

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Applicant/Agent: **Backwater Expeditions LLC** Application Date: **Jan 11, 2022**

Applicant Email Address: **brian@backwaterexpeditions.com**

Phone # **912-398-6930**

Applicant Mailing Address: **226 Magnolia Place**

City: **Guyton** State: **Georgia** Zip Code: **31312**

Property Owner, if different from above: **Marie Raimondo**

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): cessna7226g@aol.com

Phone # **609-203-7977 (Joe), 609-203-9050 (Marie)**

Owner's Mailing Address: **16 Cavalier Drive**

City: **Mercerville** State: **New Jersey** Zip Code: **08619**

Property Location: **545 Wylly Road Rincon, Georgia**

Proposed Road Access: **Wylly Road**

Present Zoning of Property: **AR - 1** Proposed Zoning: **PD RV**

Tax Map-Parcel # **04590084** Total Acres: **69.103** Acres to be Rezoned: **69.103**

Lot Characteristics: **Rural woodland**

WATER

Private Well

Public Water System

If public, name of supplier: N/A

SEWER

Private Septic System

Public Sewer system

Justification for Rezoning Amendment: **Will allow accommodations for tourist visiting the area, it will generate new taxes and revenue with minimal impact.**

List the zoning of the other property in the vicinity of the property you wish to rezone:

North: AR-1; AR-2

South: AR-1; AR-2

East: AR-1; AR-2

West: AR-1; AR-2

1. Describe the current use of the property you wish to rezone. AR1

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. RV Park/

Campground

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

Residential

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?

Adjacent properties will benefit from rezoning by allowing for increased tourism

therefore increased property values with minimal environmental impact.

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.

Applicant Signature: _____



ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

MAY 27, 2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2696 page 4.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature *Marie Raimondo*
Print Name MARIE RAIMONDO

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 12th day of January, 20 22.

Jennifer Lengfelder
Notary Public, ~~State of Georgia~~
State of NJ

**JENNIFER LENGENFELDER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES
- JANUARY 30, 2023**

AUTHORIZATION OF PROPERTY OWNER

I, ADRIAN WEBBER, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Brian Cohen

Applicant/Agent Address: 226 Magnolia Place

City: Euoyton State: GA Zip Code: 31312

Phone: 912-398-6930 Email: backwater.bc@gmail.com

Owner's signature Marie Raimondo

Print Name MARIE RAIMONDO

Personally appeared before me MARIE RAIMONDO (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 12th day of January, 20 22.

Jennifer Lengenfelder
Notary Public, ~~State of Georgia~~
STATE OF NJ

**JENNIFER LENGENFELDER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES
JANUARY 30, 2023**

FILED FOR RECORD
D.D. NO. 1008
PAGE NO. 320

99 DEC 16 PM 2:57

with State Seal, Co. 121
Real Estate Transfer Act
Book 400
Date 12/16/99
Elizabeth H. Hester
Clerk of Superior Court

LUZEBEL LARSEY
CLERK ECCSC.

320

RETURN TO:
EDWARD REDDICK
ATTORNEY AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 16 day of December, 1999, between GARY CHRISTOPHER of the FIRST PART, and ROSA DIMATTEO and MARIE RAIHONDO of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten, and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTIES, their heirs and assigns, the following described property, to-wit:

PARCEL 1 ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Eighty-One Hundredths (.81) of an acre, more or less, and being bounded on the north by lands of Jennie L. Fail; on the east by Georgia State Highway #275; on the south by Long Acres Road known as County Road #122 and on the west by lands of Jennie L. Fail.

Express reference is hereby made to the plat of said lands made by Paul D. Wilder, R.L.S. #1559 dated March 30, 1999 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 74-C, for better determining the metes and bounds of said lands herein conveyed.

PARCEL 2 ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Thirty-Eight and Thirty-Four Hundredths (38.34) acres, more or less, and being bounded on the northeast by Long Acres Road known as County Road #122; on the southeast by Georgia State Highway #275, by lands of Rincon Volunteer Fire Department, by lands of Worthy, by lands of Oliver, by lands of Hartzog, by lands of Durden and by lands of Lancaster; on the southwest by lands of Grovenstein and by lands of Kinard and on the northwest by lands of Poulos, by lands of Cobham, by Lamons Drive, by lands of Newton, by lands of Davis and by lands of Tarleton.

Express reference is hereby made to the plat of said lands made by Paul D. Wilder, R.L.S. #1559 dated March 22, 1999 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 74-D, for better determining the metes and bounds of said lands herein conveyed.

PARCEL 3 ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Sixty-nine and Twenty-one (69.21) acres, more or less, and being bounded on the north-northeast by lands of Cary Yatro; on the east and southeast by lands of Hallman, by lands of Ray, by Highbluff Road known as County Road #346, by lands of Garvin and by lands of Savannah Int. Trucking Co.; on the south-southwest by Half Moon Road known as County Road #379 and on the northwest by Half Moon Road known as County Road #379, by lands of Neidlinger, by lands of Cross and by Ebenezer Creek.

Express reference is hereby made to the plat of said lands made by Paul D. Wilder, R.L.S. #1559 dated March 22, 1999 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 74-E, for better determining the metes and bounds of said lands herein conveyed.

Said plat showing a sixty foot wide access easement and power line easement running from High Bluff Road across said lands to the Ebenezer Creek and to lands of Hallman.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTIES, their heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set his hand and affixed his seal and delivered these presents, the day and year first above written.

[Signature] (SEAL)
GARY CHRISTOPHER

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
Date: 12-16-95

EA\christopher



ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

MAY 27, 2021, on file in the office of the Clerk of the Superior Court of

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I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature *Marie Raimondo*

Print Name MARIE RAIMONDO

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 12th day of January, 20 22.

Jennifer Lengenfelder
Notary Public, ~~State of Georgia~~
State of NJ

**JENNIFER LENGENFELDER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES
JANUARY 30, 2023**

STATE OF GEORGIA, } EASEMENT FROM TOMMY LONG
COUNTY OF EFFINGHAM. } TO SAVANNAH ELECTRIC & POWER CO.

For and in consideration of the sum of One Dollar, receipt of which is hereby acknowledged, the undersigned hereby grant to the Savannah Electric and Power Company, its successors and assigns, the right to construct and maintain an electric transmission and distribution system over and across the land, or upon and along the road adjoining the said land in the County of Effingham, State of Georgia, described as follows:

That certain tract of land in Effingham County having 1500 acres more or less are located on the Ebenezer Church Road, being bounded as follows: On the north by Ebenezer Creek, on the east by lands of Ebenezer Church, on the south by lands of Ebenezer Church, G. Grovenstein, W. Overstreet and Ebenezer Church Road, and on the west by lands of Walter Seckinger and Willie Overstreet. Said electric transmission and distribution system with accompanying poles, wires, crossarms, guys and other equipment is to be constructed in such manner as the Grantee may deem necessary, and permission is hereby given to patrol, repair and renew the same from time to time, and to cut or trim at any time trees which in the judgment of the Grantee will interfere with the construction, operation or maintenance of said electric transmission and distribution system.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 4 day of October, 1946.

Signed, sealed and delivered in the presence of:

Marie Long

Tommy Long (L.S.)

E. W. Alexander,
Notary Public, State of Georgia at Large
My Commission expires Jan. 12, 1949.
(N. P. SEAL)

Recorded October 23, 1946.

J. H. Sheppard, Clerk.

STATE OF GEORGIA, } EASEMENT FROM K. I. HELMEY
COUNTY OF EFFINGHAM. } TO SAVANNAH ELECTRIC AND POWER COMPANY.

For and in consideration of the sum of One Dollar, receipt of which is hereby acknowledged, the undersigned hereby grant to the Savannah Electric and Power Company, its successors and assigns, the right to construct and maintain an electric transmission and distribution system over and across the land, or upon and along the road adjoining the said land in the County of Effingham, State of Georgia, described as follows:

That certain tract of land located approximately four (4) miles northwest of Meinhart, Georgia, being bounded as follows: on the north by lands of J. B. Zettler, on the east by lands of Holland B. Hodges, on the south by lands of Earl Lane, and on the west by lands of R. B. Helmey. Said electric transmission and distribution system with accompanying poles, wires, crossarms, guys and other equipment is to be constructed in such manner as the Grantee may deem necessary, and permission is hereby given to patrol, repair and renew the same from time to time, and to cut or trim at any time trees which in the judgment of the Grantee will interfere with the construction, operation or maintenance of said electric transmission and distribution system.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 11th, day of October, 1946.

Signed, sealed and delivered in the presence of:

H. M. Pittman

K. I. Helmey (L.S.)

E. W. Alexander,
Notary Public, St. at Large

Recorded October 23, 1946.

J. H. Sheppard, Clerk.

99/10/46

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 17th day of APRIL 1990, between MARIE G. LONG of the FIRST PART, and WAYNE R. CROSS of the SECOND PART.

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Fourteen and Sixty-nine Hundredths (14.69) acres, more or less, and being bounded on the north by Ebenezer Creek; on the east by the lands of Thomas O. Long Estate; on the southwest by lands of Thomas O. Long Estate and on the northwest by Half Moon Subdivision.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated September 27, 1989 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 24, page 197, for better determining the metes and bounds of said lands herein conveyed.

ALSO, hereby conveyed is a right-of-way easement for a road and utility purposes over and across that certain Sixty (60) foot wide access easement shown on the above plat extending from High Bluff Road in a northwesterly direction to a point where it intersects with the property above described and then the Sixty (60) foot wide power line and access easement extending therefrom in a generally northerly and northwesterly direction to a point where it intersects with Ebenezer Creek. Said right-of-way easement being for the purposes of ingress and egress.

M.G.L.

M.G.L.

Effingham County, Georgia
Real Estate Transfer Tax
Paid \$ 15.00
Date 5-15-90
Elizabeth Hursey
Clerk of Superior Court

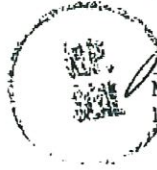
TO HAVE AND TO HOLD said property, together with all and singular the rights, members hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set her hand and affixed her seal and delivered these presents, the day and year first above written.

Marie G. Long (SEAL)
MARIE G. LONG

Signed, sealed and delivered in the presence of:

Shonda A. Benton
Elizabeth Hursey
Notary Public
Date: 4/17/90



GEORGIA, COUNTY OF EFFINGHAM
Clerk of Superior Court
Filed for record at 1:30 o'clock P. M
MAY 15 19 90
Recorded in Deed Book 280 Page 823
....., 19.....
....., Clerk

RECORDED
5-15-1990

STATE OF GEORGIA)
COUNTY OF EFFINGHAM)

This agreement made and entered into this 11th day of July, 2001 by and between WAYNE R. CROSS of the First Part and RICHARD A. NEIDLINGER of the Second Part.

WHEREAS, First Party is the owner of a 14.69 acre parcel of land and a 60-foot wide easement which were conveyed to him by deed from Marie G. Long dated April 17, 1990 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 280, page 823, and

WHEREAS, Second Party is the owner of a 14.73 acre parcel of land and a 1/2 acre parcel of land and a 60-foot wide easement which were conveyed to him by deed from Allonia T. Haisten Ginn dated December 7, 1997 and recorded in said Clerk's Office in Deed Book 453, page 250, and

WHEREAS, First Party and Second Party both do hereby recognize, acknowledge and agree to the existence of said easement for both of their use, benefit and for their heirs and assigns use and benefit, and

WHEREAS, Both parties hereto agree that each party hereto, their heirs and assigns shall have use of said easement as a road for ingress and egress, and

WHEREAS, Both parties hereby acknowledge and agree that from time to time there will be certain maintenance to keep said road easement in reasonable repair, and

WHEREAS, the parties hereto desire to enter into this agreement whereby each will participate in the maintenance of said road and for this agreement to be binding upon the parties hereto, their heirs and assigns.

NOW, THEREFORE, in consideration of the mutual benefits flowing to each party hereto and the promises of each to the other, it is agreed as follows, to-wit:

1. Each party hereto shall participate in the maintenance of said road.
2. The portion of the road, which Second Party will participate in the maintenance of, will extend only to Second Party's property.
3. This agreement would be binding upon the parties hereto their heirs and assigns, however, it will not be binding upon the parties hereto once they have conveyed title to the real estate described in their respective deeds above referred to, but maintenance of said easement shall be the responsibility of subsequent owners of the land.

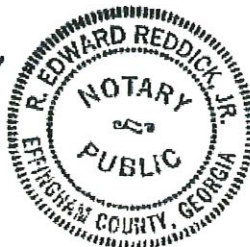
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands, affixed their seals, and delivered these presents the day and year first above written.

Wayne R. Cross (SEAL)
WAYNE R. CROSS

Richard A. Neidlinger (SEAL)
RICHARD A. NEIDLINGER

Signed, sealed and delivered in the presence of:

Marjorie B. ...
Notary Public



RETURN TO:
EDWARD REDDICK
ATTORNEY AT LAW
P. O. BOX 395
SPRINGFIELD, GA 31320



Coastal Health District

Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350
Springfield, Georgia 31329
Phone: 912-754-6850 | Fax: 912-754-0078

May 11, 2022

Teresa Concannon, AICP
Planning & Zoning Manager
Effingham County Board of Commissioners
804 S Laurel Street
Springfield, GA 31329

Dear Mrs. Concannon,

This letter serves to acknowledge the request from your office for approval for the onsite sewage management systems associated with the below proposed facility. Our office is unable to provide approval. Our office is unable to provide an approval regarding any septic system or potential septic system without the required information. The potential complexity of proposed waste stream coupled with currently unknown amount of wastewater potentially produced must be assessed with regards to the currently unknown soil characteristics and currently unknown available amount of usable soil. There are many factors that must be assessed for compliance. These all have major implications on what can be permitted by either DPH or the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources on the site with an unknown water source.

Project Name: Backwater Outpost
PIN: 459-84
Size: 69.10 Acres
Location: 545 Wylly Rd.
Current Zoning: AR - 1
Proposed Zoning: PD - Recreational
Developer: Backwater Expeditions LLC

The above proposed project has not submitted a completed application packet including but not limited to the Onsite Sewage Management System Application for Non-Residential Facilities, Level 3 or high intensity soil survey, design flow and supplemental information for each proposed onsite sewage management system within the project. Again, the lack of information prevents our office from determining the appropriate regulatory authority.

The plans and supporting documentation will be reviewed for general conformance with Rules of the Department of Public Health, Chapter 511-3-1 once a completed application packet for each proposed facility within the project is received. Any review and subsequent approval do not relieve the owner,



We Protect Lives.

designer, and or contractor, nor their representatives, from their individual or collective responsible to comply with the applicable code provisions of Rules of the Department of Public Health, Chapter 511-3-1. Any review should not be construed as a check of every item in the plans or the construction. Failure of this office to note any conflict with said requirements does not relieve any entities from compliance.

This office does not guarantee functionality, future approval or guarantee of permit issuance, and the correspondence should not be construed as approval.

Please note based on the limited information submitted to date, additional permitting from this office may be required. This may include but is not limited to a Food Service Permit that authorizes a person to operate a food service establishment and signifies satisfactory compliance with the Rules of the Department of Public Health, Chapter 511-6-1 for Food Service and Tourist Accommodation Permit that authorizes a person to operate a Tourist Accommodation and signifies satisfactory compliance with the Rules of the Department of Public Health, Chapter 511-6-2.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,



Darrell M. O'Neal
Program Manager
Environmental Health Division
Effingham County Health Department

PD – Recreation
District Planned Development Text
Marie Raimondo Tract for
Backwater Outpost LLC
Prepared by: Brian Cohen – CEO Backwater Outpost

Documents submitted:

Planned Development District Master Plan – Approval requested
Development Text Document – Approval requested
EPD Letter Stating no objections to zoning request – Submitted for review to EPD
Existing Access Easement Agreements – For review
Backwater Outpost Rules and Regulations – For review
Proposed outline of Backwater Outpost industry data – For review

This development text and the attached Planned Development master plan are being submitted for approval by the Effingham County Board of Commissioners in accordance with the proposed Effingham County Zoning Ordinance PD-Recreational.

This development text will serve as the original development text for the property. The attached Master Plan is submitted as an exhibit only to convey the intended character and scale of the development. The details illustrated in this Master Plan are intended to serve as an aid to the County Commissioners and the public to visualize the development.

In addition, attached are the rules and regulations for guest of our facility to give a general overview of operations. Also attached is an outline of the camping industry.

General Description:

Project Name: **Backwater Outpost – Wylly Rd.**
PIN: **459-84**
Size: **69.10 Acres**
Location: **545 Wylly Rd.**
Current Zoning: **AR – 1**
Proposed Zoning: **PD – Recreational**
Developer: **Backwater Expeditions LLC**

Backwater Outpost – 545 Wylly Rd – Environmentally Friendly PD – Recreational development for short term visitors for 1 night but not to exceed 6 months.

No more than six people are permitted to occupy a site, no unaccompanied minors are permitted. Outpost will have controlled access and security.

Our camping facility Backwater Outpost and our commercial section Backwater Trading Post will be built out in phases along with appropriate services like water, sewer and power. Our development has been planned and in its final design will be completed with the intent to be harmonious in terms of landscape, roadways and site layout to minimize impact on the environment and be a benefit to our community.

Development shall be done in a manner that results in minimal impact to the natural resources, wetlands and any existing conditions. All land disturbing activities, EX: roadways, stormwater management plans, potable water, sewer and power services will comply with state and local requirements.

Fifty-foot natural vegetative **Perimeter buffers** will be left in place around the external boundaries of adjoining properties and twenty-five-foot boundary of adjacent roadways. Natural boundaries will be used within the facilities.

The development amenities will be designed to provide a variety of opportunities to the patrons of the campground, our community and the general public. The facilities will be located at various locations throughout the development.

Property Breakdown – Table 1-1	
Description	Area
Total Property – 545 Wylly Road	69.10 Acres
Wetland	6.03 Acres
Perimeter Buffer	9.20 Acres
Ebenezer Creek Buffer	0.31 Acres
Access Easement	4.42 Acres
Developmental Area	49.14 Acres

Backwater Outpost will provide for the operations, maintenance, and repairs of the sites, cabins, amenities and other assets of the Outpost. This will include items such as:

- 1) Roof Maintenance and Repairs
- 2) Exterior Maintenance and Repairs
- 3) Landscaping and Lawn Maintenance
- 4) Internal roadways
- 5) Utilities
- 6) Well and septic systems per EPA/ DPH requirements
- 7) DPH standards for tourist accommodations

Outpost will comply with NFPA 1194 and Effingham County Fire District.

Exceptions requested

No exceptions from the regulations in within the PD ordinance are being requested.

Present Ownership:

Current Owner: Marie Raimondo (Legal Description from deed)

ALL that said certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing sixty-nine and twenty-one (69.21) acres, more or less, and being bounded on the northeast by lands of Cary Yatro; on the east and southeast by lands of Hallman, by lands of Ray, by High Bluff Road known as County Road #346, by lands of Garvin and by lands of Savannah Int. Trucking Co.; on the southwest by Half Moon Road known as County Road #379 and on the northwest by Half Moon Road known as County Road #379, by lands of Nedlinger, by lands of Cross and by Ebenezer Creek.

Express reference is hereby made to the plat of said lands made by Paul D. Wilder, P.L.S. #1559 dated March 22, 1999, and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, on Plat Cabinet B, Slide 74-E, for better determining the metes and bounds of said lands herein conveyed. Said plat showing a sixty (60) foot wide access easement and power lines easement running from High Bluff Road across said lands to The Ebenezer Creek and to the lands of Hallman.

EDWARD REDDICK
ATTORNEY AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 10 day of December, 1999, between GARY CHRISTOPHER of the FIRST PART, and ROSA DIMATTEO and MARIE RAIMONDO of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten, and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTIES, their heirs and assigns, the following described property, to-wit:

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Said plat showing a sixty foot wide access easement and power line easement running from High Bluff Road across said lands to the Ebenezer Creek and to lands of Hallman.

SUBJECT, to restrictive covenants and easements of record.

Proposed Land Uses and Development Standards

Our recreational facility consisting of Backwater Outpost, Backwater Trading Post and Backwater Expeditions will contain a variety of compatible uses to produce a balanced and attractive community.

Perimeter buffers will be provided around the property and will vary from 50' on property boundaries and 25' on public roadways. Parts of the project are buffered by large acreages of undisturbed forest and preserved wetlands which will provide significantly larger buffers in many locations. All buffers regardless of size will remain undisturbed.

Ebenezer creek we are planning to provide 50' natural buffer. Only limited disturbance for safe creek access.

Existing access easement will remain in place.

Pond – Plans are to expand the existing pond mainly as a retention pond with water features like fountains to keep water from stagnating and provide a peaceful relaxing area to reflect and natural sound buffer.

Wetlands will remain natural and undisturbed.

Area Name	Total Units	Total SF	Total Acreage
Natural Perimeter Buffer	1	400,752	9.20
Ebenezer Creek Buffer	1	13,503.6	0.31
Access Easement	1	192,535.2	4.42
Pond	1	64,904.4	1.49
Wetlands	3	262,666.8	6.03
Total Fixed		922,600.8	21.18

Accommodations and Staff Housing

RV site both Type 1 – Pull thru 60 ft x 80 ft lot and Type 2 – Back-in 50 ft x 50 ft lot both styles will have porous paver parking pads 20 ft x 50 ft for ease and comfort of parking and in compliance to ADA requirement and a patio area of 200 SF, all utilities (water, sewer and electric) will be available to all RV sites located on driver side rear of lot.

Cabins will be on 50 ft x 50 ft lot consisting of 750 SF are to be designed for efficiency and environmental friendly with full services (Kitchen and Bath) and be built off the ground to be less intrusive to the environment and mitigate erosion. Cabins will be built of different styles, shapes and finishes to compliment the surroundings.

Primitive camp sites will be natural 1,600 SF with limited occupancy of no more than six people per site. Primitive campers will park in the commercial parking area and be shuttled to the primitive camp sites by staff.

Security/ Staff housing – Fully furnished able to sleep six, kitchen and three full baths.

Staff Housing – Private residents will be standard fully furnished tiny houses. Will be permanent housing for Backwater staff located within the Outpost.

Accommodation Land use table 1-3				
Purpose	Total Units	Square Feet	Total SF	Total Acres
RV Pads	63	1,400	88,200	2.02
Cabins	12	750	9,000	0.21
Primitive Site	13	1,600	20,800	0.48
Security/ Staff Housing	1	1,200	1,200	0.03
Cabins	4	3,200	12,800	0.29
Private Residents	1	4,800	4,800	0.11
Total Area			136,800	3.14

Power will be provided by underground service and distributed per Georgia Power. All stormwater infrastructure shall be graded to drain rainwater to avoid puddling and pooling in accordance with Effingham County and State of Georgia standards. Thousand gallons cisterns will be placed in locations around facility to collect stormwater for irrigation and fire suppression.

Per EPD/ DPH standards will be followed for community primary and secondary wells and will be built to support all facility needs. Sewage disposal connections will be provided to each site feeding back to EPD approved septic systems designed for efficiency, environmentally friendly and located in approved locations.

Operations

There will be a monument sign located at the main entrance on Wylly Road. Directional signs will be located throughout the development to aid in traffic flow and area identification. Light pollution to adjacent properties will be minimized by low level lighting, fixture shielding, and natural perimeter buffers per Effingham County codes.

Power will be provided by underground service per requirements. Campground lighting will be low voltage path lighting to be provided within the Outpost to aid pedestrian circulation during evening hours, sites will have reflective numbers with accent lighting. All services will be provided with approved Effingham County/ state of Georgia building codes and conform to DPH standards for tourist accommodations.

Refuse containers with capacity of not less than 30 gallons, stored on platforms at least six inches off the ground and will be placed within one hundred feet of each site. Dumpster to be in concealed in commercial section.

A commercial parking area will be provided for public use to accommodate the commercial uses and primitive campers. A complying monument sign will be adjacent to the parking lot and access road.

All improvements in this Planned Development will be compliant to standard codes and privately owned/maintained and not dedicated to Effingham County. This development will be staffed by full-time employees. The staff will be completely responsible for operations, rule/regulation enforcement, and infrastructure maintenance/repair.

Backwater Trading Post/ Travel center – Will be a well equip convenience store less petroleum fuel. In addition to providing normal convenience items, we will add retail, souvenirs, locally sourced products with bathrooms and shower facilities.

Restaurant – Standard well equipped 1,000 SF kitchen and 2,400 SF able to accommodate 200 dinner style seating. We are looking to partner with a local restaurateur to increase services provided to our guests and community.

Parking Area – For commercial and primitive campers. Containing 279 parking spots natural, crusher run or pavers with 4 handicap spots will be graded to drain rainwater to avoid puddling and pooling. All stormwater infrastructure will be designed and constructed in accordance with Effingham County and State of Georgia standards. In addition, we are proposing a second entrance to property located directly across from Long Acres Rd intersecting Wylly Rd/ High Bluff Rd.

Museum/ Retail space – (Street strip) –Related retail spaces for rental. One of the spaces will accommodate our local museum containing history of the people and the area.

Clubhouse – Will be a venue area for rental and for conducting classes and corporate retreat, team building, birthdays as well as family activities.

Cookhouse Pavilion & Fire Pit –Covered enclosed 1,000 SF commercial kitchen with 1,000 SF screened in seating area for 100 people. Will be available for rental for group activities. One located within the Outpost, and one located in our commercial section.

Pavilion – Standard covered open wall picnic area with grill, rental, able to accommodate 80 people

Bait store and vending – Charging stations and water source for primitive camping area. Located in the primitive sections. Small convince shop area with worms, crickets, hooks, etc. With vending machines for snacks and drinks.

Mini golf course – 36-hole mini golf course open to the general public.

Boat Storage/ Shop – Shop for Outpost to store equipment and general maintenance.

Operations – Table 1-4

Area Name	Total Units	SF Per Unit	Total SF	Total Acreage
Travel Center/ Store	1	9,600	9,600	0.22
Restaurant	1	2,400	2,400	0.06
Parking Area (278 spaces)	1	138,085	138,085	3.17
Street Strip – Museum	6	2,400	14,400	0.33
Clubhouse	1	4,800	4,800	0.11
Pavilion / Cookhouse	2	2,000	4,000	0.09
Pavilion	2	800	1,600	0.04
Bait Shop Vending	1	1,000	1,000	0.02
Boat Storage/ Shop	1	2,400	2,400	0.06
Miniature Golf	1	43,560	43,560	1.00
Roadway	1	257,439.6	257,439.6	5.91
Total Area			479,284.6	11.01

Amenities

Restrooms/ Bath house/ Laundry Combo – Outpost guest will be provided ADA compliant public restrooms with shower facilities, family bathrooms and laundry facilities located throughout the facility.

Public Rest Room – Public restrooms for commercial section and venue area.

Stage/ Movie Screen = Open to the general public for entertainment. Mainly used for fund raising for local Veteran groups, local historical preservation, conservation and other charities.

Playground/ workout stations – will be provided for the campground community.

Multipurpose Athletic Field – Area for playing outdoor games like half rubber, croquet, etc. and team building.

Dog Park – Fenced in exercise area for dogs to play.

Roadways - will be a graded crusher run combination road/ walkway with one-way roads 20' wide providing 14' road and 6' walking path. Two-way roads 30' wide providing 2 – 14' roadways and 6' walking path. Roadways will be natural or pavers and will be graded to drain rainwater to avoid puddling and pooling.

Amenities – Table 1-5				
Area Name	Total Units	SF Per Unit	Total SF	Total Acreage
Bathrooms/ Laundry	4	3,672	14,688	0.34
Public Restrooms	1	2,800	2,800	0.06
Stage/ Movie Area	1	800	800	0.02
Playground/Fitness	1	21,780	21,780	0.50
Dog Park	1	21,780	21,780	0.50
Total Amenities			61,848	1.42

Breakdown – Table 1-6	
Description	Area
Total Property – 545 Wylly Road	69.10 Acres
Wetland	6.03 Acres
Perimeter Buffer	9.20 Acres
Ebenezer Creek Buffer	0.31 Acres
Access Easement	4.42 Acres
Developmental Area	49.14 Acres

Allocation Breakdown	
Fixed Property Table 1-2	21.18
Accommodations Table 1-3	3.14
Operations Table 1-4	11.01
Amenities Table 1-5	1.5
Total Developed Property	36.83
Natural/ Green Spaces	32.27
Total Acres	69.1



BACKWATER EXPEDITIONS
Background, facts and figures

Brian Cohen

PROPOSED BACKWATER OUTPOST AND BACKWATER TRADING POST

Backwater Expeditions (BWE) has been operating as a tour operator in Effingham County, Georgia since 2000 providing personal private tours and canoe/ kayak rentals exclusively on Ebenezer Creek. With increased demands for activities in the area BWE has been building out more opportunities and working with others in the community.

Our reputation has allowed us to grow and expansion from our homebased operation to needing to operate out of a brick-and-mortar storefront and to meet the increased demand for accommodations BWE has located a 69.21-acre property located on Ebenezer creek.

In search of more revenue sources and the increase in demand for outdoor activities BWE is proposing to develop Backwater Trading Post featuring our commercial section that will be open to the general public and will feature:

- Welcome center
- Convenience store/ Travel Center/ Sporting Goods, Showers and Rest Room
- Ice Cream/ Soda Fountain
- Museum
- Public Parking Area
- Stage/ Movie Venue area
- Club House
- 36 Hole Mini Golf
- 1 Cookhouse Pavilion
- 1 Rest Room
- Restaurant (110 seating)

In addition, we plan to develop Backwater Outpost (BWO) an Eco-friendly RV/ camper and rustic campground. With a total of

- 48 Pull-Thru RV/ Camper sites with a 20'W x 50'D paver parking pad and 150-200 sq ft patio located on spacious 80'W x 60'D sites.
- 15 Back-in RV/ Camper sites with a 20'W x 50'D paver parking pad and 150-200 sq ft patio located on spacious 50'W x 60'D sites.
- All with full hook-ups
- 12 Platform cabins – Custom designed Eco-Friendly Treehouse Tiny-Homes from 450 sq ft to 750 sq ft located on spacious 60'W x 60' D sites
- 13 Rustic camp sites located on 40'W x 40'D sites
- 2 Pavilions 800 sq ft
- 1 Cookhouse Pavilion 1500 sq ft
- Playground/ Fitness Area 21,780 sq ft
- 4 Full bathhouse/ restroom and laundry 36'D x 102'W
- Bait shop 1,000 sq ft

With walking trails and access to Ebenezer creek BWO will have classes and learning programs to help our clients learn new skills or improve their existing skills. Our mission has been to promote Effingham Counties and its rich history working with our Historical Effingham, Salzburger society and Visit Ebenezer as well as the natural wonders of Ebenezer Creek working with the Rivers Alive and Savannah

River Keepers for cleanups and water quality, and the Georgia Conservancy, City of Springfield and Effingham County for preservation and recreational opportunities.

Our facility will provide accommodations for tourist to stay and explore our area and patronize our local businesses. The camping industry has seen impressive consistent growth of 120% from 2014 to 2020. Timing is everything, and with the health benefits of outdoor activities being promoted by our government and health care providers.

As the COVID took over many lives in 2020, 10 million new campers joined the ranks of over 86 million camping households in the US. Below are some impressive facts:

- Over 55% prefer private campgrounds.
- Over 60% of people will travel 100-150 miles to camp
- Over 70% choose a campground for atmosphere.
- Over 69% choose for attractions/ activities in the area.
- Over 60% travel for fishing.
- Over 40% for tours and sightseeing.
- Over 45% look for entertainment options. • Over 65% tent camp
- Over 40% RV camp.
- Over 30% and rising are looking for full-service cabins.
- Over 50% of campers are female.
- Over 55% are millennials (1981-1996); Over 30% are Gen-X (1965-1980); and over 15% are the Baby Boomers (1946-1964) and the Silent (1928-1945)
- The medium income is around \$50K a year with over 40% making \$100K and up.
- The typical camper will spend between \$50 to \$100 a day in the local community.

Area tourism is a year-round activity, although April, May and June are generally the busiest, it is spread evenly across the year. In early May 2020, the Wall Street Journal hailed RV vacations as “The safest way to travel” for a leisure trip, and Forbes also dubbed 2020 as “The year of RV travel”. In addition, March 2020 the US Travel Association reports that 68% of people feel safer traveling by personal vehicle over taking a domestic flight.

With the new normal coming into play people are looking to expand their outdoor activities or just traveling more and are looking into RV, campers and camping as a safer alternative to other forms of domestic travel and hotels, many sites health concerns as the top reason.

Activities for Effingham County are limited and with increased tourism increases business and opportunities for businesses to locate in this area.

Travel and tourism generated over \$50 Billion in total economic impact for Georgia. With over \$8 million for Savannah alone. Tourism drives the economy by creating jobs, new opportunities for businesses and tax revenue for the government to support the services the resident’s demand.

BACKWATER OUTPOST RULES AND REGS

Backwater Outpost is a destination with a lot going on.

We are ECO friendly and provide a natural woodland environment.

We ask all guest to respect their surroundings, wildlife and be considerate of others.

Caution: Wildlife is Wild, harassing, harming, or provoking wildlife and/ or feeding of alligators is prohibited and will be cause for ejection. (With NO REFUND!)

Office hours are 7AM to 9PM Sunday thru Saturday unless otherwise posted. Staff are available on call for emergency 24/ 7. Access is gate controlled and monitored for safety.

Laundry is available 24/7

RV and Camper Check-In: 1 PM **Check-Out:** 12 PM

Cabin and Tree House Check-In: 3 PM **Check-Out:** 11 AM

QUIET TIME: 9 PM TO 7 AM SUNDAY TO SATURDAY (Unless special event with prior approval)

To be considerate of our community. No loud music, No abusive language! No domestic dispute being heard by other campers, disorderly conversations and or actions are not permitted anytime on the Outpost. These types of behavior will not be permitted or tolerated for any reason. You will be asked to leave.

Site and/ or rental fees are due and payable prior to occupying your site. RV, Camper and tent sites include one family/ unit of 4 persons per site. All others are considered visitors. (Maximum of 6 per site with a \$10 fee each over 4 at check-in) Over 6 persons in a group and are required to rent additional sites.

You MUST check-in at office prior to going to your site. Visitors are allowed between the hours of 9 AM and 9 PM but must check IN and OUT with the office. Persons spending the night are not considered visitors and are required to pay \$10 to stay within your accommodations after check-in.

Early check-in or Late check-out: Are subject to availability and must be cleared with the office in advance. Late check out are depending on availability and time. Subject to TEN DOLLOR per hour fee or FULL DAY charge if not arranged in advance and subject to availability. We do have drop zones to park for FIVE DOLLORS per hour with a 4-hour Max limit. (Limited spots and subject to availability)

Holiday weekends are subject to a three-day minimum.

Trashcans and recycling containers are provided throughout the Outpost. Please help us to keep our area clean. Trash is picked up daily, we ask that it be placed in secure bags and placed in locations provided. Please do not leave garbage at your site, leave it as you found it. If you have other than just normal garbage, please contact the office to arrange for pickup. Anyone leaving trash unsecured, bottles and/ or cans will be fined \$35 cleanup fee.

Campfires are permitted in designated areas only with fire rings, firepits, or fireplaces, ONLY! Burn only wood, No trash! Violators will be subject to \$35 cleanup fee.

Firearms are not needed and prohibited outside your domicile or vehicle. Be RESPONSIBLE.

BACKWATER OUTPOST RULES AND REGS

Alcohol is not a problem until it is a problem, RESPECT! and Common Sense!

Bicycles – State law requires children under 16 must wear helmet. No riding after dark or on walking trails. Effingham County has several bike lanes for road bikes.

Golf Carts/ Side-by-side – Must be registered at office upon check-in; must have valid insurance and only driven by insured who is over the age of 18. Abuse of rules will result in removal from campground.

Swimming – Swimming isn't allowed at the landing. Alligators and snakes are in the area.

Pets - Domestic pets are allowed with a two-pet limit per site and may not run loose or left tied up or unattended. Please scoop the Poop! Remember others walk around the park.

In general:

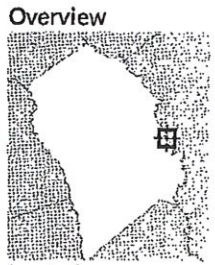
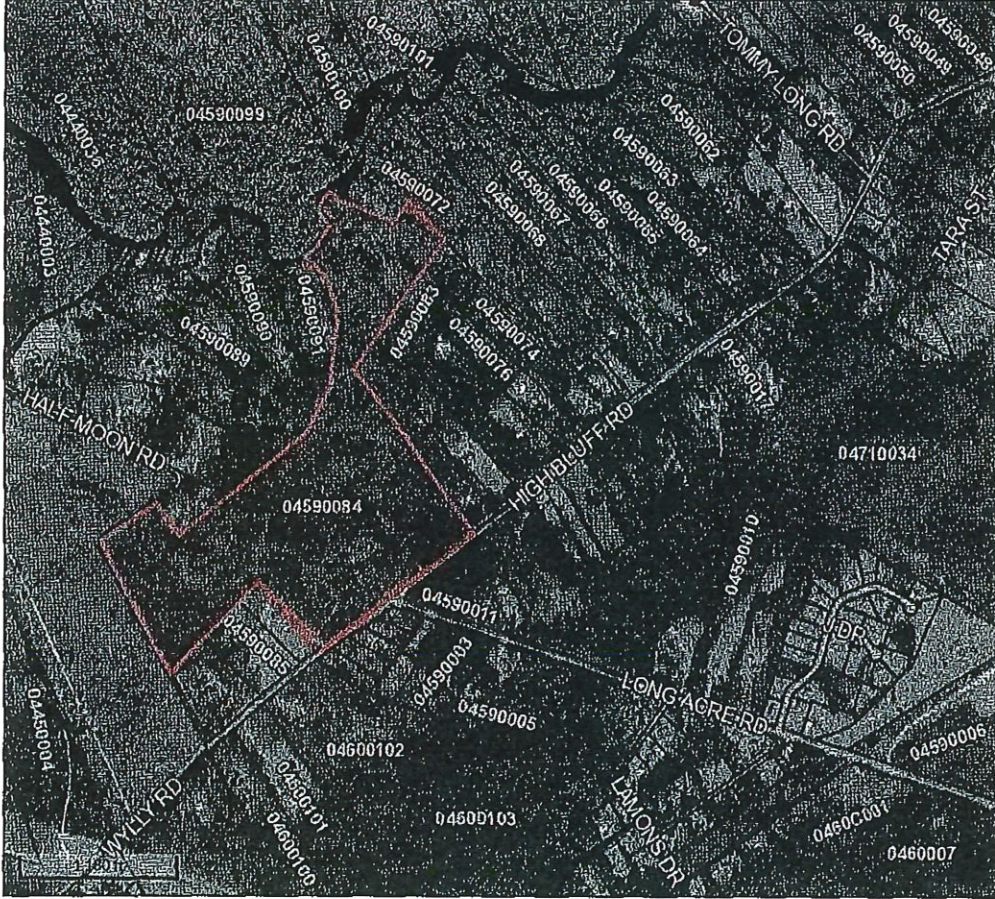
- No digging in the ground or roadways.
- No cutting, damaging or defacing living trees or plants.
- No washing of RV's or vehicle.
- No fireworks.

Backwater Outpost LLC is privately owned natural campground and assumes no responsibility for property loss, damage or personal injury. The Outpost boundaries are marked and must be respected. Crossing on to private property can be subject to prosecutions. Respect others property and stay with-in our 69-acre facility.

By entering the Outpost constitutes permission for Backwater Outpost to photograph our visitors and use resulting pictures for any lawful purpose without compensation.

Basically, rules are for the ones without common sense or respect. Don't be that person.

We provide a multitude of activities and educational opportunities. Please check out our activities list throughout the facility. Please let us know if we can assist with planning activities in our beautiful low country.



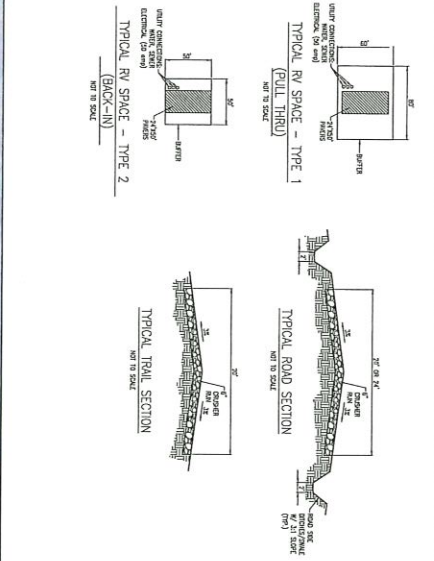
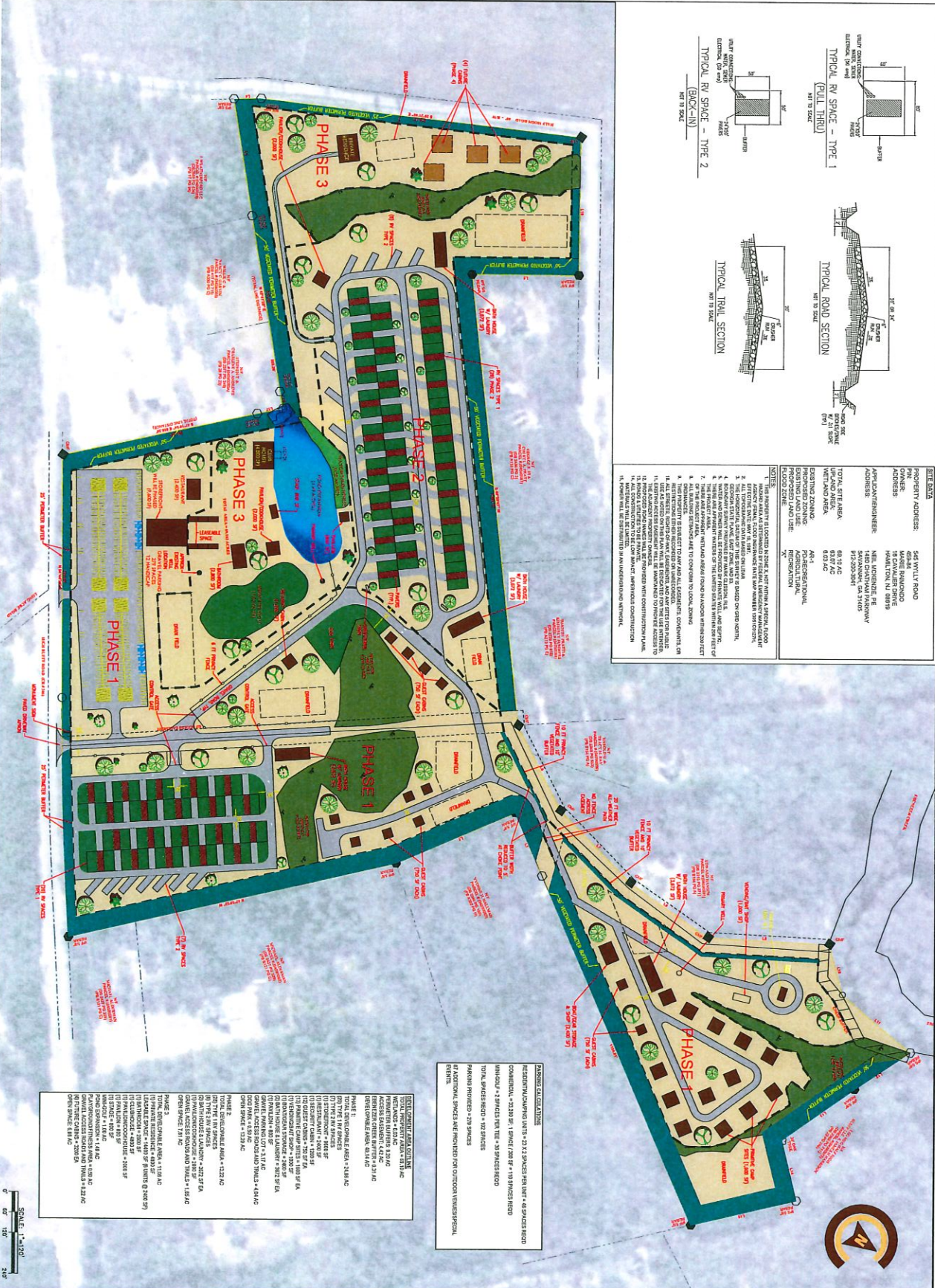
- Legend**
- Parcels
 - 04590084 Parcel Numbers
 - Roads

Parcel ID	04590084	Owner	RAIMONDO MARIE	Last 2 Sales			
Class Code	Agricultural		16 CAVALIER DR	Date	Price	Reason	Qual
Taxing District	01-County		HAMILTON, NJ 08619	5/27/2021	0	U	U
	County	Physical Address	545 WYLLY RD	12/16/1999	0	UI	U
Acres	69.21	Assessed Value	Value \$259580				

(Note: Not to be used on legal documents)

Date created: 11/7/2021
 Last Data Uploaded: 11/5/2021 8:02:38 PM





SITE DATA	
PROPERTY ADDRESS:	545 WYLLY ROAD
OWNER:	MAINE RAILROAD
ADDRESS:	16 CANTON DRIVE
APPLICANT:	MAINE RAILROAD
APPROVED BY:	HEIDI HODGSON, PE
APPROVED DATE:	03/15/2024
PROJECT NUMBER:	0181031-018-001
TOTAL SITE AREA:	60.13 AC
DEVELOPABLE AREA:	60.02 AC
WETLAND AREA:	60.02 AC
WATER BODIES:	0.00 AC
ADJACENT ZONING:	APR (RESIDENTIAL, AGRICULTURAL, FLOOD ZONE)
ADJACENT LAND USE:	AGRICULTURAL
ADJACENT TRAIL:	ADJACENT TRAIL
ADJACENT ROAD:	ADJACENT ROAD
ADJACENT UTILITIES:	ADJACENT UTILITIES

- NOTES:**
1. THIS PLAN IS A CONCEPTUAL SKETCH PLAN AND IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION.
 2. THE CONCEPTUAL SKETCH PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.
 3. THE CONCEPTUAL SKETCH PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.
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ZONING CALCULATIONS	
RESIDENTIAL CAMPING UNITS - 25 X 12 SPACES PER UNIT - 48 SPACES REQUIRED	48 SPACES
COMMERCIAL - 30 X 30 FT - 1 SPACE PER UNIT - 18 SPACES REQUIRED	18 SPACES
MINIMUM - 12 SPACES PER UNIT - 18 SPACES REQUIRED	18 SPACES
TOTAL SPACES REQUIRED - 84 SPACES	84 SPACES
PHASE 1 - 25 SPACES	25 SPACES
PHASE 2 - 25 SPACES	25 SPACES
PHASE 3 - 34 SPACES	34 SPACES
TOTAL SPACES PROVIDED - 84 SPACES	84 SPACES
PHASE 1 - 25 SPACES	25 SPACES
PHASE 2 - 25 SPACES	25 SPACES
PHASE 3 - 34 SPACES	34 SPACES
TOTAL SPACES PROVIDED - 84 SPACES	84 SPACES


MASTER SKETCH PLAN FOR BACKWATER OUTPOST

LOCATED IN RINCON, GEORGIA

PREPARED FOR BACKWATER EXPEDITIONS

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION



COLEMAN COMPANY
ENGINEERS • SURVEYORS

JOB NUMBER: 21-559

DATE: 4/15/24

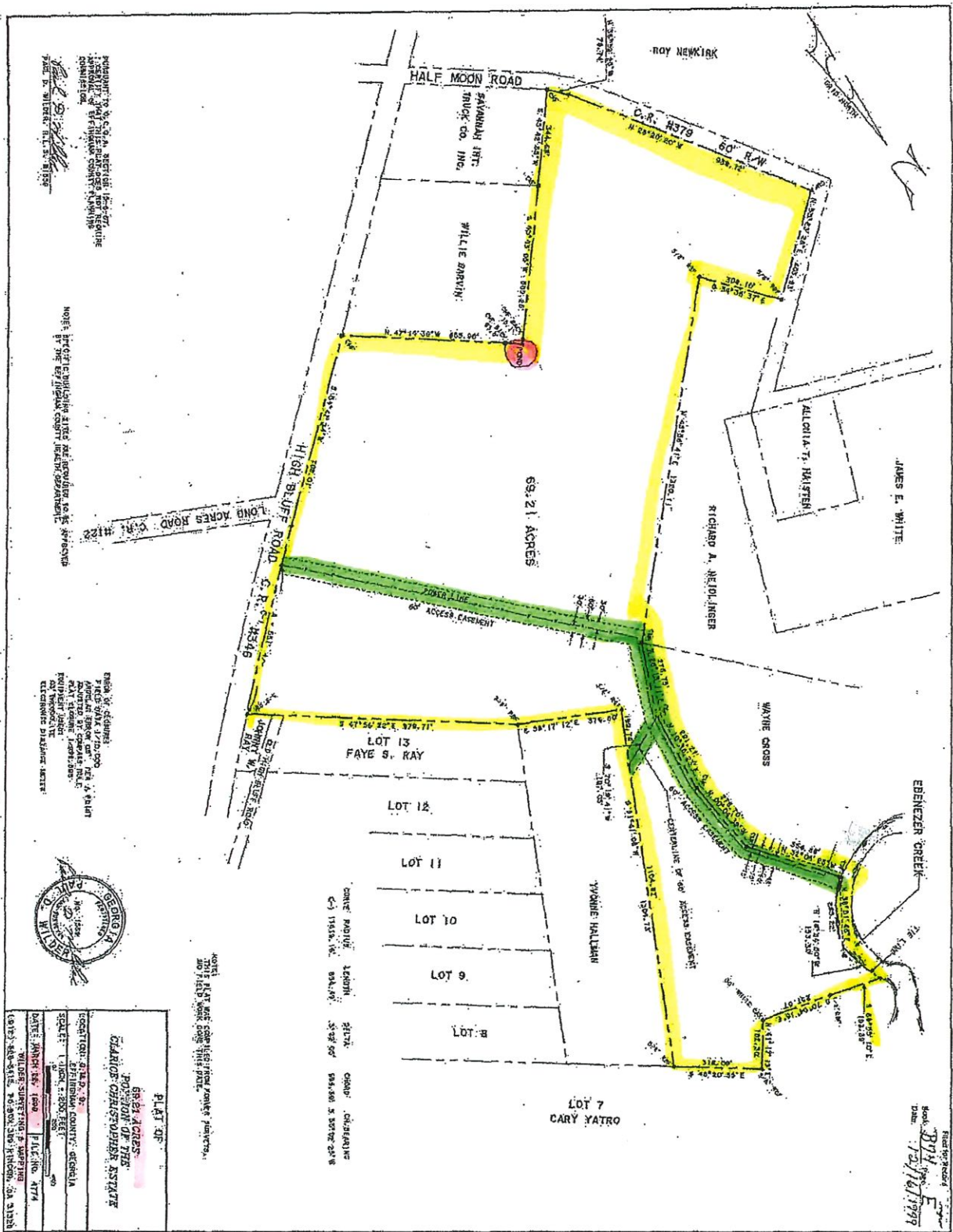
CHECKED BY: NPM

SCALE: AS NOTED

REVISIONS:

SHEET: CP1.0

SKETCH PLAN



Pursuant to the Civil Service Law of 1907
 and the provisions of the Civil Service Law of 1907
 as amended, the following person is appointed
 to the position of _____

 Effingham County, Georgia

 19__

Note: Before building any structure on the property
 the owner must obtain a building permit from the
 Effingham County Health Department.

 19__

This plat was prepared for the purpose of
 recording the same and is not to be used for
 any other purpose without the consent of the
 Effingham County Register.

 Effingham County, Georgia



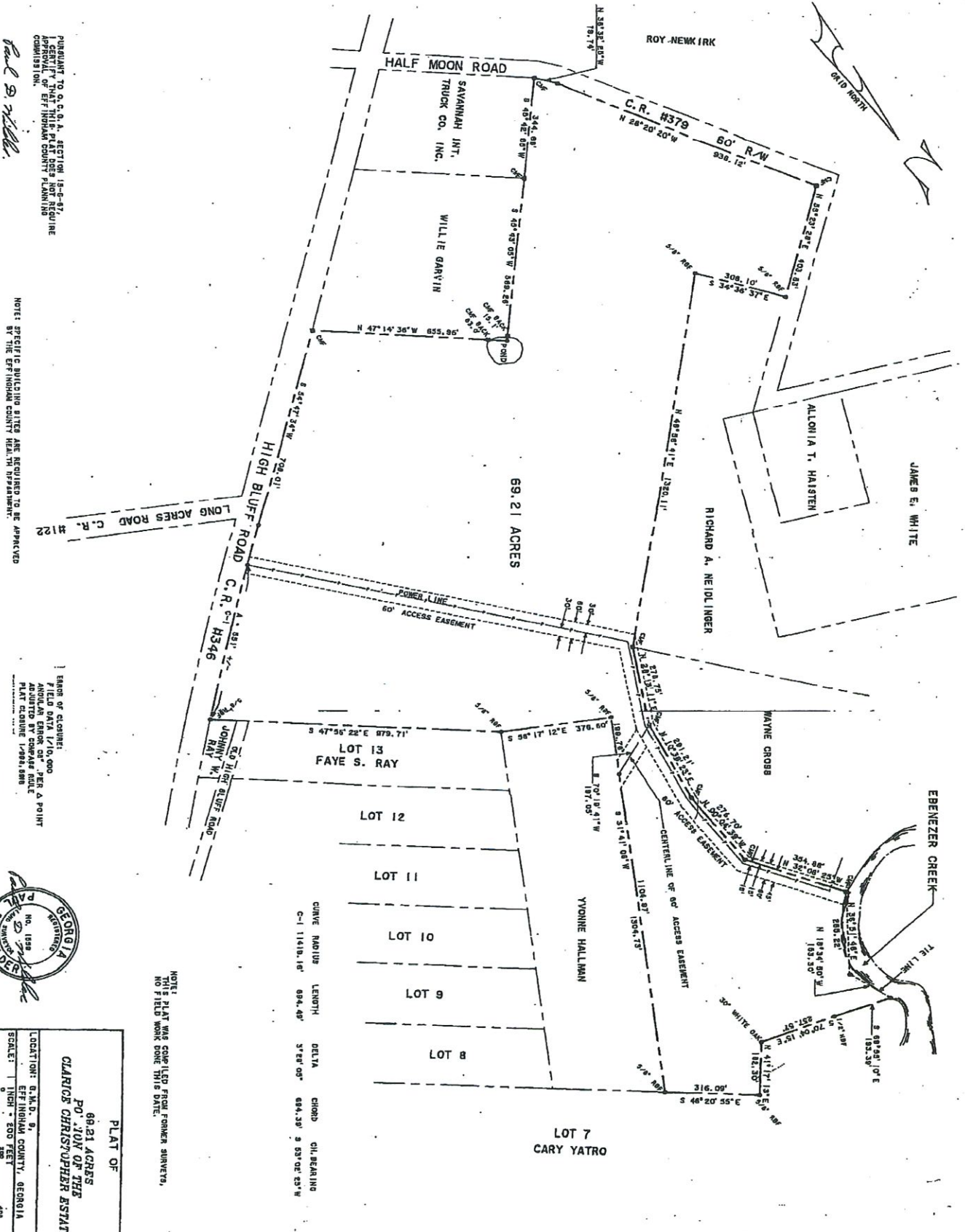
REGISTER	PLAT
69.21 ACRES	
CHARLES CHRISTOPHER ASKATE	
RECORDED 11/13/97	FILED 11/13/97
11/13/97	11/13/97
11/13/97	11/13/97

Note: This plat was prepared from center points.

 19__

Effingham County, Georgia
 11/13/1997

B - 74 - E



PURSUANT TO O.G. 9, A. SECTION 15-6-87,
I, SURVEYOR, HEREBY CERTIFY THAT THIS PLAT DOES NOT REQUIRE
COMMISSION OF EFFINGHAM COUNTY PLANNING

NOTE: SPECIFIC BUILDING SITES ARE REQUIRED TO BE APPROVED
BY THE EFFINGHAM COUNTY HEALTH DEPARTMENT.

1 ERROR OF CLOSURE:
FIELD DATA 1/10,000
ARITHMETIC ERROR OF 1/2" PER A POINT
PLAT ACCURACY 1/2000, 1/2000

METER



NOTE:
THIS PLAT WAS COMPILED FROM FORMER SURVEYS,
NO FIELD WORK DONE THIS DATE.

PLAT OF	
69.21 ACRES	
CLARENCE CHRISTOPHER ESTATE	
PO. JON OF THE	
LOCATION: E.M.D. 9,	
EFFINGHAM COUNTY, GEORGIA	
SCALE: 1" = 200 FEET	
DATE: MARCH 22, 1999	FILE NO. 4774
WILDER SURVEYING & MAPPING	
(112) 846-6615, P.O. BOX 200, BLYTHE, GA 31706	

SURVEY OF 69.103 ACRES LOCATED IN THE
9TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N57°00'00"E	695.18'	11419.16'	695.28'	3°29'19"	347.75'
L1	N31°41'22"E	199.76'	S40°24'54"W	151.98'		
L2	N39°15'30"W	376.55'	S85°03'00"W	193.95'		
L3	N39°15'30"W	376.55'	S85°03'00"W	193.95'		
L4	N39°15'30"W	376.55'	S85°03'00"W	193.95'		
L5	N34°44'47"W	310.41'	S41°17'29"W	182.30'		
L6	N31°41'22"E	199.76'	S40°24'54"W	151.98'		
L7	S07°08'32"W	291.62'	S45°13'32"W	50.00'		
L8	S07°08'32"W	291.62'	S45°13'32"W	50.00'		
L9	S32°08'17"E	354.31'	S55°22'02"W	402.62'		

FLOOD INFORMATION:
FROM FLOOD MAP 13100228(RR)
EFFECTIVE DATE 08/01/2010
A FLOOD HAZARD AREA

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA, AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL MONUMENTS SHOWN ON THIS PLAT ARE CORRECTLY PLACED AND MONUMENT LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECTLY PREPARED SURVEY IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF LAND SURVEYING AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-47 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, LAND SURVEYOR, HAS REVIEWED THESE MONUMENTS AND THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF MY BELIEF AND IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

THIS PLAT IS A SUBSTANTIATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES OR THE RECORDING INFORMATION ASSOCIATED WITH THE PARCEL OR PARCELS AS STATED HEREON. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY OR COMPLIANCE WITH LOCAL, REGULATORY OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED HAS REVIEWED THE SURVEY AND THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF MY BELIEF AND IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYING AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYING, O.C.G.A. SECTION 15-6-47.

WILLIAM MARK GLISSON RLS #3316 DATE _____
300' 0 300' 600'
GRAPHIC SCALE 1" = 300'



STATE OF GEORGIA



AREAS
WETLAND AREA #1 = 1.52 ACRES
WETLAND AREA #2 = 1.02 ACRES
WETLAND AREA #3 = 1.46 ACRES
WETLAND AREA #4 = 6.08 ACRES
WETLAND AREA #5 = 0.85 ACRES
TOTAL WETLAND AREA = 10.93 ACRES

REFERENCES:
1. DB 2884 PG 4
2. PB 874 PG 4

SURVEY FOR: BACKWATER EXPEDITIONS	
COUNTY: EFFINGHAM STATE: GEORGIA	
GMD: 9TH	
DATE: 12/27/2021	SCALE: 1" = 300'
FILE NUMBER: 21461	DRAWN BY: KJ
TOTAL AREA = 69.103 ACRES	
FIELD SURVEY DATE: 11/18/2021	



PREPARED BY:

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

C:\Users\mark\Desktop\Glisson Land Surveying\pjs

545 Wyllly Road



545 WYLLY



4/14/2022, 5:39:08 PM

● Address Points	Wetlands May 2021	■ Riverine	■ Transportation/Utilities
□ Parcels2020	■ Freshwater Emergent Wetland	■ Future Land Use - Plan Date 10/1/2019	■ Undeveloped
■ Roads	■ Freshwater Forested/Shrub Wetland	■ Agriculture	
	■ Freshwater Pond	■ Residential	

Scale: 1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

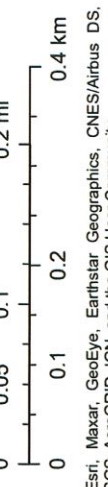
Maxar | Esri, Inc., City of Naperville, Illinois | Effingham County BOC | <https://www.fws.gov/wetlands/data/data-download.html> | ArcGIS Web AppBuilder

545 WYLLY



4/14/2022, 5:41:16 PM

1:9,028



- Address Points
- Parcels2020
- Roads
- Effingham County Zoning
 - AR-1
 - AR-2
 - R-1

Source: Esri, Maxar, GeoEye, Earthstar, Geographic, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RT

9.5

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

Of the rezoning request by applicant **Backwater Expeditions, LLC as Agent for Marie Raimondo**– (Map # 459 Parcel # 84) from AR-1 to PD Recreation zoning.

doesn't really address this use well!

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?

Reliable

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?

not technically

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?

admittedly

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?

DB

9.5

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

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

BKS. 5/16/22.



Teresa Concannon

From: Anna Habersham Wright <factorswalk@earthlink.net>
Sent: Wednesday, June 1, 2022 2:44 PM
To: Zoning Information
Cc: Lynda Beam
Subject: EXTERNAL:545 Wyly Road proposed Zoning change

It is with great dismay that I studied the proposal for for a zoning change to 545 Wyly Road from AR-1 to PD-REC, ie. an "Eco-Tourism." I refer to documents on pages 61 to 94 at <https://www.effinghamcounty.org/AgendaCenter/ViewFile/Agenda/05162022-703>

which show the proposal includes 63 RV pads, 12 cabins, 13 "primitive sites," 1 staff/security housing, 4 cabins, 1 private residence, miniature golf, store etc. etc....

The very term "ecotourism" in this context is a joke, as the proposed development destroys the very ecosystem it pretends to feature.

As a nearby resident and property owner on Ebenezer Creek, I have watched first hand the damage done by existing overuse of the creek.

1. Boat wakes cause erosion of the creek banks and unnatural disturbance of the plant and wildlife.
2. Hunters in boats take pot shots at the wild life on a regular basis. At low water the wildlife is particularly vulnerable.
3. Large groups of kayakers relieve themselves on the banks and again disrupt the wildlife.
4. As there is no landing on the Savannah River or the lower reaches of the creek, kayakers can only go a limited distance down the creek before returning, causing congestion. The current also becomes dangerous approaching the River junction.
5. Well intentioned clearing of vines and debris in the creek , primarily by Backwater Expeditions, alters the current and natural development of the ecosystem.
6. The lack of landing places on the Savannah River creates a bottleneck at Tommy Long Landing which would be greatly exacerbated by the proposed exponential increase in the number of boats this scheme proposes. Tommy Long Landing is already stressed.
7. At low water, the creek narrows, shoals and splits dramatically upstream of Tommy Long Landing where this proposal is sited. The proposal would necessarily include clearing and altering the stream.
8. This proposal would create constant noise and disruption on Ebenezer Creek destroying the primeval charm and ambiance of our precious ecosystem.

The above points are in addition to the obvious pollution such a development would cause, as well as alteration of the catchment basin of the creek.

The proposal sings the praises of it being a catalyst for even more tourism development in the area, i.e. even greater destruction of the environment.

I do not believe the market exists for this scheme. It could easily turn into a trailer park. The proposal itself says it would allow stays of 6 months, hardly a kayaker's weekend trip.

This is a truly dreadful proposal.

Anna Habersham Wright

259 Clayton's Bluff

Rincon, GA

Cell: 912 257 3902

Teresa Concannon

From: Joshua Yellin <JYellin@huntermaclean.com>
Sent: Friday, June 3, 2022 12:56 PM
To: Teresa Concannon
Cc: Brian Cohen; Neil McKenzie
Subject: EXTERNAL:545 Wylly: Rezoning

Good Afternoon Mrs. Concannon –

On behalf of the applicant, please consider this email our request to continue the hearing on the 545 Wylly until the July 19th, 2022.

Prior to that date, are you and Mr. Larson available to discuss the application?

Thank you,

Josh

Joshua Yellin
Attorney

HunterMaclean

200 E. Saint Julian Street | P.O. Box 9848 | Savannah, GA 31412-0048
Main: 912.236.0261 | Fax: 912.236.4936
[Firm Website](#) | [My Bio](#) | [vCard Download](#) | JYellin@huntermaclean.com

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Thank You.
Hunter, Maclean, Exley & Dunn, P.C.
Savannah Office Telephone: 912.236.0261
Saint Simons Office Telephone: 912.262.5996

Backwater Expedition RV Park
Commissioner's Meeting
Speaking Notes

Good evening, my name is Pratt Summers and I live at 119 High Bluff Road.

First, let me start by saying that I do not have a personal grudge against Backwater Expedition or its developer Brian Cohen. I will have to admit, I am inspired by his commitment to follow his dream. And, from the product of his work that is before us today, it is obvious that he invested a considerable amount of time and resources into this development. I hope likewise that he will not take personal offence at what I say this evening, but I have to speak from my perspective.

I live at one of five residences that would have to transit the quarter mile easement through the proposed RV Park to access my existing home. My home was the product of my dreams as well. My wife Kim and I designed it and worked with the Kieffer brothers to build it ourselves. Like so many of us, our homes represent a considerable amount of our personal net worth and may have to be used at some point to fund our retirements, so we must guard its value. Four of the five houses that would have to transit the RV Park were built in the 2002/2003 timeframe. Ms. Yvonne Hallman had lived down the easement much longer. When she learned of this potential development, she sold her house and eleven acres to Ms. Diane Price who only learned about this development after closing. There is also another eleven acres adjacent to this property that has been put on the market since they received their first proposed rezoning notification from the County. These property owners are clearly anticipating a decrease in value and have sold out. I have too much invested in this community and my residence to walk away so quickly. According to Zillow, the five residences that would have to transit the RV Park total \$2.3M in combined value. I can see these five families losing 35% of their property value or about \$800,000. There are sixteen other contiguous properties with a combined value of \$3.5M. If these families lost only 20% percent of their value, that would be another \$700,000.

This is a residential community. The twenty surrounding properties (and the ones surrounding those) are all zoned AR 1, AR 2 or AR 3. I have tried to find the words to express my feelings about the incompatibility of this zoning request. I cannot express it any better than the words that make up the preamble to the County's Mobile Home Zoning Ordinance (which includes RV Parks). It reads:

It is the intent of the Effingham 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.

This development will be an unnecessary nuisance for the five residences that have to transit the quarter mile through the RV Park. Our formerly private easement would intersect with the commercial RV Park's roadway network in three locations. Our houses would be behind the façade of Backwater's RV Park and Backwater has shown no plans to distinguish our residences as private. Backwater's patrons would freely roam our driveways, properties and consider our private pools, ponds, and creek access as part of their amenities.

Beyond the issues related to zoning incompatibility, Backwater Expedition's Zoning Application and Site Development Plan do not meet the State and County's minimum requirements for Planned Development consideration. Here are just a few of the inadequacies:

1. GA DPH Regulations for Tourist Accommodations and the County's Planned Development Regulations Section 5.7.12 *require community wells or public water. No individual wells allowed.* There is no public water available and no GA EPD approval for a community well in the permit application. More importantly, this property is under the coastal moratorium on community wells to protect the Floridian Aquifer. This development would require public water which is not available in the area. Backwater's application seeks approval to sell water to 538 overnight guests, run a convenience store, restaurant, two commercial kitchens at their pavilions as well as supply its other amenities off of a two to three private well network with no other details. According to their Site Development Plan, two of these wells are within 75' of their own sewage drain fields. The Planned Development Ordinance requires proof of water supply and Backwater cannot provide such approval.
2. Section 5.7.12 also states "*Mobile homes (RV's) 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.”

There is no public sewer available and no GA EPD approval for the handling of sewage in Backwater's application. Backwater has not provided spacing for individual septic systems. They plan on trying to permit a custom communal sewage system for 91 occupied spaces for which they have provided no details other than showing nine drain fields on their site development plan. They have admitted that they have not performed any soils studies, so they do not even know if their drain field locations are viable. They also have not located the private wells of the adjacent property owners to determine if there is a conflict with their drain fields.

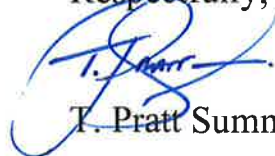
3. Section 3(f)20 of the Planned Development Ordinance calls for depiction of fire lanes and fire hydrants on the Site Development Plan. Backwater sites that it will install 1,000-gallon rainwater cisterns for firefighting, but they do not identify how many, locate them on their plan, or provide plans for the pressurization or delivery of the water. A development of this scale with 538 overnight guests warrants a dedicated fire safety plan that should be reviewed by the Fire Marshall. There are no plans for providing firewater within the tightly packed RV sites and there are only 20' wide one-way dirt roads from which the fire department could stage to fight a fire. Given that Backwater encourages campfires within their development, this could be a recipe for disaster for their customers and the adjoining properties.
4. Section 3(f)20 of the Planned Development Ordinance calls for *location of proposed drainage systems, including off-site areas of interconnection*. There is no Stormwater Pollution Prevention Plan, no secondary containment structures, or any site drainage details whatsoever, to address the stormwater drainage onto adjacent properties, into the wetlands and eventually to the Ebenezer Creek. There are no provisions to address containment of faulty or negligent sewage connections for the 63 RV sites.
5. Although not specifically called out in the Planned Development Ordinance, there needs to be a traffic study performed prior to considering Backwater's application. Simply put, this is a commercial operation being disguised as "Recreational" due to the theme of the commercial operation. There are 291 parking spaces in the front of the development and by my estimate, they will have another 128 vehicles back in the RV Park area for a combined total of 419 vehicles. By comparison, there are 506 parking places in front of the Kroger in Rincon and it has five paved access points with signalized intersections. Backwater is proposing a single dirt road entry point and a 24' and 20' wide dirt road network within the property. The road network should be paved with proper 60' easements for the amount of commercial

traffic that it will receive with large diesel-driven pusher motor homes and fifth wheel campers.

6. The narrative of Backwater's permit application describes access to the Ebenezer Creek and the Site Development Plan depicts a bait shop and boat storage yet there is no detail for creek access in the plan. Commercial creek access would require a USACE permit which is not addressed.
7. Finally, Section 3(E)3 of the Planned Development Ordinance, requires Backwater to provide *The specifically contemplated form of ownership of the development...and detailed provisions for maintenance responsibility for all improvements including, but not limited to, parking areas, bikeways, pedestrian ways, storm drainage facilities, water and sewer systems, open spaces, private streets, etc.* I am not finding these details in Backwater's application. I am also not finding any depth to Backwater Expeditions LLC. The application states they have been in continuous operation since 2000, but the Georgia Corporate Registry shows they opened in 2005, let their registration lapse in 2008, dissolved in 2010 and then reopened in 2020. They do not own the property, and I presume they are going to purchase it contingent upon zoning approval and financing. I think this needs to be understood. The operating capital and maintenance on a commercial development of this scale is considerable. Backwater stated in their open house that they have no corporate affiliate like KOA. Where are the resources coming from to develop this property? The County will do a disservice to itself, the residents, the property owner, and perhaps a bank if it loans development money without performing the proper due diligence, if it approves this zoning request contingent on Backwater obtaining future approvals from the Ga EPD for water and sewage and they do not materialize.

I very much appreciate the opportunity to speak this evening and your patience to let me share my perspective. For reasons of zoning incompatibility, diminution of adjacent property values, and an incomplete zoning application, I strongly recommend that this zoning request be denied.

Respectfully,



T. Pratt Summers