

**Conditional Use CU21050003
Staff Analysis**

Commission District: 2 - Banks

Planning Commission Hearing Date: 06-03-2021

Board of Commissioners Hearing Date: 07-06-2021

Parcel ID: Map C0110108 & N011F018 Acreage: 4.13 acres & 2.43 acres

Applicants/Owners:

Kevin & Shelley Shelnett

5889 Center Hill Church Road
Loganville, Georgia 30052

Property Location: 5889 Center Hill Church Road & 336 Brook Hollow Lane

Current Character Area: Suburban

Current Zoning: A1 & R1

Request: Conditional Use for summer day camp.

Site Analysis: The 4.13 acre tract of land is located on 5889 Center Hill Church Road and the 2.43 acre tract of land is located on 336 Brook Hollow Lane. The surrounding properties are zoned R1 and A1.

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval.

Sheriffs' Department: This will not impact the WCSO. Arrangements for traffic control can be made if needed through WCSO.

Water Authority: This area is served by a 8" water main along Center Hill Ch. Rd. (static pressure: 85 psi, Estimated fire flow available: 1,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: None

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: No comment received.

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 6/3/2021:

1. Conditional Use – CU21050003– Conditional Use for summer day camp on 4.13 acres – Applicants/Owners: Kevin & Shelley Shelnett – Property located on 5889 Center Hill Church Rd-Map/Parcel C0110108 – District 2.

Presentation Shelley Shelnett represented the case. She is requesting a conditional use for Country Kids day camp and also wants to add 336 Brook Hollow Lane to the case as well. Mrs. Shelnett stated that Country Kids camp provides summer refuge from screen time while developing social & sensory skills, motor skills and team work all while sharing God's love. The camp is open to all children. She stated that 80% of her staff is certified in CPR and first aid and the staff is made up of ICU nurse, life guards, teachers and nurses. The staff to camper ratio is 4:1. The camp is exempt from the Bright from the Start program with the State of Georgia. Mrs. Shelnett also stated that they are a 501C3 business and hold

fundraisers to help the community during hard times. A lot of times the schools calls on Country Kids when a student in the community is in need and they step in and help out.

Chris Alexander a neighbor and HOA president of Sandy Creek Cove subdivision stated that he has not had any complaints from any neighbor in the subdivision and feels like this is a great idea for the community.

Chairman Tim Hinton stated that 336 Brook Hollow Lane will be included and the BOC will hear it next month. He also stated that this is a request for something that has been in operation in the past years but just not in compliance.

Pete Myers verified that the adding of the lot on Brook Hollow Lane will be advertised before the BOC meeting next month.

Speaking: None

Recommendation Pete Myers made a motion to recommend Approval of 20 activity days in the summer and 10 activity days in the fall and to add 336 Brook Hollow Lane to the application with a second by John Pringle. The motion carried unanimously.

Conditional Use Application # CU 21050003

Planning Comm. Meeting Date 06-03-21 at 6:00PM held at **WC Board of Comm. Meeting Room** - 3rd Floor - Hammond Dr
 Board of Comm Meeting Date 07-06-21 at 6:00PM held at **WC Historical Court House** - 2nd Floor Broad Street
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0110108

Applicant Name/Address/Phone # <u>Kevin and Shelley Shelnuitt</u> <u>5889 Centerhill Church Rd</u> <u>Loganville, GA 30052</u> Phone # <u>678 794 0397</u>	Property Owner Name/Address/Phone <u>Kevin Shelnuitt</u> <u>5889 Centerhill Ch. Rd</u> <u>Loganville, GA 30052</u> (If more than one owner, attach Exhibit "A") Phone # <u>678 794 0399</u>
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Location 5889 Centerhill Church Rd. Loganville Present Zoning AG-1 Acreage 4.13
336 Brook Hollow Lane, Loganville
 Existing Use of Property: Residential / Country Kids Camp
 Existing Structures: house, pole barn
 Property is serviced by:
 Public Water: _____ Provider: _____ Well:
 Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: To offer a summer day camp for 15 days. Country Kids Camp provides children in our community an opportunity to learn about nature, team build, explore outdoors.

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Shelley Shelnuitt Date 4-31-20 \$ 250.00 Fee Paid

Public Notice sign will be placed and removed by P&D Office
 Signs will not be removed until after Board of Commissioners meeting

Office Use Only:
 Existing Zoning A1 Surrounding Zoning: North R1 South A1
 East A1 West A1
 Comprehensive Land Use: Suburban
 Commission District: 2 - Banks Watershed: Big Haynes - Walton W-P1

I hereby withdraw the above application _____ Date: _____

Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors. Property is surrounded by a fence. Noise level (singing, kids playing) would not be heard by neighbors. We are a fair distance from others. It's a day camp so no after hours noise.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. Walton County Sheriff's office has a deputy present at drop off to slow traffic as parents pull in.
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use. There is no parking. Parents use a horse-shoe driveway. They drop off and leave.
4. Public facilities and utilities are capable of adequately serving the proposed use. Camp rents 4 porta potties that Atha Rental checks, cleans, + empties.
5. The proposed use will not adversely affect the level of property values or general character of the area. Camp does not affect property value. It simply is a place where kids can be a kid.

Letter of Intent:

The intent of the Conditional Use Application is so that Country Kids Camp can continue to provide 15 days a year of camp for children in our community. Country Kids Camp is a 501C3 that supports Walton County children throughout the year. Camp is located at 5889 Centerhill Church Rd Loganville GA and is offered Tuesdays, Wednesdays and Thursday of June.

I appreciate the support of the Walton County Sheriff's office as they have work traffic control for many years.

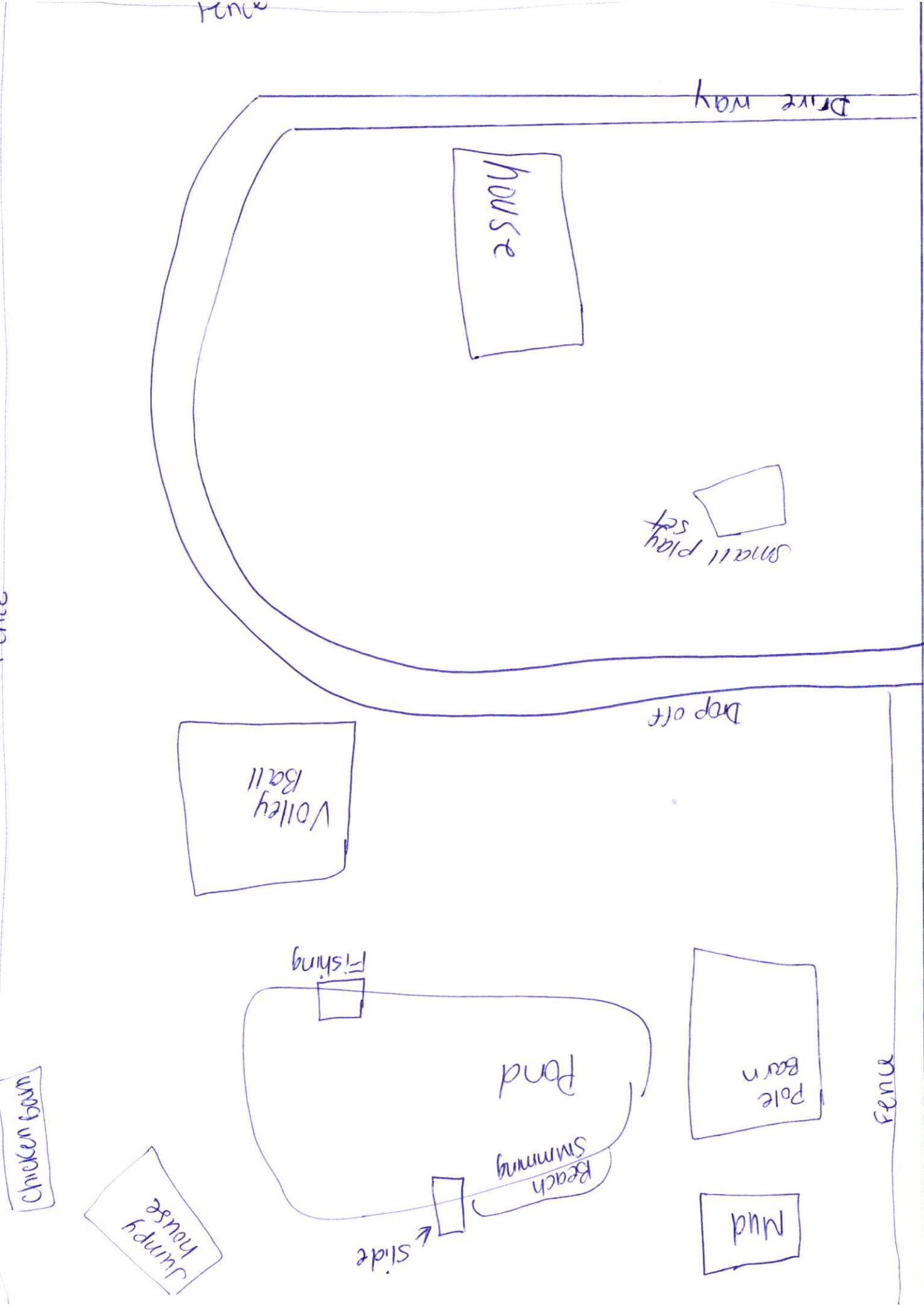
Country Kids Camp Purpose:

Country Kids Camp teaches children what it means to be a Good Samaritan. Each year at Christmas, the CKC families sponsor over 900 Walton County needy children. Each week at camp, children donate to our "Dunk for a Dollar" childhood cancer fundraiser. All proceeds are donated to children in Walton County that have childhood cancer.

CKC MISSION STATEMENT AND PHILOSOPHY

TO PROVIDE A SAFE SUMMER DAY CAMP EXPERIENCE.
TO INSTILL THE VALUE OF OUTDOOR PLAY IN CHILDREN
OF VARIOUS AGES, INTERESTS AND BACKGROUNDS AT A
PLACE WHERE "BATTERIES ARE NOT INCLUDED"!
CKC BUILDS AND ENHANCES OUR CAMPERS'
COMPETENCY AND CONFIDENCE. OUR CAMP
COMMUNITY IS SUPPORTIVE AND WELCOMING-CHILDREN
THRIVE AND GROW STRONGER IN SO MANY WAYS. ALL
OF OUR BOYS AND GIRLS ARE EXPOSED TO AND
ENCOURAGED TO TRY NEW THINGS. WE HELP CAMPERS
DEVELOP LASTING FRIENDSHIPS, WORK WELL IN
GROUPS, AND WORK TOWARD ATTAINABLE GOALS.

LEITCHMILL UNWIN ROAD



fence

drive way

house

small play set

Drop off

Volley Ball

Fishing

Pond

pole Barn

fence

Mud

Reach Swimming

slide

Chicken Barn

Jumpy house

May 3, 2021

To Whom It May Concern,

Thank you in advance for taking the time to read this information. Country Kids Camp /nonprofit is an unbelievable organization. This organization not only focuses on sharing real life things our children need but it gives our children a support system. In any time throughout history, more importantly today, our children need support. They need people they can trust. Shelley and Kevin Shelnut are that for anyone they meet. Over the years they have built an extraordinary camp. They have taught children how to help others. It gives children somewhere to go and BE OUTSIDE. It gives children an opportunity to learn about others, to be with all types of children, learn together as ONE.

This has not only been for their camp attendees but for even our baseball group. Our players gathered items at Christmas in order to just participate in sponsoring a few of the 900+ children she organizes to have Christmas!! These are children in need IN OUR COMMUNITY!! These are families under our noses, these may be our neighbors!!! We need people like Shelley and Kevin to host this nonprofit to help others.

Please I ask that you review all information and help Country Kids Camp nonprofit organization and help us as a community. Also, visit their Facebook page yourselves, look at these children that benefit. This is a vital part of keeping our community what it is, community.

Thank you again. Thank you for your time an investment as well.

Sincerely,

Michelle Gilley

May 3, 2021

To Whom it May Concern:

Country Kids Camp, locally known as CKC, is a fundamental part of the community in Walton County that allows children to have an experience with an outdoor setting. I have gotten to be part of the camp as a parent and as a volunteer, and I believe that CKC should be allowed to continue its current practices and should even be used as a model for other summer day camps.

As a parent of a child who has attended CKC for the last three years, I cannot say enough positive things about the program. I have a child who has severe ADHD impulse issues. At CKC, he doesn't need his medication to function, and it gives him a chance to truly be himself and explore his creativity, proprioceptive awareness, leadership abilities, and so much more. The staff at Country Kids Camp are plentiful but quality, and every one of them have a heart for loving the kids and demonstrating great behavior. They understand my son, and keep my child constantly engaged and entertained by moving through many different activities. Every day after CKC, he is fully tired and satisfied, something that is hard to do with a child whose brain is normally nonstop. He invites all of his friends to CKC and stretches his social skills by making new friends each week at CKC, which can be tough for a child who has severe ADHD. He opens himself up to others, which is a skill he was taught by his camp counselors, and not something I could replicate on my own. It is a beautiful thing to see him grow through his experiences at Country Kids Camp.

As a volunteer staff member, I see the love and dedication that the Shelnutts have for everyone involved. She truly wants the best staff, and I have seen her make the hard decision to only choose the best volunteers and paid positions so that the children are the first priority. Safety is key at CKC, and every staff member, paid or unpaid, goes through a safety training that teaches them how to prevent accidents and injuries, but also how to handle them if things were to ever go wrong. Shelley employs registered nurses, certified and trained lifeguards, and many certified Georgia educators, myself included. Most of the staff are first aid and CPR trained. Last year, the ratio of campers to counselors in most groups was 3:1. Every aspect of camp from carline to lunch, to each of the activities has been thoroughly thought out and made as safe as it possibly can be.

Country Kids Camp is a part of the community, and people bond over their experiences there. Children are coming back every year and can't wait until school is out so they can go to camp. Many of the counselors were once campers, and the camp made such an impact on them, they felt the desire to pass that sense of belonging on to the next generation. This is a huge testament to how wonderful and impactful the camp is. I would recommend it for the highest honors as both a volunteer and mother of a camper.

Thank you,

A handwritten signature in black ink, appearing to read 'Megan Caylor', with a long horizontal flourish extending to the right.

Megan Caylor

Subject: Fwd: Country Kids Camp Community Letter

Michelle Gilley <mgilley09@gmail.com>
to Charna Parker

3:39 PM (49 minutes ago)

You are viewing an attached message. WALTON COUNTY, GEORGIA Mail can't verify the authenticity of attached messages.

And yet another :)

----- Forwarded message -----

From: **Shelley Shelnett** <wwf2006@bellsouth.net>
Date: Mon, May 3, 2021, 3:28 PM
Subject: Fwd: Country Kids Camp Community Letter
To: Michelle Croley Gilley <mgilley09@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Jessica Shirah <jessica.shirah@gmail.com>
Date: May 3, 2021 at 3:24:41 PM EDT
To: wwf2006@bellsouth.net
Subject: Country Kids Camp Community Letter

Hi. My name is Jessica Shirah. I live in Walton County with my husband and 3 young children. I have been a teacher for 5 years, volunteering with young children at church and my husband is active in coaching multiple sports across multiple ages in this community. Therefore, we have been lucky enough to observe and learn how children learn best and avenues that benefit their emotional well being. That being said, I have never witnessed a space where children benefit as much as they do both socially, physically, emotionally and cognitively as they do at Country Kids Camp. What a mighty blessing it is to have this(along with the charitable Country Kids Christmas Round-Up) in this community. What better evidence of the MASSIVE support this camp has than the number of people wanting to sign their children up. The fact that it books up with one month of openings(3-4 months) before summer is the overwhelming evidence that other parents and people in the community see the benefit of this camp for children as well. I am overwhelmed with joy to have a space where by boys can be boys and play outside. In a time where such limited options for outdoor sensory play is available to small children; something every trained child care giver knows is vital, we are privileged to have this within our community. Shelly Shellnut is one of the most caring, passionate, hard working and driven individuals I have had the pleasure to meet and know. There is no one better to provide a safe and enriching space for children. I know what a detriment it would be for not just my children, but the children in this community and beyond to lose this amazing opportunity. I pray that children will continue for many years to come say "That was the best summer ever!" as they do now and to look back at the Country Kids Camp in Walton county shaping them into the wonderful men and women to lead our community and beyond.
Sincerely,
Jessica Shirah
jessica.shirah@gmail.com

To whom it may concern:

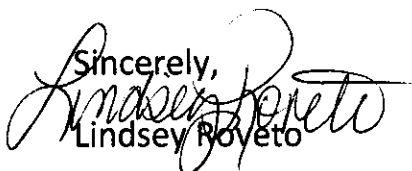
I am writing on behalf of Country Kids Camp. CKC has been a part of our lives for many years. Both of my children attend each summer and I am the Registered Nurse at camp. Camp has touched the lives of many children and has provided so many children with life long memories. Screen time has changed the way our children develop and play. Camp teaches children that they do not have to have video games in order to have fun.

The laughter alone is contagious at camp. Walton County is a better place because of Country Kids Camp. Families drive for miles and miles to be able to attend camp.

The day is started out with prayer, and then it's a rotation of activities that the campers love. Fishing, swimming, team building, art and music are just a few of the many things that our kids get to enjoy. Back to the basics is so important for sensory skills and social skills.

Country Kids Camp is much more than an outdoor experience for children in our community. This camp teaches our children to be Good Samaritans. The Christmas Round Up provides over 900 kids in our community with Christmas, and we always raise money for a sick child in our community.

Children in Walton County would be devastated not to have camp. My kids look forward to it all year. They have made lifelong friends. I ask you to please consider this as a plea for CKC.

Sincerely,

Lindsey Roveto

To whom it may concern,

I am writing this letter on behalf of Country Kids Camp and all the children that have been to this camp or are excited to go for their first time. Every year for the past 13 years in our Community of Walton County and surrounding areas children have come with smiles on their faces whether it be catching a fish for the first time, riding a horse, playing in the dirt, going down the slip-n-slide just being outdoors and enjoying nature it's an experience they remember forever. My personal experience with my own children this is a camp that made them think, explore and appreciate their natural surroundings as an endless playground full of wonder and endless possibilities. It's more hands on fun outdoor activities; letting the kids be kids Old fashion fun! Playing in the mud, catching a fish, singing songs, making new friends and riding a horse are probably some of their favorite times at Country Kids Camp. And let us not forget always giving back to the community with the famous dunk tank. The children have the opportunity to bring money for the dunk tank which is then donated to a family in need that particular year. This shows how important it is to help others but having fun at the same time. No matter what the age every child always wants to come back year after year. Country Kids Camp has a powerful positive impact not only with the children that they work with directly but also on the larger community as a whole.

“Never miss an opportunity to put a smile on someone else's face”

Thank for your time,

Tiffany Nicholson
678-614-7317

5/3/2021

To Whom It May Concern:

This letter is in regards to the outstanding service provided to our community by Shelley Shelnutt and the staff at Country Kids Camp. I have three children that have attended Country Kids Camp for the past 10 years. They now return each year as volunteers and group leaders. This camp has provided them with the opportunity to make wonderful, life long memories and friendships. As young campers, they would cry on the last day of camp each summer because they did not want it to end. Even now as teenagers, it is one of their favorite things to do. They talk about memories from camp all year long and start looking forward to the following summer on the last day of camp each year.

They have had opportunities to participate in things that they would otherwise never have the opportunity to do. There is not another camp anywhere close to our community that gives kids the chance to learn and play outdoors each day like Country Kids Camp. Shelley and her staff are absolutely wonderful with the children. They teach them about kindness and compassion through modeling that behavior on a daily basis. The love they have and show for the children shines through in all they do.

As a parent, I am eternally grateful to Shelly and her staff for all they have done and continue to do for my children and the children in our community. It is truly remarkable that we have such a wonderful experience so close to home that children can be a part of.

Sincerely,

Katie Allen

**SANDRA J DICKSON, CPA, PC
7728 HAMPTON PLACE
LOGANVILLE, GA 30052
770-466-3040**

August 5, 2020

Country Kids Camp
5889 Center Hill Church Road
Loganville, GA 30052

To Whom It May Concern;

Country Kids Camp is a nonprofit 501(c)(3) organization. The federal identification number for the organization is 46-2683816. The application for the letter from the Internal Revenue Service is in the process of being submitted and approved. This generally takes approximately 6 months to be approved. I will send you a copy of the letter as soon as we receive it. In the mean time, any contributions made to Country Kids Camp are fully deductible.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

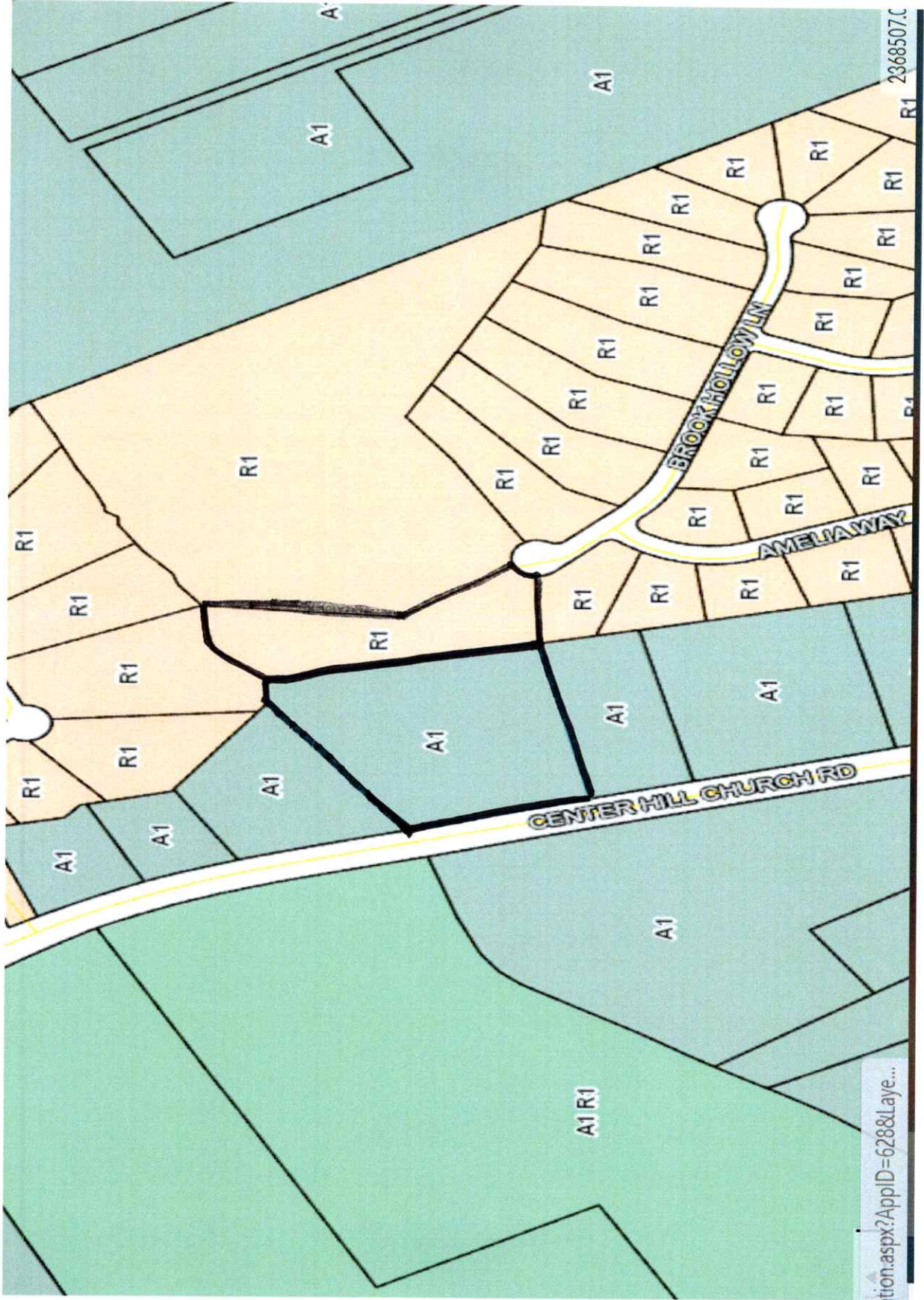

Sandra Dickson, CPA

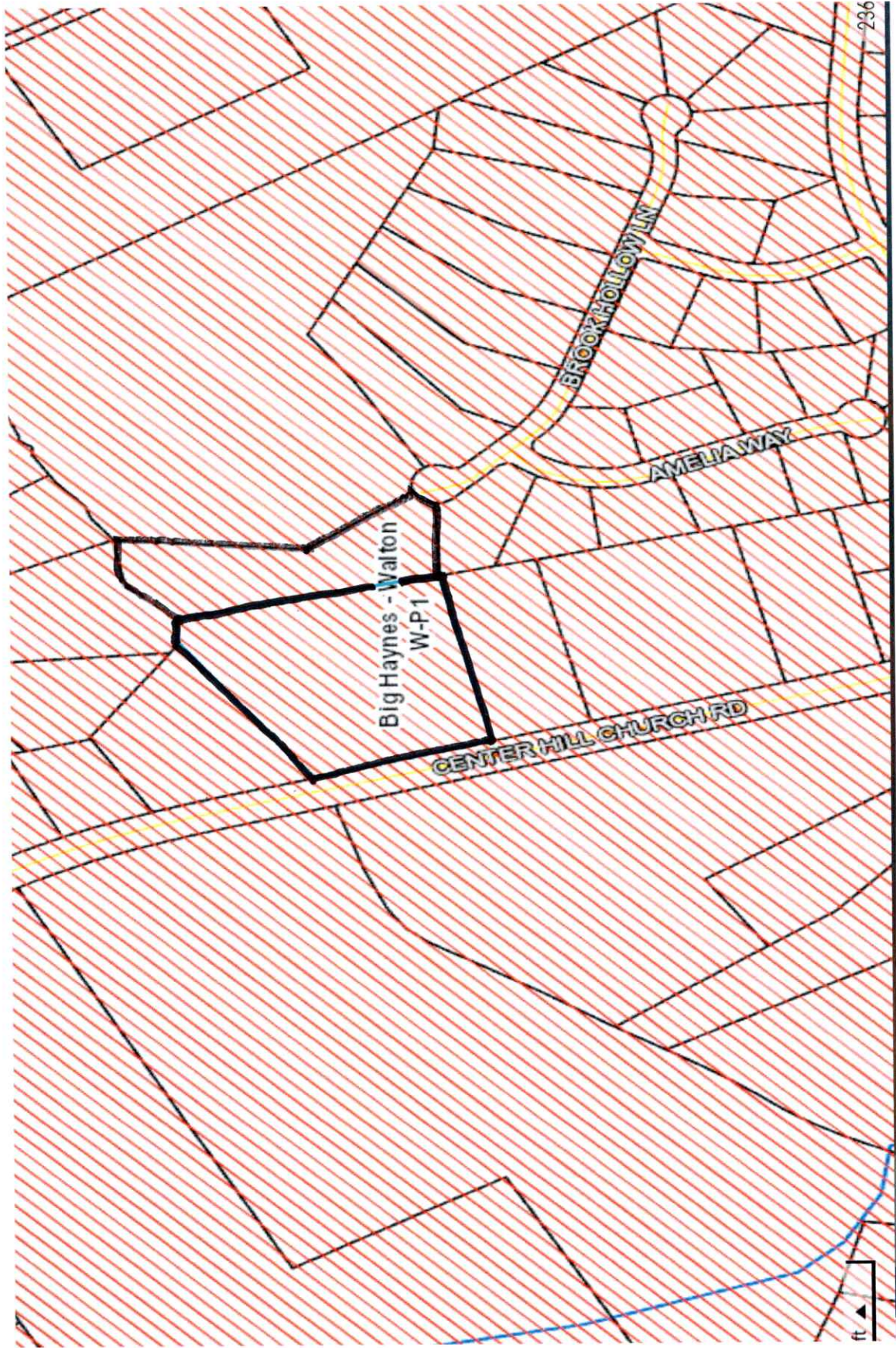
CU21050003 – 5889 Center Hill Church Road



CU21050003 – 5889 Center Hill Church Road







6. Conditional Use – CU21050003 – Conditional Use for summer day camp on 4.13 acres – Applicants/Owners: Kevin & Shelley Shelnett – Property located on 5889 Center Hill Church Rd-Map/Parcel C0110108 – District 2.

****And 336 Brook Hollow Lane – 2.43 acres**

POWERED BY **esri**

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Parcel ID	N011F018	Last 2 Sales	Price	Reason	Qual
Class Code	Residential	Date	4/28/2014	\$20000	LM Q
Taxing District	Walton County	Date	4/30/2003	0	UK U
Acres	2.43				

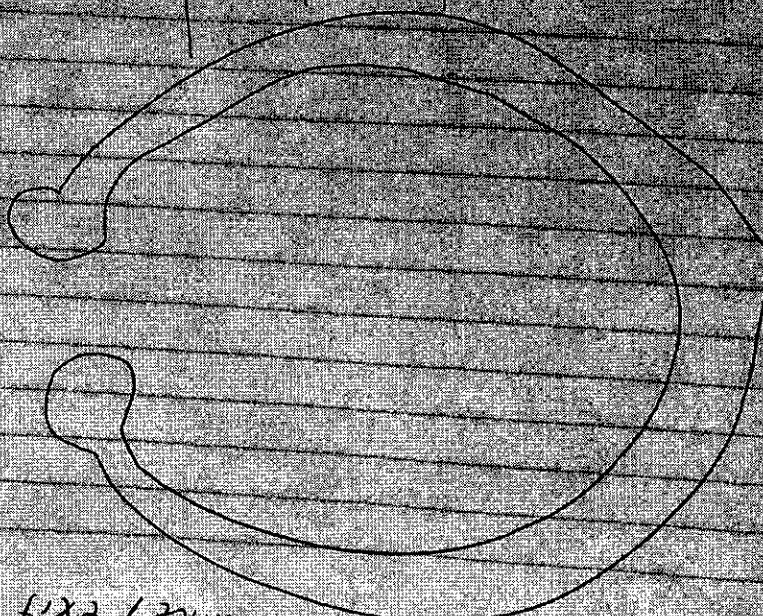
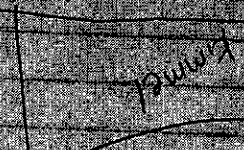
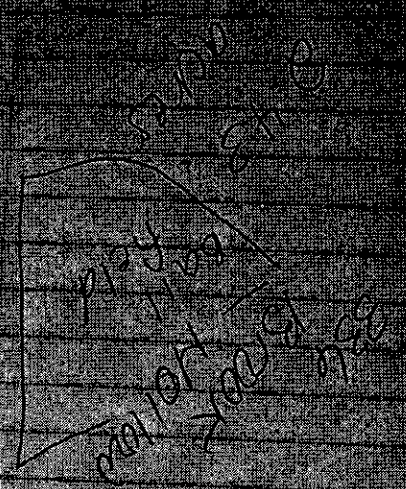
Parcel ID - N011F018
 Alt Id - 19440
 Address - 336 BROOK HOLLOW LN
 Owner - SHELNUTT KEVIN D & SHELNUTT SHELLEYS
 Acres - 2.43
 View: Report | Field Definitions | Google Maps opens in a new tab

Owner: SHELNUTT KEVIN D & SHELNUTT SHELLEYS
 P O BOX 610
 LOGANVILLE, GA 30052

Physical Address: 336 BROOK HOLLOW LN
 Appraised Value: Value \$34900

Parcel ID: N011F018
 Class Code: Residential
 Taxing District: Walton County
 Acres: 2.43

(Note: Not to be used on legal documents)



Shoppards field

I would like to add the 0.43 lot to the permit. When beginning the process, I thought the permit was for the entrance/exit area

for file



Tracie Malcom <tracie.malcom@co.walton.ga.us>

Fwd: Concerns of conditional permit

1 message

Case #6 CU 21050003 - 5889 Center Hill Ch. Rd.

Tracie Malcom <tracie.malcom@co.walton.ga.us>

Thu, Jun 3, 2021 at 7:57 AM

To: Brad Bettis <jbballsouth@bellsouth.net>, John Pringle <jahombspringle@msn.com>, Josh Ferguson <jdawgs15@gmail.com>, Pete Myers <pete@georgiahydrantservices.com>, Tim Hinton <hintontim01@gmail.com>, Tim Kemp <TKemp59@gmail.com>, Wesley Sisk <wesley@brownoilcompany.com>, charna parker <cparker@co.walton.ga.us>, Kristi Parr <kparr@co.walton.ga.us>

Here is a letter that I received about Case #4 on the agenda for tonight CU21050003 - Conditional Use for summer day camp

----- Forwarded message -----

From: Diana Kimmel <dlk0602@gmail.com>

Date: Wed, Jun 2, 2021 at 10:34 AM

Subject: Concerns of conditional permit

To: <mark.banks@co.walton.ga.us>, <tracie.malcom@co.walton.ga.us>, Karl <KPKIMMEL@aol.com>

To whom it may concern,

We recently received a letter stating that a conditional permit has been applied for by the homeowners at 5889 Centerhill Church Road to open a camp. We would like to take the opportunity to express our concerns:

- Can a camp open June 1 without a conditional permit but has requested one or do they have to wait for a final ruling? Camp in fact opened yesterday June 1, 2021 (as well as today?)
- Can a camp operate on a property address that is different from the address that they are requesting to operate a camp. Yes they own two both properties but are only permitting one of them. These ARE separate addresses.
- Is the property that is used as the PE field which is on 336 Brook Hollow Ln, Loganville Ga. included in the CKC permit application, Fire Inspection, Exempt number and most of all insurance policy of a camp at **5889 Centerhill church road**? If a child was injured on the Brook Hollow lane property would that child be covered under the camps insurance? The section used of this property is only seen / accessed from the back of 5889 Centerhill Church Road.
- If CKC continues to use the backside of 336 Brook Hollow for camp use, how do we keep them from using the rest of the property which is in the Sandy Creek neighborhood. At this time they are using the back third of the lot.
- Can they use the creek / stream area, build slides, concrete stairs and swings, have 150+ kids play in it and stay clear of any environmental concerns?
- Noise- Yes, the camp can be heard in the surrounding neighborhoods and using property not included in the permit request increases the size of camp and the use of a megaphone more and more each year. Yes, this can negatively affect property value to residential property alongside the camp. 4 wheelers towing a train, runs all day can be heard as well as megaphones which can be heard outside as well as inside our house. It is simply not true that camp can not be heard by surrounding neighbors.
- Since fencing is NOT in place in areas noted on the permit, how can we get this rectified. Campers can easily enter other properties via the stream or accidentally falling off the backside of 336 Brook Hollow Lane as well as simply walking up stream.
- CKC has in the **past had** overnight dates listed on their registration form. Can this happen again in the future and what is to prevent this from happening?
- A Friday Night Fright Fest was held last October 2020 at CKC by Kayla Shelnut - This was in addition to the 15 days last year.
- A one day camp was held in October 2020 at CKC by Kayla Shelnut - This was in addition to the 15 days last year.
- The application states 15 days only. This seems to be a "grey" area. How is this monitored or should these dates be on the application as well? Is there a consequence for adding days in the future by CKC or other family members?

We all know that there has been a social media campaign and petition in support of the camp. Our concerns have never been about a camper's experiences and happiness but safety and legalities. It is easy to see that campers are having a wonderful time at camp. The camp opened June 1, 2021 WITHOUT a permit in hand, we have been told by the zoning department this is not allowed.

Many of our friends (from facebook) were contacted by a very close family friend / member to the Shelnut family to strongly urge them to ask us refrain from stating our concerns about the camp. These calls were **aggressive in nature and borderline threatening** and accusing, I have started to receive calls telling me to NOT show up at the June 3rd meeting. I can't imagine this is how CKC owners want their camp represented and hope that cyberbullying and harassment is NOT something CKC stands for. I did reach out to the directly to the women contacting my friends and offer my phone number for her to call me personally. She declined.

Again, our concerns are about liability, environmental and children's safety and a permit application that actually contains both property addresses used for camp but not included in the application.

Between the threats, harassment and hundreds of people who plan to show up Thursday, we do see a path to voice to express our concerns in person.

Via facebook, Kevin Shelnut states that they "we just want to continue to have camp the way they always have for over a decade". Exactly to our point, many of those ways the camp has been run are not consistent with the Exempt regulations they have from the Georgia Department of Early Care and Learning and lacked proper permitting for over 12 years and offers many areas of concern.

Please let us know if we need to do anything further to ensure that the town is aware of all of our concerns.

Kindest Regards,

Karl & Diana Kimmel
917- 589-8457

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Tracie Malcom
Zoning Coordinator
Walton County Planning & Development

6/3/2021

WALTON COUNTY, GEORGIA Mail - Fwd: Concerns of conditional permit

303 S Hammond Drive, Suite 98
Monroe, GA 30655
770/267-1319
Fax#770/267-1407
tracie.malcom@co.walton.ga.us
www.waltoncountyga.gov