



## JACKSON COUNTY PLANNING COMMISSION

### Minutes



Jackson County Administration Building Auditorium  
67 Athens Street  
Jefferson, Georgia

February 27, 2020  
6:00 P.M.

#### Members Present

Marty Clark – Chairman  
Les Knoblock – Vice-Chairman  
Steve Wittry  
Harold Mull

#### Members Absent

Nick Bledsoe

#### Staff Present

Gina Roy – Director  
Kathy Holloway – Zoning Coordinator

Marty Clark called the meeting to order at 6:00 pm.

Steve Wittry opened in prayer. Then, Marty Clark led everyone in the Pledge of Allegiance.

Les Knoblock made a motion to approved the January 23, 2020 Planning Commission Minutes and was seconded by Steve Wittry. The motion was approved unanimously.

Gina Roy noted there will be a March 26, 2020 Planning Commission Meeting. Furthermore, Gina Roy read the public hearing procedures and noted they are located on the table by the door.

#### New Business –

1. MA-20-0009 - Galilee Springs, LLC (Kenneth R. Whitworth), Galilee Church Rd., Jefferson, GA; 3 acres; Character Area Map change from “Suburban” to “Urban” and Future Land Use Map change from “Commercial” to “Residential”. (Map 069/Parcel 036A)

Gina Roy gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land Use Map designation from “Commercial” to “Residential”, and change the Character Area Map designation from “Suburban” to “Urban”. There is public water and sewer are available within approximately 1,600 ft. of this property, and provided by the City of Jefferson. According to the City of Jefferson Public Utilities Dept., a lift station and force main will be required to transfer the sewage to the City of Jefferson’s system. The letter of intent submitted by the applicant states

that if approved, a rezoning would be requested in order to develop the parcel for residential use. Staff has reviewed this application and recommends approval.

Kenny Whitworth, 3173 Mulberry Greens Lane, Jefferson, GA was present to represent Galilee Springs, LLC of this map amendment case. He noted to the board that he would like to change the Character Area Map designation from "Suburban" to "Urban" and change the Future Land Use Map designation from "Commercial" to "Residential" on the parcels of land located on Galilee Church Road that total 27.16 acres.

Dylan Cantrell, 327 Galilee Church Rd., Jefferson, GA was present in opposition to this map amendment. Also, Lamar Cantrell, 399 Galilee Church Rd., Jefferson, GA was present in opposition to this map amendment. They both had the following concerns: increase in traffic on Galilee Church Rd.; dangerous intersection, with no traffic light, at Galilee Church Road/Damon Gause 4 lane highway, as well as the traffic concerns at the Athens Hwy. intersection, with railroad crossing and no traffic light; opposed to rental property or low income housing as they have heard apartments are being proposed for this property; if apartments or low income housing is approved, the concern of more crime in the area; not willing to let a sewer line easement go across their property for this development.

Then, there was rebuttal time for the applicant, Kenny Whitworth of Galilee Springs, LLC. He noted that it would not be necessary to go across any property on Galilee Church Road to connect to sewer. The sewer is located in the right of way within approximately 1600 ft. of the proposed property. Also, Mr. Whitworth noted that it will be a plus factor to have a 4 lane highway close by rather than a 2 lane state route. The proposed development would not be an eye soar nor a detriment to the area, but rather a development that the county would be proud of. There was some discussion with the applicant and the board.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Steve Wittry made a motion to approve the change of the Character Area Map designation from "Suburban" to "Urban" and the change of the Future Land Use Map designation from "Commercial" to "Residential" for Map 069/Parcel 036A. The motion was seconded by Harold Mull. The map amendment case was approved by Steve Wittry, Harold Mull, and Les Knoblock.

2. MA-20-0010 - Galilee Springs, LLC (Kenneth R. Whitworth), Galilee Church Rd., Jefferson, GA; 13.04 acres; Character Area Map change from "Suburban" to "Urban" and Future Land Use Map change from "Commercial" to "Residential". (Map 069/Parcel 036B)

Gina Roy gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land Use Map designation from "Commercial" to "Residential", and change the Character Area Map designation from "Suburban" to "Urban". There is public water and sewer are available within approximately 1,600 ft. of this property, and provided by the City of Jefferson. According to the City of Jefferson Public Utilities Dept., a lift station and force main will be required to transfer the sewage to the City of Jefferson's system. The letter of intent submitted by the applicant states that if approved, a rezoning would be requested in order to develop the parcel for residential use. Staff has reviewed this application and recommends approval.

Kenny Whitworth, 3173 Mulberry Greens Lane, Jefferson, GA was present to represent Galilee Springs, LLC of this map amendment case. He noted to the board that he would like to change the Character Area Map designation from "Suburban" to "Urban" and change the Future Land Use Map designation from

“Commercial” to “Residential” on the parcels of land located on Galilee Church Road that total 27.16 acres.

Dylan Cantrell, 327 Galilee Church Rd., Jefferson, GA was present in opposition to this map amendment. Also, Lamar Cantrell, 399 Galilee Church Rd., Jefferson, GA was present in opposition to this map amendment. They both had the following concerns: increase in traffic on Galilee Church Rd.; dangerous intersection, with no traffic light, at Galilee Church Road/Damon Gause 4 lane highway, as well as the traffic concerns at the Athens Hwy. intersection, with railroad crossing and no traffic light; opposed to rental property or low income housing as they have heard apartments are being proposed for this property; if apartments or low income housing is approved, the concern of more crime in the area; not willing to let a sewer line easement go across their property for this development.

Then, there was rebuttal time for the applicant, Kenny Whitworth of Galilee Springs, LLC. He noted that it would not be necessary to go across any property on Galilee Church Road to connect to sewer. The sewer is located in the right of way within approximately 1600 ft. of the proposed property. Also, Mr. Whitworth noted that it will be a plus factor to have a 4 lane highway close by rather than a 2 lane state route. The proposed development would not be an eye soar nor a detriment to the area, but rather a development that the county would be proud of. There was some discussion with the applicant and the board.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Les Knoblock made a motion to approve the change of the Character Area Map designation from “Suburban” to “Urban” and the change of the Future Land Use Map designation from “Commercial” to “Residential” for Map 069/Parcel 036B. The motion was seconded by Harold Mull. The map amendment case was approved by Les Knoblock, Harold Mull, and Steve Wittry.

3. MA-20-0011 – Galilee Springs, LLC, (Kenneth Rd. Whitworth), Galilee Church Rd., Jefferson, GA; 5 acres; Future Land Use Map change from “Commercial” to “Residential”. (Map 069/Parcel 036C)

Gina Roy gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land Use Map designation from “Commercial” to “Residential”, and change the Character Area Map designation from “Suburban” to “Urban”. There is public water and sewer are available within approximately 1,600 ft. of this property, and provided by the City of Jefferson. The letter of intent submitted by the applicant states that if approved, a rezoning would be requested in order to develop the parcel for residential use. Staff has reviewed this application and recommends approval.

Kenny Whitworth, 3173 Mulberry Greens Lane, Jefferson, GA was present to represent Galilee Springs, LLC of this map amendment case. He noted to the board that he would like to change the Character Area Map designation from “Suburban” to “Urban” and change the Future Land Use Map designation from “Commercial” to “Residential” on the parcels of land located on Galilee Church Road that total 27.16 acres.

Dylan Cantrell, 327 Galilee Church Rd., Jefferson, GA was present in opposition to this map amendment. Also, Lamar Cantrell, 399 Galilee Church Rd., Jefferson, GA was present in opposition to this map amendment. They both had the following concerns: increase in traffic on Galilee Church Rd.; dangerous intersection, with no traffic light, at Galilee Church Road/Damon Gause 4 lane highway, as well as the traffic concerns at the Athens Hwy. intersection, with railroad crossing and no traffic light; opposed to

rental property or low income housing as they have heard apartments are being proposed for this property; if apartments or low income housing is approved, the concern of more crime in the area; not willing to let a sewer line easement go across their property for this development.

Then, there was rebuttal time for the applicant, Kenny Whitworth of Galilee Springs, LLC. He noted that it would not be necessary to go across any property on Galilee Church Road to connect to sewer. The sewer is located in the right of way within approximately 1600 ft. of the proposed property. Also, Mr. Whitworth noted that it will be a plus factor to have a 4 lane highway close by rather than a 2 lane state route. The proposed development would not be an eye soar nor a detriment to the area, but rather a development that the county would be proud of. There was some discussion with the applicant and the board.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Steve Wittry made a motion to approve the change of the Future Land Use Map designation from "Commercial" to "Residential" for Map 069/Parcel 036C. The motion was seconded by Harold Mull. The map amendment case was approved by Steve Wittry, Harold Mull, and Les Knoblock.

4. MA-20-0012 – Galilee Springs, LLC (Kenneth R. Whitworth), Galilee Church Rd., Jefferson, GA; 6.12 acres; Future Land Use Map change from "Commercial" to "Residential". (Map 069/Parcel 036D)

Gina Roy gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land Use Map designation from "Commercial" to "Residential", and change the Character Area Map designation from "Suburban" to "Urban". There is public water and sewer are available within approximately 1,600 ft. of this property, and provided by the City of Jefferson. The letter of intent submitted by the applicant states that if approved, a rezoning would be requested in order to develop the parcel for residential use. Staff has reviewed this application and recommends approval.

Kenny Whitworth, 3173 Mulberry Greens Lane, Jefferson, GA was present to represent Galilee Springs, LLC of this map amendment case. He noted to the board that he would like to change the Character Area Map designation from "Suburban" to "Urban" and change the Future Land Use Map designation from "Commercial" to "Residential" on the parcels of land located on Galilee Church Road that total 27.16 acres.

Dylan Cantrell, 327 Galilee Church Rd., Jefferson, GA was present in opposition to this map amendment. Also, Lamar Cantrell, 399 Galilee Church Rd., Jefferson, GA was present in opposition to this map amendment. They both had the following concerns: increase in traffic on Galilee Church Rd.; dangerous intersection, with no traffic light, at Galilee Church Road/Damon Gause 4 lane highway, as well as the traffic concerns at the Athens Hwy. intersection, with railroad crossing and no traffic light; opposed to rental property or low income housing as they have heard apartments are being proposed for this property; if apartments or low income housing is approved, the concern of more crime in the area; not willing to let a sewer line easement go across their property for this development.

Then, there was rebuttal time for the applicant, Kenny Whitworth of Galilee Springs, LLC. He noted that it would not be necessary to go across any property on Galilee Church Road to connect to sewer. The sewer is located in the right of way within approximately 1600 ft. of the proposed property. Also, Mr. Whitworth noted that it will be a plus factor to have a 4 lane highway close by rather than a 2 lane state route. The proposed development would not be an eye soar nor a detriment to the area, but rather a

development that the county would be proud of. There was some discussion with the applicant and the board.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Steve Wittry made a motion to approve the change of the Future Land Use Map designation from "Commercial" to "Residential" for Map 069/Parcel 036D. The motion was seconded by Harold Mull. The map amendment case was approved by Steve Wittry, Harold Mull, and Les Knoblock.

5. RZ-19-0016 – Flipping Out, LLC (Thomas Bennett), Corner of Hwy. 53 and Bill Watkins Rd., Hoschton, GA; 4.0 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District). (Map 114/Parcel 013L)

Gina Roy gave the staff report. The applicant came before the Planning Commission Board last year for a map amendment with the plans of rezoning and dividing the property into 4 lots, but the Planning Commission Board denied the map amendment case. Before the map amendment case went before the Board of Commissioners, they decided to withdraw the case. Now, they are coming before the board tonight to rezone the property from A-2 to A-R in order to divide the property into 2 lots. The property fronts on Hwy. 53 and Bill Watkins Road, Hoschton, GA. There is public water available within approximately 1,500 ft. of the property provided by Jackson County Water & Sewerage Authority. There is no public sewer available in the area. The driveways will be off of Bill Watkins Road. There is a 25 ft. easement shown on the recorded plat that is accessed from Bill Watkins Road. Staff has reviewed this application and recommends approval.

Michael Foster, Flipping Out, LLC, 5180 Stone Haven View, Cumming, GA 30040, was present representing this rezone case. Mr. Foster noted that he would like to rezone this 4.0 acre tract from A-2 to A-R to subdivide the property into 2 tracts. There will be county water and septic on each tract. There are tracts of land to the east of this property, on Bill Watkins Road, that are zoned A-R. Also, they will meet the requirements for A-R zoning per the Unified Development Code.

There was no opposition to this rezone case.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Steve Wittry made a motion to approve the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property into 2 tracts. The motion was seconded by Les Knoblock. The rezone case was approved by Steve Wittry, Les Knoblock, and Harold Mull.

6. RZ-19-0017 – Erik Nordgren, 2865 Hwy. 330, Bogart, GA; 6.14 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District). (Map 058/Parcel 006H)

Gina Roy gave the staff report. The applicant is requesting to rezone this property from A-2 to A-R in order to subdivide the 6.14 acres into 2 tracts. There is currently one home on this 6.14 acres. They would like to subdivide 1.5 acres off of the 6.14 acre tract so that the applicant's father-in-law can build a house and be close by them. The house will be a minimum of 1400 heated sq. ft. Per the concept, they plan to use the same driveway. There is Jackson County Water within approximately 1500 ft., but no sewer available in the area. Staff has reviewed this application and recommends approval.

Erik Nordgren, 2865 Hwy. 330, Bogart, GA was present representing this rezone case. Mr. Nordgren request to rezone the property from A-2 to A-R in order to subdivide the property into 2 tracts. One tract will be 4.62 acres where the Nordgren's currently live. Also, Mr. Nordgren would like to split off 1.5 acres with road frontage for his father-in-law to build a house close to them.

There was no opposition to this rezone case.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Steve Wittry made a motion to approve the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property into two tracts. The motion was seconded by Les Knoblock. The rezone case was approved by Steve Wittry, Les Knoblock, and Harold Mull.

7. RZ-20-0018 – Charles M. Crow, Winder Hwy., Jefferson, GA; 0.62 acre; rezone from R-2 (Medium Density Residential District) to HRC (Highway Retail Commercial District). (Map 069/Parcel 001B)

Gina Roy gave the staff report. The applicant is requesting rezoning of the subject property as required by the pending de-annexation request to rezone the parcel from R-2 to HRC. Once the property has been rezoned by the county, then the Board of Commissioners can vote on the annexation of the property into the county. Public water and sewer is available within 1500 ft. of the property and serviced by the City of Jefferson. Staff has reviewed this application and recommends approval.

Charles Crow, 390 Crows Lake Circle, Jefferson, GA was present to represent this case. Years ago Mr. Crow was annexed into the City of Jefferson. Now, he would like to be annexed back into the county and the zoning to be for commercial use. The public utilities will be serviced by the City of Jefferson.

There was no opposition to this rezone case.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Steve Wittry made a motion to approve the rezone from R-2 (Medium Density Residential District) to HRC (Highway Retail Commercial). The motion was seconded by Harold Mull. The rezone was approved by Steve Wittry, Harold Mull, and Les Knoblock.

Steve Wittry made a motion to adjourn the meeting and was seconded by Les Knoblock. Meeting Adjourned at 6:45 p.m.

  
Marty Clark, Chairman

  
Date