



CU-25-4

Conditional Use Permit

Status: Active

Submitted On: 2/2/2025

Primary Location

353 Webb Road
Springfield, GA 31329

Owner

AMERSON STEPHEN ROGER
353 WEBB ROAD SPRINGFIELD,
GA 31329

Applicant

 Stephen Amerson
 912-272-6046
 liquidliners@comcast.net
 353 Webb Road
Springfield, GA 31329

Staff Review

Board of Commissioner Meeting Date*

03/04/2025

Notification Letter Description*

to allow for a Rural Business for custom coating for vehicles.

Property Location*

353 Webb Road

Map #*

389

Parcel #*

20

Commissioner District*

4th

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

02/17/2025

Board of Commissioner Ads

02/12/2025

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Stephen Amerson

Applicant Email Address*

liquidliners@comcast.net

Applicant Phone Number*

9122726046

Applicant Mailing Address*

353 Webb Road

Applicant City*

Springfield

Applicant State*

GA

Applicant Zip Code*

31329

Property Information

Property Location*

353 Webb Road

Present Zoning of Property*

AR-1

Map/Parcel Number*

03890020

Total Acres of Property*

1.38

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Section 3.15B - Rural Business

Need to apply

Reason:*

I would like to move my business Liquid Liners LLC, from Rincon to my home in Springfield.

How does request meet criteria of Section 7.1.6 (see Attachment C):

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

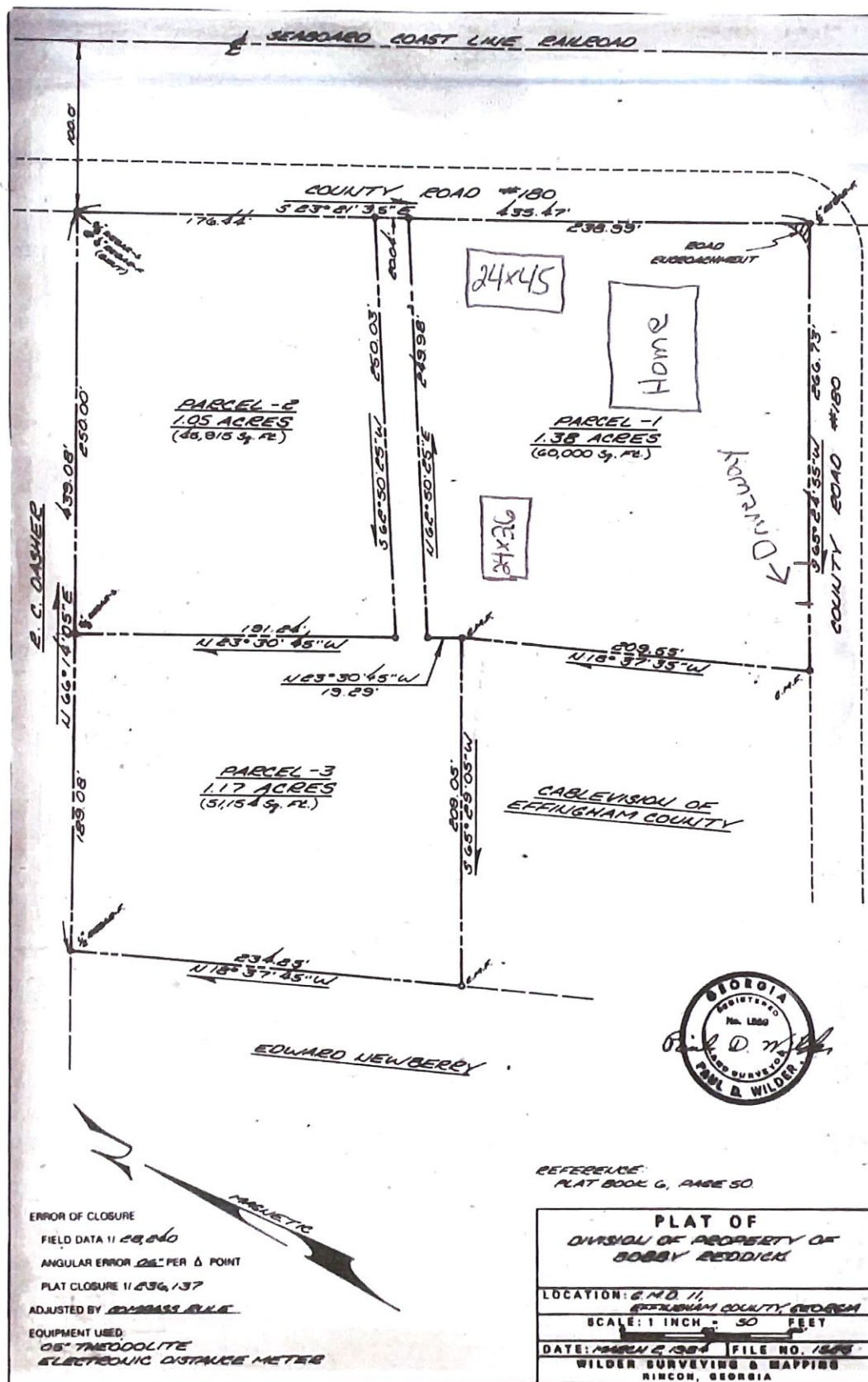
A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

✓ Stephen Roger Amerson
Jan 28, 2025



Presenting my application for a rural business located at 353 Webb Road, Springfield, GA 31329

Liquid Liners LLC – spray in bedliners

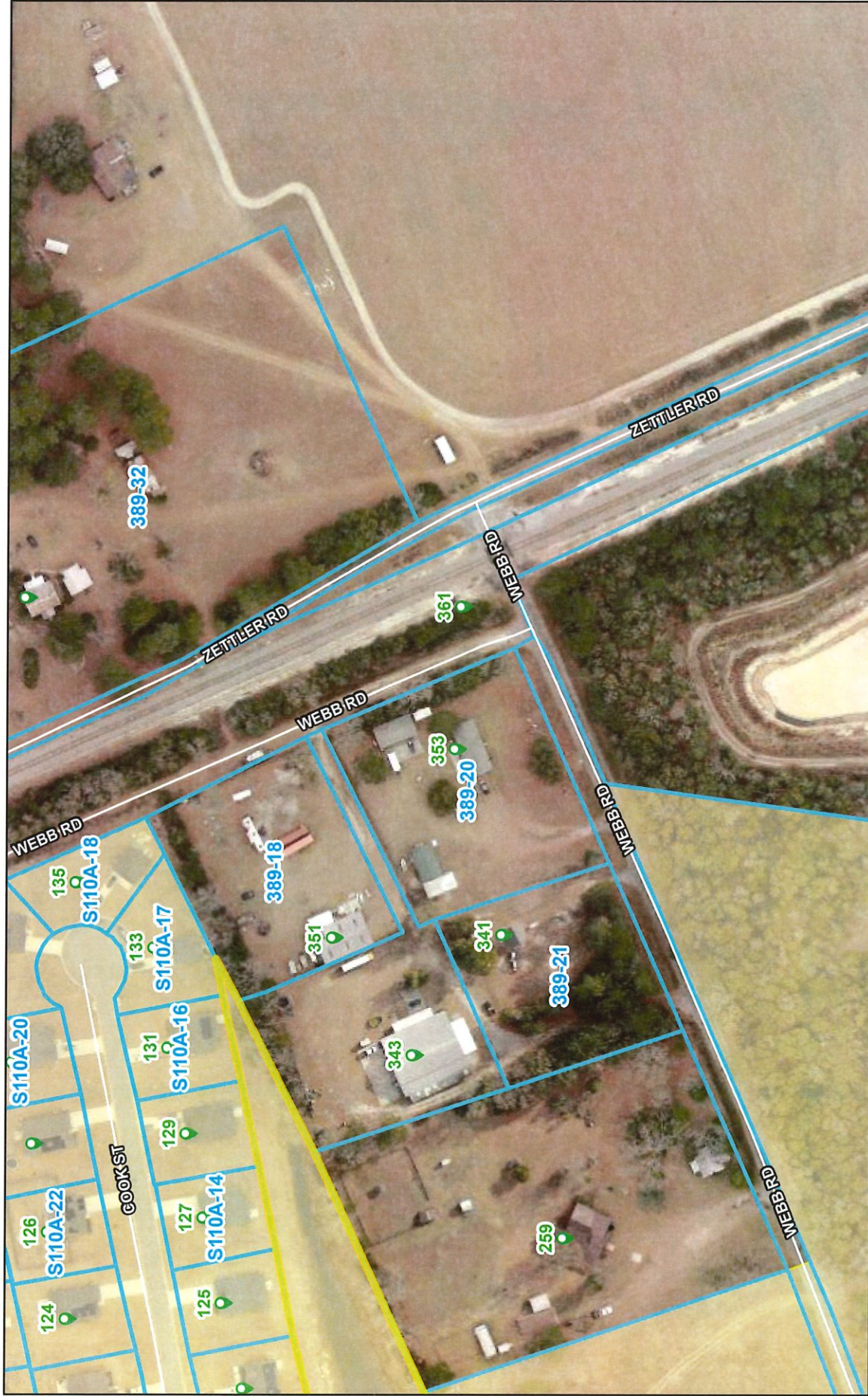
I have been in business for 22 years. I am a 1-person business with no additional employees. My current location was sold last year. I have been informed by the new owner that he will need the space I am currently renting. Since Effingham County is my home, I would like to keep my business here. I also want to keep my local customers – Gulfstream Aerospace, City of Rincon, Rincon Chevrolet, Springfield Chrysler (both locations), Coastal Truck & Trailer, Effingham County Board of Education, Edwards Interiors, City of Pooler, City of Port Wentworth and many local residents.

My customers are appointments only and I book 1 truck per day. They drop off in the morning and pick up the same afternoon. There are no retail sales or drop in customers.

I will be using the same equipment that I am using now, which consists of an air compressor and bedliner cartridge gun. The material that I spray is nonhazardous and contains no VOC's (volatile organic compounds). I will install a passive filtration system to ensure no odors or overspray will be emitted. I use this same system at my current location in Rincon, which is next to many businesses and homes. The actual spraying part of the process only lasts about 5 minutes.

I plan to use my existing 24x36 building with the added filtration system.

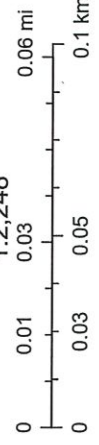
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2/6/2025

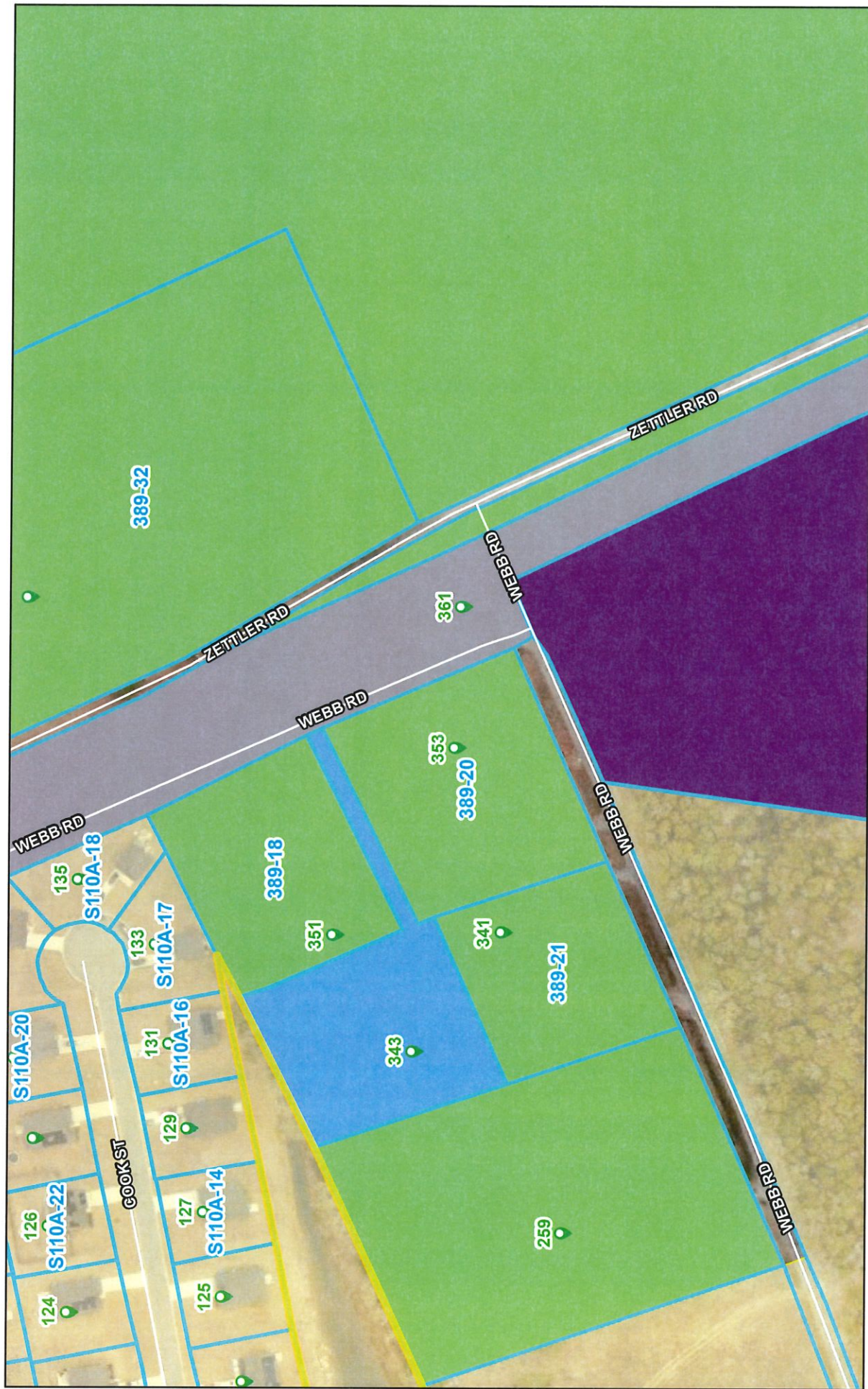
- Addresses
- Parcels
- Roads
- Municipal Boundaries

1:2,248



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

389-20



2/6/2025

- Addresses
- Parcels
- Roads
- Zoning
- AR-1
- B-2
- I-1
- RR (Railroad)
- Municipal Boundaries

1:2,248
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA