

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: March 4, 2025

Item Description: **Stephen Amerson** requests a **conditional use** for a **Rural Business** for custom coating for vehicles. Located at 353 Webb Road, zoned AR-1. **[Map# 389 Parcel# 20]**

Executive Summary/Background

- The request for a Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article V – Uses permitted in Districts.
- The Effingham County Code of Ordinances, Section 3.15B – Rural Business states:
“Small repair shops for appliances, machinery, farm equipment, or automobiles with the following limitations:
A. Repair shops shall not create noise, noxious odors, or any hazard which would adversely affect the health, safety, or welfare of the adjoining property owners or the neighborhood in general;
B. Repair shops shall operate during daylight hours only;
C. No more than two vehicles shall actually be serviced, actively worked on, or repaired at any one time. Any pieces of machinery equipment or vehicles stored for service or awaiting pick-up after servicing shall be parked within an area reserved for that purpose (maximum 1,000 square feet) and designated at the time of approval by the board of commissioners. The storage area must be located to the side or rear of the shop building unless normal operation would generate large amounts of vehicular traffic.”
- The applicant requests a conditional use for a Rural Business for custom vehicle coating.
- Per the application, the applicant would like to move their business, Liquid Liners, LLC, from the City of Rincon to their home in Springfield due to the change in ownership of the location.
- The applicant has stated that there will be one (1) truck per day serviced, and the material used does not contain volatile organic compounds.
- The Future Land Use Map (FLUM) has this parcel projected to be Agricultural-Residential.

Determination

Staff have reviewed the application, and it is complete.

Conditions

1. The service of vehicles on this parcel shall be limited to a maximum of one (1) vehicle per day.
2. Hours of operation shall be restricted to daylight hours only.
3. Any residue resulting from spraying activities shall be fully contained within the building.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment