

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.

BOC ACTION 7/6/2021: Case was tabled until the next Board of Commissioners Meeting on 8/3/2021.

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 Drive
 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 #	Property Owner Name/Address/Phone
<u>Kevin and Shelley Shelnett</u>	<u>Kevin Shelnett</u>
<u>5889 Centerhill Church Rd</u>	<u>5889 Centerhill Ch. Rd</u>
<u>Loganville, GA 30052</u>	<u>Loganville, GA 30052</u>
<small>(If more than one owner, attach Exhibit 'A')</small>	
Phone # <u>678 794 0397</u>	Phone # <u>678 794 0399</u>
Location <u>5889 Centerhill Church Rd. Loganville</u>	Present Zoning <u>AG-1</u> Acreage <u>4.13</u>
<u>336 Brook Hollow Lane, Loganville</u>	Existing Use of Property: <u>Residential / Country Kids Camp</u>
Existing Structures: <u>house, pole barn</u>	
Property is serviced by:	
Public Water: _____ Provider: _____	Well: <input checked="" type="checkbox"/>
Public Sewer: _____ Provider: _____	Septic Tank: <input checked="" type="checkbox"/>
The purpose of this conditional use is: <u>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.</u>	
<small>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.</small>	
Signature <u>Shelley Shelnett</u>	Date <u>4-31-20</u> Fee Paid <u>\$ 250.00</u> <input checked="" type="checkbox"/>
Public Notice sign will be placed and removed by P&D Office	
<small>Signs will not be removed until after Board of Commissioners meeting</small>	
Office Use Only:	
Existing Zoning <u>A1</u>	Surrounding Zoning: North <u>R1</u> South <u>A1</u>
	East <u>A1</u> West <u>A1</u>
Comprehensive Land Use: <u>Suburban</u>	
Commission District: <u>2-Banks</u>	Watershed: <u>Big Haynes-Watton W-P1</u>

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

- 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.
- 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.
- 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.
- Public facilities and utilities are capable of adequately serving the proposed use. Camp rents 4 porta potties that Atha Rental checks, cleans, + empties.
- 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.

Fence

Drive way

house

Small play set

Drop off

Volley Ball

Fishing

Pond

Swimming
Reach

side

Pole Barn

Mud

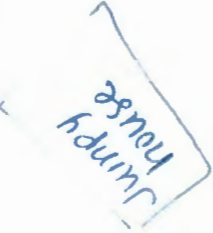
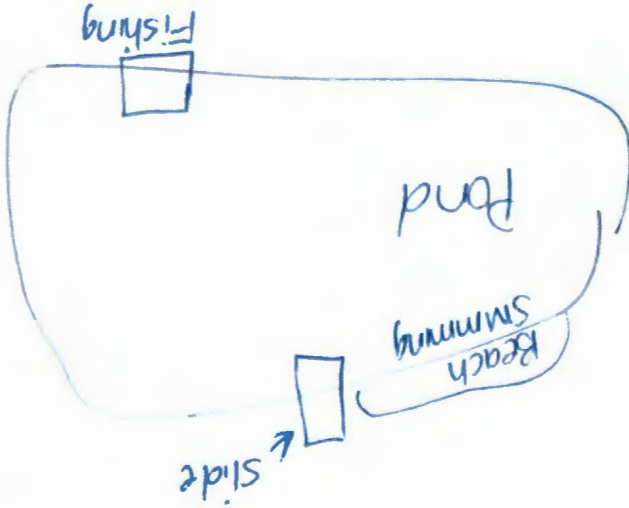
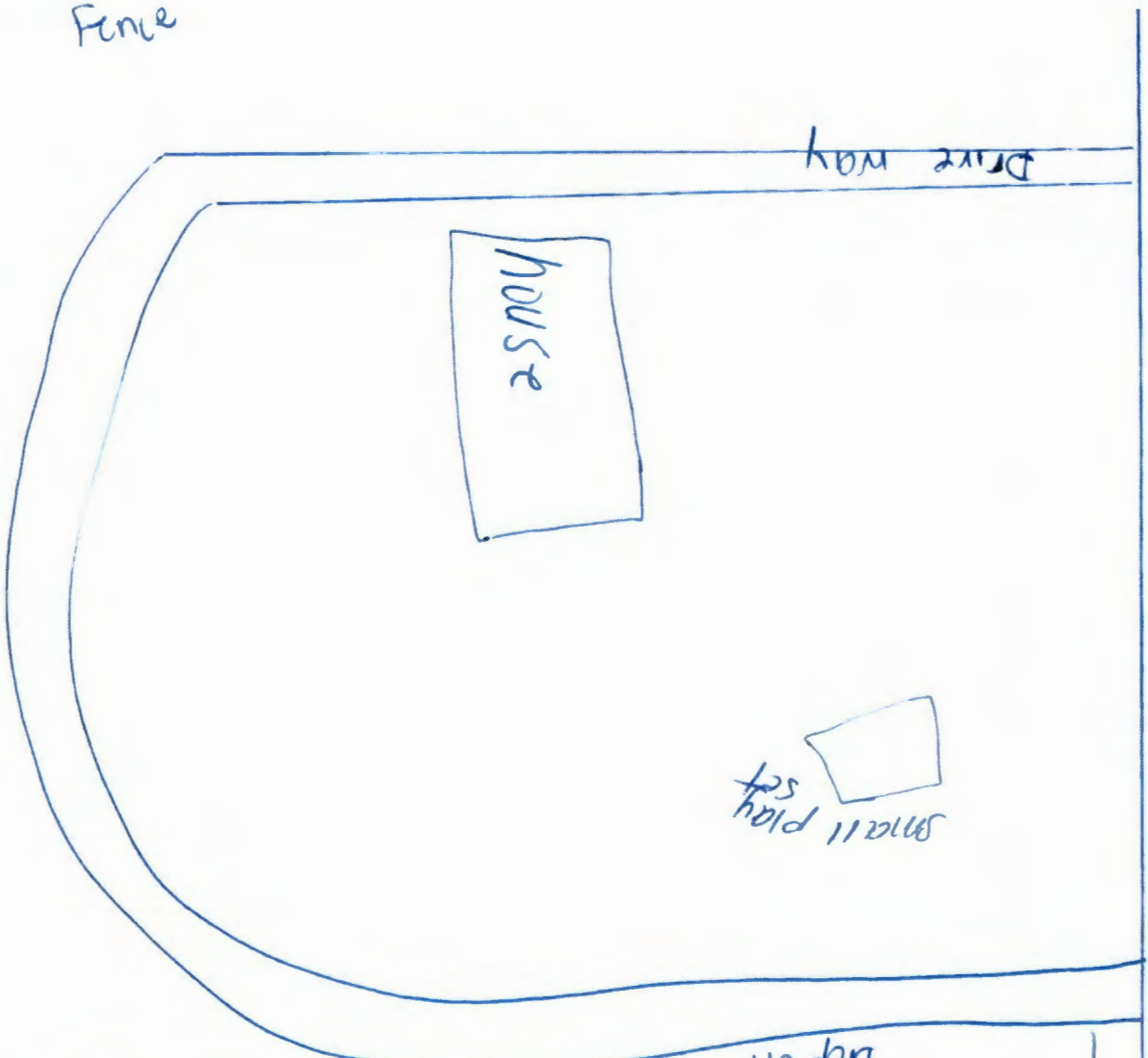
fence

LENTHILL CHURCH ROAD

Chicken house

Jumpy house

01111



**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

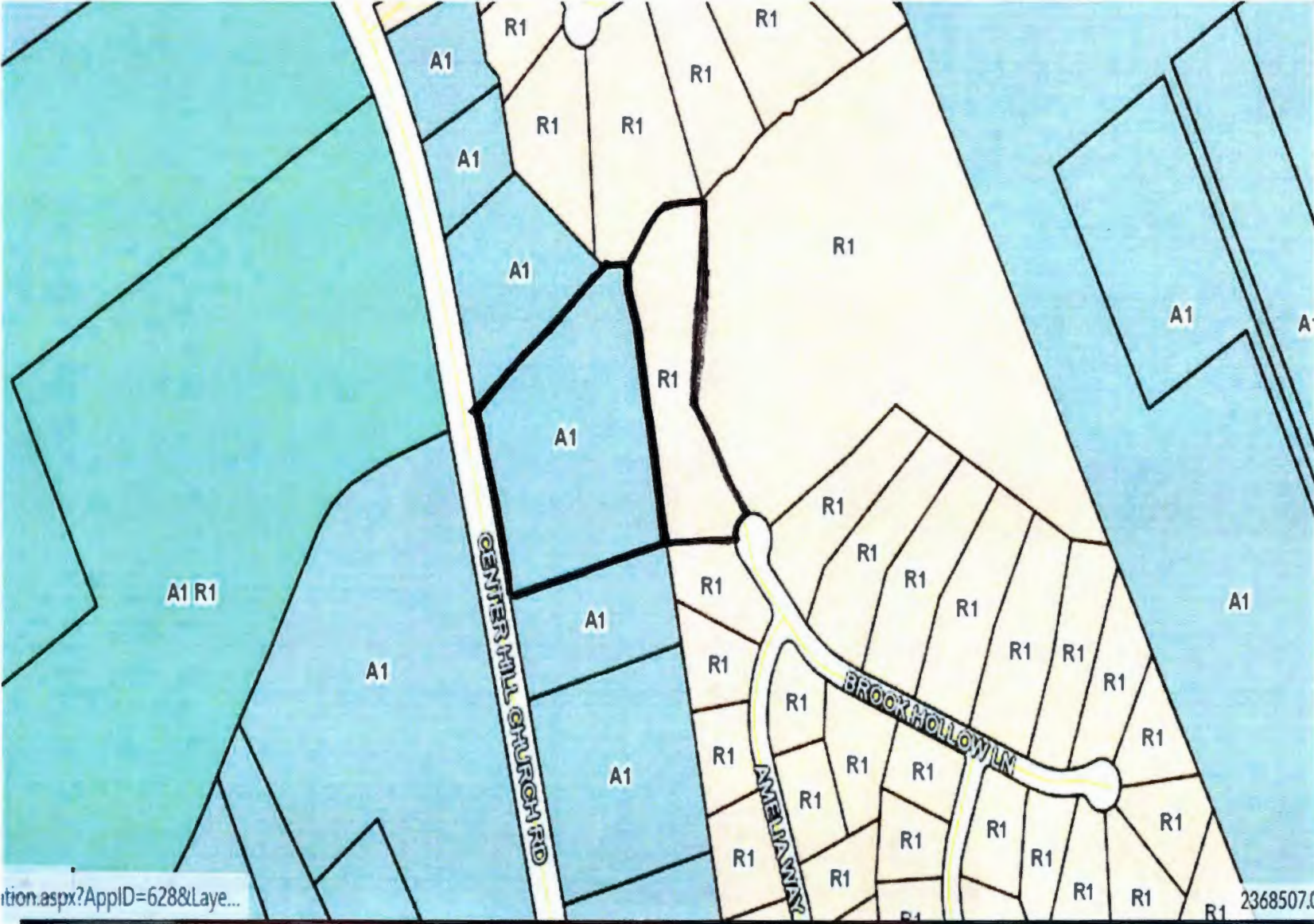
CU21050003 -- 5889 Center Hill Church Road



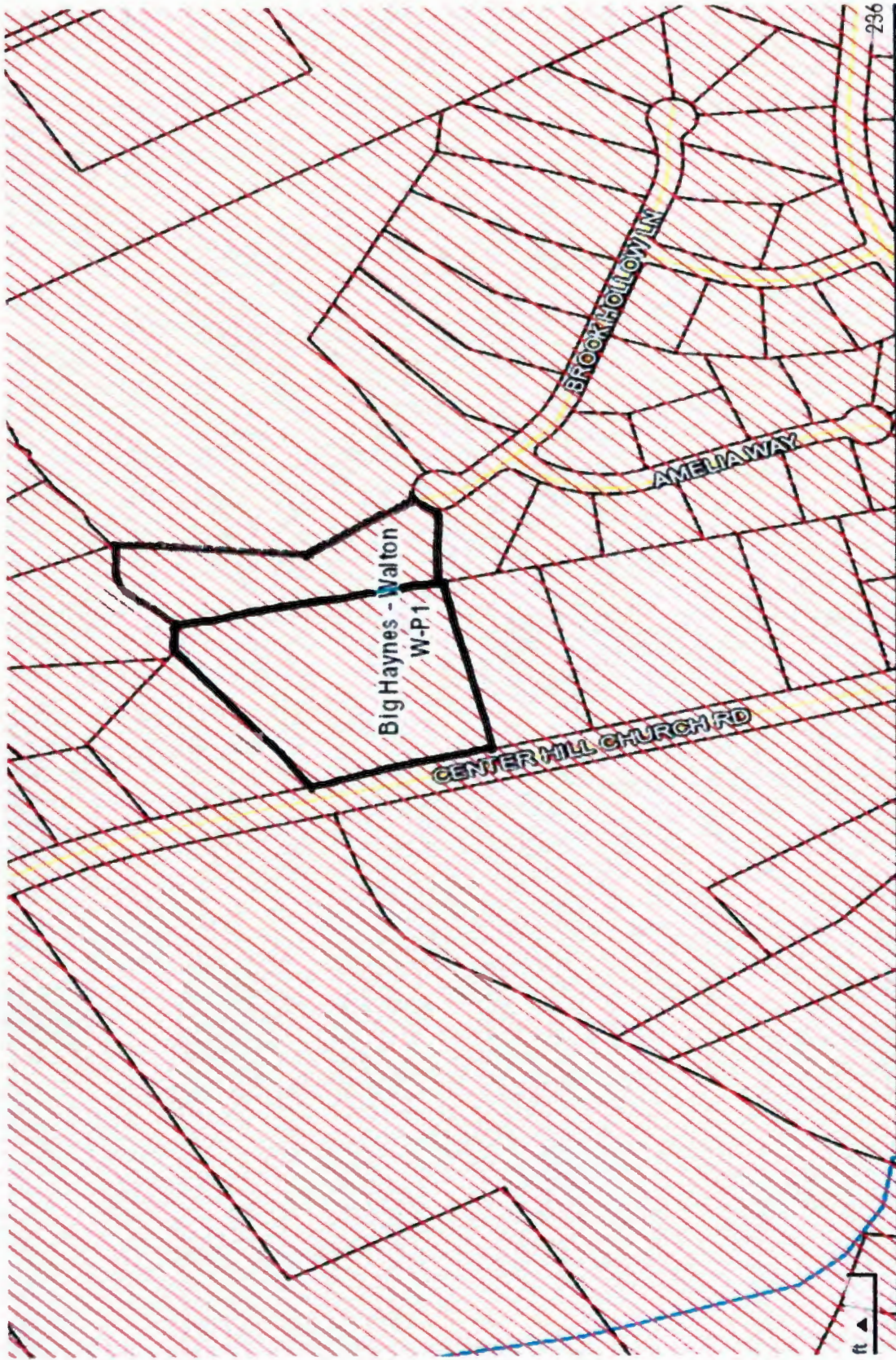
CU21050003 – 5889 Center Hill Church Road



CU21050003 – 5889 Center Hill Church Road



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

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



Parcel ID - N011F018
 Alt Id - 19440
 Address - 336 BROOK
 HOLLOW LN
 Owner - SHELNUTT KEVIN D
 &
 SHELNUTT SHELLEY S
 Acres - 2.43
 View: [Reports](#) | [Field](#)
[Definitions](#) | [Google Maps opens in a](#)
[new tab](#)

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

Owner SHELNUTT KEVIN D &
 SHELNUTT SHELLEY S
 P O BOX 610
 LOGANVILLE, GA 30052
 Physical Address 336 BROOK HOLLOW LN
 Appraised Value Value \$34900

Last 2 Sales
 Date Price Reason Qual
 4/28/2014 \$20000 LM Q
 4/30/2003 0 UK U

(Note: Not to be used on legal documents)

I would like to add the 2.43 lot to the permit. When beginning the process, I thought the permit was for the entrance/exit area

