



Staff Report

Subject: Variance

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Department: Development Services

Application: VAR-26-35

Meeting Date: November 3

Existing Zoning: R-4

Map & Parcel(s): 366-51

Total Acreage Affected: 8.86±

Location: 130 Burke Drive, Unit UNIT Lot 13, Springfield, GA 31329

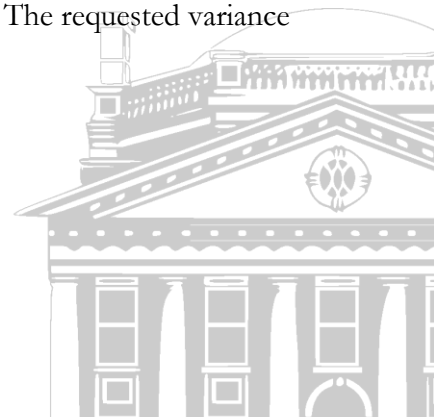
Commissioner District: District 3

Proposed Use: RV Park

Applicant/Owner: Christopher Lewis

Project Summary:

The applicant requests a variance to reduce the minimum land area required for an RV park from 10 acres to approximately 8.86 acres. The property is currently developed with a mobile home park. The applicant proposes to remove the existing mobile homes and redevelop the site as an RV park. The requested variance would address a 1.14-acre deficiency in the minimum required park area.



Existing Site Condition

The subject property, identified as Parcel 366-51, contains approximately 8.86 acres and is zoned R-4. The property is currently developed with a mobile home park containing multiple residential units served by Burke Drive, with frontage along Old Tusculum Road and Standard Lane. A wooded area occupies the northeastern portion of the property. Surrounding uses include residential properties, open land, and wooded areas.

County GIS mapping indicates the subject properties contain no identified wetlands, FEMA flood hazard areas, or other known environmental constraints.



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Surrounding Use and Zoning Pattern

Surrounding Neighborhood

- North: AR-1; R-4
- South: AR-1
- East: AR-1; R-4
- West: AR-1; R-4

The subject property is zoned R-4. Properties across Old Tusculum Road to the north and northwest include both AR-1 and R-4 zoning. The adjoining property to the northeast is zoned AR-1, while an R-4 parcel lies to the southeast. Properties to the south and across Standard Lane to the west are zoned AR-1.

The surrounding area includes single-family residences, manufactured homes, open land, and wooded areas. The subject property's existing mobile home park represents a more concentrated development pattern within the surrounding rural area.

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Public Health, Safety, and Welfare

The proposed redevelopment would replace the existing mobile home park with an RV park. Potential impacts on public health, safety, and welfare will depend on the proposed number of RV spaces, traffic generation, internal circulation, emergency access, and the adequacy of water and wastewater services. The site plan should demonstrate that the 8.86-acre property can accommodate the proposed development, including required buffers, parking, drainage, and supporting facilities. The requested reduction in minimum park area would not waive other applicable development and safety requirements.

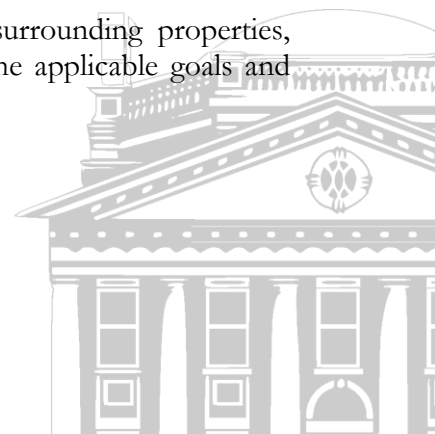
Consistency with Comprehensive Plan

The subject property is designated Agricultural Residential on the Future Land Use Map and is currently zoned R-4. Although the existing zoning designation differs from the Future Land Use designation, the applicant is not requesting a change in zoning. The request is limited to a variance from the applicable development standards of the existing R-4 zoning district.

The variance should therefore be evaluated based on its potential impacts on surrounding properties, compatibility with the area's existing development pattern, and consistency with the applicable goals and policies of the Comprehensive Plan.

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STAFF ANALYSIS

The applicant requests a variance to reduce the minimum RV park area from 10 acres to approximately 8.86 acres, a reduction of 1.14 acres. The property is zoned R-4 and currently contains a mobile home park, which the applicant proposes to clear and redevelop as an RV park. Although the site is already developed, the proposed conversion may change occupancy patterns, traffic, and infrastructure demands. Staff's evaluation should consider whether the proposed layout can accommodate RV spaces, buffers, internal circulation, emergency access, and utility services within the reduced acreage. The acreage deficiency alone does not establish a hardship supporting the variance. Any approval would address only the minimum park area and remain subject to all other applicable requirements and approvals.

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