

City of Springfield Planning and Zoning Board

Public Hearing and Meeting Agenda - DRAFT

April 1, 2024

Public Hearing of the Planning and Zoning Board:

1. Request for Conditional Use for construct a Gas Station with Retail at B-1 Zoned property located at 521 W. Third Street (Parcel S104-57A).
2. Request for Special Exemption for a fence taller than 72" in height at DT Zoned property located at 122 and 124 N. Laurel Street (Parcels S102-38 and S102-36).
3. Request for Annexation and Rezoning of the following parcels:
 - a. Parcel 389-23 located at 225 Webb Rd consisting of 2.04 acres, more or less, and currently zoned as Effingham County designation AR-2 with request for Springfield zoning designation of R-1.
 - b. Parcel 390-20 located at 923 McCall Rd consisting of 47.69 acres, more or less, and currently zoned as Effingham County designation AR-1 with request for Springfield zoning designation of AR-1.
 - c. Parcel 390-18B located at 1051 McCall Rd consisting of 15.97 acres, more or less, and currently zoned as Effingham County designation AR-1 with request for Springfield zoning designation of R-1.

Regular Meeting of Planning and Zoning Board:

- I. **Call to Order**
- II. **Appointment of Alternates**
- III. **Approval of Minutes**
 - a. Approval of Minutes from the March 4, 2024 Planning & Zoning Public Hearing and Meeting.
- IV. **Business Discussion.**
 - a. Consideration to make recommendation to City Council regarding request for Conditional Use to construct a gas station with retail at B-1 Zoned property located at 521 W. Third Street (Parcel S104-57A)
 - b. Consideration to make recommendation to City Council regarding request for fence taller than 72" in height at DT Zoned property located at 122/124 N. Laurel Street (Parcel S102-36, 38).
 - c. Consideration to make recommendation to City Council regarding request for Annexation and Rezoning of Parcels 389-23, 390-20 and 390-18B located at McCall Road and Webb Road.
 - d. Consideration of Hwy 21 Overlay District Approval of Building Plans for Omelette Café retail center located at Parcel S115-2B located near Hwy 21 and Bebee Rd.
 - e. Consideration of Hwy 21 Overlay District Approval of Building and Site plans for McCall Road Storage Facility located at Parcel S117-62 located near Hwy 21 and McCall Rd.
 - f. Consideration of Hwy 21 Overlay District Approval of amended site and building plans for Southern Motors located at 1500 Hwy 21 S.

V. **Announcements**

-Next Regular May 6, 2024

VI. **Adjourn**