



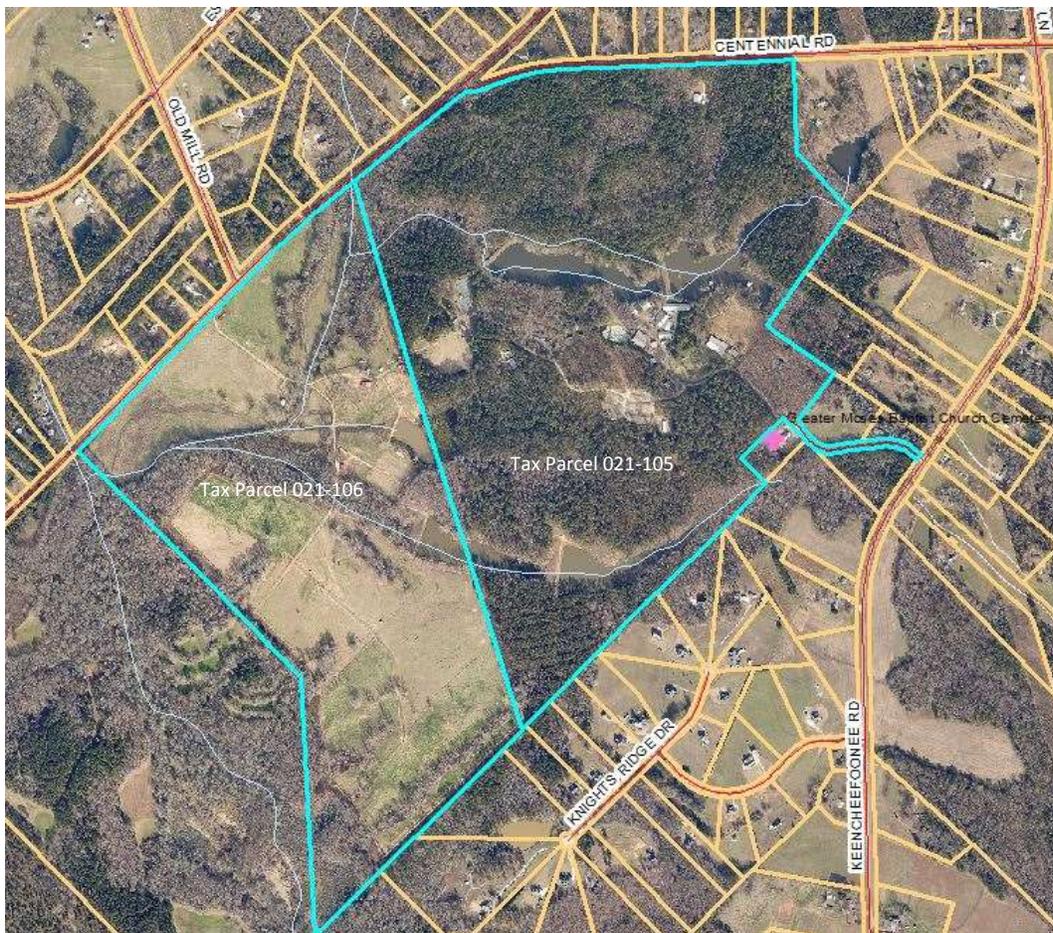
STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: VARIANCE

Property location: 1391 Keencheefoonee Road
Property tax parcel: 021-105
Acreage: 278.14 acres
Applicant: Camp Twin Lakes, Inc.
Applicant's Agent: Jason Brown, Georgia Civil
Property Owner: Camp Twin Lakes, Inc.
Variance Requested: Waiver from paving and curb and gutter

Summary



Jason Brown, on behalf of Camp Twin Lakes is requesting a variance to the requirements for paving and curbing for the expansion project for Camp Twin Lakes, which is currently in the design phase. The request is to allow gravel parking at the staff parking area, which is

a private area. They are not requesting a paving wavier for the parking lot at the administrative offices and dining hall, which is a public area. The above aerial is of both Camp Twin Lakes properties.



Above is a closer aerial of the area where the new construction is proposed. Compare this image with the submitted drawing showing the locations of the proposed buildings. The project is to create another camp within the facility, essentially doubling Camp Twin Lakes. The facility is comprised of two large parcels. Except for a couple of accessory structures, all of the project will be located on Tax Parcel 021-105. Camp Twin Lakes is in the process of combining the parcels to remove any concerns related to property line setbacks.

The above image shows the existing gravel parking lot that is part of the current Camp Twin Lakes layout. It is the main parking lot for the facility and is used by both the staff and the public. The existence of this gravel lot on the same parcel, for what will be the same use, creates a precedent that should be examined.

Criteria for Consideration

(Please note that the criteria below are bulleted in the Morgan County Zoning Ordinance, Section 19.3.1. They are numbered here for ease of use.

1. Compatibility with Adjacent Uses and Districts: Existing uses and use districts of surrounding and nearby properties, whether the proposed use district is suitable in light of such existing uses and use districts of surrounding and nearby properties, and whether the proposal will adversely affect the existing use or usability of adjacent or nearby properties.
2. Property Value: The existing value of the property contained in the petition under the existing use district classification, the extent to which the property value of the subject property is

diminished by the existing use district classification, and whether the subject property has a reasonable economic use under the current use district.

3. Suitability: The suitability of the subject property under the existing use district classification, and the suitability of the subject property under the proposed use district classification.
4. Vacancy and Marketing: The length of time the property has been vacant or unused as currently used under the current use district classification; and any efforts taken by the property owner(s) to use the property or sell the property under the existing use district classification.
5. Evidence of Need: The amount of undeveloped land in the general area affected which has the same use district classification as the map change requested. It shall be the duty of the applicant to carry the burden of proof that the proposed application promotes public health, safety, morality or general welfare.
6. Public Facilities Impacts: Whether the proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks or other public facilities and services.
7. Consistency with Comprehensive Plan: Whether the proposal is in conformity with the policy and intent of the locally adopted comprehensive plan.
8. Other Conditions: Whether there are any other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposal.

Staff Comments

Morgan County has a history of supporting Camp Twin Lakes and the work done there. The zoning issue with Camp Twin Lakes is that they do not fall under any specific use in the Zoning Ordinance. Discussions to write an ordinance that will address Camp Twin Lakes, as well as Collinswood (Methodist camp on Fractions Bottoms Road) have not progressed due to concerns that the ordinance would be abused by others.

Regarding the variance request, Staff has no concerns due to the existing precedent. Also, the request is for a parking lot that is not used by, nor visible to, the public. This is a lesser use than the existing parking lot.

However, the writing of an ordinance to address entities such as Camp Twin Lakes should be further discussed. Staff proposes to use this project process to discuss ordinance terms with Camp Twin Lakes staff in order to resolve a lack of regulations.



- Legend**
- 1 Central Admin & Partner Offices
 - 2 Dining Hall
 - 3 Medical Clinic
 - 4 Medical Lodge
 - 5 Creative Arts
 - 8 Arts & Crafts with Outdoor Kitchen & Kitch
 - 7 Central Green
 - 9 Playground
 - 9 Gym
 - 10 Small Amphitheater
 - 11 Boardwalk
 - 12 Pier with Paddle Boat Docks
 - 13 Assembly Pavilion
 - 14 Archery Center
 - 15 Aquatics Center with Carleen
 - 16 East Camper Village A 1-4
 - 17 East Camper Village B 5-7
 - 18 East Village Commons
 - 19 East Camper Village C 8-10
 - 20 West Camper Village C 11-14
 - 21 West Camper Village B 15-17
 - 22 West Camper Village A 18-20
 - 23 West Camper Village A 18-20
 - 24 Adventure Center with Biltz Hut & Zipline
 - 25 Low Ropes Course with Climbing Tower
 - 26 High Ropes Course with Pomper Pole & Giant Swing
 - 27 Trail to Farm
 - 28 Riding Arena
 - 29 Lake-side Amphitheater
 - 30 Kayak & Canoe Pier with Storage
 - 31 Staff Village 1-3 with Staff Commons
 - 32 Parking Lot
 - 33 Septic Fields
 - 34 Realigned Entrance Road
 - 35 Staff Single Family Home

Site Master Plan



October 28, 2019

Morgan County Planning & Development
P. O. Box 1357
150 East Washington Street, Suite 200
Madison, Georgia 30650

Re: Camp Twin Lakes
Variance Application

Dear Commissioners:

Please find attached an Application for Variance from Camp Twin Lakes, Inc. Camp Twin Lakes is requesting a zoning variance to pavement and curb requirements for a proposed parking lot associated with a camp expansion currently in the design phase. The enclosed site plan shows a proposed children's camp facility that is to be located on 278.14 acres, at 1391 Keencheefoonee Road, Rutledge, GA.

The conceptual site plan shows a new entrance drive off Twin Lakes Rd and extending approximately 0.4 miles into the site. Halfway between the entrance at Twin Lakes Rd. and the end of the drive at the central portion of camp, the applicant is proposing a gravel parking lot for camp staff. The lot will include tree islands and wheel stops to delineate parking spaces. In addition, the lot will not be visible from any public road or adjacent properties.

The applicant requests that the Commissioners allow the camp staff parking area to be gravel in keeping with the natural feel of the camp environment. The parking will have minimal daily use and gravel will be selected that has minimal fine particles to reduce the potential for dust. Likewise, the applicant requests that curb and gutter not be required in the above described parking lot and along the entrance drive as stormwater runoff will sheet flow from these surfaces into naturally vegetated ditches, swales, etc.

Please do not hesitate to call me with any questions you may have about this application.

Thank you for your consideration of this request.

Sincerely

Jason P. Brown, PE & President

c: Camp Twin Lakes, Inc.