

**CITY OF SKY VALLEY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 23, 2024, AT 1:00 P.M.
3608 HWY 246 (CITY HALL) & VIA TELECONFERENCE (ZOOM)
SKY VALLEY, GA 30537**

MINUTES

THOSE PRESENT: Dan McAfee, Tony Allred, Don Germano, Jim Pyburn, Mayor Hollie Steil, City Manager Streetman, City Clerk Fleming, and Communication Specialist Van Camp

THOSE ABSENT: David Spears and Jim Phelps

1. Call to Order

Chairman Dan McAfee called the meeting to order and thanked all for attending.

2. Adoption of the Agenda

Don Germano made a motion to adopt the agenda as presented, seconded by Tony Allred, unanimously approved.

3. Approval of Minutes

June 25, 2024

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

OLD BUSINESS

4. Discussion of proposed tree cutting ordinance changes

Dan stated that Jim Phelps added to the present Tree Ordinance, the proposed changes from the last meeting and asked the members if they had any input. Jim Pyburn stated that on pg. 1, under "Specimen" that he would like to add City Manager and Building Inspector to "been determined by". He added that he would prefer two sets of eyes on the situation due to some recent activity. He continued with a suggestion for 12-191, 6 (b), that only the applicant and/or the contractor be liable not the landowner giving permission. This suggestion was discussed concerning if the landowner, giving permissions for cutting of any trees, would be liable or responsible for any fines. Jim gave examples of different situations where the landowner giving permission, wouldn't be available to sign the application.

The committee agreed to keep the change as written concerning “Applications for cutting, topping, trimming or removing trees on another person’s land will require that the land-owner be a party to and sign the application”.

Jim stated that under section 12-194 “New Construction” doesn’t cover guidelines for vacant lots and asked the question what if someone wanted to cut trees on a vacant lot. Dan and Tony thought that the 25% guideline should prevail with vacant lots also. Jim went on to section 12-195 (3) “Underbrushing”. He suggested that “small trees” be put back and worded “small trees less than 8” in diameter”. Discussion ensued concerning the specifics of clear cutting. Steve Mason and Linda Pickett gave examples of different scenarios and if these would be included. Jim suggested omitting requiring a permit for underbrushing.

The committee agreed to strike “with a permit”, define “underbrushing”, and adding back “small trees less than 8” in diameter”.

Jim also suggested adding killing of trees intentionally is prohibited. The committee agreed that the verbiage that will be copied from the Hall County Ordinance will be sufficient.

Linda Pickett asked if the Ordinance would address topping a tree vs. crowning? She was told that the proposed Ordinance would not be that specific but homeowners/contractors would be encouraged to not top a tree but to crown if necessary.

The committee agreed that with the specific changes to be made, the proposed Ordinance would then be ready to present to the Mayor and Council.

5. Discussion of a proposed solar panel ordinance

Dan stated that guidelines are needed regarding solar panels. This proposal Ordinance is largely based on Georgia Model Solar Zoning Ordinance by Georgia Tech and the University of Georgia. He asked for comments from the members. The committee discussed the integrated portions of the Ordinance for clarification. Ken Sigler, SV/Scaly FD Chief, asked if it will be specified how much a roof could be covered with solar panels? He gave an example of why it is needed and gave suggestions. Mayor Steil asked if he could send the committee verbiage to add along with other specifications for fire safety. Shunts are needed to cut the power off for the panels, in the event of a fire.

The committee will add defining verbiage to cover fire safety guidelines and will bring back at the next meeting.

OTHER BUSINESS

6. Set next meeting date

The next meeting was set for August 22, 2024 at 1:00 p.m.

7. Adjournment

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

The meeting adjourned at 2:05 p.m.

Respectfully submitted:



Karen Fleming, City Clerk