



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE

Property location: 1881 Monticello Highway
 Property tax parcel: 037D-014, 038-002A & 038-003A
 Acreage: Approximately 395 acres
 Applicant: The Georgia Zoo LLC, 1880 Monticello Highway
 Applicant's Agent: William Killmer, CEO
 Property Owner: J&J Family Farm LLC, PO Box 591, Madison
 Existing Use: Approved for zoo and safari park, currently used as ag land
 Proposed Use: Zoo, Safari Park, Event Facility, Lodging

Summary

The Georgia Zoo LLC has requested Conditional Use approval to operate as an Event Facility on approximately 395 acres that will include the walk through zoo and the safari park. The applicant's letter explains some of the events under consideration. Many of the events listed are currently held at other zoos in the US. See below for examples of advertising for similar events:



Kids Ec

Visitor Info Animals & Plants Discover & Learn Research & Conservation About Support

Home Page / Art Gone Wild

- Choose One -

share e-mail

Art Gone Wild Online Auction

June 22 - July 8

If you missed the Art Gone Wild Art Show and Silent Auction on June 13, now's your chance to own some of the extraordinary art created during Paint-Out Week 2015!

Art Gone Wild was a tremendous success this year, and we want to share the remaining art with as broad an audience as possible. More than 60 one-of-a-kind pieces are available for bidding now on Bidding for Good.

The online auction opened on Monday, June 22, and closes at 12 a.m. on Wednesday, July 8.

BID NOW



ART GONE WILD
Presented by WILLIAM KILLMER

RIVERBANKS ZOO & GARDEN

columbia south carolina

Boo at the Zoo — Halloween Spooktacular

October 16 – 30 @ 6:00 – 9:00^{PM}

Make plans to join us for 15 wild nights of family fun!

Advance Tickets: \$8 [Riverbanks members](#), \$10 general public, and children younger than 2 free.

Tickets are limited and should be purchased in advance. If tickets remain on any night of the event, they will be sold for \$12 at the gate.

[Order tickets in advance today!](#)

Featured Attractions:

Trick-or-Treat Trail (Bring your own reusable bag or container.)

Moonlight Magic with Ray

Marshmallow Roast (requires an additional charge)

Frankenstein's Foam Zone

Spooky Safari

Mummy's Eeky Freaky Dance Party

Haunted Carousel (requires an additional charge of \$2)

Spooky Spots & Stripes Railroad (requires an additional charge of \$2)

Spooky Maze

While you may spot a few night owls during Boo at the Zoo, most of our residents will be off-exhibit to catch some zzz's.



Like SELECT LANGUAGE

2015 TXU Energy Presents Zoo Lights

November 20, 2015 – January 9, 2016

Closed December 24 & 25

Value Nights: 6 p.m. – 10 p.m. (Last entry at 9 p.m.)

Prime Nights: 6 p.m. – 11 p.m. (Last entry at 9:30 p.m.)

Dates for Prime Nights and Value Nights coming soon

This is a separate event from general Zoo admission.

The Zoo closes for the day at 5:00 p.m. and re-opens at 6:00 p.m.

Membership offers you benefits all year long, in addition to a discount on Zoo Lights. Find out more:

Winos and Rhinos...A Unique California Wine Tasting Adventure

Posted on November 15, 2010 by admin

Winos and Rhinos...A Unique Wine Tasting Adventure. Where? At Safari West
– www.safariwest.com

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display content properly. Please enable JavaScript in your browser.

Want to try something a little on the wild side? Then why not try; “Winos and Rhinos Wildlife and Wine experience?”



A Rare Wineoperos

While many of our readers, like me just enjoy visiting wineries, meeting new people and the beauty of the various Winer Regions or AVA, there are a lot of things one can do besides just enjoy tasting wines. I have just added a new Category to www.california-wine-trails.com that will focus on other things to do while visiting one of California’s various AVA’s. Some will be of more interest to the adult members of your family as this article.

However, what if you have kids at home that can’t begin to enjoy “your wine tasting experience”, but you want to include some family fun and be able to go visit a few wine tasting rooms at the same time. I hope to discover, and share with my readers some attractions that the whole family might enjoy together.

You can invite more friends for a truly unusual wine tasting experience. More like a wine gone safari experience.

This private safari includes:

- Private 2 1/2 hour Vehicle Tour and Wine Tasting along the trail featuring select Francis Ford Coppola Wines.
- You and your guests will be accompanied and guided through the wine tasting by a knowledgeable wine staff member.
- Cost: Around \$750.00 for a party of up to 10 people.
- Package includes Complimentary tasting for two at Francis Ford Coppola Winery’s tasting room in Alexander Valley

Your guide will select a hilltop location where you will park in the shade under Safari West’s Savannah’s live oaks and bay trees, spread out an authentic African mud cloth, sit back and enjoy a selection of Francis Ford Coppola wines and Safari’s house South African wines. The wines will be accompanied by hand selected artisan cheeses and local breads.

What a truly unique way to celebrate California Wine than to sip the wines grown and vinted in Sonoma County, while enjoying the antics of the largest selection of exotic African wildlife on Safari West’s own Sonoma Serengeti.



Brew at the ZOO & wine too!

Save the Date!
August 22, 2015

Craft Beer
Wine Tastings
Food Samples
Live Entertainment

Tickets on sale July 1, 2015
LouisvilleZoo.org

Like us at
Facebook/BrewLouisville

friends of
the ZOO
Raising Funds to Preserve a Legacy

VIP Ticket holders may enter the event at 4 p.m.

General Admission Ticket holders enter at 5 p.m.

It should be noted that fundraisers are exempt from the Event Facility ordinance if the organization is a 501(c)3 tax exempt organization. The Georgia Zoo does have a tax 501(c)3 component, so the fundraisers held through that entity do not require approval. However, all other for profit (zoo-for-rent) events do require the Event Facility permit.

Events where alcohol will be served must adhere to all state and local alcohol laws. The applicant's letter acknowledges that they are aware of the necessary permits that must be obtained.

After hours events must adhere to the noise ordinance. The Georgia Zoo will be responsible for all necessary insurance and security during events. It was noted in several advertisements at other zoos that transportation was available at reduced rates for guests at alcohol serving events; Staff hopes that the Georgia Zoo will consider a similar service.

Regarding the potential areas of the zoo for events to be held, Staff does not agree that the parking lots should be used for events.



Several residences are located near the zoo property, although the closest are located on Clack Road. The majority of the events will most likely be held in the walk-through zoo area, near Monticello Highway. The zoo property located near the red circled residences has been identified by Zoo personnel as service and holding/breeding areas in the past. The applicant will need to confirm whether the proposed use has changed and if events will be held in those areas.

Criteria for Consideration

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

Staff offers the following notes for information, also noting that all of the following are enforced through state and local laws and are, therefore, not necessary to be added as conditions:

1. The noise ordinance must be followed.
2. All applicable alcohol laws will be enforced.
3. All occupancy limits must be observed during events inside structures.
4. All structures must meet all emergency and egress codes.
5. All structures, including temporary structures (tents, etc.) may be inspected by the Building Official at any time and without warning.
6. Event activities that may damage sensitive areas, such as floodplain or wetlands, will be prohibited in those areas.
7. Zoo events may frequently include more than 500 guests; the requirement to have emergency personnel on site during such events will be enforced.

Staff recommends that the parking lot be excluded from areas where events are allowed, as well as the lodging areas, unless all guest rooms are booked as part of the event, in order to prevent the disturbance of other guests.



August 26, 2015

To Whom It May Concern:

This letter serves as the official request for a conditional use permit to allow on-site events at the Georgia Zoo & Safari Park. It is paramount to the success of the zoo to be allowed to host fundraising events through our non-profit, The Georgia Zoological Society, Inc. as well as other revenue generating events that will be sponsored by the zoo itself. Through the careful design and planning of the zoo's site plan, there are tremendous opportunities for the zoo to serve as an event facility for the community and surrounding region bringing additional tourism dollars to this great county.

Listed below are some of the types of events that we foresee being able to offer at The Georgia Zoo & Safari Park.

Fundraisers (Art Gone Wild, Rhinos & Winos, Savory Safari)
Donors & Members only Events (i.e. Dining with The Director, etc.)
Weddings
Proms
Birthday Parties
Bar/Bat Mitzvahs
Corporate Meetings & Retreats
Community & Family Events (i.e. Zoo Goes Blue – partnership with the AZA and Autism Speaks, Boo at the Zoo, Brew at the Zoo)

Meeting Space for meetings, lectures, & conferences).
Athletic Events (i.e. Rhino Run 5K/10K)
Night Safaris
Sun Downers (Cocktails & hors d'oeuvres out on the savanna at sun down)
Exhibit and/or Phase Grand Openings
Craft Fairs & Exhibits
Cultural Events (visiting dance & musician groups from around the world)
Holiday Events (i.e. Zoo lights, Easter Sunrise Safari)
And more...

Specific locations on the zoo property where events can be held include but are not limited to all restaurants and cafes, greenspaces, conference rooms and centers, amphitheaters, lodging, all phases of the walk-through zoo, the African savanna and safari loading areas, parking lot, portable tented pavilions, office spaces, playgrounds and all children's play areas. Also, events may be held both during and after working hours as well as on weekends and holidays.

Regarding the sale and distribution of alcohol for events where it is appropriate, we will obtain the proper event permit and/or catering permit depending on the nature of the event. The Georgia Zoo & Safari Park does not plan to sell alcohol to the general public during normal operations.

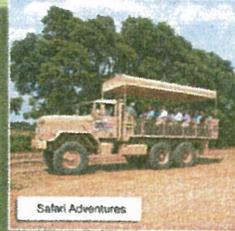
Lastly, we are aware of the county's event facility ordinance and will adhere to all rules and regulations accordingly. We have also included with this application, the recorded plat and the most current site plan for Phase 1 of the walk-through zoo. If you need any additional information, please do not hesitate to contact our office.

Thank you in advance for your consideration.

Sincerely,

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

William Killmer
Chief Executive Officer



Safari Adventures



Animal Encounters



Conservation Programs

Highway 83 (Mondicoko Road) To I-20 (0.8 Mi) and Madison Town Center (4Mi.)

0 25 50 100 200 500



Chapter 7.32 Event Facilities

Section 7.32.1 Restrictions

Event Facilities shall not be used for motorized vehicle events, other than car shows. No Event Facility shall be used for racing events or timed sport competitions, other than those events regularly hosted at rodeos (such as barrel racing). Event Facilities shall not be used as permanent worship facilities or as athletic fields.

Restrictions may be imposed by the Morgan County Planning Commission or the Morgan County Board of Commissioners. Not all sites within each zoning classification may be appropriate for an Event Facility, or for all events proposed. When considering a Conditional Use permit for an Event Facility, particular emphasis will be given to the size of the facility, the character of the property involved, and its proximity to residential areas. Potential adverse impacts on adjacent or nearby residential areas will be considered.

Section 7.32.2 Exceptions

Church events or events hosted by non-profit organizations held in exchange for a donation are not included.

Permanent facilities serving only 50 people or less may be excluded from these regulations, except use restrictions, provided adequate parking is provided and conforms to all Federal, State and Local ordinances.

Section 7.32.3 Site Requirements

The minimum lot size for Event Facilities shall be five (5) acres.

All structures, whether permanent or temporary (e.g. grandstands or tents) must meet the setbacks required by the zoning classification where the facility is located. When located adjacent to a residentially zoned district classification, the minimum setback shall be the required setback or twenty-five (25) feet, whichever is great.

Certificates of Occupancy must be issued for all permanent structures. All other structures erected as part of an event must be removed within 48 hours after the end of an event. Set-up for any event shall not begin more than 48 hours prior to an event without approval from the Director of Planning and Development. Set-up and tear-down activities must occur between the hours of 7am and 9pm.

Section 7.32.4 General Requirements

All Event Facilities must have a valid Occupational Tax Certificate.

No single event shall last longer than three (3) consecutive days unless pre-approved by the Director of Planning and Development.

Adequate toilet facilities must be provided. Toilet facilities may include flush-type toilet facilities or non-sewered toilet facilities. Non-sewered toilets that are treated with chemicals must conform to the provisions of the International Plumbing Code, and all applicable regulations that apply to the disposal of sewerage.

Ample trash cans must be provided.

All lighting shall be directed away and shielded from adjacent residential areas. Any event that takes place after dark or plans to allow persons who attend the event to remain on the premises after dark, shall provide electrical illumination to insure that those areas which are occupied are lighted at all times. See Article 22 of the Morgan County Zoning Ordinance.

The Event Facility owner or manager must coordinate all parking. Parking spaces must be provided for the maximum number of people to be assembled at a rate of at least one parking space for every four persons. Provisions must be provided for overflow parking.

Adequate cell phone service must be must be available or a telephone must be provided at the facility for public use.

The Excessive Noise Ordinance (Chapter 46, Article II of the Morgan County Code of Ordinances) will be enforced.

Section 7.32.5 Safety and Security

The Morgan County Sheriff's Office must be notified of pending events a minimum of 14 days prior to the event, and must be provided with the date, length of time and expected number of people. Information will be shared with other emergency services. The manager or owner of the Event Facility may be contacted if the Sheriff's Office or other EMS office has questions regarding the event.

Road closures must be coordinated with the Morgan County Sheriff's Office and approved by the Morgan County Board of Commissioners 45 days prior to the event.

Traffic lanes and other adequate access to event structures shall be designated and left open for access and travel for ambulances, fire trucks and other emergency vehicles.

Emergency medical staff must be provided if over 500 people are expected to attend.

The Event Facility owner or manager is solely responsible for accessing security needs and providing adequate staff.

Extinguishing devices must be provided, sufficient to meet all State and Local standards and sufficient (knowledgeable) personnel must be present to operate such devices.

All equipment, regardless of power source, must comply with all Federal, State and Local safety codes.

All vending areas and tents are subject to inspection by the Morgan County Building Inspectors.

Section 7.32.6 Food and Alcohol

The Event Facility owner or manager is solely responsible for ensuring that all food concessionaries are properly licensed.

Events selling alcoholic beverages must comply with Chapter 6 of the Morgan County Code of Ordinances.

Sections 7.32.7 Signs

Permanent business signs must comply with this Ordinance. Temporary signs must comply with the following regulations for the purpose of advertising a pending event:

- Two signs of not more than four square feet each may be displayed on the property where the event facility is located (no sign permit required);
- Two signs of not more than two square feet each for the purpose of giving direction to the location of the event (no sign permit required);
- Banner signs may be displayed up to 14 days prior to an event with a sign permit;
- Placement of temporary signs: The signs advertising the event as authorized by this Chapter shall:
 - Not be erected on public property or on public facilities;
 - Have permission to erect such signs from the owners of the property upon which such signs are to be placed;
- Erection of temporary signs: No sign or other form of advertisement shall be exhibited for more than three days prior to the date of an event, unless a sign permit is obtained or is approved by the Director of Planning and Development;
- Removal of temporary signs: Signs advertising or giving directions to an event must be removed within 24 hours of the end of the event.

Section 7.32.8 County Not Liable

The Event Facility must sign an agreement to save and keep Morgan County free and harmless from any and all loss or damages, or claims for damages, including attorney's fees and litigation costs, arising from or out of any event.

Prior to the issuance of an Occupational Tax Certificate each year, an affidavit must be signed by the owner or manager of the Event Facility acknowledging responsibility for all security needs, and adherence to all Federal, State and Local safety codes via self inspections.

