

**PLANNING & ZONING COMMISSION
WORKSHOP
CITY OF SKY VALLEY, GEORGIA
APRIL 15, 2015
WEDNESDAY, 10:30 AM**

Lakeside Room, 568 Sky Valley Way

MINUTES

Mayor Goodgame called the meeting to order.

Those present: P & Z members Will Gurley, Dan McAfee, and Liz Morley.

SPECIAL BUSINESS

Appointment of Chairman, Vice-Chairman, & Secretary

McAfee made a motion to approve the appointment of Gurley as Chairman, 2nd Morley, unanimously approved. Morley made a motion to approve Dan McAfee as Vice Chairman, 2nd Gurley, unanimously approved. McAfee made a motion to appoint Liz Morley as Secretary, 2nd Gurley, unanimously approved.

WORKSHOP

- Discussion of Design Guidelines for Commercial & Multi-Family

Guest Adam Hazell from the Georgia Mountain Regional Planning Commission was present to discuss the design guidelines that are wanted by the city. Currently there are no design guidelines except for what is covered by the zoning ordinance. Mr. Hazell asked questions to see what is desired for Sky Valley. What is it that Sky Valley wants to see or not to see? Do you want a sense of control or just guidelines? Is there anything to prevent or preserve? What is the vision of Sky Valley? The original discussions held during the conference and plan process last year suggested starting off with design guidelines and then if desired could take it a step further with design regulations that compliment the zoning codes. Mr. Hazell said that in the next few months as there is more discussion he will come back with samples and talk about some graphics and imagery to reference what is wanted for Sky Valley. He asked what policies Sky Valley wants. Mayor Goodgame said that since Sky Valley is a resort community he has noticed that other resorts that are a part of cities have regulations on signage and landscaping that make those areas look pristine. He asked Mr. Hazell if he had examples of those types of design regulation to review. Mr. Hazell said that could be provided but first he wanted to know what areas are wanted to be covered as in signage, lighting, architectural detailing, etc. He wants to know what is most important to Sky Valley.

Chairman Gurley said he wanted to work toward getting regulations in place that have a common sense baseline. He does not want put regulations in place that are so strict that no one will do anything. Milner Lively asked if we could find places similar to Sky Valley to see what they do. Mr. Hazell said that he is trying to get a feel for what everyone wants him to look for and he can look at what other golf communities have that Sky Valley is interested in. Mr. Hazell said he will have graphic representations of what people might like to see, and policies so when a developer comes in they can see in advance what they are going to have to work with. After more discussion Mr. Hazell encouraged everyone to collect pictures and references of other communities and send those to him to use as visual clues to begin looking at what is wanted for Sky Valley and to see that the proposed design guidelines and rules match what Sky Valley is working towards.

ADJOURNMENT

Gurley made a motion to adjourn, 2nd McAfee, unanimously approved.

Respectfully submitted,

Alyssa Mullins, Deputy Clerk