

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 March 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, March 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, March 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)

Applicant Name – James and Edna Roberson
Owner Name – James and Edna Roberson
Owner Address – 2982 Hwy. 382 W, Ellijay, Ga. 30540
Property Location – 2982 Hwy. 382 W, Ellijay, Ga. 30540
Map and Parcel Number – 3038P-012
Size of Property – 1.46 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Placement of Roof-Over for RV Storage
Variance Requested – 6' Variance to the 20' Left Side Setback

Applicant Name – Shannon Bassett
Owner Name – Lot 1206 Eagle's Mountain, LLC
Owner Address – 96 Craig Street, Suite 112-308, Ellijay, Ga. 30540
Property Location – 0 Greeley Drive, Ellijay, Ga. 30540
Map and Parcel Number – 3037F-058
Size of Property – 0.7 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Build Cabin on Lot
Variance Requested – 25' Variance to the 35' Front Setback

Applicant Name – Shannon Bassett
Owner Name – Lot 648 Eagle's Mountain, LLC
Owner Address – 96 Craig Street, Suite 112-308, Ellijay, Ga. 30540
Property Location – 685 Lemmon Lane, Ellijay, Ga. 30540
Map and Parcel Number – 3038D-051
Size of Property – 0.7 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Build Cabin on Lot
Variance Requested – 25' Variance to the 35' Rear Setback

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

Applicant Name – Winona Watkins Dupree
Owner Name – Winona Watkins Dupree
Owner Address – 149 Laurel Ridge Drive, Cherry Log, Ga. 30522
Property Location – 0 Laurel Ridge Drive, Cherry Log, Ga. 30522
Map and Parcel Number – 3118-018
Size of Property – 1.64
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 – 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
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – A-1 (Agricultural) w/Conditional Use
Proposed Use of Property – Tasting Room

Applicant Name – Joseph Sevcech
Owner Name – Joseph Sevcech
Owner Address – 1768 Pole Coffee Circle, Ellijay, Ga. 30536
Property Location – 0 Pole Coffee Circle, Ellijay, Ga. 30536
Map and Parcel Number – 3137-005
Size of Property – 7.0 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Split Parcel Between Children Annually

Applicant Name – John Hamrick
Owner Name – John Hamrick
Owner Address – 1374 Ravenclyff Road, Talking Rock, Ga. 30175
Property Location – 0 Ravenclyff Road, Talking Rock, Ga. 30175
Map and Parcel Number – 3086-063
Size of Property – 8.93 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 His House is on

Applicant Name – Sherry Hyde
Owner Name – Sherry Hyde
Owner Address – 260 Ivy Ridge, Ellijay, Ga. 30536
Property Location – 260 Ivy Ridge, Ellijay, Ga. 30536
Map and Parcel Number – 3111-090B
Size of Property – 3.15 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Split Parcel – Correct a Non-Conforming Lot

Applicant Name – Gard & Katie Burchfield
Owner Name – Gard & Katie Burchfield
Owner Address – 9250 Jackson Road, Midland, Ga. 31820
Property Location – 0 New Liberty Trail, Ellijay, Ga. 30536
Map and Parcel Number – 3138-010K
Size of Property – 3.21 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)

Applicant Name – Thomas and Deborah Jones
Owner Name – Thomas and Deborah Jones
Owner Address – 809 Upper Dove Ct., Woodstock, Ga 30188

Property Location – 1769 Hap Holt Road, Ellijay, Ga. 30540
Map and Parcel Number – 3022-013
Size of Property – 7.32 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Land Use Classification – R-2 (Residential High Density) w/Conditional Use
Proposed Use of Property – Place Guest House on Parcel

Applicant Name – Ray and Judy Gibson
Owner Name – Ray and Judy Gibson
Owner Address – 5466 Hwy. 382 W, Ellijay, Ga 30540
Property Location – 5466 Hwy. 382 W, Ellijay, Ga. 30540
Map and Parcel Number – 3039C-001
Size of Property – 11.04 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Place 3rd Home on Parcel – Cure Non-Conformance

Final / Preliminary Plat / Site Plan Approval:

1. The Vineyard at Yukon – Phase 6 – 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.