

Planning and Zoning Commission
August 17, 2022 at 10:00 a.m.
696 Sky Valley Way (Old Lodge) and
Via Teleconference (Zoom)
City of Sky Valley, Georgia

MINUTES

THOSE PRESENT: Dan McAfee Chairman, Bill Oliver, Don Germano, Tony Allred, Mayor Hollie Steil
City Manager Streetman, City Clerk Fleming, and Building Inspector Powers

THOSE ABSENT: David Spears

1. Call to Order

Dan called the meeting to order at 10:01 a.m. Some residents had thought that the meeting was going to address some short-term rental issues and Dan touched on what the Commission could and could not investigate. He stated that the State, County, and Cities are discussing the Hotel/Motel Tax at this time so he was advised to wait until that had been finalized. The majority of the complaints concerning short-term rentals have been parking, and over development of bedrooms to their septic specifications. The Rabun County Health Department handles the septic permitting and regulatory compliance. The Sky Valley Police can monitor the parking issues. The Commission will, at a later time, go over the Nuisance Ordinance to see if it needs to be updated.

2. Approval of Minutes

July 21, 2021

Don made a motion to approve the minutes as written, seconded by Tony, unanimously approved.

DISCUSSION ITEMS:

3. Discuss potential changes to the Sky Valley Zoning Ordinance to address unconventional residential structures and the construction of unconventional structures

Dan stated that the reason for the meeting was to review unconventional housing such as stacked shipping containers, yurts, underground houses, in comparison to our ordinance. He feels the City needs to make sure our ordinance, 14-01, is up to date with the Georgia Building Codes and covers what needs to be covered concerning this topic. The minimum square footage for residential homes is 1750 square feet so that would prevent any tiny homes to be constructed. A discussion on the topic of acceptable exterior wall coverings along with roof coverings, which was covered by said ordinance. Only one parcel of land in Sky Valley is designated as being allowed to place a mobile home on.

4. Questions and Answers

Jim Curtis, 92 Demorest Lane, asked if the City has compared the difference between our ordinances verses cities in the county. Hollie had stated that many have a 120-day moratorium in place until their ordinances can be reviewed. We could then compare theirs with ours. Jim had stated that he considers diversity of home styles in Sky Valley as a good thing. He also questioned the use of hog

wire on decks. Building Inspector Powers told him that it is an acceptable material to use.

Robert Smalley, 103 Buttermilk, stated that Sky Valley should not just meet the minimum requirements of the Georgia Building Code. Also, he asked about the clarification of metal verses steel siding. Dan told him that seamless steel is stated in the ordinance.

Alfonso Diaz, 14 McClure Lane, stated that he is one of the owners that will have a differently designed house. He went on to say that the houses under construction will be very well built, beautiful, and will add value to Sky Valley plus they are on steel posts so they won't be going anywhere.

Dan proposed that before the next meeting, to talk with the City Attorney to come up with verbiage to be added to the ordinance, regulating the building of houses with premanufactured materials not intended for housing. Mayor Steil asked Building Inspector Powers, to go over the current ordinance to make sure we are up to date with our specifications compare with the Georgia Building Codes.

5. Setting of Next Meeting Date and Time

The next meeting date was set for September 21, 2022, at 10:00 a.m.

ADJOURNMENT

Tony made a motion to adjourn the meeting, seconded by Don, unanimously approved.

Respectfully submitted,

A handwritten signature in blue ink that reads "Karen Fleming". The signature is written in a cursive style with a long, sweeping underline.

Karen Fleming, City Clerk