

MINUTES OF THE PLANNING & ZONING COMMISSION PUBLIC HEARINGS FOR THE CITY OF SKY VALLEY, GEORGIA HELD ON MONDAY APRIL 17, 2017 AT 9:00 A.M. AT CBC (OLD LODGE) 696 SKY VALLEY WAY

MEMBERS PRESENT: Helen Kleiber, Dan McAfee, Ben Chitwood and Tommy Tebeau

OTHERS PRESENT: City Manager Lapeyrouse, City Clerk Fast, Reggie Holland- Contractor, Clifford and Jackie Bell

CALL TO ORDER

Den McAfee called the meeting to order.

PUBLIC HEARINGS

Reggie Holland presented the information for the application to the Commission. Showing the plans include a two car garage and recreation room.

Helen Kleiber stated she has not problem with the request.

City Manager Lapeyrouse advised staff concerns about utilities and clear title issues. She requested Reggie would need to have set points marked.

Helen Kleiber also stated snow removal and trash truck would not be intrusive with additions.

City Manager Lapeyrouse explained the right of way of the roads and where utilities may be located.

Tommy Tebeau said he and Dee Moore had drove the roads and asked if we keep allowing variances are we going to get in trouble.

Dan McAfee advised only one variance has been approved in the last two years.

City Manager Lapeyrouse asked how far off the road would the addition be. Reggie Holland advised per the plans it would be several feet off the road.

Dan McAfee said we are not making matters worse.

Jackie Bell said she is for the variance and she lives next door.

59 Cedar Lane- Joseph & Kindle Bowden

Request for a variance to Section 803 Table 3 "Dimensional Requirements by Land Use District" of the City of Sky Valley Zoning Ordinance (05-15) at 59 Cedar Lane, owned by Joseph B and Kindle D Bowden to encroach into the 15 foot side yard setback requirement

by 14.71 feet for a proposed recreation room, to encroach into the 15 foot front yard setback requirements by 14.94 feet for proposed porch and to encroach into the 15 foot side yard setback requirements by 4.19 feet for proposed garage.

NEW BUSINESS

- Review & Recommendation of Variance Request for 59 Cedar Lane

Helen Kleiber made a motion to approve the Variance Request for 59 Cedar Lane. Tommy Tebeau seconded the motion and passed unanimously.

OTHER BUSINESS

Helen asked about the tree ordinance and if she and Dan could meet with Linda to review the updates that were suggested at the last work session.

The next Planning & Zoning Commission meeting will be May 15, 2017 at 9:00.

ADJOURNMENT

There being no further business to come before the meeting adjourned at 9:30 a.m.

Respectfully submitted:

Ella Fast, City Clerk

Order of Procedure for Public Hearings

- 1) Applicant presentation
- 2) Staff report & commission questions
- 3) Adjoining property owners in support
- 4) Letters from adjoining property owners in support
- 5) Other persons in support
- 6) Adjoining property owners in opposition
- 7) Letters from adjoining property owners in opposition – none received
- 8) Others in opposition
- 9) P & Z member questions
- 10) Public questions
- 11) Additional comments from applicant
- 12) P & Z vote for recommendation to council to approve or deny request