

Staff Report

Sketch Plan

Subject: Sketch Plan (Third District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: January 9, 2024
Item Description: **Howard Hodges** request approval of a **sketch plan** for an RV Park Located on Hwy 21 North, zoned **R-4 & B-3. [Map# 315 Parcel# 8, 8A & 9]**

Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 1** of a **sketch plan** for "TBD" RV Park.

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- October 15, 2002, 14.1 acres R-4 rezoning was approved with conditions: 45-day limit for RV Stay.
- October 15, 2002, 1.1 acres B-3 rezoning was approved with conditions: it is used only for a dog training facility.
- March 2, 2004, a variance for the length of RV stay was approved with conditions: not to exceed nine months, no permanent residency.
- Total R-4 zoned area is 14.09 acres {R-4 ordinance requires minimum 15 acres}
- The B-3 parcel is shown as their emergency shelter.
- RV Parking Sites vary in size from 33' x 40' to 24'x67'. {R-4 ordinance requires a minimum width of 35' and minimum square footage of 2,500'}
- Sketch Plan does not appear to be stamped by an Engineer {R-4 ordinance requires Site Plan to be Engineered showing sufficient detail and in compliance with the R-4 ordinance and Buffer Ordinance.}
- Main Access to this property will be off Highway 21 with access to Elbert Arnsdorff Road.
- The Buffer along Highway 21 and Elbert Arnsdorff Road must be at least 30'. The Buffer to the Northeast and East adjacent to the Residential Properties must be at least 30', the Buffer to the West and Northwest touching the B-2 parcel must be 30'. This is per the Effingham County Code of Ordinance, 3.4 buffers (adopted 11/7/2023).
- Development Services requests a \$20,000 Warranty Bond or Letter of Credit which will be released once applicant meets all conditions of approval.
- **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.

Alternatives

1. Approve the sketch plan for “TBD” RV Park with the following conditions:

- a. Applicant submits a \$20,000 Warranty Bond or Letter of Credit
- b. An Engineered Sketch Plan is provided showing correct buffering, RV Site Measurements, and other specifics mentioned in R-4 Ordinance.
- c. Department of Public Health inspects all septic systems.
- d. The Applicant obtains an Effingham County Business License
- e. Buffers must be replanted before the issuance of a business license.
- f. Applicant passes his Fire Inspection and all structures are up to code and pass inspection.

2. Deny the sketch plan for “TBD” RV Park

Recommended Alternative: 1

Department Review: Development Services

Attachments:

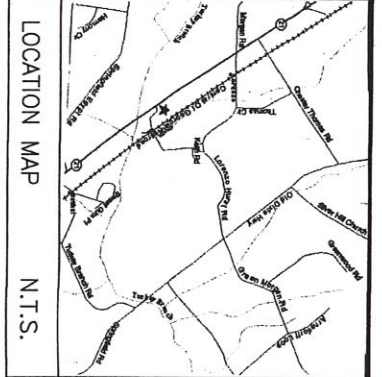
1. Sketch Plan Application

2. Sketch Plan

3. Aerial Photograph

Other Alternatives: 2

FUNDING: N/A



LOCATION	MAP	N.T.S.
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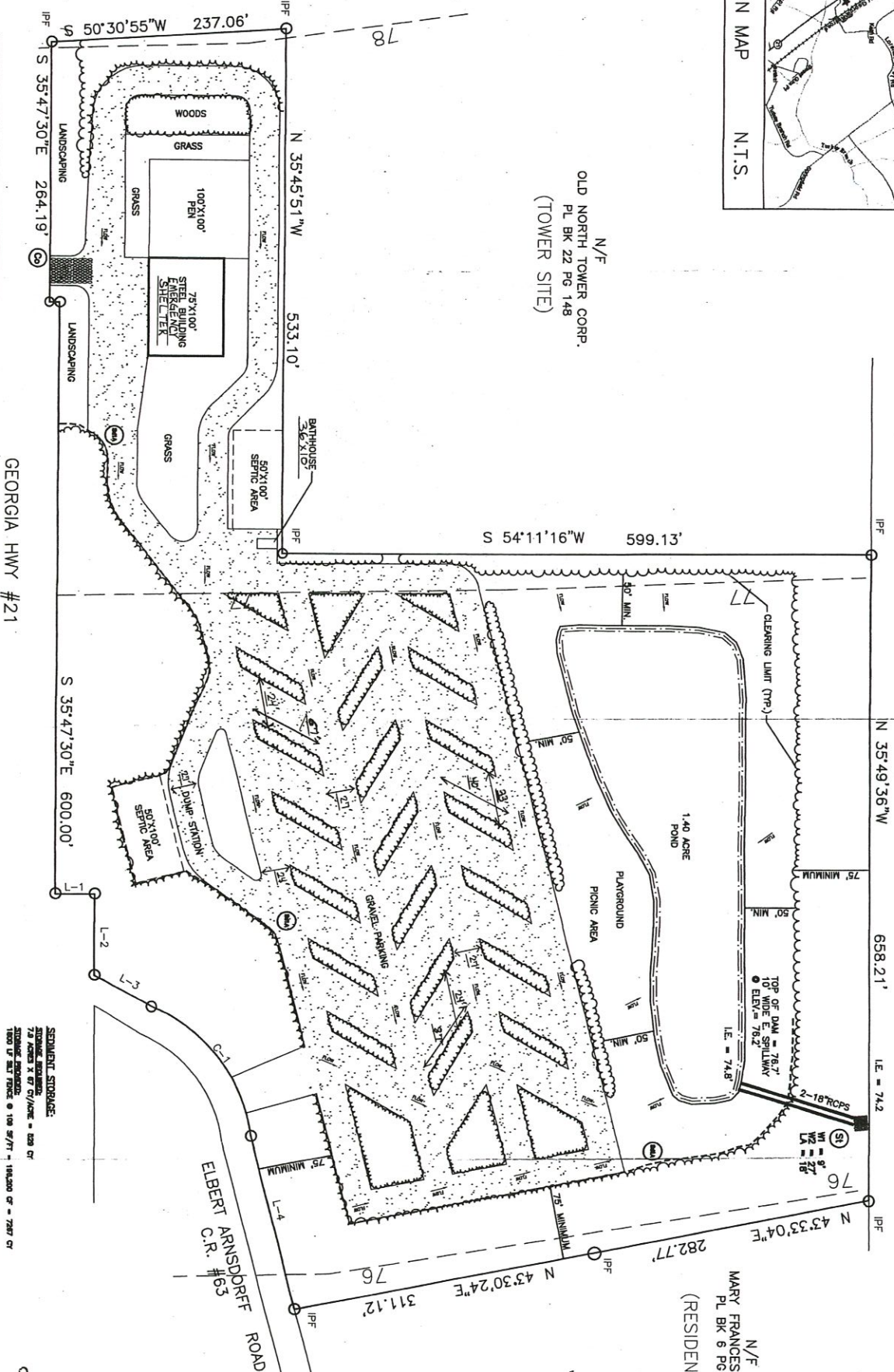
S 54°11'16"W 599.13'

SOUTHERN RAILROAD 150' R/W

IN 35°49'36"W	658.21'	I.E. = 74.2
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Diagram of a bridge structure showing a 2-18 RCPS beam and a spillway. The diagram includes dimensions: 76.7' spillway, 5.2' dimension, 2-18 RCPS beam, and a section labeled (S) with dimensions 9' x 27' x 18'.

N/F
MARY FRANCES WITHERS
PL BK 6 PG 213
(RESIDENTIAL)



GEORGIA HWY #21

SEDIMENT STORAGE:
STORAGE: 1000000
7.9 ACRES X 87 CY/ACRE = 829 CY
STORAGE: 1000000
1800 LF SALT PENCE @ 108 SF/77' = 186,200 CY = 7267 CY

CONSTRUCTION SCHEDULE (2003):				
JANUARY	FEBRUARY	MARCH	APRIL	MAY
27-31				

LEGEND:

CONSTRUCTION EXIT (8)

NOTES:

1. FOR
FOR
IN

NOTES:

1. FOR ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES FOLLOW THE MANUAL FOR SEDIMENT AND EROSION CONTROL IN GEORGIA, FIFTH EDITION (2000). SEE SHEET NO. 3

8. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DEVELOPMENT.

20

GRAPHIC SCALE

Rules & Regulations

1. Risk: Campers and their guests use the Campground, upon admission, at your own risk.
2. Payment: For night- to- night usage, payment must be made in advance and in full prior to connecting to power, water, or sewer. These utilities are included for night- to- night guests.
3. Cancellation and Refunds: In general there shall be no refunds of any deposits if a Camper or Guest is asked to vacate the Campground due to a violation of these rules. Early cancellation, or cancellation prior to your arrival may result in a forfeiture of your deposit. In the event of early cancellation for a monthly reservation, Campers may receive a refund the deposit, less \$35.00, if cancellation is received 30 days or more prior to the Arrival date. In the event of early cancellation for a non-monthly reservation (daily or weekly), Campers may receive a refund of the deposit, less \$25.00, if cancellation is received 14 days or more prior to the Arrival Date. All Campers holding a reservation may change the dates of the reservation once without penalty, as long as (i) the change in reservation dates is not made less than 14 days of the arrival date, and (ii) a Campsite is available for the newly requested dates. Continued attempts to change reservation dates may be deemed an early cancellation resulting in the forfeiture of all or part of one's deposit, as provided above. one night's rate shall be accepted as a deposit upon booking. For holiday reservations the full reservation amount must be paid at booking.
4. RVS: Only one Recreational Vehicle Unit is permitted per Campsite. Campers understand, acknowledge and agree that the Campground is a recreational vehicle resort, and not a mobile home Campground. Soliciting and commercial activity on the Campground premises is strictly prohibited. Campers must remain in movable condition at all times. Recreational Vehicles must be in clean condition and good repair. No recreational vehicles that fall into a state of disrepair will be allowed to remain in the Campground. Please do not use a tarp to cover any part of RV or campsite. The use of generators is prohibited, except as expressly authorized by Management and in times of emergency.
5. Vehicles: The speed limit for all vehicles in the Campground is 5 MPH. One vehicle may be parked on your designated Campsite (not on any lawn area, or in other areas of the Campground accessible to other guests and campers). Vehicles must not extend, overlap, protrude into any driving lanes of the Campground. No ATV's or motorcycles shall be allowed in the Campground, except for a properly tagged motorcycle and driver. Golf carts are permitted but such permission may be revoked at any time. Golf carts must be registered with the campground upon arrival, and proof of insurance must be provided to the Campground at the time of registration, and only licensed drivers shall be allowed to operate golf-carts. All vehicles in the Campground must be properly licensed and insured. No vehicle repairs can be performed in the Campground. Emergency repairs may be allowed with express approval of management. Washing vehicles is not permitted within the Campground.
6. Quiet Hours and Behavior: Between 10 pm and 8 am, Campers are expected to respect others by keeping quiet hours. Rowdiness, loud music, abusive language, violent behavior, drunkenness, or possession or use of illicit substances will not be tolerated any time. objectionable conduct of any kind or violation of any Campground rule or anyone causing a disturbance will immediately be asked to leave the Campground premises and will forfeit all

fees. Vandalism in any form will not be permitted. Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for rules without a refund. Bright exterior lighting must be turned off after 10 pm. All children 16 and younger must be at their sites By 10 pm unless supervised by an adult.

7. Guests: The number of Campers staying overnight is limited to 4 people. Additional Guests may visit the Campers during the daytime hours, free of charge, provided they check in at the registration office. Additional Guests may stay at the Campsite for an additional charge with permission from Management. Campers are responsible for the conduct of their Guests, and are responsible for making their Guests aware of Campground rules.

8. Children: Parents/ guardians are responsible for the supervision, conduct and behavior of their children at all times. Children under the age of 14 not to be left unsupervised in the Campground. Children under the age of 14 must be accompanied by an adult throughout the campground at all times. Children riding bicycles during daylight hours must wear a helmet. There shall be no bicycle riding after dark. All children 16 and under shall be at their Campsite after 10 pm, unless accompanied by an adult.

9. WiFi: By using the Campground's Internet access network, you agree that the service may only be used for lawful purposes. Transmission of any material in violation of federal or state statutes/ regulations is prohibited.

10. Drugs/Alcohol/Smoking: Illegal drug use or possession in the campground is strictly prohibited. The display of alcoholic beverage cans, bottles, or containers is prohibited in the Campground. Alcohol may be consumed on campsites only, and in concealed containers by those of legal age. With the exception of one's own campsite, the possession or consumption of alcohol is prohibited elsewhere on the campground. Those who smoke must respect the space of others and leave no related trash. There shall be no smoking inside any campground facilities.

11. Pets: All pets are subject to approval by the campground staff. up to two house pets per campsite are permitted, subject to the following stipulation:

- Additional pet fees may apply in the event there are more than 2 house pets per campsite.
 - Pets must be disclosed in the access and admission agreement and approved by campground management.
 - All pets must be kept on a leash at all times when outdoors.
 - Pets are not allowed outside off leash without an accompanying adult.
 - No pets can be left outside overnight.
 - Pets must not be secured to any trees or property owned by the campground.
 - Pets must not be allowed to use the bathroom on any campsite, adjoining site, or on the campground trails/paths/roads.
 - Owners of pets are responsible for any and all cleanup of their pets feces, litter, or other bodily excrement. This must be disposed in the designated receptacles.
 - There is a designated pet walk area, please use this for exercising your pet.
 - The campground is not liable for any wrongful acts committed by a guest's pet or pets.
- This is the camper's responsibility to ensure their pet does not pose a risk to any other guest or pet.

-The campground is not liable for any loss, damage, or injury of any kind whatsoever caused by a camper's pet.

-Pets must be licensed and vaccinated in accordance with Georgia and Effingham County law.

-Any pet left running loose in the campground that is not secured within reason will be turned over to Effingham County Animal Control.

-Pets will not be allowed to cause any disturbance which might annoy other campers or guests; including but not limited to, barking, biting, growling, or any other unusual noises or damage.

-Under no circumstance is a pet to invade the privacy of another camper's campsite.

-Pet owners are responsible at all times for their pets to include injury, destruction, and annoyances to other campers.

-Pets are not allowed in any buildings, bathrooms, or playground areas.

-Feeding of stray cats and other wild animals is strictly prohibited.

-You may be assessed additional fees associated with the violation of any of the pet-related rules.

-If any guest has an issue with another camper's pet or the pet owner, you will need to contact the office in writing. (Reporters name and site will be protected)

-If it is an emergency, call or notify the office in person immediately.

-If the pet owner has been spoken to about a specific pet issue/violation two times without resolution, the guest will be asked to immediately vacate the campground upon the third violation. There will be no refunds issued if a guest has to leave because of 3 pet violations.

-There will be no warnings in emergency situations.

-Any pet that acts aggressively towards other campers or pets can be removed from the campground premises.

12. Trash: The entire campsite, including the areas on the outside of any RV must be kept clean and free of debris. All campers must clean each site prior to vacating and assure that no sewer contents are allowed to spill onto the ground. Failure to clean site or leave it in clean condition will be the financial responsibility of the camper and may result in additional charges. All trash must be removed by campers. All trash maintained outside camper units must be in a plastic or metal container with a lid that provides total enclosure of contents to prevent animal disturbance and to promote sanitary conditions. No more than one outside container for trash is allowed at each campsite. Trash must be removed from the campground at least one time per week and after termination of stay. Cooking grease must not be dumped on the ground, in the pond, or in the sewer system. There is a common dumpster for regular household trash located on the campground. Do not put bulk trash, such as broken chairs, furniture, mattresses, RV parts, or other like items in this dumpster. The trash service will not take those items and will not take trash placed on the ground next to the dumpster. Violation of this rule may result in a \$200 fine. Do not leave trash or trash containers outside of your RV at night.

13: Firearms: Firearms shall be stored safely in a vehicle or RV. No firearms may be discharged in or around the campground except for personal protection in emergency situations only. This is private property and no firearm may be carried in or around the campground, including within one's campsite, unless such firearm is concealed and carried by an adult who has a valid license. The open carry of firearms on the campground is strictly prohibited. All firearms must be safely maintained and secured inside one's vehicle or RV to prevent the use or handling by juveniles.

14: Buildings/Storage: Temporary buildings, structures, outside electrical appliances, window air conditioners, and the like are strictly prohibited. There shall be a limit of two large ice chests or rubbermaid type containers on each campsite for food or storage. All personal property of the camper must remain within the confines of their designated campsite. Clothes lines are not permitted.

15: Grounds: General grounds maintenance will be provided by the campground administration. The campground will ensure grass is cut and weeds are maintained; however, areas that are designated for the camper's personal property shall be maintained by that camper/guest. Campers/Guests are responsible for their own personal property, vehicles, and trash. Campers must leave the common areas in good condition. Campground utilities will be maintained by campground administration only. You will be charged for damages if you attempt to work on or repair campground property and you may be asked to leave the campground without a refund. Any issues or complaints relating to campground utilities shall be promptly reported to administration and necessary repairs will be handled by the campground staff.

16: Sewer: Sewage and gray water must not run on the ground. A positive sewer seal (sewer donut/ring/screw connector) is required at both ends of your sewer hose.

17: Safety After Dark: In order to ensure safety after dark, please carry a flashlight. There shall be no bicycle riding after dark.

18: Right to Relocate: Campground administration has the right to move RVs, vehicles, or a camper's belongings without notice or liability in the event of a campground emergency or if the campground staff deems it necessary to enforce these rules or address abandoned vehicles, RVs, and the like.

19: Damages: Campers/Guests agree to pay any damages to campground property/facilities which may occur because of the actions of such camper. Campers agree to immediately report any accident, injury, or property damage to campground administration. If a hazard or dangerous situation arises on the campground, campers/guests will notify administration immediately. Campers agree to take full responsibility for themselves and all people in their party.

20: Conformance To Rules: All campers/guests or other occupants and their vehicles may be removed without a judicial hearing by law enforcement for failure to pay full amount of space rental when due or for failure to comply with these written rules and regulations. The campground assumes no responsibility for accidents, injuries, or losses from any cause. The camper agrees to carry and maintain in full force, adequate property and liability insurance on any vehicle or RV brought onto the campground.

21: Limitations Of Liability: The campground shall not be liable for the inherent risks of camping, or the actions or omissions of campers/guests actions. The campground shall not be held liable for damage or injury caused by theft, fire, weather, flooding, nature, wildlife, rushing or rising waters. These rules are for health, cleanliness, legality and welfare of all.

SURVEY OF 15.10 AC. BEING A PORTION OF THE J.W. ARNSDORFF TRACT LOCATED IN THE 11 TH G.M.DISTRICT OF EFFINGHAM COUNTY, GEORGIA

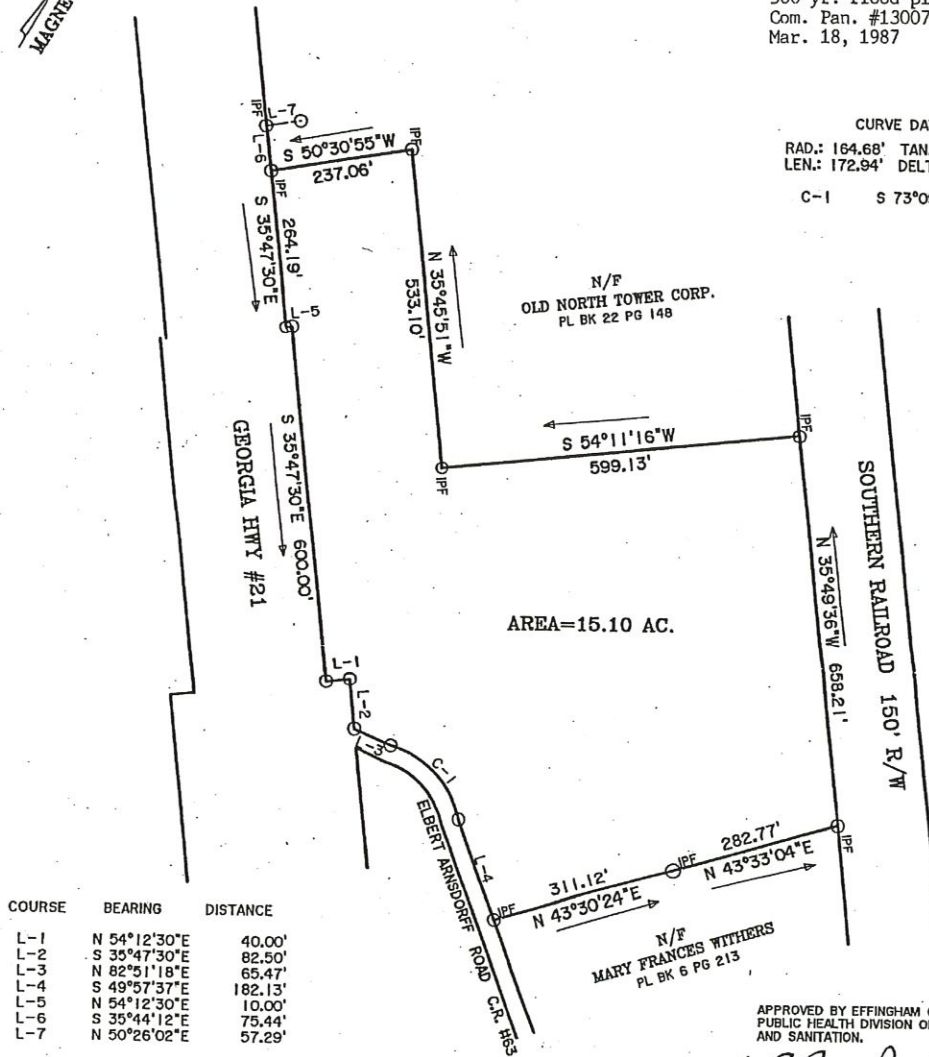
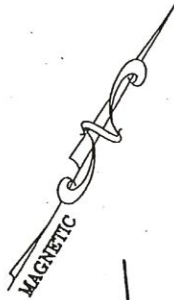
FLOOD ZONE:

Area is in Flood Zone "X".
Area determined to be outside
500 yr. flood plain.
Com. Pan. #130076 0075 B
Mar. 18, 1987

CURVE DATA

RAD.: 164.66' TAN.: 95.41'
LEN.: 172.94' DELTA: 60°10'15"

C-1 S 73°09'17"E 165.10'



AREA=15.10 AC.

LEGEND

- IPF - IRON PIN FOUND
- PS - IRON PIN SET
- WM - WATER METER
- WV - WATER VALVE
- CM - CONCRETE MONUMENT
- CB - CATCH BASIN
- HW - HEAD WALL
- FF - FINISHED FLOOR
- BM - BENCH MARK
- R/W - RIGHT-OF-WAY
- W - WATER LINE
- G - GAS LINE
- E - OVERHEAD POWER LINE
- S - SANITARY LINE

COURSE	BEARING	DISTANCE
L-1	N 54°12'30"E	40.00'
L-2	S 35°47'30"E	82.50'
L-3	N 82°51'18"E	65.47'
L-4	S 49°57'37"E	182.13'
L-5	N 54°12'30"E	10.00'
L-6	S 35°44'12"E	75.44'
L-7	N 50°26'02"E	57.29'

THE DATA UPON WHICH THIS SURVEY WAS BASED WAS A FIELD MEASUREMENT OF 1/4" IN 31,742 FEET (ANGULAR ERROR OF 6 SEC/ANGLE 1/4" IN) AND WAS ADJUSTED USING CRANFORD METHOD

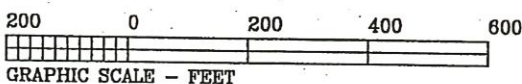
IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAPS.

EQUIPMENT USED WAS A TOPCON, MODEL GTS 303.

DATA ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF ONE FOOT IN 314,065

Harold R. Johnson
HAROLD R. JOHNSON RLS #1137



APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION.

D. C. R. R. R. 12/10/02
DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Joseph J. Paris 8/16/02
ZONING ADMINISTRATOR DATE



SURVEY FOR:	
MARY FRANCES WITHERS	
COUNTY	EFFINGHAM STATE GA.
DIST. 11 TH SUBD.	LOT
DATE: 06/30/02 SCALE: 1" = 200'	
JOB NUMBER 02139 TOTAL AREA	
JOHNSON LAND SURVEYING CO. INC.	
108 S. BOYD AVE. P.O. BOX 1137	
RINCON, GEORGIA 31326	
PH: (912) 826-5283	

315-8



12/6/2023

Addresses

Roads

Tax Parcels

AR-1

AR-2

AR-3

AR-4

AR-5

Other

Other

Other

Other

Other

Red: Band_1

Green: Band_2

Blue: Band_3

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