

ELLIJAY PLANNING & ZONING COMMISSION MEETING

AGENDA DECEMBER 11, 2025 5:45 P.M.

- CALL TO ORDER
- APPROVAL OF AGENDA
- APPROVAL OF MINUTES
- PUBLIC COMMENT
- **OLD BUSINESS**
- **NEW BUSINESS**
 - ZONING CHANGE – 1546 PROGRESS RD – GENERAL COMMERCIAL (GC) TO GENERAL INDUSTRIAL (I-2)
- ADJOURN

ELLIJAY PLANNING & ZONING COMMISSION MEETING
MEETING MINUTES
SEPTEMBER 11, 2025
5:45pm

Chairman Charles Barclay called the meeting to order at 5:45 with members Charles Barclay, Robert Leyden, and Jeff Dill present.

Chairman Charles Barkley asked the committee to approve the Agenda for the September 11, 2025 meeting. Robert Leyden made a motion to approve the agenda. Jeff Dill seconded the motion. All approved.

Robert Leyden made a motion to approve the minutes for the August 14, 2025 meeting. Jeff Dill seconded the motion. All approved.

PUBLIC COMMENT

OLD BUSINESS

None

NEW BUSINESS

83 Kell St- Reinstatement Of Nonconforming Use And Permission To Rebuild- Keith Schwartz requested to continue the nonconforming use of the property at 83 Kell Street by constructing a 3-unit townhouse with ground-level parking. He presented 12 letters of support with no objections. The letters were not mailed he went door to door. When asked about keeping it zoned R-1, he said it was not cost-effective as a single-family residence and that a townhouse could better serve the community. The only other multi-family unit nearby is at 36 Kell Street.

Andrew Mathis (Code Enforcer) provided the property's history. The property does not qualify for rezoning or variance.

Concerns Raised:

Robert Leyden worried that more families than allowed might move in, as happened previously.

Charles Barclay stated Swartz had let the 12-month deadline for nonconforming use lapse. Schwartz explained he could not move forward earlier due to an insurance investigation and felt restricted by the R-1 zoning.

Robert Leyden made a motion to recommend leaving the property as R-1 and denying the continuance of nonconforming use. Passed 2-1 (Leyden and Barclay in favor, Jeff Dill opposed).

ADJOURN

Motion was made by Robert Leyden to adjourn at 6:15pm. Jeff Dill seconded the motion. All approved.

Road to Progress LLC – 1546 Progress Rd – Zoning Change brief

- 1546 Progress Rd is owned by Road to Progress LLC. Lou Dadds is the property manager and representative for the company.
- 1546 Progress Rd is a commercial property formerly known as Blue Ridge Carpet Mills.
- It is zoned General Commercial (GC) according to the zoning map, though qpublic lists it zoned General Industrial (I-2).
- The owner has separated a .61 acre portion of the property on the Maddox Rd. end of the property. The separated parcel does not yet have its own parcel number. There is a stand-alone building on the parcel.
- The owner desires to change the zoning of the separated parcel to General Industry (I-2) for the purpose of using the building for manufacturing without disturbing the retail use of the main building.

CITY OF ELLIJAY
APPLICATION FOR ZONING VARIANCE

(TO BE USED FOR AN APPEAL OF A ZONING VARIANCE)

Fee is _____.

Name of Applicant JUDAH HERSHKOWITZ

Date of Denial _____

Basis for variance (Please be as detailed as possible and include specific citations to the zoning ordinance.) _____

FREE STANDING BUILDING IS WANTING TO

BE USED TO MANUFACTURE HAND BUILT CABINETS

(PLEASE SEE BACK OF FORM FOR ADDITIONAL INFORMATION)
PLEASE INCLUDE ANY DOCUMENTS YOU WISH THE BOARD TO CONSIDER
WHEN HEARING THE APPEAL (EXAMPLE: PLATS, SITE PLAN AND ETC.)

FOR CITY USE ONLY

DATE OF HEARING _____ APPROVED _____ DISAPPROVED _____

FE RECEIVED: _____

ACTION BY CITY COUNCIL:
APPROVED _____ DISAPPROVED _____

APPLICATION FOR AMENDMENT OF THE CITY OF ELLIJAY, GEORGIA ZONING ORDINANCE MAP

NO. _____

FEE: \$500.00 (Make check payable to – City of Ellijay)

Application is hereby made for amendment of the City of Ellijay Zoning Ordinance/Map, and if granted the applicant agrees to conform to all laws, ordinances and resolutions regulating same.

Name of Applicant: JUDAH HERSCHKOWITZ Telephone: 347-385-6423

Mailing Address: 321 RTE 59 NUM 147 TALLMAN, N.Y. 10952

Address of Property to be rezoned: 1546 PROGRESS RD (BLDG W) (315 MADONNY DR)

Legal description on a separate document: ☒ Complete ☐ Incomplete _____

(Note: The requested zoning change must be in compliance with all applicable provisions of the Zoning Ordinance.)

Amendment to: Zoning Map _____ Text Section _____

(If an amendment to the Zoning Text, include on separate sheets the proposed amendment and reason for the amendment request.)

If an amendment to the Zoning Map, indicate the following:

Size of Property .61 Acres; Square feet _____

Existing Zone Classification: GC Proposed Zone Classification: I2

Present use of property: COMM / WAREHOUSE

Proposed use of property: MANUFACTURE OF WOOD CABINETS

HOUSEHOLD

If multi-family, total number of units: NP

Average size of unit _____ square feet

Include one copy of a plat prepared and certified by a currently registered Georgia Surveyor.

Include a certified copy of a Warranty Deed.

I hereby certify that the above information is true and correct.

* Signed Judah Herschkowitz Date 10/25/25

ATTENTION: The applicant requesting a zoning change shall notify each owner of adjacent property and all other property within 200 feet of the property for which the rezoning is sought. Said notification shall be in writing, shall be given no later than fifteen (15) days prior to the date of the scheduled public hearing and shall be made by certified mail, return receipt requested, a copy of the letter and proof of notification shall be provided to the Code Enforcement Officer. The applicant should utilize the latest information from the records of the office of the Clerk of Superior Court of Gilmer County and the Tax Assessors' of Gilmer County in determining the names of owners and the latest information for the addresses of such persons as shown in the Clerk's office.



Parcels
 Roads

(Note: Not to be used on legal documents)

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SHEET 1 OF 1
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