

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 January 20th, 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, January 20th, 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, January 20th, 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)

Applicant Name – Francisco Mariscal
Owner Name – Francisco Mariscal & Esmeralda Guzman
Owner Address – 90 Mango Circle, Ellijay, Ga. 30540
Property Location – 90 Mango Circle, Ellijay, Ga. 30540
Map and Parcel Number – 3038D-039
Size of Property – 1.11 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Construction of New Residence
Variance Requested – 30' Variance to the 35' Front Setback

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

Applicant Name – Cecil Townley
Owner Name – Cecil & Dorothy Townley
Owner Address – 5430 Big Creek Road, Ellijay, Ga. 30536
Property Location – 0 Big Creek Road, Ellijay, Ga. 30536
Map and Parcel Number – 3112-002
Size of Property – 2.368 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Split Parcel from Large Tract for Daughter to Build a Home

Applicant Name – Lamar Walker
Owner Name – Lamar Walker
Owner Address – 85 Walker Valley Lane, Ellijay, Ga. 30540
Property Location – 0 Walker Valley Lane, Ellijay, Ga. 30540
Map and Parcel Number – 3066-009M
Size of Property – 4.28 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Agricultural Purposes – Hobby Farm

Applicant Name – Jason & Leslie Proffitt
Owner Name – Jason & Leslie Proffitt
Owner Address – 45 1st Street, Ellijay, Ga. 30540
Property Location – 304 Southside Church Street, Ellijay, Ga. 30540
Map and Parcel Number – 3066A-002E
Size of Property – 2.30 acres
Current Land Use Classification – C-1 (Commercial)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Convert Old Church to Residence

Applicant Name – Jonathan Graves
Owner Name – Jonathan Graves
Owner Address – 128 Adventure Trail, Ellijay, Ga. 30536
Property Location – 128 Adventure Trail, Ellijay, Ga. 30536
Map and Parcel Number – 3098C-047
Size of Property – 6.0 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Hobby Livestock Farm – Residence

Applicant Name – B.J. Reece
Owner Name – Boyd Jackson Reece Revocable Trust
Owner Address – 26 Rackley Road, Ellijay, Ga. 30536
Property Location – 0 Parker Road, Ellijay, Ga. 30536
Map and Parcel Number – 3113-061A
Size of Property – 10.8 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Build 2 Single-Family Homes Per Year

Applicant Name – Winona Watkins Dupree
Owner Name – Winona Watkins Dupree
Owner Address – 149 Laurel Ridge Drive, Cherry Log, Ga. 30522
Property Location – 149 Laurel Ridge Drive, Cherry Log, Ga. 30522
Map and Parcel Number – 3118-018
Size of Property – 1.64 acre portion of 22.64 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Sell Portion of Property to Adjacent Owner

Applicant Name – Joe Sisson
Owner Name – Sisson Corporation
Owner Address – P.O. Box 1077, Blue Ridge, Ga. 30513
Property Location – 0 Boardtown Road, Cherry Log, Ga. 30522
Map and Parcel Number – 3090-020
Size of Property – 66.37 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Single-Family Homes Subdivision

Final / Preliminary Plat Approval

1. The Vineyard at Yukon – Phase 5 – 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.