

**CITY OF SKY VALLEY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 25, 2025, AT 1:00 P.M.
3608 HWY 246 (CITY HALL) & VIA TELECONFERENCE (ZOOM)
SKY VALLEY, GA 30537**

AGENDA

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of Minutes
August 27, 2024**
- 4. Election of P&Z Chairman**

OLD BUSINESS

- 4. Revisit the Tree Ordinance**

OTHER BUSINESS

- 5. Set next meeting date**
- 6. Adjournment**

You may join the meeting at the following link:

<https://us02web.zoom.us/j/87869537844>

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TUESDAY, AUGUST 27, 2024, AT 1:00 P.M.
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MINUTES

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

1. Call to Order

Chairman Dan McAfee called the meeting to order at 1:00 p.m.

2. Adoption of the Agenda

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

3. Approval of Minutes

July 23, 2024

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

OLD BUSINESS

4. Discussion of a proposed solar panel ordinance

Jim Phelps suggested, for the sake of clarity, to add under Section 2(a), "provided, however, that the terms of such easement shall comply with the requirements of the Sky Valley Tree Cutting Ordinance".

Don Germano made a motion to attach the language to the sentence of Section 2(a), seconded by Tony Allred. The members discussed if Section 2(b) would be enough clarification without adding extra language. The consensus was not as the addition would specifically address easements. Dan McAfee called for the vote and the motion was carried unanimously.

Jim Phelps questioned the language proposed under Section 723, Solar Energy Systems (SES). He asked for clarification of "excludes concentrated solar power". Dan explained that

the language came from an ordinance that Georgia Tech had put together, and he believes that it addresses more the commercial side rather than residential. The members discussed whether to keep the sentence as it was not clear what it was pertaining to.

Jim made a motion to delete the sentence, "SES as used in the Sky Valley zoning ordinance excludes concentrated solar power, which uses mirrors to focus the energy from the sun to produce electricity", seconded by Don Germano, unanimously approved.

Dan McAfee made the following recommendation for Section 723:
Changing Section "5" to "4" and taking out Section "6" in its entirety, as it is redundant.

Don Germano recommended taking out "General Requirements for All" as the title of Section 3 and have it read "Ground Mounted Solar Energy Systems", only.

Dan McAfee stated that Fire Chief Sigler has read the proposed Solar Panel insertions, and he remarked, in writing, that all looks good from a fire safety perspective.

It was asked if the audience had any questions or comments and there were none.

With said changes, Jim Phelps made a motion that the ordinance was ready to present to the City Council, seconded by Jim Pyburn, unanimously approved.

OTHER BUSINESS

5. Set next meeting date

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

6. Adjournment

Tony Allred made a motion to adjourn the meeting, seconded by Jim Phelps, unanimously approved.

The meeting adjourned at 1:20 p.m.

Respectfully submitted:

Karen Fleming, City Clerk