

**CITY OF SKY VALLEY
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
THURSDAY, NOVEMBER 9, 2023, AT 10:00 A.M.
3608 HWY 246 (NEW CITY HALL) & VIA TELECONFERENCE (ZOOM)
SKY VALLEY, GA 30537**

MINUTES

THOSE PRESENT: Dan McAfee, Bill Oliver, Don Germano, David Spears, Tony Allred, Mayor Hollie Steil, City Manager Streetman, City Clerk Fleming, Communication Specialist Van Camp, Building Inspector Pyburn

1. Call to Order

Dan McAfee, Chairman, called the meeting to order at 10:00 a.m.

2. Approval of Minutes

July 21, 2023 - Public Hearing

July 21, 2023 - Regular Meeting

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

NEW BUSINESS

- 3. Application of Dejan Djolic for a variance to the Sky Valley Zoning Ordinance (05-15) Sec: 803 Table 3 "Dimensional Requirements by Land Use District" – To vary the front yard setback requirements from 15' to 0' on property located on the south side of Saddleback Circle; 1,200± feet east of its intersection with Brasstown Lane: AKA 1196 Saddleback Circle, Sky Valley, GA 30537. Tax Parcel #058A197. Zoned SF (Single Family Residential). Proposed use: Carport addition to existing home.**

Dan McAfee stated the meeting was called to address the various requests that have been submitted. Kira Djolic gave the presentation that included renderings of the proposed carport that would house a motorcycle, if the variance request was granted. Dan asked if there were any comments from the audience. None came forth. He then asked the City's staff and City Manager Streetman stated that he and Building Inspector Pyburn had viewed the site and spoke with the Public Works Superintendent Shope, concerning the road in front of the house. All stated that they saw no issues in the carport encroaching into the setback. Building Inspector Pyburn stated that the visibility for the road traffic would not be hindered by the carport. Tony Allred asked if Saddleback was to ever be widened, would the carport be a hinderance? City Manager Streetman answered no as the carport would still be 15 feet from the edge of the road. There was a concern that if the variance was granted that it would set a precedence for

future requests and Don Germano stated that he didn't think that it would, as each request must be considered individually. No further comments were made.

Don Germano made a motion to approve the variance request, seconded by Tony Allred, unanimously approved. The recommendation will be presented to the Mayor and Council at the November 21st Regular Council Meeting.

4. Application of David Ramey for a variance to the Sky Valley Zoning Ordinance (05-15) Sec: 803 Table 3 "Dimensional Requirements by Land Use District" – To vary the front yard setback requirements from 15' to 9' on property located on the north side of Ridgepole Drive; 2,100± feet west of its intersection with Covered Bridge Lane: AKA 2068 Ridgepole Drive, Sky Valley GA 30537. Tax Parcel # 047B087. Zoned SF (Single Family Residential). Proposed use: Home under construction.

Dave Ramey, General Contractor, spoke on behalf of the variance request. He stated he had not considered all property pins when marking off the house plan and therefore encroached from 2.01 to 2.78 feet in the setback. The porch was already built when this was realized, and he had another survey done which confirmed the encroachment. This was totally done unintentionally. In order to finish the original plan, he requested that the corner be within 9 ft. instead of the standard 15 ft. Dan McAfee asked if there were any comments from the audience and Gary Walderich, 2056 Ridgepole, stated that he would not have any problems with the request. Dan McAfee asked if there were any comments from the City's staff and City Manager Streetman stated that the City had issued a "Stop Work Order" at the job site until the variance request could be addressed. He also stated that the topography of the property would push any plans towards the roadside and that Public Works Superintendent Shope had viewed the site and all thinks that there would not be any conflicts. City Manager Streetman stated that he would recommend approving the variance request. Don Germano commented that the retaining wall for the property is already in the right-of-way. Tony Allred stated that the Committee is here to help residents not to impede. A question was asked concerning exactly what the setback would be at the corner of the house and Dave stated 9 ft. No other questions were asked.

Don Germano made a motion to approve the variance request, seconded by Bill Oliver, unanimously approved. The recommendation will be presented to the Mayor and Council at the November 21st Regular Council Meeting.

5. Public Forum and General Comments

No further comments were made.

ADJOURNMENT

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

The meeting adjourned at 10:20 a.m.

Respectfully submitted:



Karen Fleming, City Clerk