

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 October 21<sup>st</sup>, 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, October 21<sup>st</sup>, 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, October 21<sup>st</sup>, 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 – John L. Wozniak  
Owner Name – Wozniak Revocable Trust  
Owner Address – P.O. Box 764, Thompson Falls, MT 59873  
Property Location – 0 Malory Circle, Ellijay, Ga. 30540  
Map and Parcel Number – 3038L-034 – 3038L-035 Recorded Combo  
Size of Property – 1.41 acres  
Current Land Use Classification – R-2 (Residential High Density)  
Proposed Use of Property – Build a 28x44 Garage  
Variance Requested – 30' Variance to the 35' Front Setback

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

Applicant Name – William Hendrix  
Owner Name – William Hendrix  
Owner Address – 1145 Old Hwy. 5 South, Ellijay, Ga. 30540  
Property Location – 0 Old Hwy 5 South, Ellijay, Ga. 30540  
Map and Parcel Number – 3068-030N  
Size of Property – 2.78 acres  
Current Land Use Classification – R-1 (Residential Low Density)  
Proposed Land Use Classification – A-1 (Agricultural)  
Proposed Use of Property – Split parcel and combine with both adjacent parcels

**Final / Preliminary Plat Approval**

1. Oak Hill Farm – Final
2. Creekside Crossings – Phase 2 – Preliminary
3. The Vineyard at Yukon – Phase 6 – 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.