I. CALL TO ORDER

Chairman Dave Burns called the meeting to order at 6:00 PM.

II. INVOCATION

Mr. Alan Zipperer gave the invocation.

III. PLEDGE TO THE FLAG

Chairman Dave Burns led the Pledge of Allegiance.

IV. AGENDA APPROVAL

Chairman Dave Burns asked if there were any changes to the agenda. Ms. Teresa Concannon, Planning and Zoning Manager announced that items 9-13 would be postponed and moved to the March 21, 2022 Planning Board Meeting. Mr. Brad Smith made a motion to approve the agenda with the changes. Mr. Michael Larson seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the January 31, 2022 meeting minutes. Mr. Alan Zipperer made a motion to approve the minutes as presented. Mr. Michael Larson seconded the motion. The motion carried unanimously.

Members Attending: Chairman Dave Burns, Mr. Michael Larson, Mr. Alan Zipperer, Mr. Peter Higgins, Mr. Brad Smith

Members Absent:

Staff Present: Ms. Teresa Concannon: Planning and Zoning Manager, Mr. Brad Clement: Development Services Director, Mr. Eric Larson: Assistant County Manager, Ms. Chelsie Fernald: Planner, Ms. Katie Dunnigan: Planning Board Secretary

VI. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the March 1, 2022 Board of Commissioners meeting at 6:00 pm as a public hearing (with the exception of residential business and pond requests.)

Eric Henry. – PUBLIC HEARING (1): The applicant requests to rezone 2.32 acres from AR-1 to AR-2 to allow for a combination of parcels for [Map# 301C Parcels# 2 & 3] Located at 2819 & 2823 Sandhill Road. (First District)

No one was present to speak for or against the rezoning.

Ms. Teresa Conconnon, Planning and Zoning Manager, presented the item stating that rezoning would bring the parcels into compliance and allow them to be combined.

Mr. Michael Larson made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Jerome S. Konter as Agent for JGH Commercial, LLC – PUBLIC HEARING (2): The applicant requests to rezone 18.67 acres from PD Commercial to PD Residential for [Map# 416 Parcel# 20D] to allow for multi-family residential development. Located on Hodgeville Road. (Second District)

The applicant was not present to speak for the rezoning.

Mr. Alan Zipperer made a motion to table the item until the end of the meeting, to allow the applicant time to arrive. The motion was seconded by Mr. Brad Smith and carried unanimously.

Rachel & James McDowell – PUBLIC HEARING (3): The applicants request to rezone 4.95 acres from AR-1 & B-2 to AR-2 for [Map# 436 Parcels# 67 & 68] to allow for a combination of parcels. Located at 3714 Noel C. Conaway Road. (Second District)

Rachel McDowell was present via phone to speak on her own behalf.

Ms. Teresa Conconnon, Planning and Zoning Manager, elaborated that the B-2 zoned parcel had been made such in 1986 to allow for a paint and body shop.

Mr. Alan Zipperer made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Daniel Henry – PUBLIC HEARING (4): The applicant requests to rezone 5.1 acres from AR-1 to AR-2 for [Map#313 Parcel# 12] to allow for the division of the parcel. Located at 4302 Old Dixie Highway. (Third District)

Mr. Daniel Henry was present to speak on his own behalf.

Mr. Peter Higgins made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.
Franklin & Gail Smith – PUBLIC HEARING (5): The applicants request to rezone 5 acres from AR-1 to AR-2 for [Map#364 Parcel# 56A] to allow for the creation of a home site. Located on 1900 Old Dixie Highway. (Third District)

Gail Smith was present to speak on her own behalf. Ms. Smith stated that the new plats showing the property division had been completed by the surveyor.

Mr. Alan Zipperer made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

Schel Paulk - PUBLIC HEARING (6): The applicant requests a variance from the required 800’ block length for [Map# 370 Parcel# 16]. Located at 1510 Goshen Road, zoned AR-2. (Fourth District)

Mr. Schel Paulk was present to speak on his own behalf. Mr. Paulk stated that his requested variance was necessary because the surrounding wetlands and existing homes made him unable to create a road with left or right extensions.

Ms. Teresa Concannon, Planning and Zoning Manager, presented that Staff recommended approval.

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

Schel Paulk - PUBLIC HEARING (7): The applicant requests approval of a sketch plan for: “Primrose Place” [Map# 370 Parcel# 16]. Located on Courthouse Road, zoned AR-2. (Fourth District)

Mr. Schel Paulk was present to speak on his own behalf.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that Staff was waiting on final approval for septic use and that Mr. Paulk proposed to create up to 18 lots.

Mr. Paulk asked if his lot count could be up to 20 lots. Ms. Concannon replied that the maximum number of lots would be based on DPH’s determination.

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

F. Lamar Allen – PUBLIC HEARING (8) The applicant requests to rezone .49 acres from AR-1 to AR-2 for [Map# 390A Parcel# 5A] to allow for parcel combination. Located on Courthouse Road. (Fourth District)

Mr. Lamar Allen was present to speak on his own behalf. Mr. Allen stated that the AR-2 parcel had been purchased for combination to increase property frontage after combination of the two parcels.

Ms. Teresa Concannon, Planning and Zoning Manager, stated the AR-2 parcel had to be rezoned for zoning compatibility prior to combination.

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.
“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – February 14, 2022”

Jonathan Yates as Agent for Donald A. & Lyn M. Wester – PUBLIC HEARING (9) The applicant requests a variance to reduce the required distance of a telecommunications tower from a residence. [Map# 392 Parcel#2A]. Located at 2800 Little McCall Road, zoned R-1, proposed zoning AR-1. (Fourth District)

Postponed to the March 21, 2022 Planning Board Meeting.

Jonathan Yates as Agent for Donald A. & Lyn M. Wester – PUBLIC HEARING (10) The applicant requests a variance to reduce the required distance of a telecommunications tower from a residence. [Map#392 Parcel# 2A] Located at 2000 Little McCall Road, zoned R-1, proposed zoning AR-1. (Fourth District)

Postponed to the March 21, 2022 Planning Board Meeting.

Jonathan Yates as Agent for Donald A. & Lyn M. Wester – PUBLIC HEARING (11) The applicant requests a conditional use to allow for a telecommunications tower. [Map#392 Parcel# 2A] Located at 2800 Little McCall Road, zoned R-1, proposed zoning AR-1. (Fourth District)

Postponed to the March 21, 2022 Planning Board Meeting.

Backwater Expeditions, LLC as Agent for Marie Raimondo – PUBLIC HEARING (12): The applicant requests to rezone 69.103 acres from AR-1 to PD Recreation for [Map#459 Parcel#84] to allow for an ecotourism site. Located at 545 Wyly Road. (Fourth District)

Postponed to the March 21, 2022 Planning Board Meeting.

Backwater Expeditions, LLC as Agent for Marie Raimondo – PUBLIC HEARING (13): The applicant requests approval of a sketch plan for “Backwater Outpost.” [Map#459 Parcel#84]. Located at 545 Wyly Road, zoned AR-1, proposed zoning PD Recreation. (Fourth District)

Postponed to the March 21, 2022 Planning Board Meeting.

Wesley R. Neurath – PUBLIC HEARING (14): The applicant requests a variance to waive the restriction that a private, unpaved road may serve no more than three lots. [Map#461 Parcel#27]. Located on Nellie Road, zoned AR-1. (Fifth District)

Mr. Wesley Neurath was present to speak on his own behalf. Mr. Neurath stated that 3 acres was to be given to his son for a home site; the remaining 2.5 acres would remain vacant.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that if the applicant were to add an additional easement for access, it would greatly reduce buildable acreage.

Mr. Peter Higgins made a motion to approve with Staff recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Wesley R. Neurath – PUBLIC HEARING (15): The applicant requests to rezone 5.5 acres from AR-1 to AR-2 to allow for the creation of a home site. [Map#461 Parcel#27]. Located on Nellie Road. (Fifth District)

Ms. Teresa Concannon, Planning and Zoning Manager, stated that this was a simple request for rezoning for lots less than 5 acres.
Mr. Peter Higgins made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

Jerome S. Konter as Agent for JGH Commercial, LLC – PUBLIC HEARING (2): The applicant requests to rezone 18.67 acres from PD Commercial to PD Residential for [Map# 416 Parcel# 20D] to allow for multi-family residential development. Located on Hodgeville Road. (Second District)

Mr. Jerome Konter was present to speak on behalf of the rezoning. Mr. Konter stated that the parcel was originally part of a major PUD with 4,000 water taps, and that the presented concept plan was an example only of what could be done. He went on to say that the desire was to achieve maximum density, and that while developing the concept, the most stringent parameters from surrounding municipalities were used.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that ranges rather than absolute numbers had been submitted on the PD document and that a sketch plan would be needed.

Mr. Alan Zipperer asked if the planned units were to be townhomes or apartments. Mr. Konter answered that he did not know exactly what it would be because he was unsure who would develop the parcel, and was at this time, trying to lock in density.

Chairman Dave Burns asked to clarify that this parcel was part of the original Belmont Glen development. Mr. Konter responded that it was one of the original four parcels which made up Belmont Glen.

Mr. Brad Smith asked Mr. Konter why the parcel was being rezoned if JGH was not interested in developing it. To this, Mr. Konter responded that JGH may develop the parcel, but wouldn’t want to handicap potential buyers with density and diminish the value of the property.

Several residents of Belmont Glen were present to speak against the rezoning. Their concerns and objections included:
- The overburdening of schools (particularly in light of recent redistricting)
- Devaluing of existing property (especially if new development was low-income/subsidized)
- The increase of traffic on Hodgeville, Goshen, and Blue Jay roads (which they cited as being currently dangerous and overused)
- The current lack of infrastructure and services available in the immediate area
- That the speed of development in general was outpacing development of infrastructure and services

Mr. Konter responded to those concerns by stating that one rezoning was not the crux of the problem. He elaborating that this rezoning would be a downzoning and claimed that the current zoning would allow for industrial-type activity. Mr. Konter further asserted that land price disallowed for "low-income" housing, and that he could see the possibility of another developer changing the scope to rentals versus ownership of units. Finally, Mr. Konter stated, for the record, he had received no calls from Belmont Glen residents.

Mr. Peter Higgins inquired as to the limits of PD Commercial. Ms. Concannon addressed this by saying there was no current listed usage, the assumption was that the usage would be comparable to B-2. She went on to say that the original PD said that the commercial aspect was an effort to support the residential sections.
Chairman Dave Burns asked if there had been a traffic study. Ms. Concannon answered that after successful rezoning and sketch plan approval, the project would move on to a traffic study.

Mr. Konter supplied that if the Board wanted to move forward with 174 units, the owners would accept.

Mr. Alan Zipperer made a motion for denial. The motion was seconded by Mr. Brad Smith and carried unanimously.


Ms. Teresa Concannon, Planning and Zoning Manager, gave an outline of all proposed changes to the ordinance.

Chairman Dave Burns requested clarification of calculation of lots per acre.

Mr. Brett Bennet was present and asked for clarification of the term “under review.” Ms. Concannon explained that the amendment would be publically reviewed at the next evening’s Board of Commissioner’s Meeting.

Mr. Eric Larson, County Engineer, suggested that the Board of Commissioners should be advised to set an effective date for application submissions.

Mr. Brad Smith made a motion to approve. The motion was seconded by Mr. Michael Larson and carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:22 PM.