

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 August 18th, 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, August 18th, 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, August 18th, 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 – Teresa Gabriele
Owner Name – Teresa Gabriele
Owner Address – 2226 SW Savage Blvd., Port St. Lucie, FL 34953
Property Location – 371 Gunite Circle, Ellijay, Ga. 30540
Map and Parcel Number – 3052AQ-042
Size of Property – 0.65 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Build a 2482 sq. ft. home on the parcel
Variance Requested – 5' Variance to the 35' Front Setback

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

Applicant Name – Mark N. Baker
Owner Name – Mark N. Baker
Owner Address – 675 East Harris Branch Road, Ellijay, Ga. 30540
Property Location – 675 East Harris Branch Road, Ellijay, Ga. 30540
Map and Parcel Number – 3040C-015
Size of Property – 8.70 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Hobby Farm

Applicant Name – Mary Frances Mulkey
Owner Name – Mary Frances Mulkey
Owner Address – 1607 Hudson-Martin Road, Ellijay, Ga. 30536
Property Location – 1607 Hudson-Martin Road, Ellijay, Ga. 30536
Map and Parcel Number – 3127-011
Size of Property – 1.50 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Residential – Remaining acreage w/home after Property Sale

Final / Preliminary Plat / Site Plan Approval:

1. Wild Oaks (FKA Crystal Mountain) Phase 2 – Minor
2. Clear Creek Preserve – Phase 2 – Preliminary
3. Creekside Crossings – Phase 2 – Final
4. Creekside Crossings – Phase 3 – Final
5. Cherry Lake – Phase 31 – 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.