

1. Describe the current use of the property you wish to rezone.

Land is vacant and not being used.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

No.

3. Describe the use that you propose to make of the land after rezoning.

Recreational Vehicle sites

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Mostly agriculture/pines and residential. One is mix use, with a building that supports a business.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

We are providing monthly RV sites to residents

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, our RV sites will not use county water or sewer, transportation facilities, nor be a burden on existing streets. Our site allow for up to 2 people to occupy a site overnight, there for limiting the use of local schools.

Applicant Signature:



Date

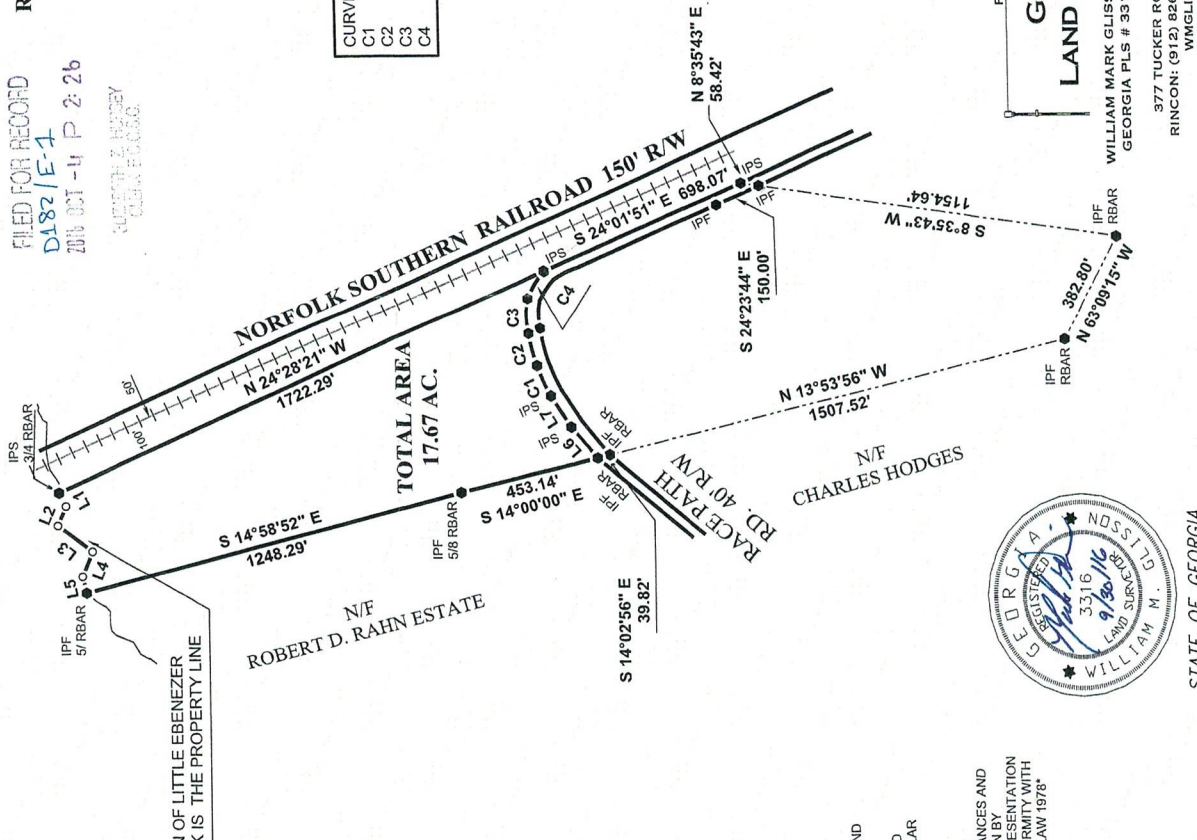
23-8-7

31326

**SURVEY OF 17.67 ACERS OF THE
REMAINING LANDS OF THE WANDA WILLIAMS ESTATE
LOCATED IN THE 9th G.M. DISTRICT
OF EFFINGHAM COUNTY, GEORGIA**

FILED FOR RECORD
D182/E-1
2010 OCT -4 P 2-2b

SURVEYED BY
WILLIAM MARK GLISSON



LINE	BEARING	HORIZ DIST	ARC	DELTA	TANGENT
L1	S62°33'07\"W	48.54'	105.81'	9°54'07\"	53.04'
L2	N67°16'47\"W	69.10'	106.87'	10°00'05\"	53.57'
L3	S38°09'55\"W	138.57'	334.60'	20°28'25\"	60.43'
L4	N68°14'26\"W	88.38'	106.64'	18°20'21\"	54.01'
L5	S77°20'30\"W	56.02'			
L6	N50°14'44\"E	130.16'			
L7	N57°41'41\"E	118.45'			

SURVEY FOR:	
WANDA R. WILLIAMS	
COUNTY: EFFINGHAM	STATE: GA.
GMD: 9 TH	SUBD:
DATE: 9/28/16	SCALE: 1" = 400'
FILE NUMBER: 16178	
TOTAL AREA: 17.67 AC.	LOT:
FIELD SURVEY DATE: 8/17/16	

PREPARED BY:
**GLISSON
LAND SURVEYING**

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
3777 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET



STATE OF GEORGIA

RUN OF LITTLE EBENEZER
CREEK IS THE PROPERTY LINE

N/F
ROBERT D. RAHN ESTATE

N/F
CHARLES HODGES

TOTAL AREA
17.67 AC.

- REFERENCES:**
- PL CABINET D-98 SLIDE C-1
 - PL CABINET D-159 SLIDE E-1
 - PL BK G PG 214
 - PL BK F PG 242
 - TX MAP #04120005A

PURSUANT TO O.G.C.A., SECTION 15-6-67
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
APPROVAL OF THE EFFINGHAM COUNTY PLANNING
COMMISSION
THE FIELD DATA WAS COLLECTED USING A TOPCON TOTAL
STATION AND A CARLSON EXPLORER II DATA COLLECTOR
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD
CLOSURE PRECISION OF ONE INCH IN 24,000 FEET, AN ANGULAR
ERROR OF 5 SECONDS PER ANGLE POINT,
AND WAS ADJUSTED USING THE COMPASS RULE.
*TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF
ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND
MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY
A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN A CONFORMITY WITH
THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978

WILLIAM MARK GLISSON RLS #3316



SITE PLAN HOBO TRAIL RV PARK

SURVEY OF 17.67 ACERS OF THE
REMAINING LANDS OF THE WANDA WILLIAMS ESTATE
LOCATED IN THE 9th G.M. DISTRICT
OF EFFINGHAM COUNTY, GEORGIA

REFERENCES
 PL CABINET D-199 SLIDE C-1
 PL CABINET D-199 SLIDE E-1
 PL BK G PG 214
 PL BK F PG 242
 TA MAP 804120005A

- LEGEND**
- 8" W --- PROPOSED WATER
 - 4" --- PROPOSED FIRE HYDRANT
 - 4" --- PROPOSED WATER VALVE
 - 6" S --- PROPOSED SEWER MANHOLE
 - --- PROPOSED SEWER MANHOLE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - TYPICAL WASH AREA
 - SHEET BOUNDARY
 - OFFSITE STREET DRAINAGE
 - PROPOSED SEWER FLOW
 - PROPOSED SEWER FLOW
 - RIGHT-OF-WAY
 - CHASE BREAK
 - SF --- SQUARE FEET
 - NIS --- NOT TO SCALE

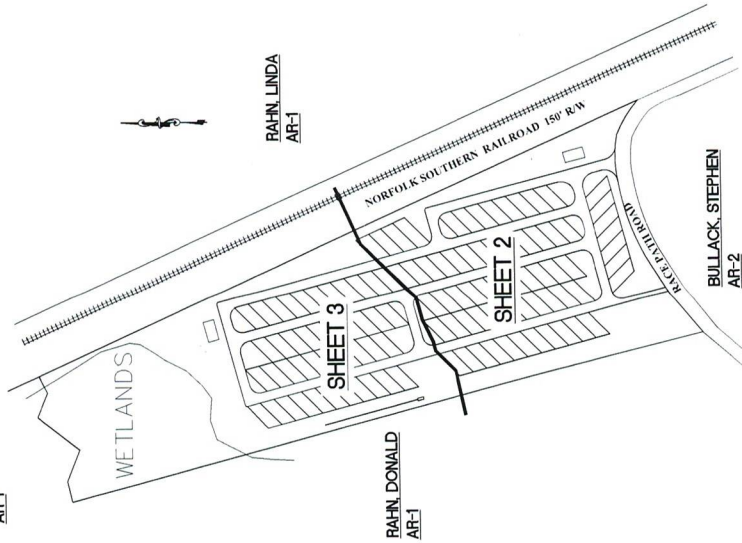
SITE DATA	
PROPOSED ZONING	R-4
TOTAL PROPERTY GROSS AREA	17.67 ACRES
TOTAL NET RV RESORT AREA	2.89 ACRES
TOTAL NET OPEN SMALL UNIMPAVED & RECREATIONAL AREA	14.68 ACRES
TOTAL NET RV SITE AREA	5.01 ACRES (1.4 2X)
PROJECT STREET AREA	14.85 ACRES
PROJECT STREET AREA	1.68 ACRES (11.3X)
TOTAL RV SITES	110
TOTAL GROSS DENSITY	7.5 DU/AC
TOTAL GROSS DENSITY	6.2 DU/AC
RV PARK GUEST PARKING	41 SPACES 10'x20'

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
130076	13103C0258E	MARCH 16, 2015	ZONE X	N/A

BY DISPLAYING THIS ONLY, A PORTION OF THIS PROPERTY IS IN ZONE SHADDED A (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED) PER THE FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND AN ELEVATION CERTIFICATE WILL BE REQUIRED TO OBTAIN A VARIANCE TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

JAUDON, R.D.
AR-1



RAHN, LINDA
AR-1

RAHN, DONALD
AR-1

BULLACK, STEPHEN
AR-2

SHEET INDEX SITE MAP

NO SCALE

- PARCEL NUMBER**
4120005A
- SHEET INDEX**
 SHEET 1 COVER SHEET AND KEY MAP
 SHEET 2-3 SITE LAYOUT
 SHEET 4 DETAILS, ROAD SECTIONS

OWNER/DEVELOPER
 WANDA RAHN WILLIAMS
 134 SUMMER WINDS DR.
 CLAYTON, GA 30417
 CONTACT: LEX BAZEMORE
 PHONE: 912-330-0140
 EMAIL: BAZEMORELE@GMAIL.COM

ENGINEER/PLANNER
 CIVIL DESIGN SOLUTIONS, L.L.C.
 5985 GA HWY 1295
 CLAYTON, GA 30417
 PHONE: 912-330-0854
 CONTACT: BRIAN BERNARD, P.E.
 EMAIL: BBERNARD@CDSLLC-AZ.NET
 CDA: PE000575

TOPOGRAPHY
 THE TOPOGRAPHY WAS PREPARED FROM THE
 1:25,000 SCALE TOPOGRAPHIC MAP OF
 STATE PLANE EAST ZONE, NAV83.

NOTES

- THE RV LOTS WILL USE THE GENERAL ADDRESS ALONG WITH THE ADDRESS OF THE MAIN BUILDING FOR MAILING AND EMERGENCY RESPONSE PURPOSES. THE ANGLIARY STRUCTURES WILL USE THE GENERAL ADDRESS.

UTILITY SYSTEM OWNERSHIP

SEWER	HOBOTRAILS RV PARK-SEPTIC
WATER	HOBOTRAILS RV PARK-WEILL
ELECTRIC	GEORGIA POWER
TRUCK	EFFINGHAM COUNTY FIRE DEPT
SANITATION	ATLANTIC WASTE MANAGEMENT

CIVIL DESIGN SOLUTIONS, LLC
 5985 GA HWY 1295
 CLAYTON, GEORGIA 30417
 802.214.4854

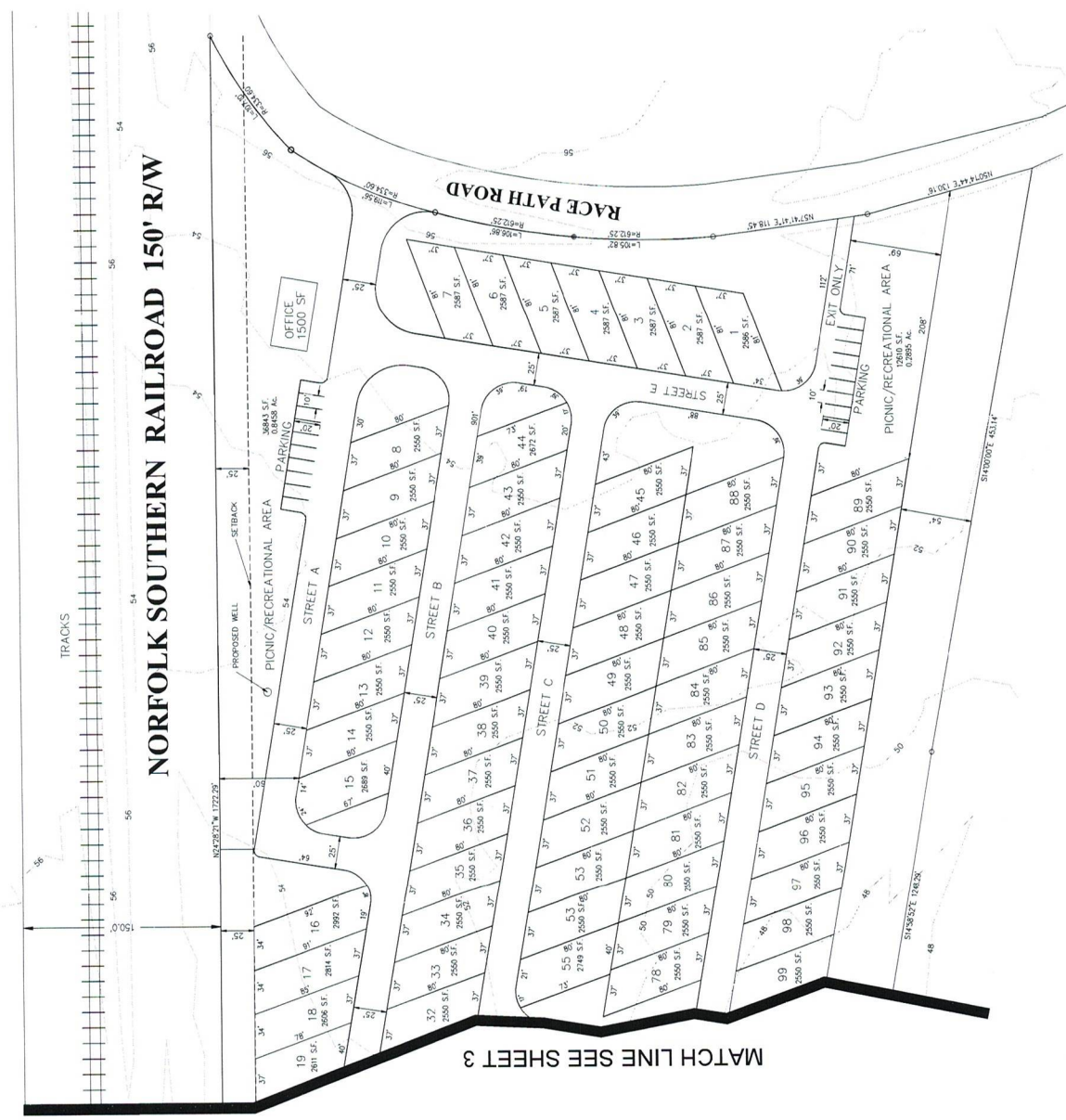


HOBO TRAILS RV PARK
 SITE PLAN
 EFFINGHAM COUNTY, GA
 PARCEL #4120005A



DESIGN/DRAWN/CHECKED:
 DATE: 07/2023
 PROJ. NO.: P1144-23

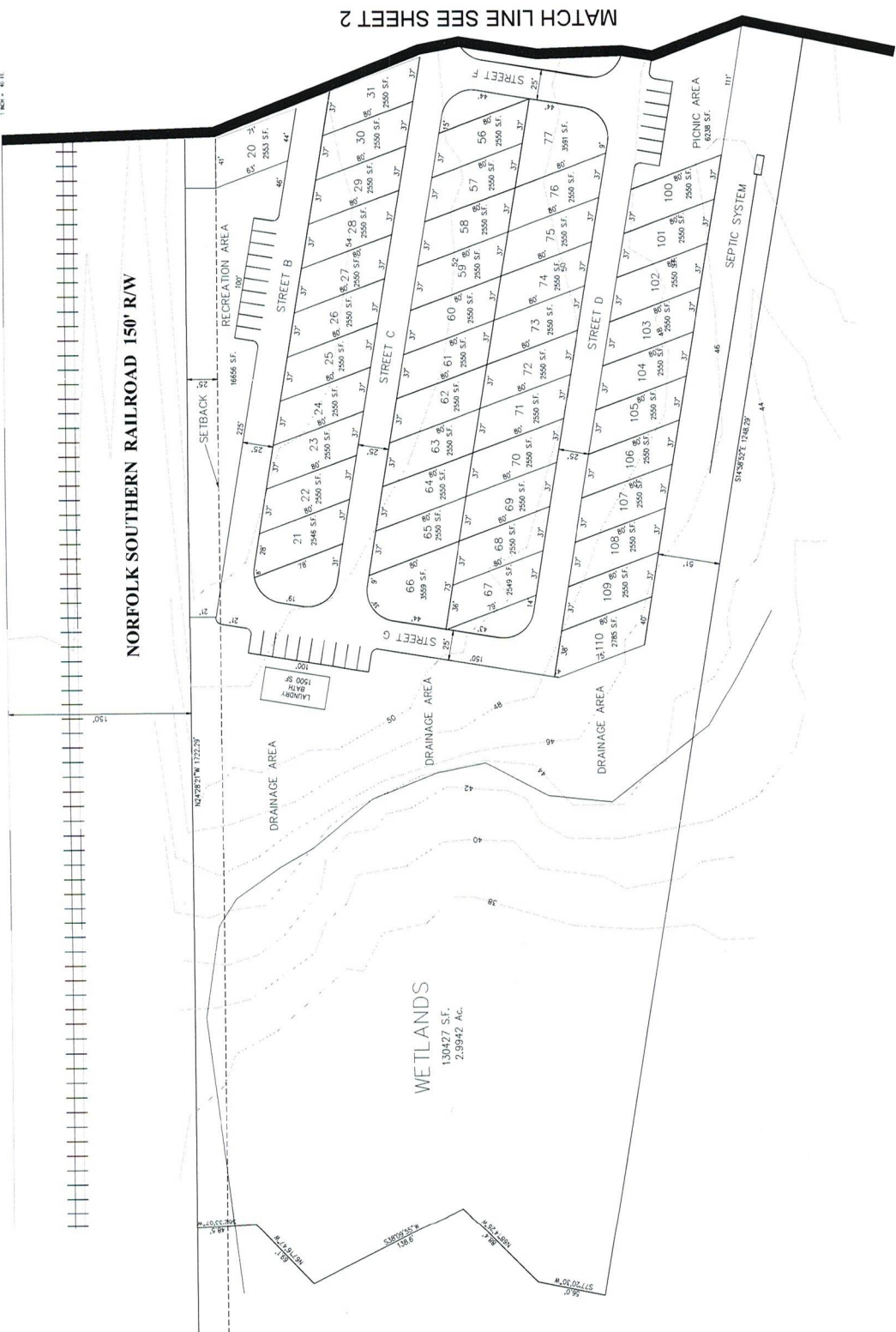
DWG. NO.: SP01
 SHEET 1 OF 4



MATCH LINE SEE SHEET 3



DATE	REV	REVISIONS



MATCH LINE SEE SHEET 2

NORFOLK SOUTHERN RAILROAD 150' R/W

WETLANDS
 130427 SF.
 2.9942 Ac.

SEPTIC SYSTEM

DRAINAGE AREA

DRAINAGE AREA

DRAINAGE AREA

RECREATION AREA

LAUNDRY

PICNIC AREA

SETBACK

14'

15'

16'

17'

18'

19'

20'

21'

22'

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197'

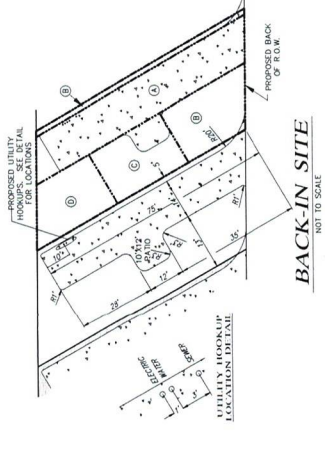
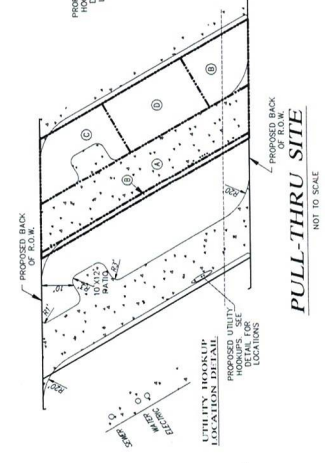
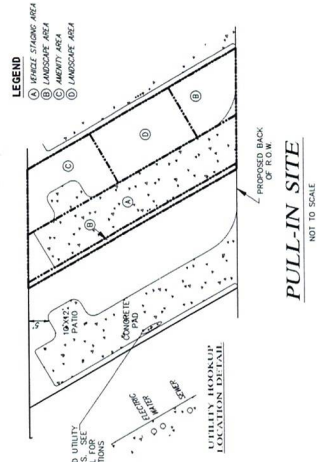
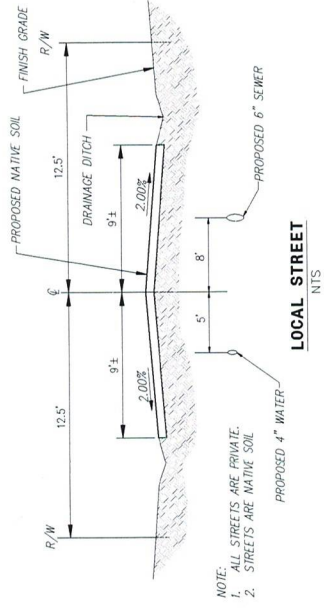
198'

199'

200'



NO.	DATE	INT.	REVISIONS



BUSINESS PLAN

HOBO Trails Race Path Rd. Effingham County, GA 2023

Hobo Trails will be a full-service monthly Recreation Vehicle Park. With a feeling of being at home while on the road, our guests will enjoy a natural setting while enjoying onsite trails and recreational areas.. As most long-term RV parks in the region, we will host a variety of residents including traveling nurses, construction workers assisting growth in Effingham County and surrounding areas, and folks that can work remotely while enjoying being in the middle of nature. These folks are professionals, just looking for a neutral, quiet, clean, and friendly place to call home for a spell. Our first 24 sites will allow the RVer's of the Southeast to know we are open and ready for guests while providing sites with water, sewer, WIFI, and metered power. As guests occupy the first phase, we will continue to develop sites over time and one day hope to have as many as 110 sites. We also aspire to have an onsite laundry facility for our guests when the demand is present.

The Ownership

The Company will be structured as a limited liability company (L.L.C)

The Management

The Company will be managed by Shannon and Lex Bazemore

The RV Park will be managed by Civil Design Solutions, LLC

The Goals and Objectives

Provide friendly, relaxing, resident sites for long term campers working in surrounding areas or remotely with onsite natural walking trails.

The Products and Services

Provide clean, full-service campsites for monthly tenants in a neutral relaxing environment.

Provide natural walking trails to tenants.

The Target Market

The Park's target market has the following characteristics:

- Occupation: Traveling or remote workers supporting our surrounding communities. ●
- Other: Guests searching for a relaxing, natural and clean place to stay in the comfort of their own camper and a place to explore nature while walking onsite trails.

Pricing Strategy

The Company will make use of an economy pricing strategy.

Capital Requirements

The Members initial investment is valued at \$60,000.00 and expected to spend an additional \$144,000.00 and will be self-funded.

The Company

Business Sector

The Members would like to start a business in the following industry: Real-estate Rental and Recreation.

Company Goals and Objectives

Provide friendly, relaxing, resident lots for long term campers working in surrounding areas and remotely with onsite natural walking trails.

Company Ownership Structure

The Company will be structured as a limited liability company (L.L.C.)

Ownership Background

- Member: Shannon Bazemore
Experience and training: 14 years as Paralegal, 8 years as SHRM Certified HR Professional, 5 years as District Attorney's Executive Assistant
- Member: Lex Bazemore
Experience and training: 27 years of Construction, Marketing, Finance and High-Level Sales.
- Member: Wanda Rahn Williams
35 years owner of Williams Seafood

Company Management Structure

The Company will be managed by Shannon and Lex Bazemore.

Other management details: Lex and Civil Design Solutions will manage construction and maintenance, marketing, and finances. Civil Design Solutions will manage office duties including but not limited to executing monthly Camper Licensing Agreement and bookkeeping.

Company Assets

The Company has the following assets:

Business Plan

- Equipment, with an estimated value of \$25,000.00.
- Real Property, with an estimated value of \$706,800.00.

The Products and Services

Provide clean natural campsites for monthly tenants in a natural relaxing environment. Provide natural walking trails and recreation areas to tenants.

Future Products and Services

When the first 24 sites are regularly occupied and being managed effectively, we will develop additional sites to a maximum of 110 sites. Provide laundry facility.

Marketing Plan

The Target Market

The Company's target market has the following characteristics:

- Occupation: Traveling and remote workers supporting our surrounding communities ●
- Other: Travelers searching for a relaxing, natural and clean place to stay in the comfort of their own camper and a place to explore nature while walking onsite trails.

Location Analysis

Centrally located in Effingham County, Georgia. 2.8 miles from SR-21 S. 23 miles from Savannah, Georgia. 14 miles from Hyundai META site. 38 miles from Tybee Island, Georgia.

Pricing

The Company will make use of an economy pricing strategy.

Other pricing information: Lots including water and sewer are provided at a fair monthly rate, plus electricity metered at each site and paid on a monthly basis.

Advertising

The Company will promote the business through:

- Social media

Business Plan

- Direct marketing to businesses utilizing traveling workforces, marketing in camping organizational flyers and newsletters.

The annual budget for advertising is \$5000.00

Operations

Daily Operations

See: Camper Licensing Agreement.

Financials

Capital Requirements

The Members' initial investment is valued at \$60,000.00. Including engineering/surveying, clearing, grading, and water well. Install utilities to include water, sewer, electric brought on site by Georgia Power and WIFI to each site, construct entrance and exit road to include egress for emergency vehicles.

5.7 - R-4 Planned manufactured home community districts.

It is the intent of county board of commissioners through the regulations of this article to provide separate areas for mobile home development. Separate areas are provided because mobile homes are constructed to different design standards than conventional dwelling units and the mixture of the two in close proximity has a destabilizing effect on both housing types. Separate areas for mobile home development also allow for greater density than is allowed in other residential districts.

Uses permitted by right include mobile home parks and mobile home subdivisions. Mobile home parks are developments in which individual mobile home pads are rented, leased or held in condominium ownership by occupants. Mobile home subdivisions are developments in which mobile home lots are individually owned as in conventional single-family subdivisions.

Recreational vehicle parks are permitted as conditional uses. It is the intent of this Code that recreational vehicle park facilities may not be mixed with mobile home parks or with mobile home subdivisions.

Development regulations in the mobile home district are intended to provide a reasonably spacious and well-designed environment which offers a desirable level of amenity.

5.7.1 Permitted uses.

5.7.1.1 Mobile home parks, including mobile homes located on individual sites, under common ownership.

5.7.1.2 Mobile home subdivisions, including mobile homes located on lots under individual ownership.

5.7.1.3 Family day care homes.

5.7.1.4 Utility and essential service facilities.

5.7.1.5 Enclosed storage for use by park or subdivision residents.

5.7.1.6 Outdoor storage areas for use by park or subdivision residents provided it is screened.

5.7.2 Conditional uses.

5.7.2.1 Churches, synagogues and other houses of worship.

5.7.2.2 Day care centers.

- 5.7.2.3 Recreational vehicle parks, provided that no recreational vehicle occupies a site for more than 180 consecutive days.
- 5.7.3 *Uses permitted accessory to mobile home dwelling units.* Any use typically incidental to a principal use permitted by right or as a conditional use when conducted as an accessory to such principal use:
 - 5.7.3.1 Home based businesses.
 - 5.7.3.2 Golf courses and other recreational facilities.
- 5.7.4 *Structures accessory to individual mobile home dwelling units.* Accessory structures permitted in required setback areas:
 - 5.7.4.1 Driveways and parking areas.
 - 5.7.4.2 Fences and garden walls.
- 5.7.5 *Accessory structures permitted in conformance with mobile home unit setbacks.*
 - 5.7.5.1 Carports, attached or detached.
 - 5.7.5.2 Garages, attached or detached.
 - 5.7.1.3 Screen enclosures.
 - 5.7.1.4 Storage sheds.
- 5.7.6 *Structures accessory to mobile home parks, mobile home subdivisions and recreational vehicle parks.*

Accessory structures permitted in required perimeter setback areas.

 - 5.7.6.1 Decks, patios, porches, terraces and walkways not greater than 12 inches above grade.
 - 5.7.6.2 Docks.
 - 5.7.6.3 Driveways and parking areas.
 - 5.7.6.4 Fences and garden walls.
 - 5.7.6.5 Parking lots.

- 5.7.6.6 Pumps.
- 5.7.6.7 Safety and security buildings necessary to control points of access.
- 5.7.6.8 Signs.
- 5.7.7 *Accessory structures permitted in conformance with perimeter setbacks.*
 - 5.7.7.1 All accessory structures permitted in required yards/perimeter setback areas.
 - 5.7.7.2 Antenna-type transmitters and receivers such as radio, television, and ham radio.
 - 5.7.7.3 Boat houses.
 - 5.7.7.4 Carports, attached or detached.
 - 5.7.7.5 Community buildings, including a park office.
 - 5.7.7.6 Decks, patios, porches, terraces and walkways greater than 12 inches above grade.
 - 5.7.7.7 Dish-type transmitter and receivers such as satellite dish receivers.
 - 5.7.7.8 Emergency shelters.
 - 5.7.7.9 Garages, attached or detached.
 - 5.7.7.10 Greenhouses.
 - 5.7.7.11 Laundry buildings.
 - 5.7.7.12 Parking structures.
 - 5.7.7.13 Recreation facilities, indoor, such as gymnasiums, indoor swimming pools, indoor racquetball courts and indoor tennis courts.
 - 5.7.7.14 Recreation facilities, outdoor, such as golf courses, executive golf courses, parks, outdoor swimming pools and outdoor tennis courts.
 - 5.7.7.15 Screen enclosures.

- 5.7.7.16 Sheds and tool houses.
- 5.7.7.17 Storage areas, paved.
- 5.7.7.18 Storage buildings.
- 5.7.7.19 Swimming pools, in ground or above ground.
- 5.7.8 *Prohibited uses.* Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.
- 5.7.9 *Development regulations applicable to mobile home parks, mobile home subdivisions and recreational vehicle parks.*
 - 5.7.9.1 *Perimeter setback requirements.* Mobile home sites, mobile home lots and recreational vehicle sites shall be set back from the perimeter of mobile home parks, mobile home subdivisions and recreational vehicle parks as follows:
 - Minimum perimeter setback20 feet
 - 5.7.9.2 *Perimeter landscaped buffer.* A natural or landscaped buffer not less than 15 feet in depth shall be provided around the entire perimeter of each mobile home park, mobile home subdivision and recreational vehicle park. The landscaped buffer shall be interrupted only where necessary to provide for vehicular and pedestrian access. It shall contain a visual screen consisting of vegetation which have a minimum opacity of 75 percent to a height of not less than six feet. It shall be landscaped as set forth. Masonry or wooden fences meeting the requirements may be substituted along common property lines other than street right-of-way lines.
- 5.7.10 *Recreation space requirements.*
 - 5.7.10.1 Minimum percent of total mobile home park, mobile home subdivision or recreational vehicle park devoted to recreation space = seven percent.
 - 5.7.10.2 Maximum percent of total recreation space devoted to recreationally used water bodies = 30 percent.
 - 5.7.10.3 Minimum size of any single recreation area = 5,000 square feet.
 - 5.7.10.4 Minimum dimension of any single recreation area on one side = 60 feet.

5.7.10.5 Minimum separation of active recreation area from any mobile home site = 30 feet.

5.7.10.6 Developers of new mobile home parks, mobile home subdivisions or recreational vehicle parks shall provide an onsite structure(s) to shelter the development's projected hurricane season population. Such shelters may include, but not be limited to, clubhouses and recreation centers.

5.7.11 *Underground placement of utilities required.* All utilities distribution and collection systems, including water supply, sewage disposal, electricity, gas, telephone and television cable, shall be placed underground.

5.7.12 *Water and sewer facilities.* Community wells or public water required. No individual wells allowed. Mobile homes may not share a septic system. If public sewer is not available then lots must meet health department size regulations to accommodate individual septic systems.

5.7.13 *Development regulations specific to mobile home parks and mobile home subdivisions.*

Development area regulations.

5.7.13.1 *Size and density regulations.*

Minimum development area = 20 acres

Maximum number of mobile home dwelling units per gross acre = seven units

5.7.13.2 *Access requirements.*

Minimum number of access points = two

5.7.13.3 *Internal street construction requirements.* Internal streets which are dedicated to public use shall be constructed according to Effingham County Regulations.

5.7.13.4 *Internal street width requirements.* Right-of-way and pavement widths for internal streets which are dedicated to public use shall be determined according to the standards contained in the county's subdivision regulations. Right-of-way and pavement widths for internal streets which are reserved for private use shall be determined according to function, anticipated traffic volume and subject to site plan approval, provided that no right-of-way or pavement shall be less than as follows:

5.7.13.5 Minimum right-of-way width for private interior streets = 30 feet.

5.7.13.6 Minimum pavement width of private access drives, excluding curbs = 20 feet.

5.7.13.7 Minimum pavement width of private collector streets, excluding curbs = 24 feet.

5.7.13.8 Minimum pavement width of one-way lanes divided by landscaped median, excluding curbs = 12 feet.

5.7.15 *Common area maintenance provisions for mobile home subdivisions.* The zoning administrator shall approve a final plat for a mobile home subdivision only after making a determination that there is a feasible program for the full maintenance and operation of common areas, common improvements and common facilities included in the plat consistent with the common area maintenance provisions.

5.7.16 *Individual site regulations.* Mobile home site area and width requirements.

5.7.16.1 Minimum lot area = 4,000 square feet.

5.7.16.2 Minimum lot width = 40 feet.

5.7.17 *Mobile home unit setback requirements.*

5.7.17.1 Minimum front and street side setback from pavement = 15 feet.

5.7.17.2 Minimum interior side setback = five feet.

5.7.17.3 Minimum rear setback = ten feet.

5.7.18 *Mobile home unit parking requirements.* Minimum number of hard surface on-site parking spaces per mobile home site = two spaces.

5.7.19 *Site plan review.* Applications for a permit to construct a mobile home park shall be processed in a manner similar to the procedures of the Effingham County Subdivision Ordinance. A site plan and construction plans shall be submitted. A final plat of record is required. Applications for a permit to construct a mobile home subdivision shall be processed in accordance with the platting procedures of the Effingham County Subdivision Ordinance.

5.7.20 *Development regulations specific to legal nonconforming mobile home parks and mobile home subdivisions.*

5.7.20.1 Placement and replacement of units permitted. Units may be placed or replaced within legally non-conforming mobile home park developments which were previously approved, provided the resulting density does not exceed that originally approved.

5.7.20.2 Alterations to meet site improvement requirements permitted. Alterations or development site area expansions which increase conformance with site improvement requirements are permitted. All regulations pertaining to use non-conformities as set forth shall apply to non-conformities within MH districts.

5.7.20.3 Separation and setback requirements for new or replaced units.

- 1) Minimum separation between side of one mobile home and side or end of another mobile home measured perpendicular to each side or side and end = ten feet.
- 2) Minimum end-to-end and corner-to-corner separation between mobile homes = ten feet.
- 3) Minimum separation between noncombustible appurtenances (such as screen rooms, awnings, carports and accessory storage buildings) measured perpendicularly to sides and ends = six feet.
- 4) Minimum setback of permanent buildings and mobile home units from perimeter boundaries = five feet.*

* An existing mobile home located closer than five feet to a perimeter boundary may be replaced with another unit at the same location.

5.7.24 Mobile home district development regulations specific to recreational vehicle parks.

5.7.24.1 Recreational vehicle park size and density regulations.

- a) Minimum recreational vehicle park area = 15 acres.
- b) Maximum number of recreational vehicle units per gross acre = 12 units.

5.7.24.2 Vehicle site requirements.

- a) Minimum area of vehicle site = 2,500 square feet.
- b) Minimum width of vehicle site = 35 feet.

5.7.24.3 Access requirements.

- a) Minimum easement of internal street = 25 feet.

b) Minimum pavement width = 18 feet.

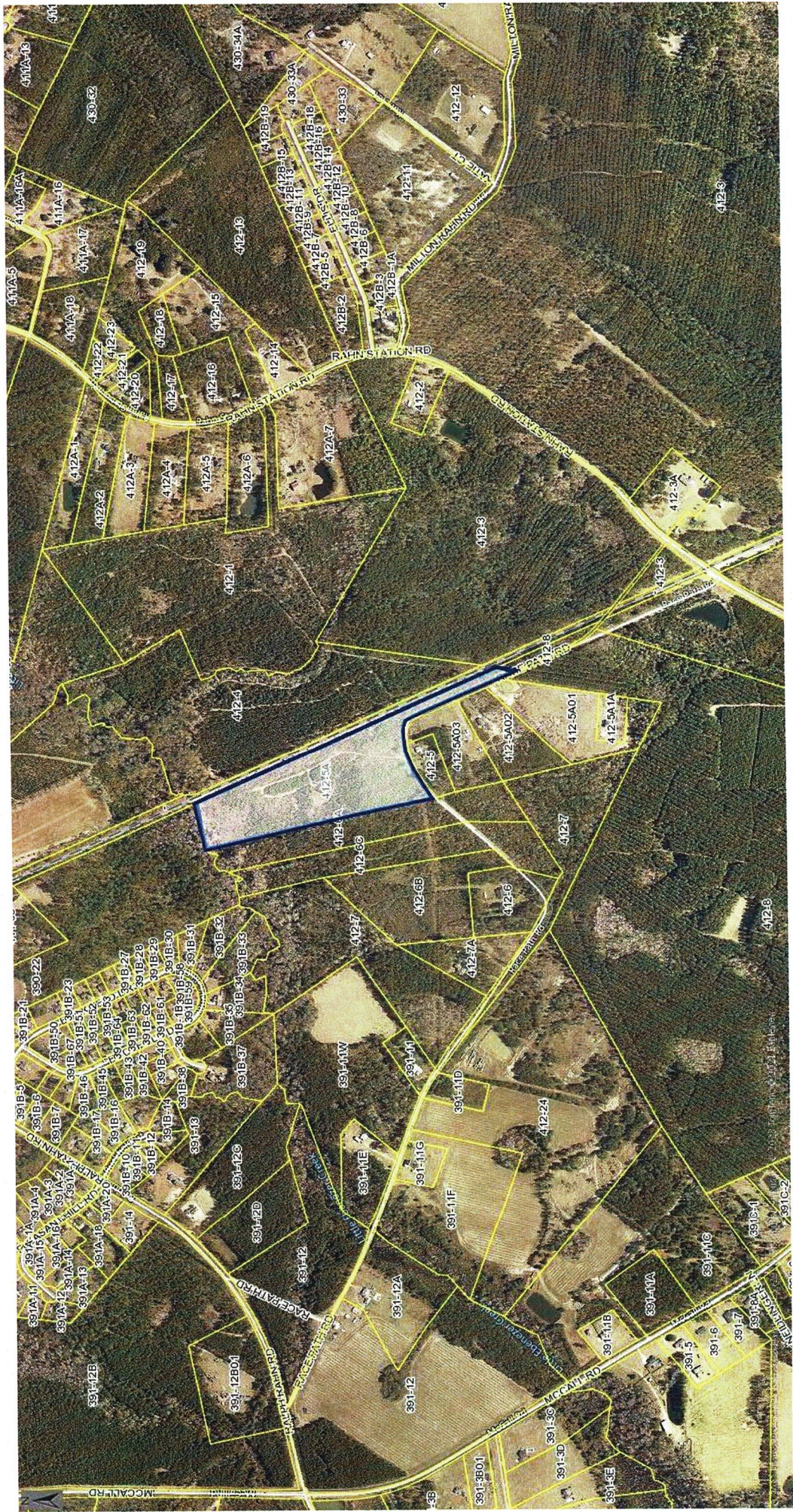
5.7.24.4 Central refuse collection requirements. All refuse shall be stored in water- and pest-proof containers located within a convenient distance from all vehicle sites and shall be collected and placed in one or more central containers daily. Collection from central containers shall be in accordance with the collection schedule [of] Effingham County.

5.7.24.5 Individual or central sewage disposal system requirements. Facilities for disposal of liquid wastes from vehicle holding tanks may be provided at each vehicle site or at central sanitary stations. Central sanitary stations, if used, shall be provided at a ratio of at least one for every 75 vehicle sites or fractional part thereof. Such sanitary stations shall be separated from any vehicle site by a minimum distance of 50 feet and shall be suitably screened from other activities by visual barriers such as fences, walls or natural barriers.

5.7.24.6 Site plan review. A site plan shall be submitted with applications for a permit to construct a recreational vehicle park. The site plan shall include complete engineering plans and specifications in sufficient detail to demonstrate full compliance with all applicable provisions of this land development code and other applicable municipal ordinances.

(Amend. of 4-4-00(21); Amend. of 4-16-02; Amend. of 10-21-04, § 5; Ord. of 9-7-10, § 1)

Race Path Road

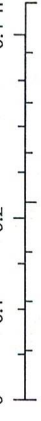


412-5A / Race Path Road



8/13/2023

1:15,799



- Tax Parcel Labels
- Tax Parcels
- Roads
- Wetlands
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- FEMA Flood Zone A
- Red: Band_1
- X, AREA OF MINIMAL FLOOD HAZARD

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, EPA, USDA

412-5A / Race Path Road



8/13/2023

Tax Parcel Labels

- Tax Parcels
- Roads

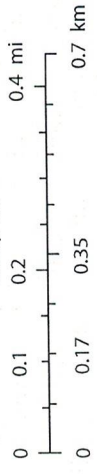
Effingham County Zoning

- R-1
- AR-1
- AR-2
- Other

Efn_fin_cache

- Red: Band_1
- Green: Band_2

1:15,799



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, EPA, USDA

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL X

*1 voted
3/2 to disapprove*

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams** – (Map # 412 Parcel # 5A) from AR-1 to R-4 zoning.

15 in need of improvement Street

- Yes No ? 1. Is this proposal inconsistent with the county's master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#15-Ryan

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams – (Map # 412 Parcel # 5A)** from AR-1 to R-4 zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#15 - Alan

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL X

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams – (Map # 412 Parcel # 5A)** from AR-1 to R-4 zoning.

- Yes No ? 1. Is this proposal inconsistent with the county’s master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
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- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#15 - Dave

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams** – (Map # 412 Parcel # 5A) from AR-1 to R-4 zoning.

- No ? 1. Is this proposal inconsistent with the county’s master plan?
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#15 - Brad

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL PEH

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams** – (Map # 412 Parcel # 5A) from AR-1 to R-4 zoning.

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- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

PEH

#15 - Peter