fund raising activities for the Camp.

4.) **Essential Operations Phase:** This phase of development will include constructing the lodging, dining hall and health center required to open the facility for its intended use.

5.) **Non-Essential Phase(s):** This phase would incorporate all other nonessential buildings and activity venues such as multi-purpose building(s), pool and all other recreational elements that are considered necessary to broaden the attendee base and enhance the Camp experience.

Agreements, Provisions and Covenants:

This project will be privately owned and operated. As such, all of the facilities and infrastructure will be designed, maintained, and operated in accordance with all local,

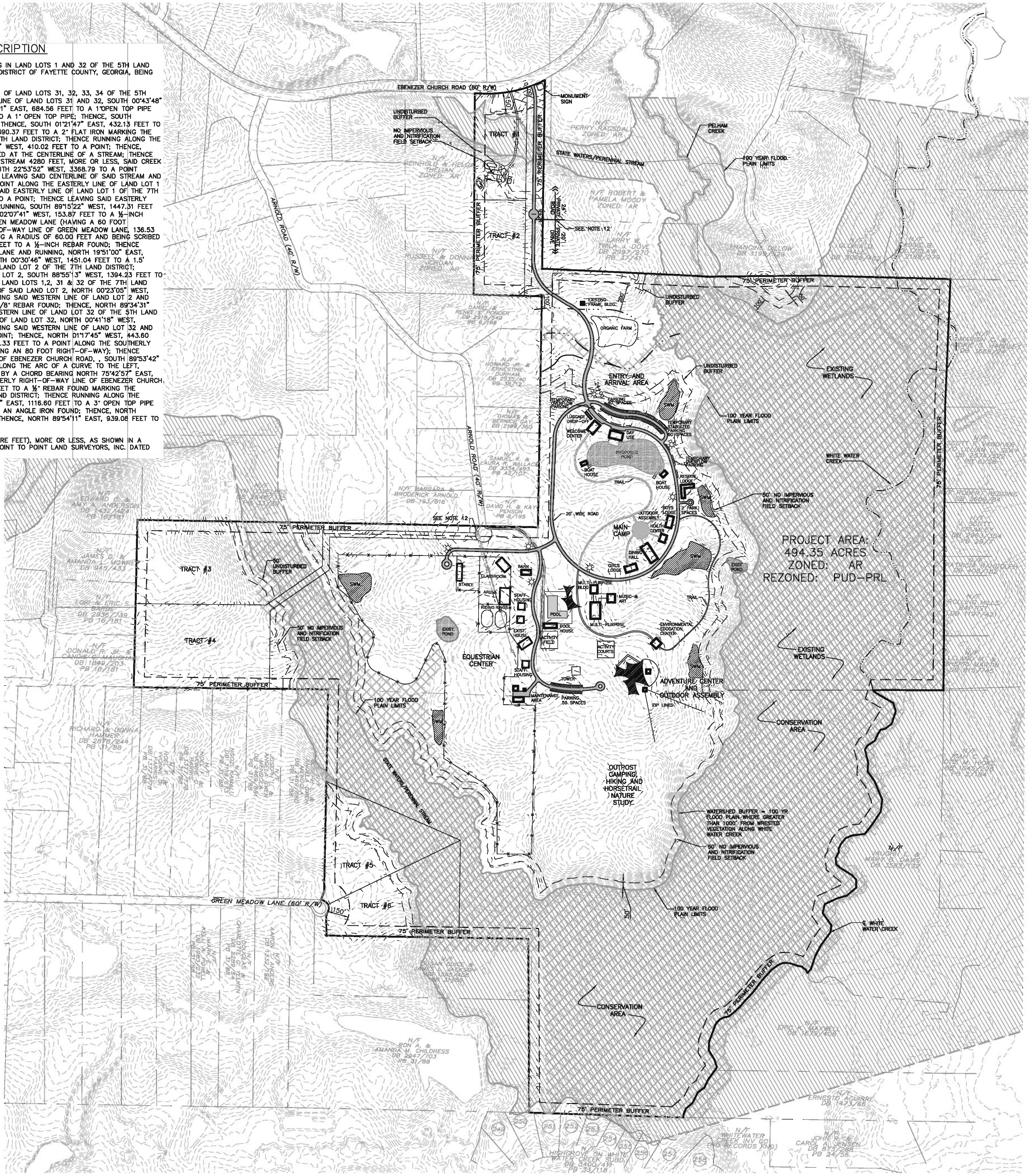
state, and governing authority requirements. As required by various government authorities, a Property Owners Association ("POA") will be formed and shall be the responsible entity for the ownership and maintenance of any shared infrastructure such as the private roadways and stormwater facilities located on the property. It is intended that the POA will employ or contract with individuals or companies to ensure that all facilities and systems are properly operated, maintained, tested, and certified in accordance with applicable codes, ordinances and state or federal laws. It is specifically understood and agreed that the potable water and wastewater construction and operations will comply with the aforesaid regulations. The CSG Board of Directors will administer all camp operations including the off-season activities. In addition, the Camp and the non-camp activities will be professional managed by an accredited group.

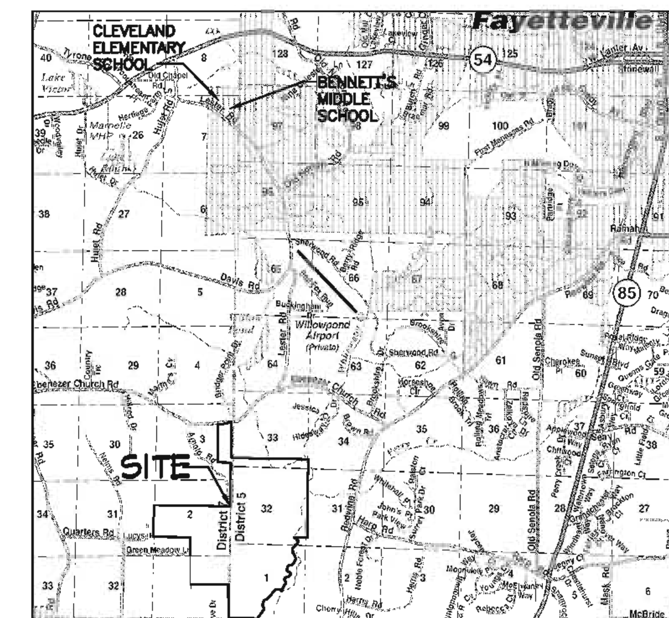
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1 AND 32 OF THE 5TH LAND DISTRICT, AND LAND LOTS 1 AND 2 OF THE 7TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROCK FOUND AT THE COMMON CORNER OF LAND LOTS 31, 32, 33, 34 OF THE 5TH LAND DISTRICT. THENCE RUNNING ALONG THE COMMON LINE OF LAND LOTS 31 AND 32, SOUTH 00°43'48" WEST, 916.74 FEET TO A POINT; THENCE, SOUTH 01°15'01" EAST, 684.56 FEET TO A 1"OPEN TOP PIPE FOUND; THENCE, SOUTH 01°28'21" EAST, 386.85 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°36'37" EAST, 136.97 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°21'47" EAST, 432.13 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°12'48" EAST, 390.37 FEET TO A 2" FLAT IRON MARKING THE COMMON CORNER OF LAND LOTS 1,2,31 & 32 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG THE SOUTHERN LINE OF SAID LAND LOT 32, SOUTH 88°39'51" WEST, 410.02 FEET TO A POINT; THENCE, SOUTH 87°32'00" WEST, 54.20 FEET TO A POINT LOCATED AT THE CENTERLINE OF A STREAM; THENCE RUNNING ALONG THE MEANDERING CENTERLINE OF SAID STREAM 4280 FEET, MORE OR LESS, SAID CREEK CENTERLINE BEING SCRIBED BY A TIE LINE RUNNING SOUTH 22°53'52" WEST, 3368.79 TO A POINT LOCATED IN THE CENTERLINE OF SAID STREAM; THENCE LEAVING SAID CENTERLINE OF SAID STREAM AND RUNNING, NORTH 89°50'36" WEST, 1106.70 FEET TO A POINT ALONG THE EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG SAID EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT, NORTH 01°56'40" WEST, 1245.83 FEET TO A POINT; THENCE LEAVING SAID EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT AND RUNNING, SOUTH 89°15'22" WEST, 1447.31 FEET TO A ¾-INCH OPEN TOP PIPE FOUND; THENCE, NORTH 02°07'41" WEST, 153.87 FEET TO A ½-INCH REBAR FOUND ALONG THE RIGHT-OF-WAY LINE OF GREEN MEADOW LANE (HAVING A 60 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE OF GREEN MEADOW LANE, 136.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 22°20'16" WEST, 108.92 FEET TO A ½-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF GREEN MEADOW LANE AND RUNNING, NORTH 19°51'00" EAST, 62.79 FEET TO A ½-INCH REBAR FOUND; THENCE, NORTH 00°30'46" WEST, 1451.04 FEET TO A 1.5' OPEN TOP PIPE FOUND ALONG THE SOUTHERN LINE OF LAND LOT 2 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG SAID SOUTHERN LINE OF LAND LOT 2, SOUTH 88°55'13" WEST, 1394.23 FEET TO A ½" REBAR FOUND MARKING THE COMMON CORNER OF LAND LOTS 1,2, 31 & 32 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG THE WESTERN LINE OF SAID LAND LOT 2, NORTH 00°23'05" WEST, 1200.07 FEET TO AN ANGLE IRON FOUND; THENCE LEAVING SAID WESTERN LINE OF LAND LOT 2 AND RUNNING, NORTH 89°15'06" EAST, 1740.28 FEET TO A 5/8" REBAR FOUND; THENCE, NORTH 89°34'31" EAST, 1131.31 FEET TO AN AXLE FOUND ALONG THE WESTERN LINE OF LAND LOT 32 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG SAID WESTERN LINE OF LAND LOT 32, NORTH 00°41'18" WEST, 1654.58 FEET TO A 1/2" OPEN TOP PIPE; THENCE LEAVING SAID WESTERN LINE OF LAND LOT 32 AND RUNNING, SOUTH 89°56'47" WEST, 488.94 FEET TO A POINT; THENCE, NORTH 01°17'45" WEST, 443.60 FEET TO A POINT; THENCE, NORTH 01°22'42" WEST, 998.33 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD (HAVING AN 80 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD, , SOUTH 89°53'42" EAST, 69.01 FEET TO A POINT; THENCE, 448.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 892.69 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 75°42'57" EAST, 443.68 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD AND RUNNING, SOUTH 00°51'28" EAST, 1351.82 FEET TO A ½" REBAR FOUND MARKING THE COMMON CORNER OF LAND LOTS 32,33 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG THE NORTHERN LINE OF SAID LAND LOT 32, SOUTH 88°59'29" EAST, 1116.60 FEET TO A 3" OPEN TOP PIPE FOUND; THENCE, SOUTH 87°51'15" EAST, 66.79 FEET TO AN ANGLE IRON FOUND; THENCE, NORTH 87°48'49" EAST, 806.80 FEET TO A ½' REBAR FOUND; THENCE, NORTH 89°54'11" EAST, 939.08 FEET TO A ROCK FOUND AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 494.39 ACRES (21,535,628 SQUARE FEET), MORE OR LESS, AS SHOWN IN A SURVEY PREPARED FOR CAMP SOUTHERN GROUND BY POINT TO POINT LAND SURVEYORS, INC. DATED SEPTEMBER 23, 2011.





SITE PLAN NOTES:

1. OWNER/ DEVELOPER/OPERATOR:
   CAMP SOUTHERN GROUND
   1700 MARIETTA BLVD
   ATLANTA, GEORGIA 30318
   CONTACT: KEN WARD (321) 784-8093

2. ENGINEER:
   INTEGRATED SCIENCE & ENGINEERING
   800 COMMERCE DR.
   PEACHTREE CITY, GA. 30269
   CONTACT: DAN DAVIS, P.E. (770) 461-4292

3. ARCHITECT:
   DOMOKUR ARCHITECTS
   4651 MEDINA ROAD
   AKRON, OHIO 44321
   CONTACT: ELIZABETH WITTKOPF ISZLER, LEED AP (330) 666.7878

4. CURRENT ZONED: AR
   PROPOSED RE-ZONING: (PUD-PRL) PLANNED UNIT DEVELOPMENT – PLANNED RETREAT AND LODGE
   SITE AREA: TOTAL SITE 494.35 AC.
   PROPOSED SINGLE FAMILY RESIDENTAIL TRACT #1 6.61 AC.
   PROPOSED SINGLE FAMILY RESIDENTAIL TRACT #2 5.73 AC.
   PROPOSED SINGLE FAMILY RESIDENTAIL TRACT #3 18.22 AC.
   PROPOSED SINGLE FAMILY RESIDENTAIL TRACT #4 15.43 AC.
   PROPOSED SINGLE FAMILY RESIDENTAIL TRACT #5 10.00 AC.
   PROPOSED SINGLE FAMILY RESIDENTAIL TRACT #6 10.00 AC.

5. PARKING PROVIDED:
   PROVIDED PAVED SPACES 92 (APPROXIMATELY)
   PROVIDED PERVIOUS TEMPORARY SPACES 100 (APPROXIMATELY)

6. BOUNDARY INFORMATION SHOWN TAKEN FROM PLAT BY POINT TO POINT LAND SURVEYORS ON SEPTEMBER 23, 2011.

7. TOPOGRAPHIC INFORMATION SHOWN IS FROM THE FAYETTE COUNTY GIS DATABASE.

8. 100 YEAR FLOOD PLAIN LIMITS SHOWN ARE FROM FEMA FIRM PANELS FOR WHITEWATER CREEK, AND ESTIMATED FOR PELHAM CREEK BY ISE.

9. WETLANDS LIMITS SHOWN BASED ON PRELIMINARY ASSESSMENT AND MAPPING BY WETLAND & ECOLOGICAL CONSULTANTS IN MAY, 2011. FORMAL DELINEATION AND FIELD MAPPING WILL BE PERFORMED PRIOR TO SITE ENGINEERING.

10. PORTIONS OF THIS SITE ARE LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0094 E DATED SEPTEMBER 26, 2008.

11. STATE WATERS ARE PRESENT ON THIS PROJECT SITE, AS MAPPED BY WETLAND & ECOLOGICAL CONSULTANTS; BUFFERS ARE SHOWN PER STATE AND LOCAL ORDINANCES.

12. THE PROPOSED ARNOLD ROAD CUL-DE-SAC AND THE MAIN ENTRANCE ROAD CUL-DE-SAC WILL PROVIDE TWO MEANS OF ACCESS FOR EMERGENCY VEHICLES TO THE CAMP. PUBLIC SAFETY ACCESS WILL BE PROVIDED BY A KNOX BOX (SECURITY KEY BOX) AND GATE AT EACH LOCATION THAT MEETS FAYETTE COUNTY CRITERIA.

13. THE PRIVATE ROAD AND ARNOLD ROAD (CUL-DE-SAC) REQUIRE A PRELIMINARY PLAT, CONSTRUCTION PLANS, AND FINAL PLAT APPROVAL. THE PRIVATE ROADS WILL BE BUILT TO COUNTY STANDARDS AND OWNED BY PROPERTY OWNER'S ASSOCIATION.

14. LAND USE IN A ONE MILE RADIUS AROUND SITE IS RURAL RESIDENTIAL.

15. ALL PROGRAMS AND ACTIVITIES WILL BE DESIGNED TO COMPLY WITH FAYETTE COUNTY NOISE ORDINANCES AND ALL OTHER APPLICABLE REGULATORY REQUIREMENTS TO ENSURE A SAFE AND HEALTHY ENVIRONMENT.

16. TRACT'S #3 AND #4 HAVE AT LEAST 50 FEET OF FRONTAGE ALONG PROPOSED CUL-DE-SAC ON ARNOLD ROAD WHICH PROVIDES LEGAL ACCESS.

17. TRACT'S #5 AND #6 HAVE AT LEAST 50 FEET OF FRONTAGE ALONG EXISTING CUL-DE-SAC ON GREEN MEADOW LANE WHICH PROVIDES LEGAL ACCESS.

18. EACH RESIDENTIAL TRACT WILL BE DEVELOPED IN ACCORDANCE WITH A-R ZONING.

19. CAMP CAPACITY WILL NOT EXCEED 250 OVERNIGHT CAMPER AND 50 OVERNIGHT COUNSELORS.

20. PORTIONS OF THE UNDEVELOPED LAND MAY BE UTILIZED FOR PASSIVE RECREATIONAL ACTIVITIES SUCH AS, HIKING, MOUNTAIN BIKING, HORSEBACK RIDING, AND OTHER SIMILAR USES THAT HAVE MINIMAL IMPACT ON THE ENVIRONMENT.

SITE PLAN LEGEND :

- = PROPERTY LINE – SEE PLAT FOR DETAILS
- = COUNTY WATER SHED PROTECTION ORDINANCE BUFFERS AND SETBACK LINES
- = STATE WATERS
- = 100 YEAR FLOOD PLAIN – FUTURE CONDITIONS
- = WETLANDS (APPROX. LIMITS)
- = POTENTIAL STORM WATER MANAGEMENT POND
- = LOW LEVEL LIGHTING ALONG PAVED ROAD WAYS AND PATHS (SPACING TO BE DETERMINED)
- = SOIL TYPES LOCATED WITHIN PROJECT
  - CeB-B CECIL SANDY LOAM 2-6 PERCENT SLOPES
  - CeC-B CECIL SANDY LOAM 6-10 PERCENT SLOPES
  - CfC2-B CECIL SANDY CLAY LOAM 6-10 PERCENT SLOPES
  - PaE-B PACOLET SANDY LOAM 10-25 PERCENT SLOPES
  - WH-D WHITEOAK FINE SANDY LOAM 15-30 PERCENT SLOPES

INTEGRATED Science & Engineering
800 COMMERCE DRIVE, SUITE 100, PEACHTREE CITY, GEORGIA 30269
(P)770.461.4292 (F)770.461.4801
ATLANTA/SAVANNAH

Rev.	Description	Date	Apr.
8			
7	REV. EXTR. LIGHTING, ACTIVITY COURTS	12.02.11	LHD
6	REVISIONS TO PARKING LOCATION	11.23.11	LHD
5	PER CLIENT COMMENTS	09.28.11	LHD
4	COUNTY PRE-REC COMMENTS	09.01.11	LHD
3	REVISED SETBACKS AND BUFFERS	08.10.11	LHD
2	RELEASED FOR PLANNING USE	06.15.11	LHD
1	RELEASED DRAFT FOR CLIENT REVIEW	06.10.11	LHD

Date: 08.17.11	Drawn by: GAC	Check by: LHD
Project #: 11008.00	Design by: LJS	Review by: LHD
300' 150' 0' 300'		
SCALE: 1" = 300'		

CAMP SOUTHERN GROUND

FAYETTE COUNTY, GA.

LOCATED IN LAND LOTS 1 AND 32 OF THE 5TH DISTRICT; 1, 2, AND 3 OF THE 7TH DISTRICT FAYETTE COUNTY, GA

CAMP SOUTHERN GROUND

DEVELOPMENT PLAN

DRAWING NO.
DP1

Kimley-Horn
and Associates, Inc.

September 12, 2011

The Biltmore, Suite 601
817 West Peachtree Street, NW
Atlanta, Georgia 30308

Mr. Ken Ward
Camp Southern Ground
1700 Marietta Boulevard
Atlanta, Georgia 30318

Re: Traffic Opinion Letter for Camp Southern Ground
Fayette County, Georgia

Dear Mr. Ward:

Per your request, Kimley-Horn and Associates, Inc has performed a traffic assessment for the proposed Camp Southern Ground. It is our understanding that Camp Southern Ground will be an overnight camp for children ranging in age from 7 to 16 years. The camp will also provide special facilities for children diagnosed with Dyslexia, ADD/ADHD, Asperger syndrome, Tourette's syndrome, and Austim. The proposed site, totaling approximately 495 acres, is located south of Ebenezer Church Road in Fayette County. Ebenezer Church Road is bounded by Ebenezer Road on the west and Redwine Road on the east. The purpose of this letter is to provide our engineering opinion on the projected traffic impact, and provide information to assist in determining whether a full traffic study is necessary due to the proposed access and circulation plan.

Site Overview:
Primary access to the site is provided along Ebenezer Church Road. Secondary access will be provided off Arnold Road; however, this access is limited to emergency vehicles and two single family homes. Ebenezer Church Road is a two lane road with a speed limit of 45 mph. It is classified as an Urban Collector. A 2010 count obtained from Georgia's State Traffic and Reporting Statistics (STARS) website indicated that the ADT along Ebenezer Church Road, just west of Arnold Road, is 2,100 vehicles (http://www.dot.state.ga.us/statistics/stars).

Camp Southern Ground is anticipated to accommodate up to 250 children. Drop-offs to the site are currently scheduled for Sunday afternoon while pick-ups are scheduled for Friday afternoons. It is anticipated that the pick-ups and drop-offs will be staggered over a three hour period. A two lane private road, approximately 2,000 feet, will provide access from Ebenezer Church Road to the welcome center and pick-up/drop-off location. The site is also proposed to have 98 parking spaces as well as temporary parking for 100 vehicles.

TEL 404 419 8700
FAX 404 419 8701

RECEIVED
SEP 12 2011
BENKO CONSTRUCTION CO.

Opinion of Site Access:

An assessment of the proposed site access was completed using engineering judgment. This assessment evaluated the generated traffic, drop-off and pick-up operations, and the potential need for a left or right-turn lane along Ebenezer Church Road into the proposed site access driveway.

As stated earlier, the camp is anticipated to accommodate 250 children. It is estimated that approximately 80% of the vehicles will contain one child while 20% of the vehicles will contain two children. The carpool estimate, while conservative, means that 225 vehicles are projected to access the site on Friday and Sunday for the pick-up and drop-off operations. Given the special needs facilities at the camp, it is anticipated that vehicles would be travelling to the site from around the state. Based on that assumption, coupled with engineering judgment, it is estimated that approximately 40% of the vehicles would turn left into the site and 60% of the vehicles would turn right into the site.

It should be noted that the employees, approximately 50, predominantly come to and from the site on Saturday and that site related traffic on Monday through Thursday will be minimal. Furthermore, it should also be noted that Camp Southern Ground is only anticipated to be in full operation approximately 4 months out of the year, and the remainder of the year will have minimal traffic activity.

The pick-up and drop-off operations are scheduled to be staggered over a three hour period. Because the site driveway is approximately 2,000 feet and the pick-up/drop-off operations are anticipated to be staggered, it is not expected that projected 225 vehicles will queue off the site. Furthermore, there are approximately 200 parking spaces that would be utilized so queuing should be minimal.

GDOT has requirements that govern the installation of left-turn lanes and right-turn deceleration lanes for site driveways. The GDOT threshold is 250 daily left-turning vehicles, and 150 daily right-turning vehicles. This would be along 2-lane roadways with an AADT below 6,000 and a posted speed limit between 40-50 MPH. Given that the site is anticipated to generate 225 vehicles, and 40% of those are expected to make a left-turn, it is projected that approximately 90 vehicles will make a left turn into the site on Friday and Sunday. Since 60% of the 225 vehicles are expected to make a right-turn into the site, it is projected approximately 135 vehicles will make a right-turn into the sight. As shown in the table below, these volumes fall below the GDOT thresholds for installing a left or right-turn lane.

Minimum Requirements for Turn Lanes		GDOT Thresholds	Proposed Site	Met Conditions
Left Turn Lane or Right Hand Passing Lane	Mainline ADT:	6,000	2,100 [1]	No
	Daily Left-Turning Vehicles: (Left Turn Lane)	250	90	No
	Mainline ADT:	4,000	2,100 [1]	No
	Daily Left-Turning Vehicles: (Right Hand Passing Lane)	100	90	No
Right Turn Lane *	Mainline ADT:	6,000	2,100 [1]	No
	Daily Right-Turing Vehicles:	150	135	No *

[1] http://www.dot.state.ga.us/statistics/stars

* - It should be noted that based on current Fayette County Development Regulations, a right-turn lane may be required to serve the proposed driveway.

It should be noted that although a formal sight distance analysis was not completed, it appears that the proposed driveway location may have adequate sight distance. It is recommended, however, that the sight distance be field calculated. The view from the approximate driveway location is shown in the photos below.

Looking toward the west along Ebenezer Church Road.

Looking toward the east along Ebenezer Church Road.

Summary and Recommendation:

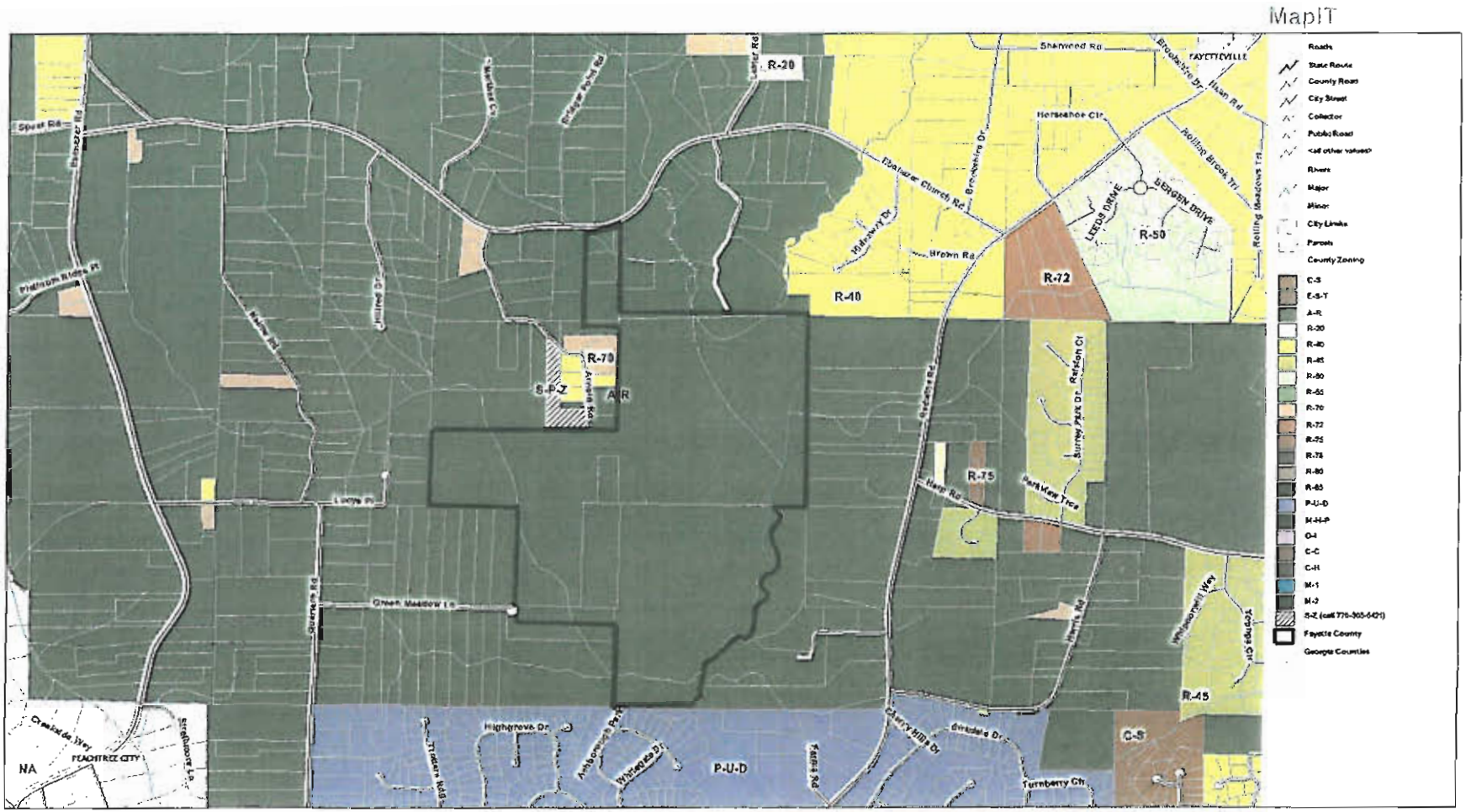
Based on our site visit and engineering judgment, it is our opinion that traffic associated with Camp Southern Ground will not substantially degrade the traffic operations along Ebenezer Church Road. Per the Fayette County Development Regulations, an eastbound right-turn lane may be required along Ebenezer Church Road to serve vehicles turning right into the site. It is recommended that the design of this right turn lane be further defined during the site design process once additional topographic and right of way information is obtained. Additionally, it is recommended that the sight distance be verified based upon the final location and design of the site driveway to ensure adequate sight distance is provided.

I hope this information is helpful. Please let me know if you have any questions.

KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker

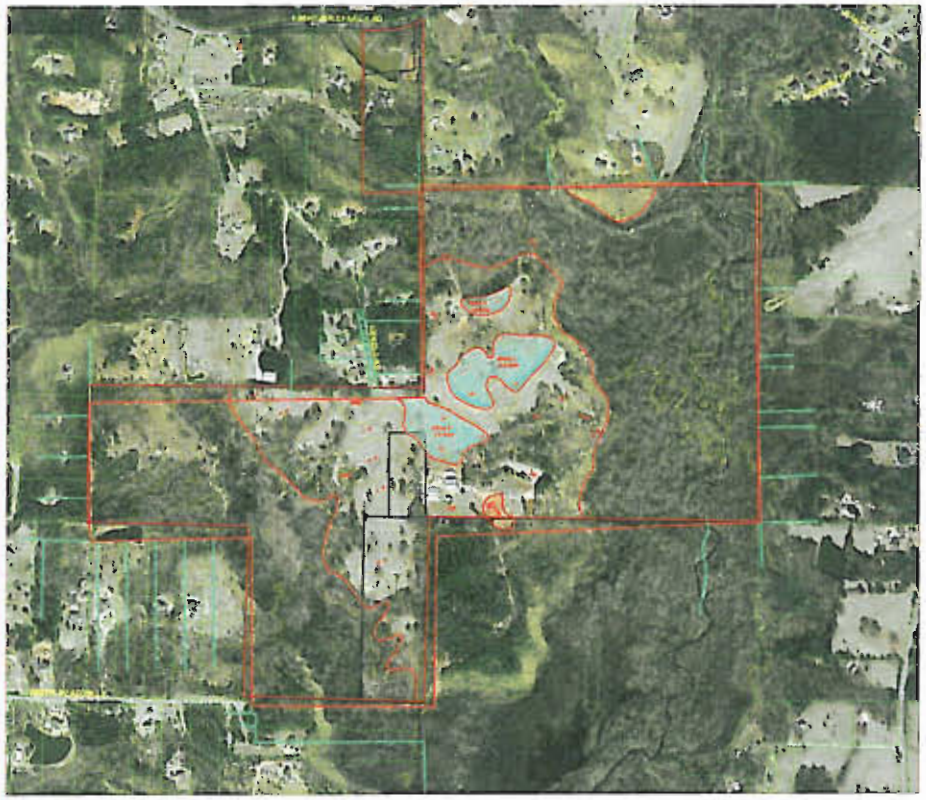
John D. Walker, P.E., PTOE
Project Manager/Vice-President



One Mile Land Use

0 1476 feet

Created by MapIT on 9/28/2011 5:04:19 PM© Copyright 2010-2011 BinaryBus, Ltd.



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.

DEPTH TO WATER TABLE AND ROCK AT EACH BORING

BORING NO	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDIC. (in)	SOIL SERIES	SOIL SUITABILITY	BORING NO	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDIC. (in)	SOIL SERIES	SOIL SUITABILITY
1	>72	40	HAND LABOR	UNSUITABLE	18	>72	>72	WICKHAM	SUITABLE
2	>72	36	HAND LABOR	UNSUITABLE	19	>72	>72	CECIL	SUITABLE
3	>72	50	HAND LABOR	UNSUITABLE	20	>72	>72	CECIL - DEEP	MARGINAL
4	>72	24	CONCARE	UNSUITABLE	21	>72	36	HELENA	UNSUITABLE
5	38	>38	RAWINGS	UNSUITABLE	22	>72	40	HAND LABOR	UNSUITABLE
6	>72	40	[illegible]	UNSUITABLE	23	>72	>72	CECIL	SUITABLE
7	>72	>72	CECIL	SUITABLE	24	>72	50	HAND LABOR	UNSUITABLE
8	>72	48	HAND LABOR	UNSUITABLE	25	>72	60	STARR	UNSUITABLE
9	>72	>72	PACOLET	SUITABLE					
10	>72	>72	PACOLET	SUITABLE					
11	>72	50	HELENA	UNSUITABLE					
12	>72	42	HAND LABOR	UNSUITABLE					
13	>72	>72	CECIL	SUITABLE					
14	>72	>72	CECIL	SUITABLE					
15	>72	30	HAND LABOR	UNSUITABLE					
16	>72	>72	PACOLET	SUITABLE					
17	>72	>72	PACOLET	SUITABLE					

GENERAL LEGEND

- *HAND BORING*

SUITABILITY LEGEND

AREAS CONTAINING UPLAND SOILS(e.g. APPLING, CECIL, PACOLET & WICKHAM) POTENTIALLY SUITABLE FOR A LARGE COMMUNITY SYSTEM.

MARGINAL/UNSUITABLE SOILS FOR A LARGE COMMUNITY SYSTEM DUE TO SHALLOW ROCK, FLOODING, HIGH WATER TABLE CONDITION, POOR INTERNAL DRAINAGE AND/OR PONDED CONDITION (e.g. CECIL-DEEP, RAWINGS, CONCARE, HAND LABOR, HELENA, STARR) PART OF THESE AREAS MAY SUPPORT A LARGE COMMUNITY SYSTEM

NOTES.

1 THIS IS A LOW INTENSITY, LEVEL 1 (RECONNAISSANCE) SOIL STUDY CONDUCTED TO OBTAIN AN OVERALL ASSESSMENT OF THE SOILS FOR A LARGE COMMUNITY DRAIN FIELD. A TOTAL OF 25 HAND AUGER BORINGS WERE ADVANCED THROUGHOUT THE SITE AT APPROXIMATE LOCATIONS SHOWN ON THE PLAN.
THE DEPTH TO WATER TABLE INDICATORS AND ROCK AS WELL AS THE SOIL TYPES ARE INDICATED ON THE BORING CHART SHOWN. IN ADDITION TO SOILS ENCOUNTERED DURING THIS INVESTIGATION, OTHER SOILS WITH SIMILAR OR DIFFERENT CHARACTERISTICS MAY ALSO BE FOUND THAT WERE NOT DETECTED AT THE SCALE OF THIS STUDY. THE OBJECTIVE OF THIS STUDY WAS TO OBTAIN GENERAL SOIL INFORMATION FOR FEASIBILITY EVALUATION OR IN SUPPORT OF ZONING APPLICATION ONLY. A MORE DETAILED SOIL INVESTIGATION COMMENSURATE WITH GEORGIA EPD GUIDELINES FOR LARGE COMMUNITY SYSTEMS WILL BE REQUIRED TO ESTABLISH THE FINAL SUITABILITY

2 BORING WERE LOCATED USING A GEO-XT TRIMBLE GPS

GEOSCIENCES ENGINEERING, INC.
Geotechnical Services & Engineers
319 ATLANTA STREET SE, SUITE 100
MARIETTA, GEORGIA 30060
TEL 770-514-4179
FAX 770-514-4175
email: info@geosinc-engineering.com

LEVEL ONE (RECONNAISSANCE) SOIL INVESTIGATION

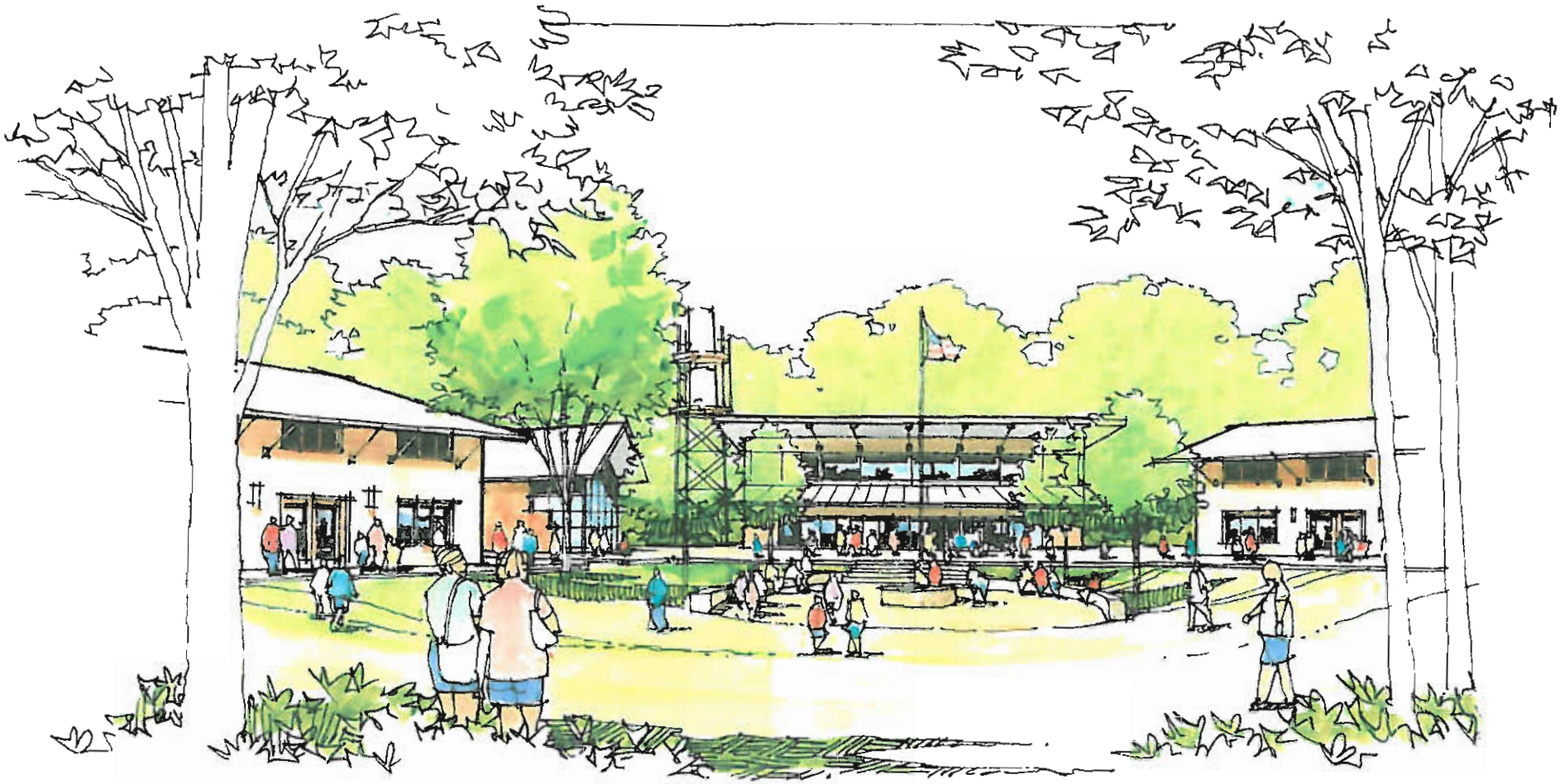
ZACK BROWN PROPERTY
ARNOLD ROAD
FAYETTE COUNTY, GEORGIA
FOR INTEGRATED SCIENCE AND ENGINEERING

© Copyright 2011 Dunwoody Associates JV. Rights Reserved

Arts Complex

Camp Southern Ground | Fayette County, Georgia

DUNWOODY ARCHITECTS



© Copyright 2011 Duncan Architects, Inc. Rights Reserved

Main Camp

Camp Southern Ground | Fayette County, Georgia

DUNCAN ARCHITECTS

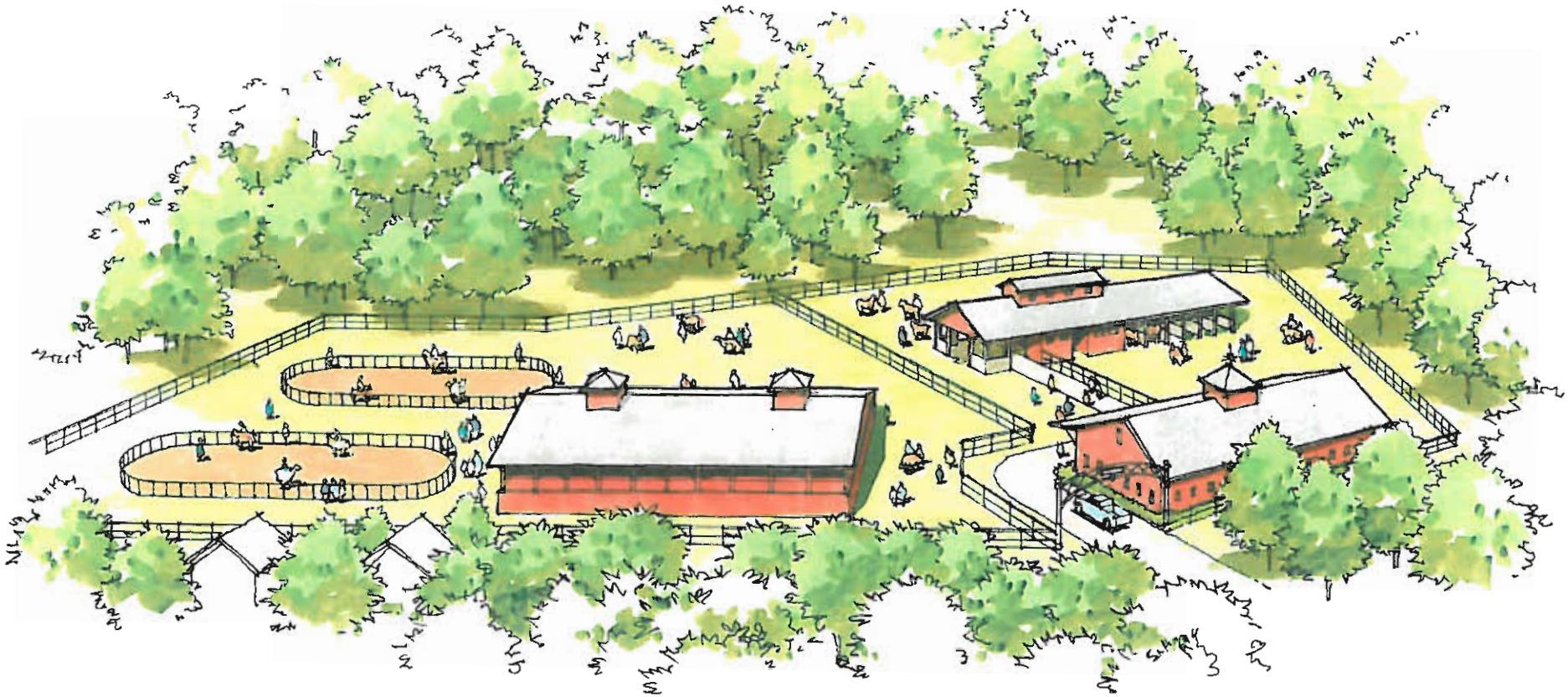
© Copyright 2011 Dentons International All Rights Reserved

Welcome Center

Camp Southern Ground | Fayette County, Georgia

SEPTEMBER 23, 2011

LINGER ARCHITECTS



© Copyright 2011 Cornerstone Architects A. Rights Reserved

Equestrian Center

Camp Southern Ground | Fayette County, Georgia

APPLICATION TO REVISE A RECORDED PLAT

PETITION NO: RP-050-11

OWNER OF PROPERTY: Spotty Merle, LLC
_ Ms. _ Mr. _ Mrs. _ Mr. & Mrs.

MAILING ADDRESS: 1888 Emery Street, Suite 111 Atl. GA. 30318

PHONE: 404-355-1099

AGENT FOR OWNER: Ken Ward
_ Ms. X Mr. _ Mrs. _ Mr. & Mrs.

MAILING ADDRESS: 1000 Sharelwood Dr. Cape Canaveral, Fl.

PHONE: 321-784-8093

LOCATION: LAND LOT(S) 1 DISTRICT 7th ROAD Green Meadow Ln

LEGAL DESCRIPTION ATTACHED: ✓ ZONING: PUD-PRL (see Petition no. A-R to PUD-PRL)

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED: ✓

TOTAL NUMBER OF LOTS: 2 TOTAL NUMBER OF ACRES: 10+

DATE OF PLANNING COMMISSION HEARING: 11-3-11

DATE OF COUNTY COMMISSIONERS HEARING: 12-15-11

SUBDIVISION NAME: Rountree Place

REASON FOR REVISION: Request to add approximately 10+/- acres to Tract 9 (10.12 acres) of Rountree Place Subdivision and reconfigure into 2 single-family dwelling lots (shown as Tract 5 and Tract 6 on the Development Plan.)

Received from Camp Southern Ground the amount of $ 20.00 to cover the cost of the sign deposit. Applicant will be billed for the cost of advertising to cover the cost of processing said application. NO MONEY to be receipted until application is complete.

SIGN FEE

Date Paid: 9.29.11 Receipt No. 3015425

Cash: _____ Check No. 1010

ADVERTISING FEE

Date Paid: _____ Receipt No. _____

Cash: _____ Check No. _____

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

Sept 21, 2011

~~OWNER~~/AGENT'S SIGNATURE Kenneth Ward

September 21, 2011

Robyn S Wilson
NOTARY PUBLIC

Action will be taken on said request based on the information, data, and documents submitted with the application. An incomplete application cannot be accepted.

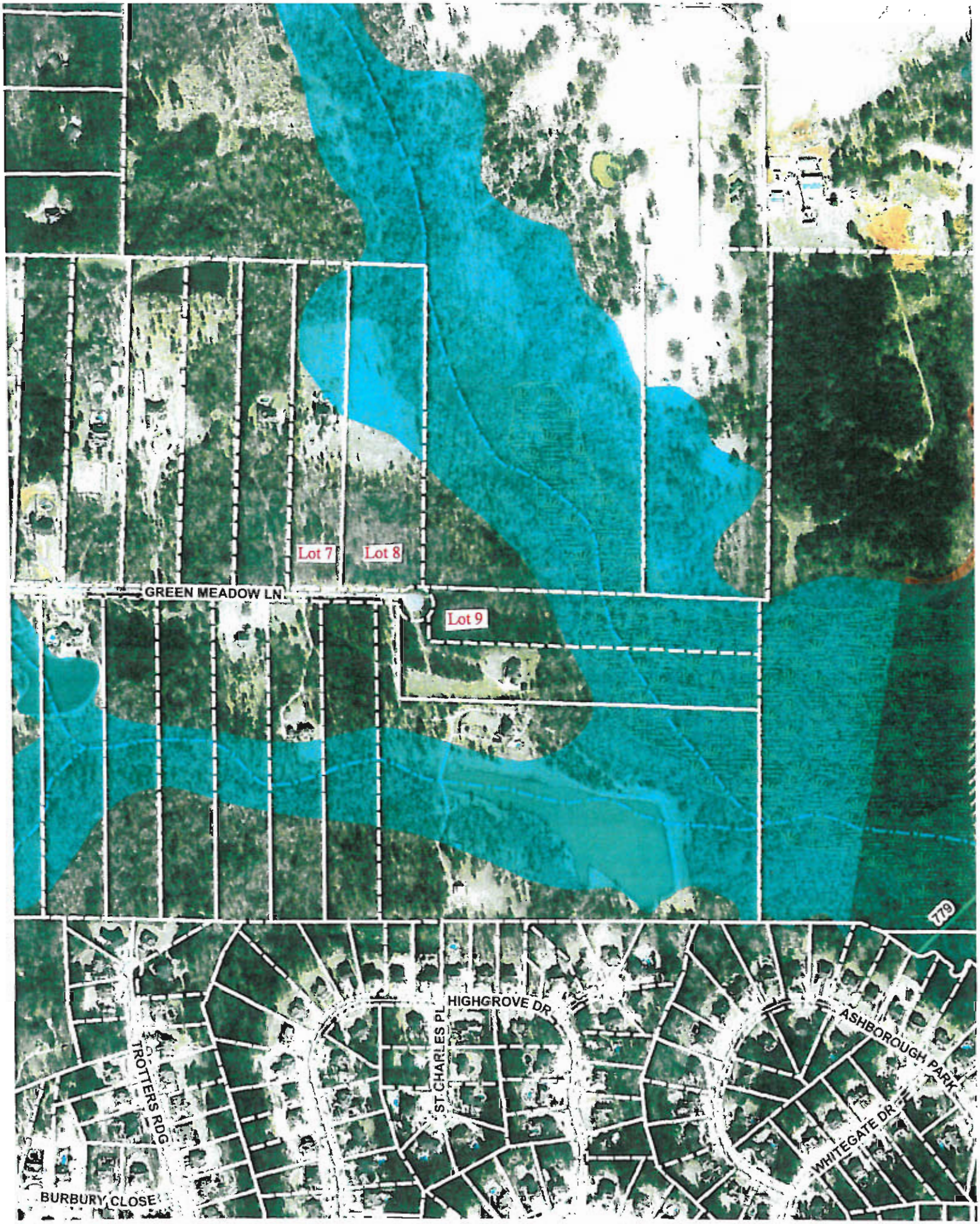
ROBYN S WILSON
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 4, 2012
COWETA COUNTY, GEORGIA

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1 AND 32 OF THE 5TH LAND DISTRICT, AND LAND LOTS 1 AND 2 OF THE 7TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROCK FOUND AT THE COMMON CORNER OF LAND LOTS 31, 32, 33, 34 OF THE 5TH LAND DISTRICT. THENCE RUNNING ALONG THE COMMON LINE OF LAND LOTS 31 AND 32, SOUTH 00°43'48" WEST, 916.74 FEET TO A POINT; THENCE, SOUTH 01°15'01" EAST, 684.56 FEET TO A 1"OPEN TOP PIPE FOUND; THENCE, SOUTH 01°28'21" EAST, 386.85 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°36'37" EAST, 136.97 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°21'47" EAST, 432.13 FEET TO A 1" OPEN TOP PIPE; THENCE, SOUTH 01°12'48" EAST, 390.37 FEET TO A 2" FLAT IRON MARKING THE COMMON CORNER OF LAND LOTS 1,2,31 & 32 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG THE SOUTHERN LINE OF SAID LAND LOT 32, SOUTH 88°39'51" WEST, 410.02 FEET TO A POINT; THENCE, SOUTH 87°32'00" WEST, 54.20 FEET TO A POINT LOCATED AT THE CENTERLINE OF A STREAM; THENCE RUNNING ALONG THE MEANDERING CENTERLINE OF SAID STREAM 4280 FEET, MORE OR LESS, SAID CREEK CENTERLINE BEING SCRIBED BY A TIE LINE RUNNING SOUTH 22°53'52" WEST, 3368.79 TO A POINT LOCATED IN THE CENTERLINE OF SAID STREAM; THENCE LEAVING SAID CENTERLINE OF SAID STREAM AND RUNNING, NORTH 89°50'36" WEST, 1106.70 FEET TO A POINT ALONG THE EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG SAID EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT, NORTH 01°56'40" WEST, 1245.83 FEET TO A POINT; THENCE LEAVING SAID EASTERLY LINE OF LAND LOT 1 OF THE 7TH LAND DISTRICT AND RUNNING, SOUTH 89°15'22" WEST, 1447.31 FEET TO A ¾-INCH OPEN TOP PIPE FOUND; THENCE, NORTH 02°07'41" WEST, 153.87 FEET TO A ½-INCH REBAR FOUND ALONG THE RIGHT-OF-WAY LINE OF GREEN MEADOW LANE (HAVING A 60 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE OF GREEN MEADOW LANE, 136.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 22°20'16" WEST, 108.92 FEET TO A ½-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF GREEN MEADOW LANE AND RUNNING, NORTH 19°51'00" EAST, 62.79 FEET TO A ½-INCH REBAR FOUND; THENCE, NORTH 00°30'46" WEST, 1451.04 FEET TO A 1.5' OPEN TOP PIPE FOUND ALONG THE SOUTHERN LINE OF LAND LOT 2 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG SAID SOUTHERN LINE OF LAND LOT 2, SOUTH 88°55'13" WEST, 1394.23 FEET TO A ½" REBAR FOUND MARKING THE COMMON CORNER OF LAND LOTS 1,2, 31 & 32 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG THE WESTERN LINE OF SAID LAND LOT 2, NORTH 00°23'05" WEST, 1200.07 FEET TO AN ANGLE IRON FOUND; THENCE LEAVING SAID WESTERN LINE OF LAND LOT 2 AND RUNNING, NORTH 89°15'06" EAST, 1740.28 FEET TO A 5/8" REBAR FOUND; THENCE, NORTH 89°34'31" EAST, 1131.31 FEET TO AN AXLE FOUND ALONG THE WESTERN LINE OF LAND LOT 32 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG SAID WESTERN LINE OF LAND LOT 32, NORTH 00°41'18" WEST, 1654.58 FEET TO A 1/2" OPEN TOP PIPE; THENCE LEAVING SAID WESTERN LINE OF LAND LOT 32 AND RUNNING, SOUTH 89°56'47" WEST, 488.94 FEET TO A POINT; THENCE, NORTH 01°17'45" WEST, 443.60 FEET TO A POINT; THENCE, NORTH 01°22'42" WEST, 998.33 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD (HAVING AN 80 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD, , SOUTH 89°53'42" EAST, 69.01 FEET TO A POINT; THENCE, 448.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 892.69 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 75°42'57" EAST, 443.68 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF EBENEZER CHURCH ROAD AND RUNNING, SOUTH 00°51'28" EAST, 1351.82 FEET TO A ½" REBAR FOUND MARKING THE COMMON CORNER OF LAND LOTS 32,33 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG THE NORTHERN LINE OF SAID LAND LOT 32, SOUTH 88°59'29" EAST, 1116.60 FEET TO A 3" OPEN TOP PIPE FOUND; THENCE, SOUTH 87°51'15" EAST, 66.79 FEET TO AN ANGLE IRON FOUND; THENCE, NORTH 87°48'49" EAST, 806.80 FEET TO A ½" REBAR FOUND; THENCE, NORTH 89°54'11" EAST, 939.08 FEET TO A ROCK FOUND AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 494.39 ACRES (21,535,628 SQUARE FEET) MORE OR LESS.


Lot 7
Lot 8
GREEN MEADOW LN
Lot 9
779
HIGHGROVE DR
ST CHARLES PL
TROTTERS RDG
ASHBOROUGH PARK
WHITEGATE DR
BURBURY CLOSE

FOLTZ MARTIN LLC

ATTORNEYS AT LAW

3525 PIEDMONT ROAD NE
5 PIEDMONT CENTER SUITE 750 ATLANTA GA 30305-1541
TELEPHONE 404-231-9397 / FACSIMILE 404-237-1659

December 1, 2011

Via Certified Mail, Return Receipt Requested

Fayette County Board of Commissioners
140 Stonewall Avenue West, Suite 100
Fayetteville, GA 30214

Via Email: herbf@fayettecountyga.gov and US First Class Mail
Herb Frady, Chairman
100 Old Magnolia Lane
Fayetteville, GA 30214

Via Email: rhorgan@fayettecountyga.gov and US First Class Mail
Robert Horgan, Commissioner
210 Wesley Forest Drive
Fayetteville, GA 30214

Via Email: lhearn@fayettecountyga.gov and US First Class Mail
Lee Hearn, Commissioner
962 Brooks-Woolsey Road
Brooks, GA 30205

Via Email: commissionerbrown@fayettecountyga.gov and US First Class Mail
Steve Brown, Commissioner
148 Terrane Ridge
Peachtree City, GA 30269

Via Email: Allen.McCarty@fayettecountyga.gov and US First Class Mail
Allen McCarty
163 Lees Mill Road
Fayetteville, GA 30214

Re: Consideration of Petition No. 1222-11, Russell W. and Donna S. Jordan and Spotty Merle, LLC, Owners, and Ken Ward, Agent, request to rezone 494.39 acres from A-R to PUD-PRL to develop a planned retreat and/or lodge. This property is located in Land Lots 1, 2, and 3 of the 7th District and Land Lots 1 and 32 of the 5th District and fronts on Ebenezer Church Road, Arnold Road, and Green Meadow Lane.

Dear County Commissioners:

It is my great honor to represent Camp Southern Ground and its sponsors in this petition for rezoning. As you know, this camp will enrich the lives of young people with a special emphasis on children with physical, emotional and developmental challenges. Camp Southern Ground will work shoulder to shoulder with other outstanding charitable organizations like The Joseph Sam's School. This rezoning presents a very rare opportunity to have a meaningful, positive impact on the lives of children. We hope and pray that you will support this petition.

We are aware that certain citizens are not enthusiastic about the camp believing that it will have a negative impact on their property ownership and lives. While we have listened to the concerns raised, the camp will actually have less impact than if the property remains A-R and develops as 5 acre lot residential. Further, over 300 acres will be left in its natural state. We hope

reason will prevail and the Fayette County Board of Commissioners ("Board") will see this project for what it is; exceptionally positive for the citizens of Fayette County.

As you know, country music entertainer Zac Brown is the sponsor and founder of the camp. He is dogged in his determination to see this camp succeed and become a point of community pride. Accordingly, and in keeping with DeKalb County v. Post Property, Inc. et al., 245 Ga. 214 (1980) and its progeny, this letter is sent to advise that we believe denial of this rezoning petition would violate the U.S. Constitution, the Georgia Constitution and the Americans with Disabilities Act (ADA). This letter is sent to set forth these objections in advance of Board vote as required by applicable Georgia law to preserve our right to contest a denial in court:

I. Arbitrary and Capricious/No Acceptance of Conditions

The PUD-PRL zoning ordinance requires an underlying or initial zoning of A-R. The Property that is the subject of this petition is currently zoned A-R, so it qualifies. PUD-PRL is a zoning designation specific for a camp. There exists no summer camp or similar land use in Fayette County, Georgia. Rezoning the Property will ensure a less dense use of land, less impact on local schools and will afford American's with Disabilities the opportunity to experience summer camp and all of its rewards. There is no reason for denial. Denial would be an arbitrary and capricious action that would be insubstantially related to the health, morals and welfare of Fayette County.

To the extent that the Board decides to grant this petition with conditions that the petitioner is not currently aware of, then the petitioner hereby objects and does not agree to the same because such conditions are exactions and constitute a violation of the takings clause of both the Georgia and United States Constitutions. See Town of Flower Mound v. Stafford Estates Limited Partnership, 71 S.W. 3d 18 (Tex. App. 2002); see also Dolan v. City of Tigard, 512 U.S. 374, 114 S.Ct. 2309, 219 L. Ed. 2d 304 (1990).

II. Violation of the Equal Protection Clauses of the US and Georgia Constitutions

If the Board votes to deny this petition, such denial will constitute clear evidence that as applied the PUD-PRL zoning ordinance, the Fayette County zoning ordinance generally and the standards by which petitions are evaluated, violate the equal protection clauses of the Georgia Constitution and the Constitution of the United States because such a decision would not be supported by any rational basis, and would establish a disparate impact on similarly situated citizens.

III. Violation of the American's with Disabilities Act (ADA)

Fayette County, Georgia is a public entity covered by title II of the ADA as defined by the ADA and the Department of Justice's regulation implementing title II. See 42 U.S.C. § 12131(1); 28 C.F.R. 35.104. Title II of the ADA prohibits disability discrimination in all activities of state and local government entities. Title II's general prohibition on discrimination provides that "no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity, or be subjected to discrimination by any such entity." 42 U.S.C. § 12132. Zoning decisions, as activities of a public entity, are covered by title II's non-discrimination mandate.

While we are confident that this rezoning petition is consistent with both the current and future land use plans, we understand that there may be an undercurrent of discriminatory motivation behind those very few citizens who oppose this petition. To the extent the commission sides with these few citizens and denies this petition, such a decision would evidence intention to discriminate against persons with disabilities or will have the effect of discriminating against persons with disabilities (mal-intent is not required to violate the ADA's nondiscrimination mandate).

As applied, Fayette County's zoning ordinance fails to make reasonable accommodations for disable citizens. Further, Fayette County's zoning ordinance treats people with disabilities differently and to their detriment when compared to non-disable citizens.

IV. Approval is required.

Denial of this petition will evidence that both on its face and as applied, the Fayette County zoning ordinance is unconstitutionally vague. In this regard, failure to approve would be an exercise in the Board failing to follow its own standards set forth in Article XI, Section 11-11. The zoning requested by the petitioner is (1) in conformity with the land use plan and policies contained therein; (2) will positively affect the existing use, usability and enjoyment of nearby properties because, among other attributes, this petition insures that over 300 acres remain undisturbed; (3) will result in fewer car trips than an A-R subdivision which it currently can develop as without rezoning; (4) will not put any burden on schools because it will not have any residents other than a few staff members; (5) all needed utilities are available or will be constructed by petitioner; and (6) there are no existing or changing conditions which give supporting ground for denial.

Meeting or exceeding all of the standards, there exists no basis for denial. Denial would evidence that Fayette County's own standards are either being disregarded in an arbitrary and capricious manner or are so vague that they are unconstitutional both on their face and as applied to this petition.

We hope that the Board understands that this letter is a legal requirement to preserve the right to contest a denial in court. We believe that Camp Southern Ground will be a point of pride for the community for many generations to come. We look forward to working with the Board and the community at large in making our camp a great success. Thank you in advance for your good judgment.

Sincerely,

FOLTZ MARTIN, LLC

Brad C. Parrott

cc: Ms. Jean Peck, Executive Director
Mr. Ken Ward, Project Manager
Camp Southern Ground Local Advisory Council