

The regular meeting of the Gilmer County Planning Commission / Gilmer County Board of Land Use Appeals will be called to order at 5:00P.M. on August 19th, 2021 and will be held at the Gilmer County Jury Assembly Room, 1 Broad Street, Ellijay, Georgia. All matters properly noticed for hearing or otherwise identified pursuant to the published agenda, including public hearings concerning amendments to the land use ordinance, may be considered and duly acted upon by the Board of Land Use Appeals at any time thereafter, or may be otherwise rescheduled for consideration, hearing or further action at the discretion of the Board of Land Use Appeals. Meeting agendas shall be available to the public not less than twenty-four hours in advance of the regular meeting at the Gilmer County Department of Planning & Zoning, 1 Broad Street, Suite 002, Ellijay, Georgia, and will be posted at the location of the meeting as set forth above.

**GILMER COUNTY PLANNING COMMISSION /
GILMER COUNTY BOARD of LAND USE APPEALS
PUBLIC HEARING
LAND USE ORDINANCE AMENDMENT
Thursday, August 19th, 2021 at 5:00 P.M.**

Pursuant to Section 62-339 of the Gilmer County Land Use and Development Ordinance, the Gilmer County Board of Land Use Appeals will hold a public hearing on Thursday, August 19th, 2021 at 5:00 P.M. in the Gilmer County Jury Assembly Room in Ellijay, Georgia. The purpose of the public hearing is to hear public comment concerning an application to amend the Gilmer County Land Use Ordinance as follows

Consideration of Application to Amend Gilmer County Land Use Ordinance (Variance Request)

Applicant Name – Karla Payne Abercrombie
Owner Name – Karla Payne Abercrombie
Owner Address – 1799 Boardtown Road, Ellijay, Ga. 30540
Property Location – 498 Rock Creek Court, Ellijay, Ga. 30540
Map and Parcel Number – 3119B-019C
Size of Property – 1.50 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Build a 4200 Sq. Ft. home w/Portico on Front
Variance Requested – 10' Variance to the 20' Left Side Setback & 15' Variance to the 25' Front Setback

Consideration of Application to Amend Gilmer County Land Use Ordinance (Rezoning / Conditional Use Request(s))

Applicant Name – David Radlmann
Owner Name – Highland Springs Farm, LLC
Owner Address – 245 N. Highlands Ave., NE Ste. 230-367, Atlanta, 30307
Property Location – 0 Stanley Stover Road, Ellijay, Ga. 30536
Map and Parcel Number – 3149-006
Size of Property – 13.52 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Conform Zone to Use

Applicant Name – Nancy Cochran Maddox, Attorney at Law, P.C.
Owner Name – Sam P. and Margaret D. Broady
Owner Address – 4643 Flat Branch Road, Ellijay, Ga. 30540
Property Location – 6706 Yukon Road, Talking Rock, Ga. 30175
Map and Parcel Number – 3086-057
Size of Property – 45.46 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – To be marketed for sale for use as a single-family home subdivision

Applicant Name – Nancy Cochran Maddox, Attorney at Law, P.C.
Owner Name – Sam P. and Margaret D. Broady
Owner Address – 4643 Flat Branch Road, Ellijay, Ga. 30540
Property Location – 6706 Yukon Road, Talking Rock, Ga. 30175
Map and Parcel Number – 3086-058
Size of Property – 119.32 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – To be marketed for sale for use as a single-family home subdivision

Applicant Name – Nancy Cochran Maddox, Attorney at Law, P.C.
Owner Name – Orchard Lane Farm, LLC
Owner Address – 12191 W. Linebaugh Ave., #308, Tampa, FL 33626
Property Location – 2355 Orchard Lane, Talking Rock, Ga. 30175
Map and Parcel Number – 3101-015A
Size of Property – 120.67 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – To be marketed for sale for use as a single-family home subdivision

Applicant Name – Nancy Cochran Maddox, Attorney at Law, P.C.
Owner Name – Orchard Lane Farm, LLC
Owner Address – 12191 W. Linebaugh Ave., #308, Tampa, FL 33626
Property Location – 2355 Orchard Lane, Talking Rock, Ga. 30175
Map and Parcel Number – 3101-015K
Size of Property – 109.32 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – To be marketed for sale for use as a single-family home subdivision

Applicant Name – Clifford Elliott & Charles Padgett
Owner Name – Pleasant Valley Baptist Church
Owner Address – 2287 Yukon Road, Ellijay, Ga. 30536
Property Location – 0 Yukon Road, Ellijay, Ga. 30536
Map and Parcel Number – 3086-079
Size of Property – 4.79 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – PI-1 (Public Institute)
Proposed Use of Property – Additional Cemetery Space

Applicant Name – Charles Powell
Owner Name – Charles, Nelda & Julie Powell
Owner Address – P.O. Box 1140, Blue Ridge, Ga. 30513
Property Location – 0 Old Covered Bridge Rd., Ellijay, Ga. 30536
Map and Parcel Number – 3146-006B
Size of Property – 11.01 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – To Build 3 Homes and 1 Workshop

Applicant Name – Akshay Gohil
Owner Name – Apalachee Glamping, LLC
Owner Address – 9201 Tarnwood Circle, Villa Rica, Ga. 30180
Property Location – 0 Laurel Trail, Ellijay, Ga. 30536
Map and Parcel Number – 3136-001M
Size of Property – 5.19 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Create Campground for 3 Geodesic Domes
Applicant Name – Akshay Gohil
Owner Name – Apalachee Glamping, LLC
Owner Address – 9201 Tarnwood Circle, Villa Rica, Ga. 30180
Property Location – 0 Laurel Trail, Ellijay, Ga. 30536
Map and Parcel Number – 3136-001M
Size of Property – 5.19 acres

Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural) w/Conditional Use
Proposed Use of Property – Create Campground for 3 Geodesic Domes

Applicant Name – Shaun Elliott
Owner Name – Shaun Elliott
Owner Address – 12 Felton Drive, Ellijay, Ga. 30536
Property Location – 73 Rose Petal Lane, Ellijay, Ga. 30540
Map and Parcel Number – 3080-039
Size of Property – 1.80 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – C-1 (Commercial)
Proposed Use of Property – Build 1800 sq. ft. Structure to House Grading
Business and Equipment – Store Landscaping Materials for Sale

Final / Preliminary Plat Approval –

1. Creekside Crossings – Phase 1 Final
2. The Vineyard at Yukon – Phase 5 Preliminary

Pursuant to Section 62-340 of the Gilmer County Land Use and Development Ordinance, "Whenever a map amendment or an application for conditional use is proposed, the land development officer shall cause to have posted in a conspicuous place on said property one or more sign(s), the size of which may be prescribed by resolution of the county board of commissioners and each of which shall contain information as to the proposed change and the date, time and location of the public hearing before the public hearing body."

Agenda is subject to change.