

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 February 17th, 2022 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, February 17th, 2022 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, February 17th, 2022 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)

None

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

Applicant Name – David Radlmann
Owner Name – Highlands Spring Farm, LLC
Owner Address – 245 N. Highland Ave. Ste. 230-367, Atlanta, Ga. 30307
Property Location – 12106 Doublehead Gap Road, Ellijay, Ga. 30536
Map and Parcel Number – 3149-008
Size of Property – 12.78 acre portion of 161.09 acre tract
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – A-1 (Agricultural) w/Conditional Use
Proposed Use of Property – Farm Winery w/Tasting Room

Applicant Name – James Sevcech
Owner Name – James Sevcech
Owner Address – 78 Country Hills Trace, Ellijay, Ga. 30540
Property Location – 1768 Pole Coffee Circle, Ellijay, Ga. 30536
Map and Parcel Number – 3137-005
Size of Property – 3.02 acre portion of 10.02 acre tract
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Split Parcel in order to build 2nd Residence

Applicant Name – Liliana Vasquez Romero
Owner Name – Liliana Vasques Romero & Jaime Vasquez
Owner Address – 1756 Roundtop Road, Ellijay, Ga. 30540
Property Location – 1756 Roundtop Road, Ellijay, Ga. 30540
Map and Parcel Number – 3055-025E
Size of Property – 3.0 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)

Proposed Use of Property – Split Parcel in order to place 2nd Home on Parcel

Applicant Name – Keith Sumner
Owner Name – Keith Sumner
Owner Address – P.O. Box 2760, Blue Ridge, Ga. 30513
Property Location – 0 Boardtown Road, Ellijay, Ga. 30540
Map and Parcel Number – 3092-038
Size of Property – 4.7 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – C-1 (Commercial)
Proposed Use of Property – Place Mini-Warehouses on Parcel

Applicant Name – Keith Sumner
Owner Name – Keith Sumner
Owner Address – P.O. Box 2760, Blue Ridge, Ga. 30513
Property Location – 0 Boardtown Road, Ellijay, Ga. 30540
Map and Parcel Number – 3092-038
Size of Property – 4.7 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – C-1 (Commercial) w/Conditional Use
Proposed Use of Property – Place Mini-Warehouses on Parcel

Applicant Name – Britton Quintrell
Owner Name – Philip Cash, James Weston Quintrell & Britton Lyle Quintrell
Owner Address – 350 Minnehaha Trail, Blue Ridge, Ga. 30513
Property Location – 0 Patterson Lane, Blue Ridge, Ga. 30513
Map and Parcel Number – 3118-020
Size of Property – 42.83 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Combine with adjacent parcel(s) for Subdivision Purposes

Applicant Name – Britton Quintrell
Owner Name – Philip Cash, James Weston Quintrell & Britton Lyle Quintrell
Owner Address – 350 Minnehaha Trail, Blue Ridge, Ga. 30513
Property Location – 0 Patterson Lane, Blue Ridge, Ga. 30513
Map and Parcel Number – 3118-023
Size of Property – 24.41 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Combine with adjacent parcel(s) for Subdivision Purposes

Applicant Name – Britton Quintrell
Owner Name – Philip Cash, James Weston Quintrell & Britton Lyle Quintrell
Owner Address – 350 Minnehaha Trail, Blue Ridge, Ga. 30513
Property Location – 0 Patterson Lane, Blue Ridge, Ga. 30513
Map and Parcel Number – 3118-024
Size of Property – 34.56 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Combine with adjacent parcel(s) for Subdivision Purposes

Applicant Name – Yvette Surita-Lopez & Mario Lopez
Owner Name – Yvette Surita-Lopez & Mario Lopez
Owner Address – 73 Bennett Ridge, Ellijay, Ga. 30536
Property Location – 3377 Tails Creek Church Road, Ellijay, Ga. 30540
Map and Parcel Number – 3004A-005A
Size of Property – 4.0 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Operate a Used Car Brokerage from Property

Applicant Name – Yvette Surita-Lopez & Mario Lopez
Owner Name – Yvette Surita-Lopez & Mario Lopez
Owner Address – 73 Bennett Ridge, Ellijay, Ga. 30536
Property Location – 3377 Tails Creek Church Road, Ellijay, Ga. 30540
Map and Parcel Number – 3004A-005A
Size of Property – 4.0 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural) w/Conditional Use
Proposed Use of Property – Operate a Used Car Brokerage from Property

Applicant Name – Frank Bates
Owner Name – Camp Cherry Log, Inc.
Owner Address – P.O. Box 2288, Nokomis, FL 34274
Property Location – 0 Rock Creek Road, Cherry Log, Ga. 30522
Map and Parcel Number – 3120-032
Size of Property – 1.50 acre portion of 25.31 acre tract
Current Land Use Classification – C-1 (Commercial)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Split Parcel out and Build a Single-Family Dwelling

Final / Preliminary Plat / Site Plan Approval:

1. Creekside Crossings – Phase 3 – Preliminary
2. The Vineyard at Yukon – Phase 6 – Final
3. Anderson Creek Retreat – Phase 7 – Minor

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.