

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 October 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, October 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, October 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 – Gerald Little
Owner Name – Gerald Little
Owner Address – 20 Palisade Drive, Ellijay, Ga. 30540
Property Location – 20 Palisade Drive, Ellijay, Ga. 30540
Map and Parcel Number – 3052F-003
Size of Property – 0.63 acres
Current Land Use Classification – R-2 (Residential High Density)
Proposed Use of Property – Build a 20x22 Carport on Property
Variance Requested – 21’ Variance to the 35’ Rear Setback

Applicant Name – Dusty Eaton
Owner Name – Lisa Goggin
Owner Address – 11664 Hwy. 136 W, Talking Rock, Ga. 30175
Property Location – 2154 Blackberry Mountain Road, Ellijay, Ga. 30536
Map and Parcel Number – 3113A-043
Size of Property – 1.78 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Build an 1800 sq. ft. Home on Parcel
Variance Requested – 35’ Variance to the 40’ Rear Setback

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

Applicant Name – Charles M. Eagle
Owner Name – Charles M. Eagle
Owner Address – 351 NE 19 Place – K203 – Wilton Manors, FL 33305
Property Location – 498 Abbott Top Road, Ellijay, Ga. 30540
Map and Parcel Number – 3063-003B
Size of Property – 3.02 acres
Current Land Use Classification – A-1 (Agricultural)
Proposed Land Use Classification – R-1 (Residential Low Density)
Proposed Use of Property – Combine acreage bought from neighbor parcel

Applicant Name – Casey Bruner
Owner Name – Linda Newton Bryant & Matthew Casey Bruner
Owner Address – 563 Old Bucktown Road, Ellijay, Ga. 30536
Property Location – 563 Old Bucktown Road, Ellijay, Ga. 30536
Map and Parcel Number – 3151B-003
Size of Property – 19.66 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – A-1 (Agricultural)
Proposed Use of Property – Build Addition on Home – while Maintaining 2nd
Home on Parcel

Applicant Name – Brandon Perry
Owner Name – Brandon & Holly Perry
Owner Address – 373 Evans Road, Ellijay, Ga. 30536
Property Location – 373 Evans Road, Ellijay, Ga. 30536
Map and Parcel Number – 3115F-031
Size of Property – 4.71 acres
Current Land Use Classification – R-1(Residential Low Density)
Proposed Land Use Classification – R-1 (Residential Low Density) w/Conditional Use
Proposed Use of Property – Build Guest Home/In-Law Suite on Property

Applicant Name – New Beginnings For Gilmer County, Inc.
Owner Name – Jerry & Freida Stover
Owner Address – 511 Sally Circle, Ellijay, Ga. 30536
Property Location – 0 Progress Road, Ellijay, Ga.30540
Map and Parcel Number – 3067-019
Size of Property – 1.14 acres
Current Land Use Classification – R-1 (Residential Low Density)
Proposed Land Use Classification – R-4(Residential Multi-Family Medium Density)
Proposed Use of Property – Build Quad-Plexes on property

Applicant Name – New Beginnings For Gilmer County, Inc.
Owner Name – Jerry & Freida Stover
Owner Address – 511 Sally Circle, Ellijay, Ga. 30536
Property Location – 654 Progress Road, Ellijay, Ga.30540
Map and Parcel Number – 3067-019B
Size of Property – 1.92 acres
Current Land Use Classification – C-1 (Commercial)
Proposed Land Use Classification – R-4(Residential Multi-Family Medium Density)
Proposed Use of Property – Build Quad-Plexes on property

Final / Preliminary Plat / Site Plan Approval:

1. Bravo Estates – Final
2. The Hammock – Phase 2 – Preliminary
3. The Vineyard at Yukon – Phase 7 – 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.