

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 May 19th, 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, May 19th, 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, May 19th, 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 – Arthur D. Prater, Jr.
Owner Name – Arthur D. Prater
Owner Address – 43 Big Horn Trail, Verda, FL 32081
Property Location – 254 Leatherwood Mountain, Cherry Log, Ga. 30522
Map and Parcel Number – 3104R-007
Size of Property – 1.84 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Build 2800 square foot home on parcel
Variance Requested – 8' Variance to the 45' Front Setback – 12' Variance to the 20' Right Side Setback

Applicant Name – Christine Fulton
Owner Name – Brett & Christine Y. Fulton
Owner Address – 10342 Fontanella Drive, Fort Myers, FL 33913
Property Location – 0 Hillside Lane, Ellijay, Ga. 30540
Map and Parcel Number – 3036K-034
Size of Property – 4.23 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Build 1928 square foot home w/2-Car Garage
Variance Requested – 35' Variance to the 50' Rear Setback

Applicant Name – Melanie Grindley
Owner Name – Ricardo A. Sanchez
Owner Address – 20100 West Dixie Hwy., Apt. 19103, Miami FL 33180
Property Location – 43 Madonna Court, Ellijay, Ga. 30540
Map and Parcel Number – 3052AN-016
Size of Property – 0.66 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Build 2541 square foot home
Variance Requested – 10' Variance to the 35' Front Setback

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

Applicant Name – Jeb Chatham, Attorney at Law
Owner Name – James & Jeri Davis
Owner Address – 184 Whitecliff Drive, Ellijay, Ga. 30540
Property Location – 184 Whitecliff Drive, Ellijay, Ga. 30540
Map and Parcel Number – 3046B-020
Size of Property – 12 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Wedding and Events Venue

Applicant Name – Jeb Chatham, Attorney at Law
Owner Name – James & Jeri Davis
Owner Address – 184 Whitecliff Drive, Ellijay, Ga. 30540
Property Location – 184 Whitecliff Drive, Ellijay, Ga. 30540
Map and Parcel Number – 3046B-020
Size of Property – 12 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural) w/Conditional Use
Proposed Use of Property – Wedding and Events Venue

Applicant Name – Marea McIntosh
Owner Name – Marea & Mark McIntosh
Owner Address – 1233 Parksbrook Road, Ellijay, Ga. 30540
Property Location – 1233 Parksbrook Road, Ellijay, Ga. 30540
Map and Parcel Number – 3056-036B
Size of Property – 7.72 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Conform Zone to Use

Applicant Name – Cecil Townley
Owner Name – Cecil & Dorothy Townley
Owner Address – 5430 Big Creek Road, Ellijay, Ga. 30536
Property Location – 0 Hwy. 52 East, Ellijay, Ga. 30536
Map and Parcel Number – 3112-002
Size of Property – 2.21 acre portion of 28.88 acre tract
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Give Parcel to Daughter To Build On

Applicant Name – Leonid & Natalia Vershkov
Owner Name – Leonid & Natalia Vershkov
Owner Address – 155 Morton Manor Ct., Johns Creek, Ga. 30022
Property Location – 5660 Hwy, 52 East, Ellijay, Ga. 30536
Map and Parcel Number – 3098-039A
Size of Property – 14.27 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – C-1 (Commercial)
Proposed Use of Property – Transform Chicken Houses into Warehouse Facilities

Applicant Name – Joseph Hunter
Owner Name – Joseph Hunter
Owner Address – 223 N. Piney Knot Trail, Ellijay, Ga. 30536
Property Location – 223 N. Piney Knot Trail, Ellijay, Ga. 30536
Map and Parcel Number – 3140A-012
Size of Property – 3.41 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Conform Zone to Use – Hobby Farm

Applicant Name – Dewell Sanford
Owner Name – Dewell Sanford
Owner Address – 1670 Yukon Road, Ellijay, Ga. 30536

Property Location – 0 Yukon Road, Ellijay, Ga. 30536
Map and Parcel Number – 3083-010B
Size of Property – 5.55 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Conform Zone to Use – Combine with Farm Property

Applicant Name – Dewell Sanford
Owner Name – The Ordained Deacons as Trustees of Berean Baptist Church
Owner Address – P.O. Box 16, Ellijay, Ga. 30540
Property Location – 0 Berean Church Circle, Ellijay, Ga. 30540
Map and Parcel Number – 3140D-063
Size of Property – 1.0 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – PI-1 (Public Institute)
Proposed Use of Property – Possible Cemetery or Church Activities

Applicant Name – Christopher C. Weaver
Owner Name – Christopher C. Weaver
Owner Address – 738 Owltown Farm Drive, Ellijay, Ga. 30536
Property Location – 468 Owltwon Farm Drive, Ellijay, Ga. 30536
Map and Parcel Number – 3096-016
Size of Property – 2.70 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(s)

Applicant Name – Christopher C. Weaver
Owner Name – Christopher C. Weaver
Owner Address – 738 Owltown Farm Drive, Ellijay, Ga. 30536
Property Location – 0 Owltwon Farm Drive, Ellijay, Ga. 30536
Map and Parcel Number – 3096-017F
Size of Property – 7.76 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(s)

Applicant Name – Jeb Chatham, Attorney at Law
Owner Name – James H. Conner
Owner Address – 600 Lowman Road, Ellijay, Ga. 30536
Property Location – 558 Progress Road, Ellijay, Ga. 30540
Map and Parcel Number – 3067-021
Size of Property – 24.98 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – R-5 (Residential Multi-Family High Density)
Proposed Use of Property – Market Property as Multi-Family High Density

Applicant Name – Anthony & Janna Barnett
Owner Name – Anthony & Janna Barnett
Owner Address – 4052 Miles Johnson Pkwy., Spring Hill, TN 37174
Property Location – 0 Mountain Camp Road, Ellijay, Ga. 30536
Map and Parcel Number – 3140J-036
Size of Property – 3.03 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Build Home & Guest Home on Parcel

Applicant Name – Anthony & Janna Barnett
Owner Name – Anthony & Janna Barnett
Owner Address – 4052 Miles Johnson Pkwy., Spring Hill, TN 37174
Property Location – 0 Mountain Camp Road, Ellijay, Ga. 30536
Map and Parcel Number – 3140J-036
Size of Property – 3.03 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density) w/Conditional Use

Final / Preliminary Plat / Site Plan Approval:

1. Creekside Crossings Phase 4 – Preliminary
2. Greg Peters – Minor
3. South Lucius Estates – Minor
4. The Vineyard at Yukon – Phase 8 – Preliminary
5. The Vineyard at Yukon – Phase 9 – 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.