



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – ZOO FACILITY

Property location:	Monticello Highway
Property tax parcel:	Portion of 037D-014Z
Acreage:	92.410 acres
Applicant:	The Georgia Zoo, LLC
Applicant's Agent:	William Killmer
Property Owner:	J&J Conrads Farm, LLC
Existing Use:	Agricultural
Proposed Use:	Zoo Facility

Summary

**Please note that this property is located within the city limits of Madison. The following information is presented for your review and recommendation, but a final decision cannot be made by the Morgan County Board of Commissioners until resolutions from the City of Madison and Morgan County, removing the land from the city and accepting it into the county, respectively, have been signed. An application to remove the property from the city has been filed with the City of Madison by the property owner. This application is contingent on the previous two applications for rezoning being approved.

William Killmer, on behalf of The Georgia Zoo, LLC, is requesting conditional use approval to add 92.410 acres to the already approved zoo facility located at 1881 Monticello Highway. The Zoo was approved for the current location in April 2014 at 395 acres. The Conditional Use approval was updated in November 2015 to add lodging and amusements. The Conditional Use approval was to expire in late 2017, so in October 2017, the Zoo's Conditional Use was re-approved with additional acreage, bringing the total acres to 436. With the proposed 92.410 acres, the project will grow to 528 acres.

Prior zoning actions related to short term rental requests

The history of this property is lengthy, so Staff limited the following excerpts to the original Conditional Use application and subsequent updates.

Excerpt from March 27, 2014 Planning Commission meeting

- I. Michael Vaden is requesting a conditional use permit to operate a zoo on property located on Highway 83, south of Interstate 20 (Tax Parcel 037D-014), and extending back to Clack Road (Tax Parcel 038-003A and a portion of Tax Parcel 038-002A).

Chuck Jarrell presented the staff report on behalf of Morgan County and stated that the conditional use would be contingent on the approval of the previous rezoning application. He also stated that, if approval was given for this location, the approval given for the 2013 location would be voided, so the applicant would only have one zoo location. The proposed phased plan was shown and it was noted that Georgia Civil was working with DOT on the applicant's behalf. Mr. Jarrell explained that the applicant had stated that there would be no public access from Clack Road. He described the reasons why a DRI had not been submitted for the project and how staff would access the property during the upcoming Comprehensive Plan update to determine if the Future Land Use Map should be changed. He reviewed the conditions requested by the applicant and those suggested by staff. The Planning Commission asked about state waters present on the property and the size required for trees in a buffer.

Michael Vaden (1021 River Farm Run), Bill Killmer (2001 Little River Road) and Robert Tucker (New York) spoke in support of the application (the three are partners in the project). Mr. Killmer explained that they were approached by Mr. Conrads during last year's conditional use process regarding the proposed property. Both he and Mr. Vaden stressed that they wanted to leave the land as unchanged as possible. The pair described their plan for buffers surrounding the project and addressed concerns regarding fencing at length. Mr. Vaden submitted copies of approximately 170 support letters to Vice-Chairman Craft.

Dr. Ed Price (1921 Clack Road) spoke in favor of the application. He noted the location of his home and stated that he felt the regulations put in place were good and that the applicant had illustrated a good plan. He stated that he preferred the "managed terrain" of a zoo to the possibility of a subdivision in that location.

Sandy Cawley (1150 Rawlings Drive) spoke in favor of the application, particularly regarding the educational opportunities for students and career opportunities for local residents.

Dr. Fred Bell (1461 Jim Thomas Road) spoke against the application and stated repeatedly that he felt the zoo would be a "travesty" for Madison. He spoke about a zoo he lived near when he was a child and the noise that the zoo produced. He stated that the zoo would damage Morgan County's water supply and was a dangerous venture. He cited animal escapes from zoos during hurricanes in Florida. He stressed that everything proposed should be submitted in writing. Ms. Booth shared her knowledge of a zoo in North Carolina where the neighbors heard no noise from the zoo and felt it was an advantage to their community. Dr. Bell stated that a zoo was "OK for Greensboro, North Carolina, but not for Madison."

Mr. Vaden explained what types of animals he intends to have in the zoo and how they are handled during inclement weather. He addressed water concerns and noted that the zoo's water usage would be significantly less than a subdivision. He and Mr. Killmer described a meeting with school officials to discuss educational benefits.

Mary Kay Blalock (1411 Apalachee Woods Trail) spoke in favor of the application. She stated that she had previously worked for DNR and had issued permits to zoo facilities for wild or non-native animals. She stated that the proposed zoo project went "above and beyond" what was required.

The Planning Commission inquired about animal procurement and whether they would work with rescued animals. A lengthy discussion on buffers followed, with Mr. Vaden and Mr. Killmer answering questions from the Planning Commission regarding buffer deferral and installation.

Motion: Mr. Campbell made a motion to recommend approval of the conditional use application with the following conditions:

1. Exemption from paving materials; allow use of pervious materials;
2. Elimination of the barbed wire requirements for the perimeter fence;
3. Allow use of regular cattle fence where domestic animals will be kept;
4. Allow the use of existing buffers not located on the applicant's property;
5. Allow planting of buffers as phases develop; allow use of seedlings. If seedling size is not compliant when a new phase opens, the buffer must be brought into compliance.
6. No public entrance be allowed on Clack Road;
7. Written permission be given from neighbors regarding the use of buffers;
8. Amend the emergency plan to include notification to City of Madison authorities in the event of an animal escape.

Second: Ms. Booth

Vote: 8:0 The motion to recommend approval of the conditional use application with 8 conditions was approved.

Excerpt from April 1, 2014 Board of Commissioners meeting

1. Michael Vaden is requesting a conditional use permit to operate a zoo on property located on Highway 83 south of Interstate 20 (Tax Parcel 037D-014), and extending back to Clack Road (Tax Parcel 038-003A and a portion of Tax Parcel 038-002A).

Tara Cooner, Senior Planner, stated the zoo is proposed for 395 acres between Highway 83 and Clack Road. The applicant understands that if approval is given for this location the previous approval for the location on south Highway 83 will be voided. The concept is to have a walk through zoo and botanical park at the entrance on Highway 83, with the remaining 300 acres used as a safari park and support areas. Georgia Civil is working with DOT on the applicant's behalf regarding entrances and potential turn lanes. The Zoning Ordinance regulations for a zoo were reviewed, as well as the conditions requested by the applicant and those suggested by staff. Fencing and buffers were discussed at length. Mike Vaden, Bill Killmer and Robert Tucker spoke in favor of the application and presented additional information regarding buffers and fencing. Ed Price and Sandy Cawley spoke in favor of the application. Dr. Fred Bell spoke in opposition, citing noise from a zoo he lived near as a child. Mary Kay Blalock spoke in favor of the application and stated that she used to work for DNR and was involved with permitting for zoo facilities. She stated that the applicant's proposal was above what is required. We received one letter in opposition from Cornelius Vason, two letters of support from the Chamber of Commerce and the Madison Morgan Conservancy, and Mr. Vaden presented letters of support at the Planning Commission meeting. The Planning Commission voted unanimously to recommend approval of the conditional use application with the following conditions:

Applicant requested conditions:

1. Exemption from paving materials; use of pervious materials;
2. Elimination of the barbed wire requirements for the perimeter fence;
3. Allow use of regular cattle fence where domestic animals will be kept;
4. Allow the use of existing buffers not located on the applicant's property;

5. Allow planting of buffers as phases develop; use of seedlings. If seedling size is not compliant when a new phase opens, the buffer must be brought into compliance.

Staff suggested conditions:

1. No public entrance be allowed on Clack Road;
2. Written permission be given from neighbors regarding the use of buffers; (Phillip von Hanstein and Mr. Conrad, if the Board is amenable to the clarification request)
3. Amend the emergency plan to include notification to City of Madison authorities in the event of an animal escape.

Chairman Ainslie allowed proponents to speak.

Michael Vaden, Bill Killmer, and Robert Tucker were present to answer questions about the zoo.

Mike Torino, 520 East Avenue, Madison spoke in favor stating that the zoo would support other activities, bring growth in a modest fashion and provide educational growth.

Bob Hughes, 115 East Jefferson Street, Madison spoke in favor stating the zoo would turn Madison into a destination which would help restaurants and other businesses.

Dave Belton, 1471 Morgan Drive, Madison spoke in favor stating the zoo would bring quality growth and educational opportunities.

Chairman Ainslie allowed opponents to speak. There were no opponents.

MOTION by Comm. Warren, seconded by Comm. Harris to approve the request for a conditional use permit to operate a zoo on property located on Highway 83, south of Interstate 20 (Tax Parcel 037D-014), and extending back to Clack Road (Tax Parcel 038-003A and a portion of Tax Parcel 038-002A) with eight stipulations, two of which are modifications of Planning Commissioners recommendation.

Unanimously Approved.

Conditions for Commissioners Approval of Zoo on property located on Highway 83, south of Interstate 20 (Tax Parcel 037D-014), and extending back to Clack Road (Tax Parcel 038-003A and a portion of Tax Parcel 038-002A).

1. Exemption from paving materials; allow use of pervious materials;
2. Elimination of the barbed wire requirements for the perimeter fence;
3. Allow use of regular cattle fence where domestic animals will be kept;
4. Allow the use of existing buffers not located on the applicant's property; if existing buffers are removed, a compliant buffer must be installed immediately;
5. Allow planting of buffers as phases develop; allow use of seedlings. If seedling size is not compliant when a new phase opens, the buffer must be brought into compliance. The buffer installation between the zoo property and the adjacent property (037D-014Z) may wait until the adjacent property is sold or developed (with the exception of Phase 1).
6. No public entrance be allowed on Clack Road;
7. Written permission be given from neighbors regarding the use of buffers; (Phillip von Hanstein and Mr. Conrad, if the Board is amenable to the clarification request)

8. Amend the emergency plan to include notification to City of Madison authorities in the event of an animal escape.

Excerpt from October 22, 2015 Planning Commission meeting

- I. The Georgia Zoo, LLC, is requesting an amendment to an existing Conditional Use approval, granted in April 2014, to add lodging and amusement rides on property located at 1881 Monticello Highway (Tax Parcels 037D-014, 038-002A, 038-003A).

Mr. Jarrell presented the staff report and explained that the existing Conditional Use had to be amended to add lodging and amusement rides, as they were not part of the original approval. The application is contingent on the approval of the preceding text amendment. Mr. Jarrell stated that staff suggested that a maximum number of lodging units be established and expressed concern regarding the original prohibition regarding a public entrance on Clack Road, particularly related to the location of the proposed lodging. The Planning Commission discussed the Clack Road condition placed on the approval in 2014, specifically the original intent to prevent traffic to the zoo park, and debated whether the reduced traffic allegedly associated with lodging would justify allowing an entrance.

Bill Killmer reiterated that the Zoo's business model focused on 80 lodging units, which he said were necessary to differentiate the Georgia Zoo from other zoos. He stated that he did not want the lodging to be visible from Clack Road and felt the entrance was necessary for the convenience of the guests. The Planning Commission asked Staff how many parking spaces would be needed for 80 units; Mr. Jarrell responded that a minimum of 90 would be needed to accommodate 80 units and staff. When asked about the proposed layout, Mr. Killmer stated that the land plan wasn't completed.

No one spoke in favor of the application.

Ed Price spoke in opposition to the application, specifically regarding an entrance on Clack Road, and asked that the rural nature of the road be preserved.

Shane Vivian and Terry Collins did not approach the podium, but expressed agreement with Mr. Price.

The Planning Commission discussed the feasibility of transporting guests across the zoo property from the Monticello entrance and the assurance given to the residents on Clack Road last year regarding a prohibition on a public entrance.

Motion: Ms. Booth made a motion to recommend approval of the Conditional Use amendment to allow lodging and amusement rides with conditions that a maximum of 80 lodging units total be allowed and that Clack Road may be used as a service entrance only.

Second: Mr. Campbell

Vote: 8:0 The vote to recommend approval of the Conditional Use amendment with conditions was unanimous.

- II. The Georgia Zoo, LLC, is requesting Conditional Use approval to operate an Event Facility on property located at 1881 Monticello Highway (Tax Parcels 037D-014, 038-002A, 038-003A).

Mr. Jarrell presented the staff report and reviewed the types of events and locations requested by the applicant. He noted that Staff had concerns regarding events in the parking lot and preferred that events not extend into the lodging area unless all of the lodging units were booked with the event.

Bill Killmer and Mike Conrads argued against Staff's concerns regarding the lodging, stating that it should be a business decision for the zoo administrators. They also noted the noise ordinance and the dispersion of noise over distance. The Planning Commission discussed variables that affect noise transmission and if the zoo's application should differ from other event facilities. Staff confirmed that their concerns related to events in the parking lot were regarding safety. The Planning Commission dismissed those concerns by stating that Staff could inspect the event area if necessary.

Andrew O'Connell, Georgia Zoo CFO, explained the need for a pavilion in the lodging area and how it would affect fundraisers and educational activities if it were not allowed.

Ed Price spoke in opposition to the application and chastised the Planning Commission for giving the applicant everything that was requested. He stated that he had not heard any discussion regarding animals and felt the Planning Commission was not living up to its obligation.

The Planning Commission discussed the business responsibilities of the Zoo and noted that other event facilities did not have restrictions on where events could be held.

Motion: Mr. Campbell made a motion to recommend approval of the Conditional Use application to allow an Event Facility at 1881 Monticello Highway with no conditions.

Second: Mr. Cardwell

Vote: 8:0 The vote to recommend approval of the Conditional Use application unanimous.

Excerpt from November 3, 2015 Board of Commissioners

1. The Georgia Zoo, LLC, is requesting an amendment to an existing Conditional Use approval granted in April 2014, to add lodging and amusement rides on property located at 1881 Monticello Highway (Tax Parcels 037D-014, 038-002A, 038-003A).

Ms. Cooner stated that for Agenda Item 6, the applicant is seeking an amendment to the conditional use approved in April 2014 to add lodging and amusement rides. Conditions to be considered are the maximum number of 80 lodging units, the delay of lodging construction until specified milestones are met, and the entrance on Clack Road, which the applicant is asking for a delay on that decision until the event facility discussion when additional documentation can be presented.

Chairman Ainslie allowed proponents to speak.

Bill Killmer stated that he is proposing to table the request for Clack Road access and that he wants to maintain the pastures, etc. on Clack Road.

Chairman Ainslie allowed opponents to speak.

Mr. Ed Price reiterated his concerns about the zoo.

MOTION by Comm. Warren, seconded by Comm. Milton to approve an amendment to

the Conditional Use approved in April 2014 to include lodging and amusement rides, with the following conditions: lodging is limited to a total number of 80 units. Construction of lodging is delayed until the safari park is open to the public and the first phase of the walk through zoo construction plans have been reviewed and approved. Unanimously Approved.

Excerpt from September 28, 2017 Planning Commission Meeting

- I. William Killmer, on behalf of The Georgia Zoo, LLC, is requesting conditional use approval for a zoo facility for approximately 436 acres located at 1881 Monticello Highway (renewal of previously approved applications) (Tax Parcels 038-003A, 038-002A & 037D-014).

Chuck Jarrell presented the staff report and explained why the applicant must ask for conditional use approval again. He also explained that the Board of Commissioners had tabled the decision regarding the Clack Road entrance with the applicant's event facility petition in 2015. He reviewed the conditions placed on the project in 2014 and 2015. The Planning Commission asked about the status of buffers and the applicant's requested modification to one of the conditions.

Mike Conrads, Bill Killmer (Partners, The Georgia Zoo, LLC) spoke on behalf of the application and offered to answer questions. The Planning Commission made several inquiries regarding buffers and the lack of activity on the site. Andrew O'Connell (Partner, The Georgia Zoo, LLC) assured the Planning Commission that buffers were included in the financial plan. The Planning Commission asked about paving plans and proposed water usage.

No one spoke in favor of the application.

Ed Price, 1921 Clack Road, spoke in opposition to the application, citing a lack of work on the property since the 2015 approvals and changes to the presented materials. He expressed doubt about the motives of the applicants and questioned the additional acreage in the city limits. He stated that the applicants need to determine a time frame for what they will do before seeking approval.

Shane Vivian, 1891 Clack Road, expressed concerns about noise and traffic, particularly cars that may turn around in his driveway. He yielded his remaining time to Mr. Price.

Mr. Price expressed concern for the number of applications and changes proposed for the zoo and stated that constant changes were no way to do business.

Terry Collins, 1203 Thankful Road, stated that he wanted the area to remain rural and expressed concern regarding potential cut-through traffic on Thankful Road.

The Planning Commission discussed the transparency of the zoo and their intentions, as well as the frustrations regarding lack of visual progress. The need to have approval up front due to fund-raising efforts was mentioned, as was the previous paving exemption. The members debated the appropriate sequence for building the walk-through zoo and lodging, and how much zoning conditions should interfere with the responsibility of the applicant and their business plan.

Motion: Mr. McMahon made a motion to recommend approval of the conditional use application with the following conditions:

1. Allow a delay in the parking lot paving until the end of phase one.
2. Elimination of the barbed wire requirements for the perimeter fence;
3. Allow use of regular cattle fence where domestic animals will be kept;
4. Allow the use of existing buffers not located on the applicant's property; if existing buffers are removed, a compliant buffer must be installed immediately;
5. Allow planting of buffers as phases develop; allow use of seedlings. If seedling size is not compliant when a new phase opens, the buffer must be brought into compliance. The buffer installation between the zoo property and the adjacent property (037D-014Z) may wait until the adjacent property is sold or developed (with the exception of Phase 1).
6. No public entrance be allowed on Clack Road;
7. Written permission be given from neighbors regarding the use of buffers;
8. Amend the emergency plan to include notification to City of Madison authorities in the event of an animal escape.
9. Lodging is limited to 80 units.
10. No construction allowed on the lodging until the safari and first phase walk through park are open to the public.

Second: The motion failed for lack of a second.

Motion: Mr. Cardwell made a motion to recommend approval of the conditional use application with the following conditions:

1. Allow a delay in the parking lot paving until the end of phase one.
2. Elimination of the barbed wire requirements for the perimeter fence;
3. Allow use of regular cattle fence where domestic animals will be kept;
4. Allow the use of existing buffers not located on the applicant's property; if existing buffers are removed, a compliant buffer must be installed immediately;
5. Allow planting of buffers as phases develop; allow use of seedlings. If seedling size is not compliant when a new phase opens, the buffer must be brought into compliance. The buffer installation between the zoo property and the adjacent property (037D-014Z) may wait until the adjacent property is sold or developed (with the exception of Phase 1).
6. No public entrance be allowed on Clack Road;
7. Written permission be given from neighbors regarding the use of buffers;
8. Amend the emergency plan to include notification to City of Madison authorities in the event of an animal escape.
9. Lodging is limited to 80 units.
10. The safari park must be approved and under construction prior to the commencement of construction of the walk-through zoo and lodging, which may be constructed concurrently.

Second: Ms. Booth

Vote: 4:1 The vote to recommend approval of the conditional use application with 10 conditions was approved. Mr. McMahon dissented.

Excerpt from the October 3, 2017 Board of Commissioners meeting

- I. William Killmer, on behalf of The Georgia Zoo, LLC, is requesting conditional use approval for a zoo facility for approximately 436 acres located at 1881 Monticello

Highway (renewal of previously approved applications) (Tax Parcels 038-003A, 038-002A & 037D-014).

Tara Cooner reported from the Planning Commission meeting. Mike Conrads, Bill Killmer and Andrew O'Connell spoke on behalf of the project. Ed Price, Shane Vivian and Terry Collins spoke in opposition. The Planning Commission voted 4:1 to recommend approval of the conditional use application with 10 conditions. Staff also recommended that the opening of both the Phase 1 safari park and the Phase 1 walk-through park be used as an end date for conditional use re-approvals, providing that Phase I meets the intent of the presented project. As a clarification, Staff would also recommend adding that although the submitted plan and project phasing may change, after Phase 1 opens, the project must continue to meet the intent of the presented project. Any variation from the presented intent will require further approval.

CHAIRMAN HARRIS ANNOUNCED THAT PROPONENTS AND OPPONENTS WOULD BE GIVEN 10 MINUTES EACH SIDE TO SPEAK.

CHAIRMAN HARRIS ALLOWED PROPONENTS TO SPEAK

Mike Conrads, on behalf of the Georgia Zoo, spoke in favor. He again asked for patience and expressed understanding for the community's frustration. He asked for a modification to the condition regarding building sequence.

Allison Waltrip, 1309 Clack Road, Madison, GA asked for clarification from Ms. Cooner on the 10 conditions of approval recommended by the Planning Commission. Ms. Waltrip also wanted verification that a final decision had not been made on the Clack Road entrance. Ms. Cooner confirmed the 10 conditions and that the Clack Road entrance would be discussed again when conditional use to operate an event facility was addressed again.

CHAIRMAN HARRIS ALLOWED OPPONENTS TO SPEAK

Ed Price, 1921 Clack Road, Madison, GA questioned whether the application was a renewal and expressed concerns about conditions, particularly buffers near residential properties. He expressed doubt regarding the submitted plan and the placement of activities near Clack Road, as well as the environmental impact it will have on the area. He asked the Commissioners to deny the application.

Jay Waltrip, 1309 Clack Road, Madison, GA expressed opposition to an entrance on Clack Road. Commissioner Riden asked if he was opposed to the zoo or just the Clack Road entrance. Mr. Waltrip responded that he thought to zoo was a good idea, but not with an entrance on Clack Road.

The Commissioners discussed various options for buffers related to adjacent residential properties. Staff confirmed the location of nearby houses. The applicants offered to increase the setback to 100' and the buffer to 50' for the section of Tax Parcel 038-002A nearest the only adjacent residential structure.

Comm. Von Hanstein abstained from voting.

MOTION by Comm. Ainslie, seconded by Comm. Riden to approve the conditional use with the following conditions:

1. Allow a delay in the parking lot paving until one year after phase one opens
2. Elimination of the barbed wire requirements for the perimeter fence;
3. Allow use of regular cattle fence where domestic animals will be kept;
4. Allow the use of existing buffers not located on the applicant's property; if existing buffers are removed, a compliant buffer must be installed immediately;
5. Allow planting of buffers as phases develop; allow use of seedlings. If seedling size is not compliant when a new phase opens, the buffer must be brought into compliance. The buffer installation between the zoo property and the adjacent property (037D-014Z) may wait until the adjacent property is sold or developed (with the exception of Phase 1).
6. No public entrance be allowed on Clack Road;
7. Written permission be given from neighbors regarding the use of buffers;
8. Amend the emergency plan to include notification to City of Madison authorities in the event of an animal escape.
9. Lodging is limited to 80 units.
10. The safari park must be approved and under construction prior to the commencement of construction of the walk-through zoo and lodging, which may be constructed concurrently.
11. Require a 100' setback with a 50' planted buffer along the property line adjacent to residential property (1390 Clack Road).

The opening of both the phase 1 safari park and the phase 1 walk-through park will be used as an end date for conditional use re-approvals, providing that phase one meets the intent of the presented project. The project, after phase 1 opens, must continue to meet the intent of the presented project. Any variation from the presented intent will require further approval.

Commissioners Riden, Ainslie and Milton voted with the motion. Comm. Von Hanstein abstained. Motion passed 3-0.

Criteria for Consideration

Section 21.3.1 Required Findings from Conditional Use Approval from the Morgan County Zoning Ordinance:

1. Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
2. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
3. Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use;
4. Public facilities and utilities are capable of adequately serving the proposed use;

5. Granting the request would not be an illogical extension of a use which would introduce damaging volumes of (1) agricultural, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;
6. Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
7. Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan;
8. Granting the request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability;
9. Granting the request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

Staff Comments

Precedent has already been set regarding the approval of the zoo project. Should a recommendation be made to approve the conditional use application, Staff suggests that the motion include a stipulation to apply the previously stated conditions to the new approval. Many of the conditions relate to buffers, which will affect this property. For your convenience, the conditions have been highlighted with blue text in the last excerpt above.



December 5, 2017

Morgan County Planning Commission
150 E. Washington Street, Suite 200
Madison, GA 30650

To Whom It May Concern:

This letter serves as our official application to update our approved conditional use permit to include approximately 92.4 additional acres (a portion of tax parcel 037D-014Z) de-annexed from the City of Madison, GA. We understand that this request is contingent upon approval of our additional applications to 1). De-annex this acreage from the city, and 2). Approval to rezone this acreage from I-2 to AG. Our project adheres to the criteria for Conditional Use as outlined below:

- Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
- Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
- Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use; Public facilities and utilities are capable of adequately serving the proposed use;
- Granting the request would not be an illogical extension of a use which would introduce damaging volumes of (1) agricultural, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single-family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;
- Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
- Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan;
- Granting the request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability;
- Granting the request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

Thank you for your consideration of our request. Please feel free to contact me with any questions or if we can provide you with additional information.

Sincerely,



William Killmer
CEO