




**CU-24-2**

Conditional Use Permit

Status: Active

Submitted On: 3/1/2024

**Primary Location**721 Mock Road  
Springfield, GA 31329**Owner**METZGER ALEC B &  
CYNTHIA G  
721 MOCK RD SPRINGFIELD,  
GA 31329**Applicant** Alec Metzger  
 912-658-5178  
 alec\_metzger@emc-  
eng.com  
 27 Chatham Center South  
Suite A  
Savannah, GA 31405**Staff Review** **Planning Board Meeting Date\***

04/09/2024

 **Board of Commissioner Meeting Date\***

05/07/2024

 **Notification Letter Description \***

a rural business for an auto paint &amp; body business.

 **Map #\***

409

 **Parcel #\***

4B

 **Reason for Conditional Use\***

Rural Business

 **Staff Description**

🔒 Commissioner District\*

4th

🔒 Has Business License been applied for?\*

N/A

🔒 Public Notification Letters Mailed

03/18/2024

🔒 Planning Board Ads

03/20/2024

🔒 Board of Commissioner Ads

04/17/2024

🔒 Request Approved or Denied

—

## Applicant Information

Who is applying for the Conditional Use?\*

Agent

Applicant / Agent Name\*

Graham Metzger

Applicant Email Address\*

gmetzger2003@gmail.com

Applicant Phone Number\*

912-658-4619

Applicant Mailing Address\*

721 Mock Road

Applicant City\*

Springfield

Applicant State\*

Georgia

Applicant Zip Code\*

31329

## Property Owner Information

Owner's Name\*

Alec Metzger

Owner's Email Address\*

alec\_metzger@emc-eng.com

Owner's Phone Number\*

912-658-5178

Owner's Mailing Address\*

721 Mock Road

Owner's City\*

Springfield

Owner's State\*

Georgia

Owner's Zip Code\*

31329

## Property Information

Property Location\*

721 Mock Road

Present Zoning of Property\*

AR-1

Map/Parcel Number\*

04090004B00

Total Acres of Property\*

15.16

Water Connection\*

Private Water

Sewer Connection\*

Private Septic System

## Conditional Use Requested

Conditional Use\*

Section 3.15B - Rural Business

Status of Business License?\*

Need to apply

Reason:\*

Use portion of existing farm shop to start auto paint & body business when I graduate from college.

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

Adjacent to only family members. Access directly to Mock Road. Well buffered and not visible from neighbors. No nuisance to neighborhood. Appt. only for customer drop off and pick up. Mon-Sat 7am-7pm. Very similar use as exists there now with personal repair work on our vehicles and farm machinery.

## **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\*

✓ Alec B. Metzger  
Feb 29, 2024





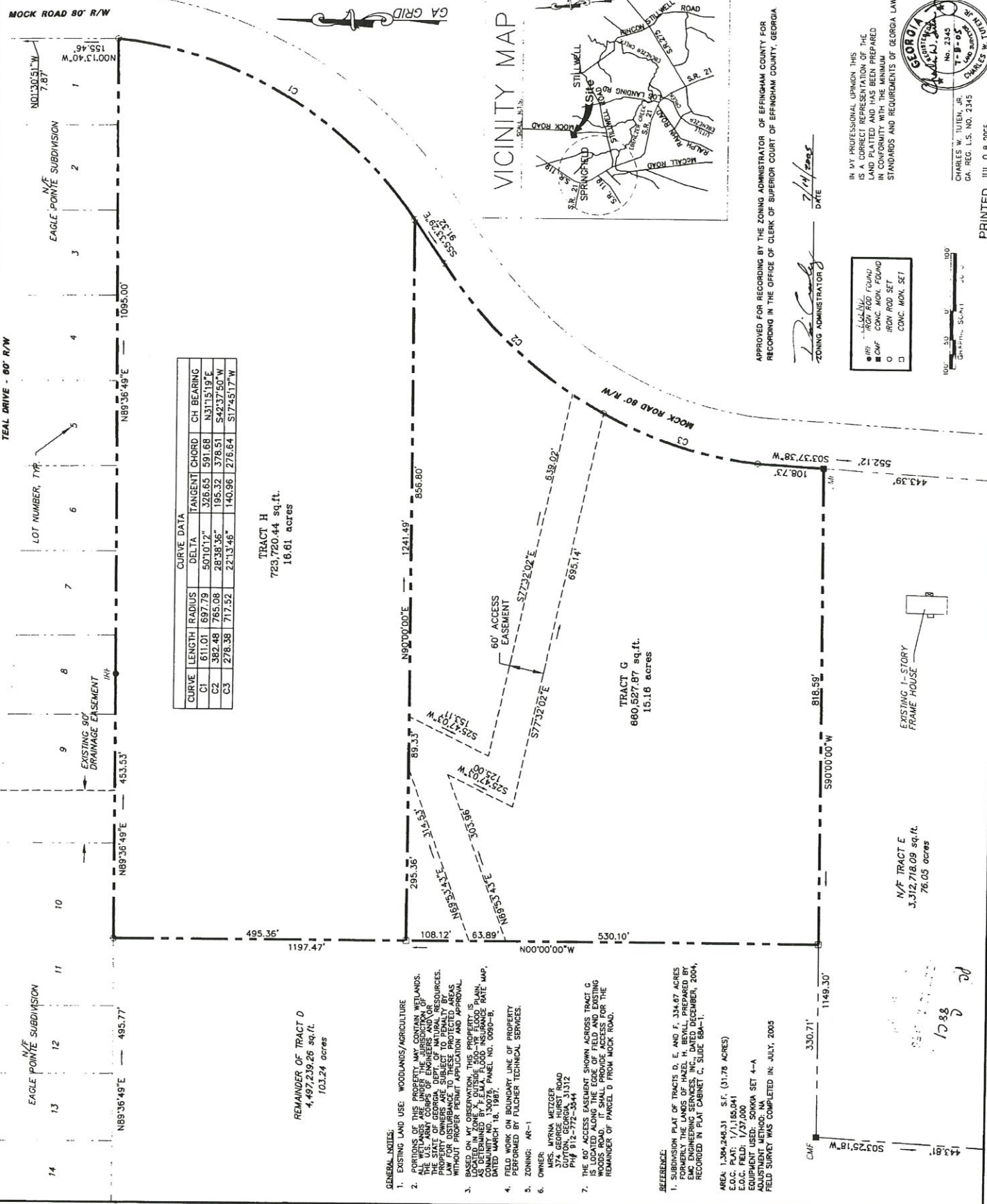
EMC ENGINEERING  
 SERVICES, INC.  
 Post Office Box 8101  
 Savannah, Georgia 31412  
 Phone (912) 232-6533  
 Fax (912) 232-2920

SUBDIVISION PLAT OF TRACTS G AND H  
 A 31.78 ACRE PORTION OF TRACT D,  
 11th G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA,  
 MRS. MYRNA METZGER  
 prepared for:

REVISIONS	
No.	DATE

DESIGN	ABM
GRAPHICS	ABM
REVIEW	CWT
DATE	JULY 2005
SCALE	1" = 100'
PROJECT	01-0404

SHEET 1 OF 1



CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
C1	611.01	697.79	50°10'12"
C2	382.48	765.08	28°38'36"
C3	276.38	717.52	22°13'46"

TRACT H  
 729,720.44 sq.ft.  
 16.61 acres

TRACT G  
 860,527.87 sq.ft.  
 15.16 acres

N/F TRACT E  
 3,312,718.09 sq.ft.  
 76.05 acres

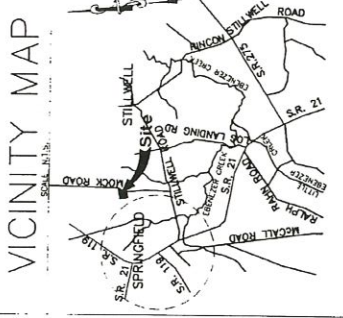
REMAINDER OF TRACT D  
 4,497,239.26 sq.ft.  
 103.24 acres

- GENERAL NOTES:**
- EXISTING LAND USE: WOODLANDS/AGRICULTURE
  - PORTIONS OF THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND THE STATE OF GEORGIA DEPT. OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY VIOLATING FEDERAL AND STATE REGULATIONS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
  - BASED ON MY OBSERVATION, THIS PROPERTY IS AGRICULTURAL ZONING. I HAVE VISITED THE PROPERTY AND OBSERVED THE 80' WIDE 200' WIDE FLOOD PLAIN, COMMUNITY ZONING, 130076, PANEL NO. 0990-B, DATED MARCH 18, 1987.
  - FIELD WORK ON BOUNDARY LINE OF PROPERTY PERFORMED BY FULCHER TECHNICAL SERVICES.
  - ZONING: A1-1
  - OWNER: MYRNA METZGER  
 374 GEORGE HURST ROAD  
 GUNTON, GEORGIA, 31312  
 PH# 912-772-3544
  - THE 80' ACCESS EASEMENT SHOWN ACROSS TRACT G AND TRACT H IS A 60' ACCESS EASEMENT TO THE REMAINDER OF PARCEL D FROM MOCK ROAD.

**REFERENCE:**

- SUBDIVISION PLAT OF TRACTS D, E, AND F, 334.67 ACRES OF LAND IN THE 11th G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, PREPARED BY EMC ENGINEERING SERVICES, INC. DATED FEBRUARY 2004, RECORDED IN PLAT CABINET C, SLIDE 88A-1.

AREA: 1,304,240.31 S.F. (31.78 ACRES)  
 E.O.C. PLAT: 1/1,165.041  
 E.O.C. FIELD: 1/27,000  
 EQUIPMENT USED: SOKKIA SET 4-A  
 FIELD SURVEY WAS COMPLETED IN: JULY, 2005



APPROVED FOR RECORDING BY THE ZONING ADMINISTRATOR OF EFFINGHAM COUNTY FOR RECORDING IN THE OFFICE OF CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA

*[Signature]*  
 ZONING ADMINISTRATOR  
 DATE: 7/14/2005

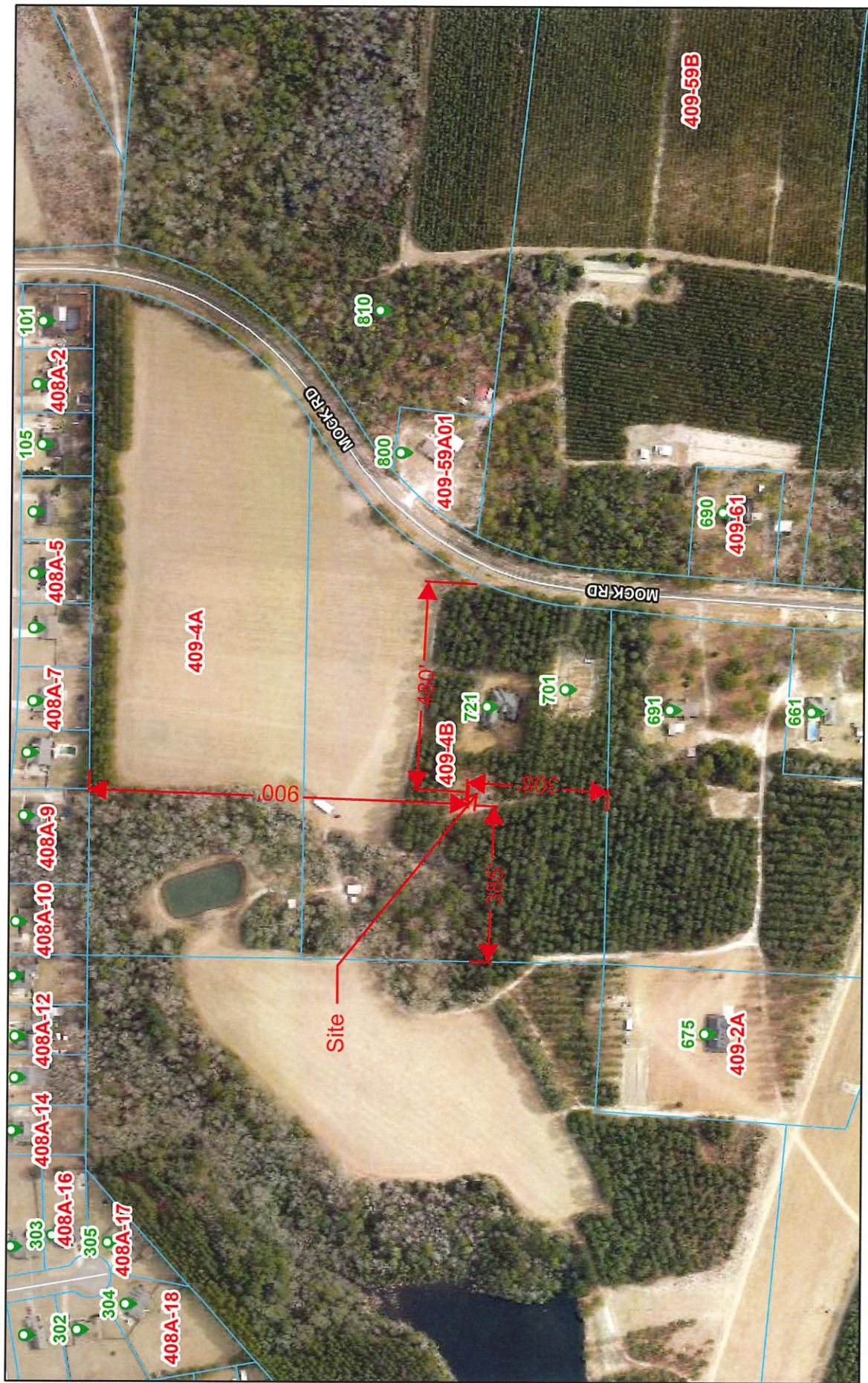
IN MY PROFESSIONAL OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

**EMC ENGINEERING SERVICES, INC.**  
 No. 2345  
 T-8-05  
 CHARLES W. TUIEN, JR.  
 CA. REG. L.S. NO. 2345

PRINTED JUL 08 2005



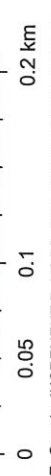
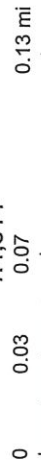
# Letter ANSI A Landscape



4/15/2023

- Address Points
- Tax Parcels Efn\_fin\_cache
- Roads
- Tax Parcel Labels
- Red: Band\_1
- Green: Band\_2

1:4,514



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC



# Untitled Map

Write a description for your map.

## Legend



721 Mock Rd



Google Earth

Image © 2024 Airbus

1000 ft



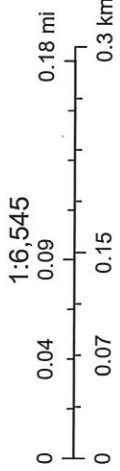
# 409-4B



3/4/2024

Roads  
Tax Parcels

Efn\_fin\_cache  
Tax Parcel Labels  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3



1:6,545  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County  
BOC



# 409-4B



3/4/2024

**Effingham County Zoning**

- R-1 Efn\_fin\_cache
- AR-1
- AR-2

**Tax Parcels**

- Tax Parcel Labels

**Legend**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

**Roads**

**Scale**

1:6,545

0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County  
BOC