



Recreational Vehicles & Church of Christ

Information pulled from:

- *Boondockerswelcome.com*
- *Wilson County Appraisal District*
- *City of La Vernia*
- *FEMA*

What is Boondockers?

- Boondockers Welcome opens a world of new camping opportunities
- Enjoy truly unique stay experiences often without any sacrifice to comfort as 70% of Boondockers Welcome hosts offer hookups.
- Escape the crowded and noisy campground in favor of a private spot on beautiful property and a meaningful connection with a friendly host.

Boondockers RV Camping Program

- Free Overnight RV Parking on Private Property
- Membership for Campers start at \$79 (annually) which allows unlimited access to stay at any one of the 3675+ Host locations.

Enjoy Your Stay

Once a Host has accepted your request to stay and you have all the necessary driving directions, you will be able to arrive at their location knowing you have a safe, legal, free place to stop for the night. Please respect your Hosts' privacy; some may be extremely friendly and invite you in for a drink, and some may be busy and just have time to point you to your spot for the night. Do not overstay your welcome, most Hosts only expect guests to stay for 1-3 nights. Be thankful, polite and respectful of their property. Parking is always free, but when taking advantage of electric or water hookups, offering a small amount of cash to cover the Host's costs is required.

Program Features	Best Deal!		
	Boondockers Welcome	Harvest Hosts + Boondockers Welcome	All Access
Unlimited overnight stays with no camping fees	✓	✓	✓
100% money-back guarantee	✓	✓	✓
3675 Community Hosts	✓	✓	✓
897 Wineries		✓	✓
2008 Farms		✓	✓
1668 Attractions		✓	✓
675 Breweries & Distilleries		✓	✓
398 Golf Courses			✓
	3675+ Locations	8923+ Locations	9321+ Locations
	\$79/year Renewed annually	\$169/year Renewed annually	\$179/year Renewed annually
	JOIN NOW	JOIN NOW	JOIN NOW

Boondockers RV Camping Frequently Asked Questions & Answers

Q: Are there pets allowed?

A: Nearly all of the Hosts permit pets on a leash. You can set this as one of your preferences while you are searching for Host locations on the map. If a Host location allows pets, this would appear in the “Suitability” section on the Host profile page with specific instructions if applicable. Respect that you are on private property and do not allow your pets to run free.

Q: What types of vehicles are allowed?

A: We require that guests travel in self-contained RVs. Types of RVs include motorhomes, campervans, travel trailers, fifth-wheel trailers, popup campers and truck campers, so long as they are self-contained. However, NO tents, minivans, cars, or pick-up trucks will be allowed to join as guests.

Important: All camping vehicles must be fully self-contained. Your RV must have an interior toilet and built-in holding tanks or bladders for waste water. Porta-potties that remain inside the vehicle at all times are acceptable, but must be dumped off-site at an appropriate facility. The dumping of gray water on Host properties is prohibited.

Q: Are there hook-ups?

A: About 75% of our Hosts offer hook ups at their location. Hosts may ask to be compensated for costs if a guest chooses to use any provided hookups, as long as free parking without hookups is always an option. Hosts are encouraged to include their expected compensation in their house rules, but these must be reasonable and only cover costs.

Q: Are generators allowed?

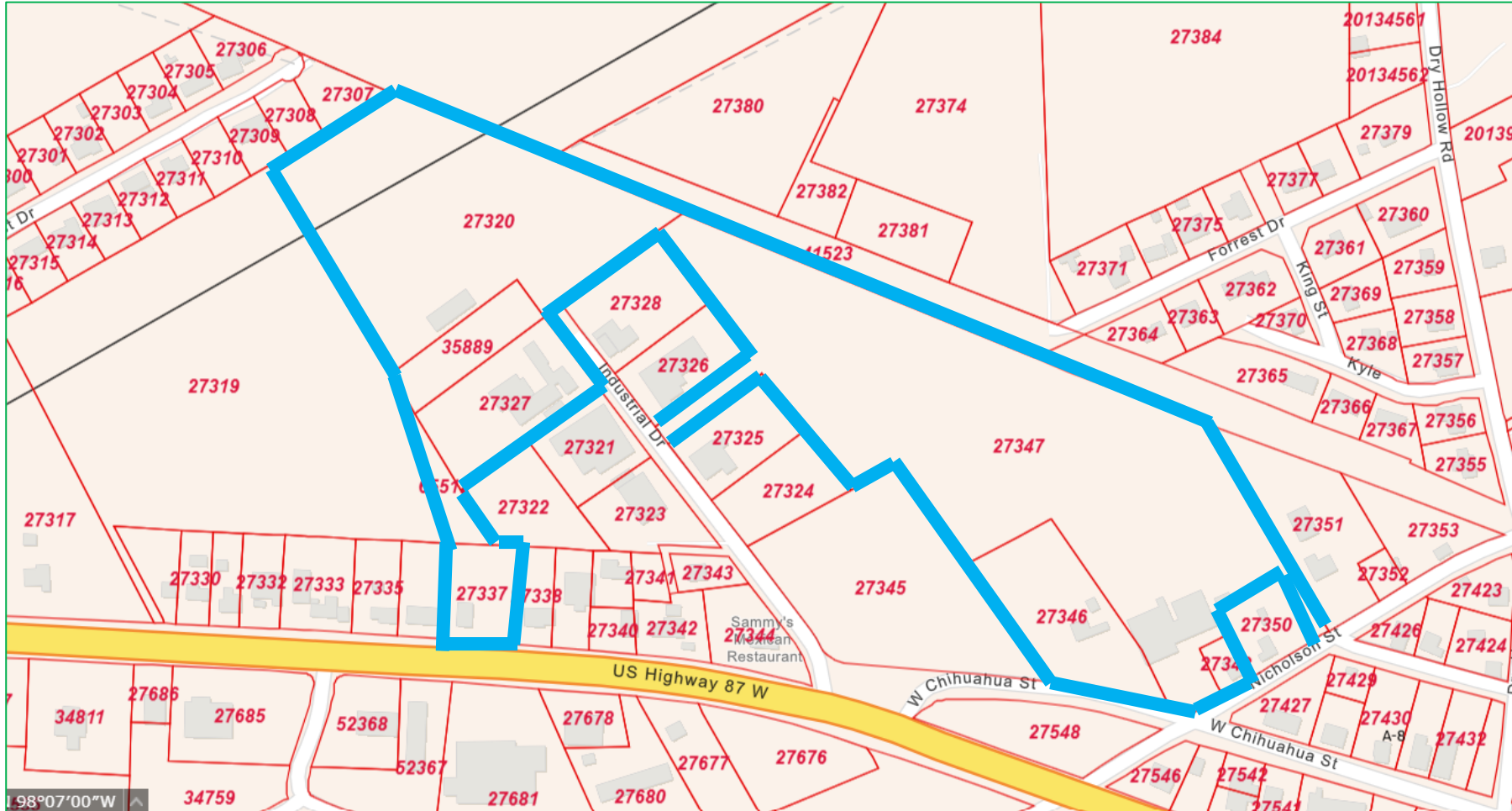
A: Each Host has their own rules about generators. If a Host location allows the use of generators on their property, this would appear in the “Suitability” section of the Host profile page. You can also set this as one of your preferences while you are searching for Host locations on the map. Many of our Hosts are fine with running quiet generators sparingly. You will need to be respectful of other RV's or neighbors who are near to where you are parked.

Q: How long can I stay?

A: This varies depending upon the Host. Some Hosts offer one night, while others offer our maximum at five nights. Guests are restricted to a maximum of 5 nights in a 90-day window with the same host, for insurance purposes. This can be one 5-night stay, if the host offers that many nights, or several shorter stays.

What is the Church of Christ's Zoning?

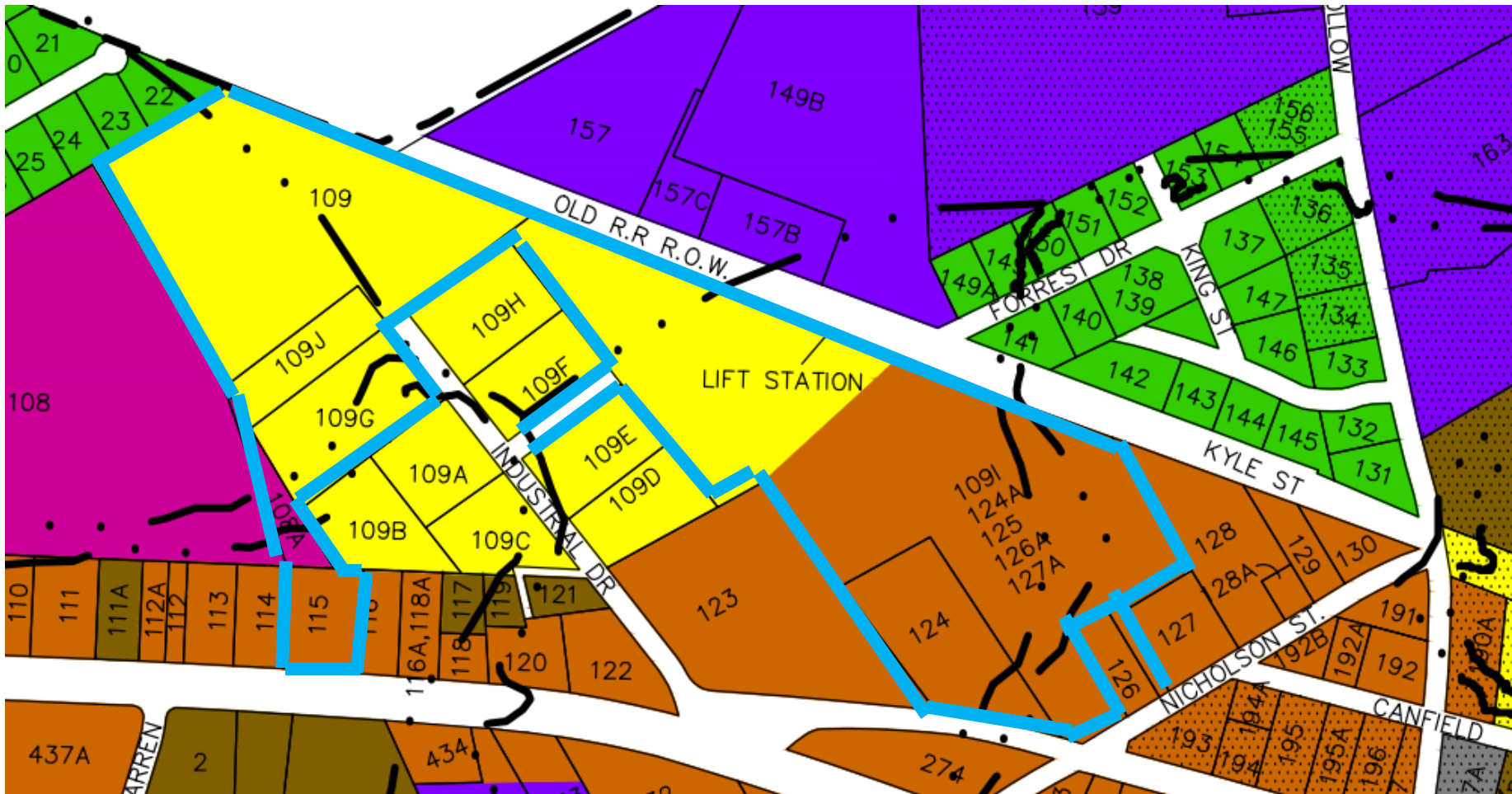
Wilson County Appraisal District



Christ Church Properties

- 27337
- 65512
- 27322
- 27327
- 35889
- 27320
- 27347
- 27346
- 27348

City of La Vernia Zoning



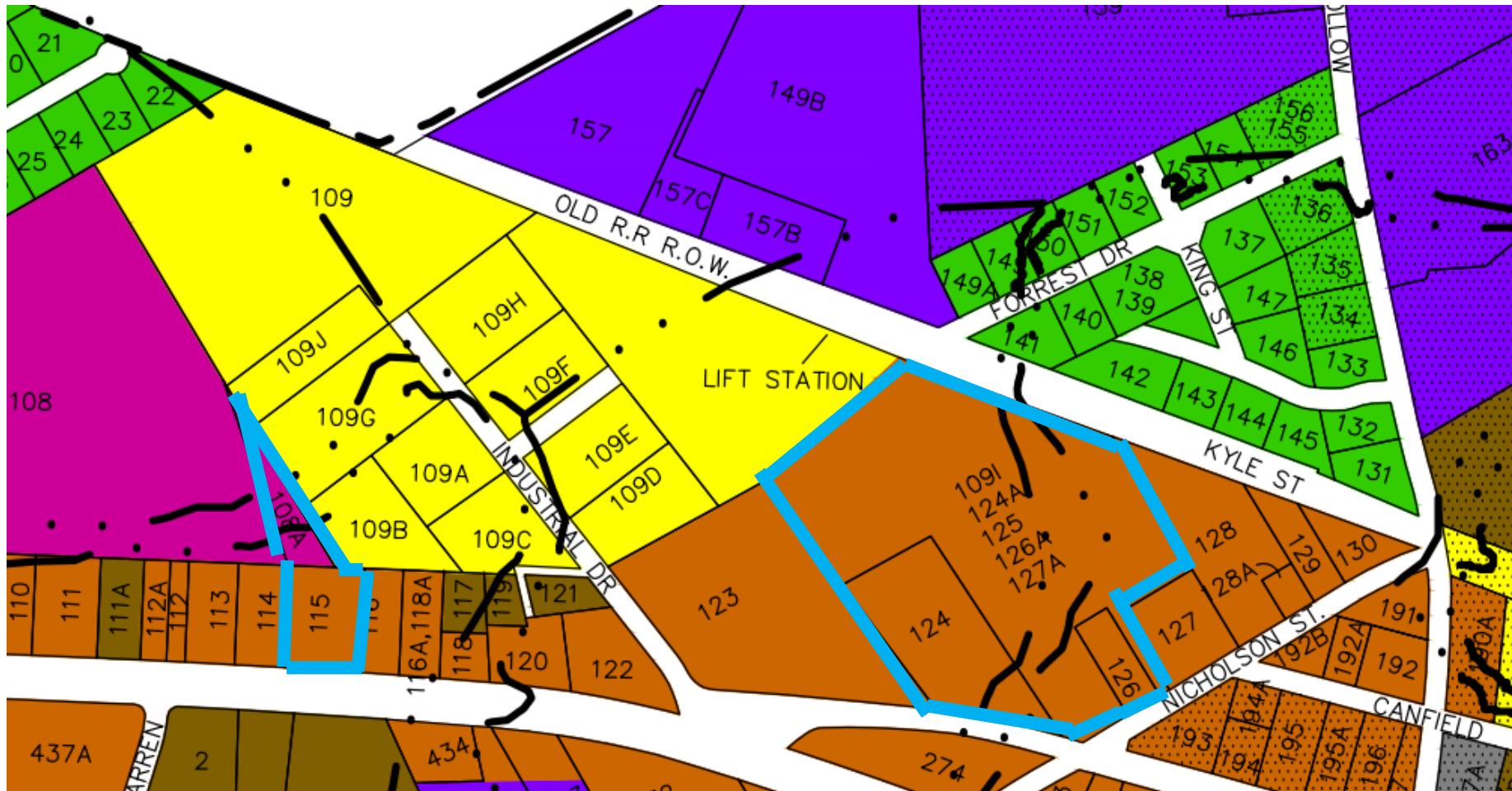
Christ Church Properties

- .432 acres: R2 - General Residential
- .8664 acres: C1 - Retail
- 1.093: Industrial
- 1.88: Industrial
- 1.0: Industrial
- 7.9068: Industrial
- 14.518:
 - 1/2 C1 Retail
 - 1/2 Industrial
- 2.14: C1 Retail
- .29: C1 Retail

Zoning Use Chart

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
P	S	P		Bed and Breakfast		P	P			S	
		S		Bed and Breakfast with Event Facilities		S	S	S		S	
		P	S	Boarding/Rooming House		S					
		S	S	Cabin or Cottage (Rental)							
		P		Condominiums/Townhouses		P	P			S	
		P		Continuing Care Facility		P	S				
P	P	P		Guest Home		S	S			S	
			P	Manufactured Home HUD Code							
			P	Manufactured Home Park							
			P	Manufactured Home Subdivision							
				Motel/Motor Hotel/ Motor Lodge/Hotel		S	P	P			
		P		Multi-family Residence/Dwelling		P	S				
		S	P	Recreational Vehicle/Motor Vehicle Park		S		S			
				Residential Use in Buildings with Non-Residential Uses Permitted in the District	P	P	P	S	S	P	S
		P		Retirement Housing/Assisted Living		P	P				

Areas that Support a Special Use Permit



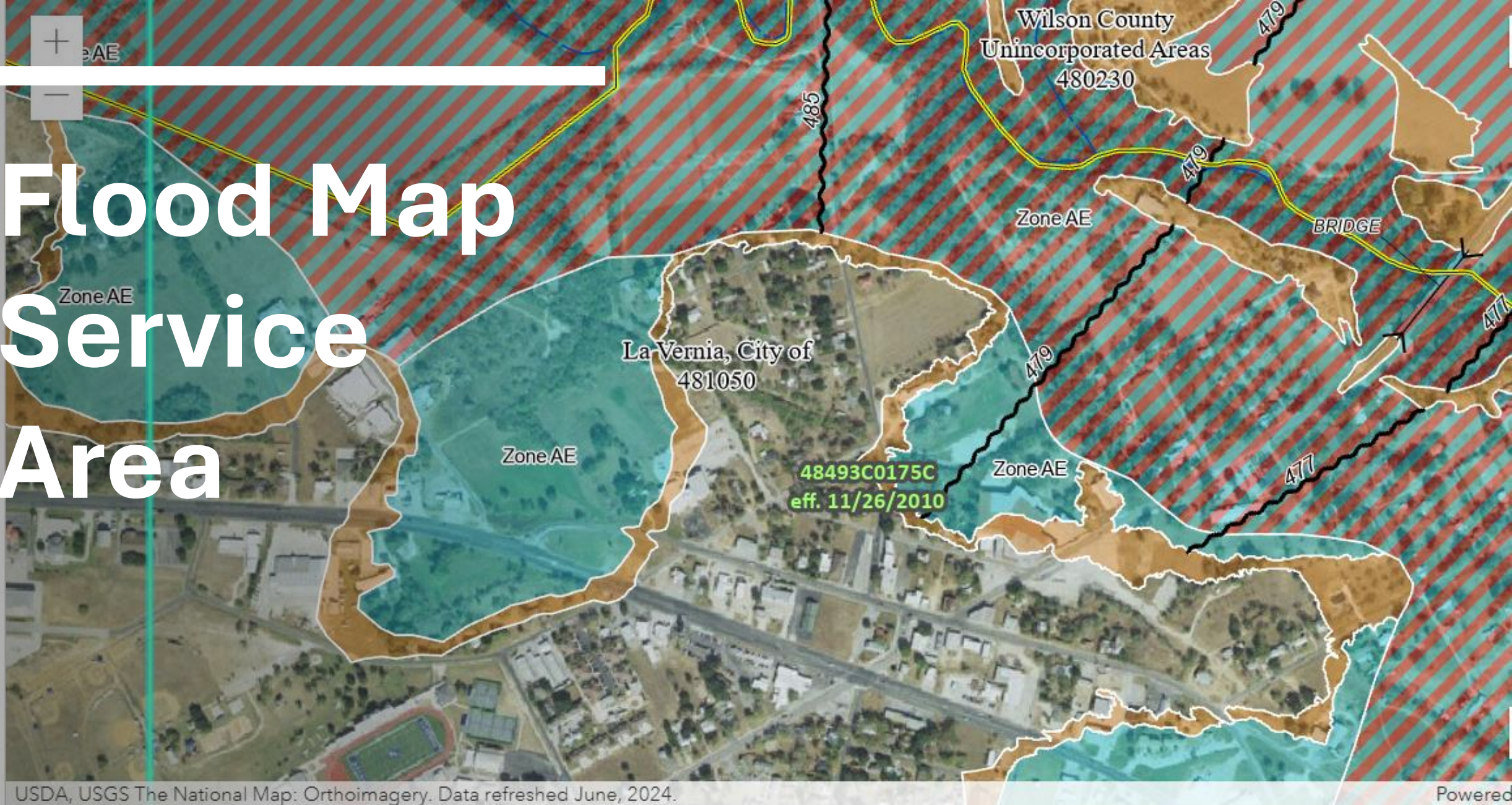
Require special permits for Recreational Vehicle/ Motor Parks.

- R2 (.432 acres)
- C1 (.8664, tentatively 1/2 of 14.518, 2.14, .29)

Per the Ordnances: Industrial zoning does not allow Recreational Vehicles / Motor Parks.

Federal Emergency Management Agency (FEMA) Considerations

Flood Map Service Area



PIN



Approximate location based on user input
and does not represent an authoritative
property location

**SPECIAL FLOOD
HAZARD AREAS**



Without Base Flood Elevation (BFE)

Zone A, V, A99

With BFE or Depth

Regulatory Floodway Zone AE, AO, AH, VE, AR



20.2 Cross Sections with 1% Annual Change

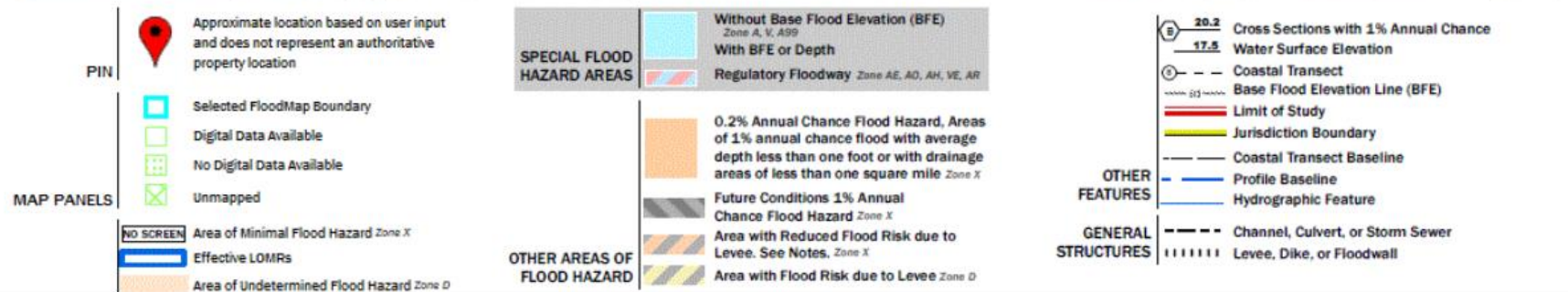
17.5 Water Surface Elevation

Coastal Transect



C1 (Retail) Zoning

*Estimated overly on FEMA's Website Map



Questions, Concerns, Recommendations

Questions / Concerns

- Offering Hook Ups?
 - Illegal Dumping / “Spillage”
 - Noise (Generators)
- Property Wear & Tear
 - Improved / Unimproved
- Flooding / Acts of Nature
- Animals
 - Yes or No?
 - Spays / Neuters and Vaccines

Possible Recommendations

- Create an improved around with parking pads and hook ups
 - Electric
 - Sewer
 - Water
- Include Flooding / Acts of Nature precautions