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## **PUBLIC HEARINGS**

### **CALL TO ORDER**

Public Hearings, to receive public comments, in reference to an alcohol license application, two requests for conditional use, and one request for a variance were held on March 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 Alderman briefly went over public hearing procedures whereby the Petitioner is given the opportunity to speak first, followed by those individuals who wish to speak in favor, then individuals who wish to speak in opposition.

Mayor Alderman also reminded Council that the purpose of the public hearings is for people to speak to Council and asked that Council save questions or remarks until the regular portion of the meeting in which consideration for approval will come back before Council.

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### **MAYOR BARTON ALDERMAN AND THE FOLLOWING COUNCIL MEMBERS WERE PRESENT:**

Jerry Maennche  
Kenny Usher

Steve Shealy  
Gary Weitman

Council Members Justin Cribbs and Jamey Stancell were unable to attend the public hearings.

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### **ALSO PRESENT:**

Brett Bennett, City Manager  
Linda Rineair, City Clerk  
Erin Phillips, Comm. Dev. Director

Ben Perkins, City Attorney  
Amber Lancaster, Finance Director

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### **GUEST PRESENT:**

Milin Patel  
Kristen Achtziger  
Stacy Scruggs  
Sarah Webster  
Troy East  
Shelly Donnelly  
Roger Kuhn  
James Swann  
Eugene Yu  
Patricia Grimes  
Becca Velasquez

Dipen Patel  
Bree Thomas  
David Harris  
Joyce Alderman  
David Donnelly  
Patty Windeknecht  
Jackie Kuhn  
Brenda Swann  
Robert Flanders  
Mike Spivey  
Clint Hodges

\*Note\* Several people entered the Council Room after the public hearings began and were unable to sign the guest record sheet, therefore several guests who were present are not listed above.

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**PUBLIC HEARINGS:**

**# 1. Request for an alcohol license (retail sale of malt beverages & wine) by Dipen Patel for the Quick Stop # 68 located at 601 South Laurel Street**

Mr. Patel stepped to the podium. No public comments were made in favor or in opposition of this alcohol license application.

**# 2. Request for a conditional use by Sarah Webster to operate a screen room business out of the residential zoned property located at 120 Rose Drive**

Sarah Webster stepped to the podium & advised that she can meet all four conditions set by P&Z Board. No public comments were made in favor or in opposition of this conditional use request.

**# 3. Request for a variance by Troy East to reduce the rear and side lot setbacks at the residential zoned property located at 104 Hatch Street**

Troy East stepped to the podium. Mr. East presented a letter from his neighbors, Blake and Linda Prince, who were unable to attend the public hearing. The letter expressed support in favor of the variance request. No other public comments were made in favor or in opposition of this variance request.

**# 4. Request for a conditional use by Stacy Scruggs to operate a concrete business out of the residential zoned property located at 124 Rose Drive**

Stacy Scruggs advised council that she with meet all the P&Z Board conditions. No public comments were made in favor or in opposition of the conditional use request.

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**ADJOURN**

The public hearings closed at approximately 6:09 p.m.

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**REGULAR MEETING**

**CALL TO ORDER**

Immediately following the close of the Public Hearing Mayor Alderman called the council meeting to order, at approximately 6:09 p.m.

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**ROLL CALL**

All those present during the Public Hearings were also present during this meeting, unless otherwise noted.

Council Member Stancell arrived at approximately 6:09 p.m. and took his seat with Council.

A quorum of council was represented during this meeting.

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**INVOCATION** – Given by Council Member Weitman

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**PLEDGE OF ALLEGIANCE** – Led by Mayor Barton Alderman

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**APPROVAL OF AGENDA**

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**MOTION:** Weitman made a motion to approve the agenda.

Second: Usher seconded the motion.

**MOTION PASSED** unanimous without opposition.

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## **APPROVAL OF MINUTES**

### **Consideration for approval of 02/13/2018 minutes of public hearings and regular meeting**

**MOTION:** Usher made a motion to approve 02/13/2018 minutes of public hearings and regular meeting.

Second: Stancell seconded the motion.

**MOTION PASSED** unanimous without opposition.

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## **APPEARANCES**

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

Becca Velasquez stepped to the podium and asked for approval for an Art Wall on Cleveland Street and possible funding. Velasquez feels the art wall will be a symbol of expression, unity, and community and creative in a positive way. Velasquez would like the art wall incorporated within the revitalization project and estimates the startup cost to be around one hundred dollars.

Council agreed that this is a great idea, but expressed a few concerns such as: anyone could put things on the art wall, some of which could be offensive to some citizens, who would make decision on appropriate and inappropriate art and how would this be done, who would be maintaining and monitoring the art wall, etc.

A brief discussion followed. Mayor Alderman asked that Ms. Velasquez meet with the SRC and come back to Council with a plan.

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## **PUBLIC COMMENTS (Agenda Items Only)**

No public comments were made.

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## **OLD BUSINESS**

### **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, zoned R-1 (Tabled at the 02/13/2018 Regular Meeting)**

02/05/18 Springfield P&Z Board held a public hearing  
02/05/18 Springfield P&Z Board Meeting – Board recommended denial  
02/13/18 Springfield Council held a public hearing with public opposition expressed  
02/13/18 Springfield Council Meeting – Council tabled this request

Robert Flanders, speaking for Elbow Cay Holdings, LLC, stepped to the podium. Flanders briefly remarked on a meeting held with some of the surrounding homeowners.

Earnest Bergeron and Mike Spivey spoke in opposition to this variance request. Opposition included  
- Beliefs that surrounding home values would drop

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- Beneficial to builders, not to surrounding homeowners
- Belief that area residents do not want this variance to pass

Jeremy Herrin – stepped to podium and turned to the audience and asked those present to raise their hands if they live in Beaubrook. An estimated fifteen or more people raised their hands. Mr. Herrin turned back again to the audience and then asked who was against this variance. The same hands went back up. Mr. Herrin then returned to his seat.

Flanders was asked if any of the developers live in Beaubrook. Flanders answered that they do not, the developers live in Savannah. Flanders also answered that they were aware of the stipulations when the land was purchased but felt that there was a potential for smaller lots.

A brief discussion followed.

**MOTION:** Stancell made a motion to deny Elbow Cay Holding, LLC variance request.

Second: Maennche seconded the motion.

**MOTION TO DENY PASSED unanimous, without opposition.**

Several people in the audience left the Council room after the Council decision on this variance request.

## **NEW BUSINESS**

### **Consideration for approval of Dipen Patel’s application for Alcohol license (retail sale of malt beverages and wine) for the Quick Stop # 68 located at 601 South Laurel Street**

A public hearing was held prior to this meeting, with no public comments made in favor or in opposition to Dipen Patel’s application for an alcohol license.

Bennett gave some background information on Patel’s previous alcohol application whereas Mr. Patel had been approved for an alcohol license in 2012 at the same location and had purchased the license, even paid alcohol license renewals fees for a few years after that, even though the business did not actually open.

A brief discussion followed.

**MOTION:** Shealy made a motion to approve Dipen Patel’s application for an alcohol license reference retail sale of malt beverages and wine for the Quick Stop # 68 located at 601 South Laurel Street.

Second: Weitman seconded the motion.

**MOTION PASSED unanimous without opposition.**

Attorney Perkins asks that Council provide input while he drafts an amendment to the Alcohol Ordinance to clearly specify the measuring method the city will use to calculate distance from building to church. Perkins will also email Council a copy of the current state law distance requirements for their review.

### **Consideration for approval for a conditional use request by Sarah Webster to operate a screen room business out of the residential (R-1) zoned property located at 120 Rose Drive**

03/05/18 Springfield P&Z Board held a Public Hearing  
 03/05/18 Springfield P&Z Board Meeting – Board recommended approval with conditions  
 03/13/18 Springfield Council held a public hearing

Bennett advised the Mayor and Council that this conditional use request would be for installing screens.

- MOTION:** Usher made a motion to approve the conditional use request with the following conditions recommended by the Springfield Planning & Zoning Board:
- No more than one trailer and one vehicle associated with the business may be kept on the property
  - Vehicle and Trailer used for the business must not be parked on the street or right of way at any time
  - Vehicle and Trailer used for the business will not be parked in the front yard of the house at any time
  - Trailer used for the business can only be stored in the side or rear yard

Second: Shealy seconded the motion.

**MOTION PASSED** unanimous without opposition.

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**Consideration for approval of request by Troy East for a variance to reduce the rear and side setbacks at the residential (R-1) zoned property located at 104 Hatch Street**

- 03/05/18 Springfield P&Z Board held a public hearing
- 03/05/18 Springfield P&Z Board Meeting – Board recommended approval
- 03/13/18 Springfield Council held a public hearing

Troy East discussed the variance request with the Mayor and Council. A brief discussion followed.

- MOTION:** Weitman made a motion to approve Troy East request for a variance to reduce the rear and side setbacks at the residential zoned property located at 104 Hatch Street.

Second: Maennche seconded the motion.

**MOTION PASSED** unanimous without opposition.

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**Consideration for approval of conditional use request by Stacy Scruggs to operate a concrete business out of the residential zoned (R-1) property located at 124 Rose Drive**

- 03/05/18 Springfield P&Z Board held a public hearing
- 03/05/18 Springfield P&Z Board Meeting – Board recommended approval with conditions
- 03/13/18 Springfield Council held a public hearing

Stacy Scruggs advised the Mayor and Council that his business would be related to mostly driveways and patios.

- MOTION:** Weitman made a motion to approve Stacy Scruggs conditional use request to operate a concrete business of the residential zoned property located at 124 Rose Drive with the conditions recommended by the Springfield Planning and Zoning Board:
- No more than one trailer and one vehicle associated with the business may be kept on the property
  - Vehicle and Trailer used for the business must not be parked on the street or right of way at any time
  - Vehicle and Trailer used for the business will not be parked in the front yard of the house at any time
  - Trailer used for the business can only be stored in the side or rear yard
  - No storage of supplies related to the business on the property

Second: Stancell seconded the motion.

**MOTION PASSED** unanimous without opposition.

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**Consideration for approval of the Georgia DOT proposed list of roadways – revision – (list number 02082018) for the use of speed detection devises**

This list is what the DOT study came up with. Bennett is not aware of the urgency in the timing but will find out. City Manager Bennett advised the Mayor and Council that lower speed limits were requested in certain areas on Hwy 21. Bennett suggests that perhaps a letter from the Mayor could be sent, or a Resolution could be prepared. Bennett asked that this item be tabled. A discussion followed.

**MOTION:** Usher made a motion to table this item - the Georgia DOT proposed list of roadways – revision – (list number 02082018) for the use of speed detection devices.

Second: Weitman seconded the motion.

**MOTION TO TABLE PASSED,** unanimous without opposition.

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**Consideration for Downtown Development Board (DDA) Appointments**

Erin Phillips briefly mentioned the qualifications for DDA Board Appointments.

**MOTION:** Weitman made a motion to reappoint Kris Brinker to the DDA Board.

Second: Stancell seconded the motion.

**MOTION PASSED** unanimous without opposition.

Suggestions will be provided to Council about one more appointment needed.

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**Consideration for approval of a Resolution reference an agreement for Operations, Maintenance, and Consulting Services with EOM Operations**

City Manager Bennett asked that this item be tabled at this meeting and be brought back to Council.

Bree Thomas and Kristen Achtziger, with EOM Operations, introduced themselves to the Mayor and Council and expressed their interest in working with the City of Springfield. A brief discussion followed.

**MOTION:** Weitman made a motion to table the Resolution reference an agreement for Operations, Maintenance, and Consulting Services with EOM Operations.

Second: Shealy seconded the motion.

**MOTION TO TABLE PASSED,** unanimous without opposition.

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**Consideration to approve a Resolution (# R2018-03) to award the bid for the Highway 21 Sewer and Water Extension Project to Y-Delta, Inc. and authorize the City Manager to effectuate the construction contract**

A bid opening was held on 03/08/2018 at 3:00 p.m. in the City of Springfield Council Chambers.

Bennett briefly explained the project location and service area and that the notice to proceed would be April 1<sup>st</sup>.

**MOTION:** Usher made a motion to approve the Resolution to award the bid for the Highway 21 Sewer and Water Extension Project to Y-Delta, Inc. and authorize the City Manager to effectuate the construction contract to be paid by SPLOST in the amount of \$228,303.46.

Second: Stancell seconded the motion.

**MOTION PASSED unanimous without opposition.**

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**Consideration to approve the purchase of a 2018 Dodge Charger Pursuit vehicle for the Police Department from Akins Ford Dodge Jeep Chrysler under the Statewide Government Contract price of \$23,520.75 to be paid from SPLOST Funds as allocated in the 2018 Budget**

This vehicle would replace Police Chief Wynn's current vehicle.

**MOTION:** Shealy made a motion to approve the purchase of a 2018 Dodge Charger Pursuit vehicle for the Police Department from Akins Ford Dodge Jeep Chrysler under the Statewide Government Contract price of \$23,520.75 to be paid from SPLOST Funds as allocated in the 2018 Budget.

Second: Weitman seconded the motion.

**MOTION PASSED unanimous without opposition.**

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**Consideration to approve the purchase of a 2018 Dodge Charger Pursuit vehicle for the Police Department from Akins Ford Dodge Jeep Chrysler under the Statewide Government Contract price of \$23,520.75 to be paid from General Funds, insurance company reimbursement funds, to replace the vehicle recently totaled by insurance company due to an accident**

This vehicle would replace a police vehicle that was totaled due to an accident.

**MOTION:** Weitman made a motion to approve the purchase of a 2018 Dodge Charger Pursuit vehicle for the Police Department from Akins Ford Dodge Jeep Chrysler under the Statewide Government Contract price of \$23,520.75 to be paid from General Funds, insurance company reimbursement funds.

Second: Maennche seconded the motion.

**MOTION PASSED unanimous without opposition.**

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## **GENERAL GOVERNMENT**

### **Ordinance Presentation – Amendment in Entirety of Zoning Ordinance**

This ordinance was presented at this meeting and will come back for consideration for approval at a later meeting.

Erin Phillips advised the Mayor and Council that the Zoning Ordinance needed several sections amended to accommodate necessary changes and the Ordinance will provide for those changes without having to amend section by section. A few of the changes Phillips mentioned were:

- Zoning Classification R-4 Removed
- Zoning Classification AR-1 Added

- Conditional Uses, regarding home occupations (will be able to handle several in-house)
  - Site plan approval process, etc.
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### **Ordinance Presentation – Amendment in Entirety of Subdivision Ordinance**

This ordinance was presented at this meeting and will come back for consideration for approval at a later meeting.

Erin Phillips went over a few changes.

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Mayor Alderman advised Council that he received notification that Stephanie Weitman was selected, out of the three City nominations submitted, to serve on the Hospital Board Authority.

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### **REPORTS**

**Police Department** – monthly report was available in Council packets for review.

**Effingham County Fire Rescue EMA** – report was available in Council packets for review. Clint Hodges answered a few questions regarding the report submitted.

**Building and Zoning Report** – Erin Phillips asked that this item be added to the Agenda so that she may report additional information to Council monthly.

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### **MOTION TO ADJOURN MEETING**

**MOTION:** Stancell made a motion at approximately 7:43 p.m. to adjourn this meeting.

Second: Maennche seconded the motion.

**MOTION PASSED** unanimous without opposition.

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**04/10/2018 Approved**