

THE FAYETTE COUNTY PLANNING COMMISSION met on November 3, 2011, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Tim Thoms, Chairman
Al Gilbert, Vice-Chairman
Bill Beckwith
Jim Graw
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Pete Frisina, Director of Community Development
Dennis Dutton, Zoning Administrator
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Phyllis Williamson, P&Z Administrative Secretary
Sgt. Earl Williams
Deputy Derek Brown

Welcome and Call to Order:

Chairman Thoms called the Public Meeting to order and led the Pledge of Allegiance. Doug Powell gave the Invocation. He introduced the Board Members and Staff and confirmed there was a quorum present.

Chairman Thoms asked Sgt. Earl Williams to stand. He said the PC would like to recognize Sgt. Williams, of the Fayette County Marshal's Office, for his outstanding service. He advised Sgt. Williams will be retiring in five (5) weeks and two (2) days. He remarked the PC is extremely pleased to have worked with Sgt. Williams who has been very kind to the PC and who has given exemplary service to the County. He commented the PC wanted to recognize him and show their appreciation to him for his service to the County. Sgt. Williams received applause and a standing ovation. He added Sgt. Williams was a former Marine.

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1. Consideration of the Public Hearing Minutes of the meeting held on October 6, 2011.

Chairman Thoms asked the Board Members if they had any comments or changes to the Minutes. Al Gilbert made the motion to approve the Minutes. Doug Powell 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.

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2. Consideration of the Public Meeting/Workshop Minutes of the meeting held on October 20, 2011.

Chairman Thoms asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes. Doug Powell made the motion to approve the Public Meeting/Workshop Minutes. Jim Graw 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.

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3. Consideration of the Minor Subdivision Plat for The O'Donnell's Subdivision, Jim and Frieda Brazeale, Owners and Attorney Russell T. Ross, Agent. This property consists of 5.00 acres with one (1) single-family dwelling lot. This property is located in Land Lot 135 of the 4th District, fronts on Brooks Woolsey Road, and is zoned A-R.

Dennis Dutton advised the subject property was subdivided from a 21 acre tract with no new streets developed; therefore, a Minor Subdivision Plat is required.

Chairman Thoms asked if there were any comments from the audience. Hearing none, he closed the floor from public comments.

Jim Graw made the motion to approve the Minor Subdivision Plat. 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.

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Dennis Dutton read the procedures that would be followed, including the 15 minute time limitation for presentation and rebuttal, the 15 minute time limitation for those in favor, and 15 minute time limitation for those in opposition.

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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

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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.

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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.

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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.

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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.

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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.

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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.

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Chairman Thoms asked if there was any further business.

Robyn Wilson reminded the P.C. of the Public Meeting/Workshop scheduled for Thursday, November 17, 2011, in the Board of Commissioners Conference Room, First Floor at 7:00 P.M. She advised the P.C. that no public hearing applications were submitted for the December Public Hearing.

There being no further business, Jim Graw made the motion to adjourn the Public Hearing. The motion for adjournment unanimously passed 5-0. Members voting in favor of adjournment were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. The Public Hearing adjourned at 9:37 P.M.

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**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

TIM THOMS
CHAIRMAN

ROBYN S. WILSON
SECRETARY