

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 December 16th, 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, December 16th, 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, December 16th, 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 – Danny & Ruby Boes
Owner Name – Danny & Ruby Boes
Owner Address – 18 Molly Circle, Ellijay, Ga. 30540
Property Location – 18 Molly Circle, Ellijay, Ga. 30540
Map and Parcel Number – 3038J-001
Size of Property – 0.60 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Construction of New Residence
Variance Requested – 19' Variance to the 35' Front Setback

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

Applicant Name – David Petty & Erika Auman
Owner Name – David Petty & Erika Auman
Owner Address – 231 Daisy Lane, Ellijay, Ga. 30536
Property Location – 0 Daisy Lane, Ellijay, Ga. 30536
Map and Parcel Number – 3124-046A
Size of Property – 2.0 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Combine with Adjacent Parcel

Applicant Name – Miguel Rangel & Diana Guzman
Owner Name – Miguel Rangel & Diana Guzman
Owner Address – 144 Wingate Road, Ellijay, Ga. 30540
Property Location – 0 Wingate Drive, Ellijay, Ga. 30540
Map and Parcel Number – 3054-073H
Size of Property – 3.01 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Split Lot for 2 Residences

Applicant Name – Randy Hyde
Owner Name – Boardtown Road, LLC
Owner Address – 2057 Wheaton Way, Atlanta, Ga. 30328
Property Location – 5651 Boardtown Road, Ellijay, Ga. 30540
Map and Parcel Number – 3092-034
Size of Property – 6.60 acres
Current Land Use Classification – C-1 (Commercial)
Proposed Land Use Classification – C-1 (Commercial) w/Conditional Use
Proposed Use of Property – Indoor Mini Warehouse Storage Units

Applicant Name – Amanda X. Lin
Owner Name – Amanda X. Lin & Hsiao Ping Cai
Owner Address – 2385 Gates Chapel Road, Ellijay, Ga. 30540
Property Location – 2269 Old Flat Branch Road, Ellijay, Ga. 30540
Map and Parcel Number – 3078-010A
Size of Property – 0.51 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Combine with Adjacent 6.25 Acre Parcel

Final / Preliminary Plat Approval

1. The Vineyard at Yukon – Phase 3 – Final
2. The Vineyard at Yukon – Phase 4 – Final

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.