
PUBLIC HEARINGS

CALL TO ORDER

Public Hearings, to receive public comments, in reference to two Variance requests and two Conditional Use requests were held on February 13, 2018 in the Council Chambers in Springfield, GA. The public hearings were called to order by Mayor Alderman at 6:00 p.m.

MAYOR BARTON ALDERMAN AND THE FOLLOWING COUNCIL MEMBERS WERE PRESENT:

Justin Cribbs
Steve Shealy
Kenny Usher

Jerry Maennche
Jamey Stancell
Gary Weitman

ALSO PRESENT:

Brett Bennett, City Manager
Linda Rinear, City Clerk
Amber Dyson, Finance Director

Ben Perkins, City Attorney
Erin Phillips, Community Dev. Dir.

GUEST PRESENT:

Corde Wilson
Clint Hodges
David Harris
Anna Deem
Jacob Lang

Joyce Alderman
Alan Oliver
Mike Spivey
Pearl Thomas
Jeffrey A. Parrish

PUBLIC HEARINGS:

- **Request by Elbow Cay Holding, LLC for a variance to reduce the 100' minimum lot width to 80' and to reduce the 12,000 SF minimum lot size to 9,000 SF in Phase II of Beaubrook Subdivision**

Corde Wilson stepped to the podium and showed the Mayor and Council a display of the typical house that would be built. Wilson remarked that he had attended the Springfield Planning and Zoning Board Public Hearings and realized that he will need time to meet with area residents to address concerns expressed. Wilson asked for a continuance and to postpone the decision scheduled for tonight.

David Harris and Mike Spivey, both are residents on William Way, expressed concerns:

- possibility of depreciation of homes in the area
- potential for foreclosures
- infrastructure costs
- smaller homes on smaller lots
- need for more space between neighbors

Corde Wilson expressed that he understands that the city may consider adding another zoning classification that will allow for smaller lots. Wilson suggest that perhaps the Council could consider this variance adding conditions to safeguard concerns. Wilson feels he can come up with some amenities that would enhance the area and intends to meet with those concerned and see if they can come up something that they can all agree on.

- **Request by Quarter Claim, LLC for a variance to allow first floor residential use at the two-story commercial property at 401 North Laurel Street**

Jacob Lang, representing his brother the applicant, stepped to the podium. Lang expressed the difficulty experienced trying to find interest, on the most part, for commercial use. The restroom is located on the bottom floor, in the back of the building, with no restroom or kitchen located on the top floor. Lang explained the front would be used as store front. Lang explained that the entrance to the residential portion and the residential parking would be in the back. Separate utilities are already available. Residential parking would be in the back. Stancell remarked that there should be enough room for 3 or maybe 4 vehicles to park in the back. Lang feels that the need for this variance would be short-term and could be tied in somehow with the business license.

Erin Phillips advised the Mayor and Council that the Springfield Planning and Zoning Board agreed that so long as most of the downstairs is commercial with the residential in the back they would be ok with it. The back ¼ quarter of the bottom floor is requested for residential use.

City Attorney Ben Perkins brought up the issue of hardship, regarding the variance request, advising that they are having difficulty renting out the building commercially.

A discussion followed.

- **Request for a conditional use by Alan Oliver to operate a concrete business out of the residential zoned property located at 105 Oakwood Drive**

Alan Oliver stepped to the podium. Alan Oliver is requesting a variance to operate a concrete business at a residential zoned property.

No public opposition was expressed.

- **Request for a conditional use by Anna Deem to operate a photography business out of the residential zoned property located at 102 Fox Street**

Anna Deem stepped to the podium. Ms. Deem had a business license with Effingham County for 5 years. She has moved to Springfield and would like to continue her photography business which includes taking wedding and baby pictures, etc. She explained that appointments would be made by telephone and pictures would be taken elsewhere. A few picture props would be kept at the residence.

No public opposition was expressed.

ADJOURN PUBLIC HEARINGS

The public hearings closed at approximately 6:43 p.m.

REGULAR MEETING

CALL TO ORDER

Immediately following the close of the Public Hearings Mayor Alderman called the council meeting to order, at approximately 6:44 p.m.

ROLL CALL

All those present during the Public Hearing were also present during this meeting, unless otherwise noted. A quorum of council was represented during this meeting.

INVOCATION – Given by Usher

PLEDGE OF ALLEGIANCE – Led by Mayor Barton Alderman

APPROVAL OF AGENDA

MOTION: Weitman made a motion to approve the agenda.

Second: Stancell seconded the motion.

MOTION PASSED unanimous without opposition.

APPROVAL OF MINUTES

Consideration for approval of 01/16/2018 minutes of regular meeting

MOTION: Cribbs made a motion to approve 01/16/2018 minutes of regular meeting.

Second: Stancell seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of 01/30/2018 minutes of called meeting

MOTION: Stancell made a motion to approve 01/30/2018 minutes of called meeting.

Second: Maennche seconded the motion.

MOTION PASSED unanimous without opposition.

APPEARANCES

Agenda Request – Becca Velasquez- request permission for a community art wall on Cleveland Street

Ms. Velasquez was not available at this meeting.

PUBLIC COMMENTS

No public comments were made.

OLD BUSINESS

Consideration to authorize the Mayor to sign the updated Official Zoning Map

The updated Official Zoning Map was on the wall of the Council Chambers for review. The updated Official Zoning map will memorialize past decisions.

MOTION: Usher made a motion to authorize the Mayor to sign the updated Official Zoning Map.

Second: Weitman seconded the motion.

MOTION PASSED unanimous without opposition.

NEW BUSINESS

Consideration for approval of a special event alcohol license for the Chamber to hold the “Taste of Effingham” event on March 2, 2018 between 5:30 p.m. and 7:00 p.m. under a tent next to the Mars Theatre in downtown Springfield

Brad Carr was unable to attend this meeting. The City Manager advised this event has been held for several years now. This year it will be at a different location. A brief discussion followed.

MOTION: Weitman made a motion to approve the special event alcohol license for the Chamber for the event to be held on March 2, 2018.

Second: Stancell seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of request by Elbow Cay Holdings, LLC for a variance to reduce the 100' minimum lot width to 80' and to reduce the 12,000 SF minimum lot size to 9,000 SF in Phase II of Beaubrook Subdivision

02/05/18 Springfield Planning & Zoning Board held a public hearing
02/05/18 Springfield Planning & Zoning Board Meeting – Recommended Denial
02/13/18 Council Held a Public Hearing prior to this meeting

MOTION: Usher made a motion to table this request.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of request by Quarter Claim, LLC for variance to allow first floor residential use at the two-story commercial property located at 401 North Laurel Street

02/05/18 Springfield Planning & Zoning Board held a public hearing
02/05/18 Springfield Planning & Zoning Board Meeting – Recommended approval with conditions
02/13/18 Springfield Council held a public hearing prior to this meeting

A brief discussion followed.

MOTION: Usher made a motion to approve the variance request with # 1 & #3 of the Springfield Planning and Zoning Board recommended conditions:

1. The building entrances facing Laurel St will be used for access to commercial areas.
3. The majority of the downstairs square footage will serve the commercial use.

Second: Weitman seconded the motion.

MOTION PASSED by a vote of 4 Yes (Cribbs, Shealy, Usher, & Weitman) and 2 No (Stancell & Maennche)

Consideration for approval of a request for a conditional use by Alan Oliver to operate a concrete business out of the residential zoned property located at 105 Oakwood Drive

02/05/18 Springfield Planning & Zoning Board held a public hearing
02/05/18 Springfield Planning & Zoning Board Meeting – Recommended approval with conditions
02/13/18 Springfield Council held a public hearing prior to this meeting

Mayor Alderman went over the Springfield Planning and Zoning Board recommendation for approval of the Conditional Use request with the following conditions:

1. No more than one trailer and one vehicle associated with the business may be kept on the property.
2. Vehicle and Trailer used for the business must not be parked on the street or right of way at any time.
3. Vehicle and Trailer used for the business will not be parked in the front yard of the house as any time.
4. Trailer used for the business can only be stored in the side or rear yard.

A brief discussion followed.

MOTION: Weitman made a motion to approve the request for a conditional use with the Springfield Planning and Zoning Board recommended conditions.

Second: Maennche seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of a request for a conditional use by Anna Deem to operate a photography business out of the residential zoned property located at 102 Fox Street

02/05/18 Springfield Planning & Zoning Board held a public hearing
02/05/18 Springfield Planning & Zoning Board Meeting – Recommended approval
02/13/18 Springfield Council held a public hearing prior to this meeting

MOTION: Stancell made a motion to approve conditional use.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of a Resolution (# R2018-01) reference a Memorandum of Understanding and a Deed between the Effingham County Board of Commissioners and the City of Springfield reference the Sports Complex Lift Station

City Manager Bennett went over the Memorandum of Understanding and explained that the deed is for a pump station and easements for the city to maintain.

A brief discussion followed.

MOTION: Weitman made a motion to approve.

Second: Stancell seconded the motion.

MOTION PASSED unanimous without opposition.

Council Member Usher recognized City Manager Bennett and expressed appreciation for his effort and foresight with this.

Consideration for approval of a Resolution (# R2018-02) reference an Easement Encroachment Agreement between the City of Springfield and the Board of Commissioners of Effingham County

City Manager Bennett explained the easement encroachment agreement.

MOTION: Cribbs made a motion to approve

Second: Weitman seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of a plat – survey for Emma Jean Deas to divide Map & Parcel S1000040 into two parcels

The parcel is located on Maple and Jackson Street. The Mayor and Council reviewed the plat of survey which would divide the parcel. A brief discussion followed.

MOTION: Usher made a motion to approve the plat for division of S1000040 into two parcels.

Second: Weitman seconded the motion.

MOTION PASSED unanimous without opposition.

GENERAL GOVERNMENT

Reminder to Council for those wishing to attend the GMA 2018 Annual Convention. Please complete the Planning Form and return to the City Clerk by February 23rd

Bennett encourages those interested to attend classes in Savannah rather than Atlanta which saves on cost.

REPORTS

The monthly Police Department report was available in Council packets. The City is in the process of recruiting three more officers.

MOTION TO ADJOURN MEETING

MOTION: Weitman made a motion at approximately 7:27 p.m. to adjourn this meeting.

Second: Maennche seconded the motion.

MOTION PASSED unanimous without opposition.

03/13/2018 Approved