

**CITY OF SKY VALLEY
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
TUESDAY, MAY 27, 2025, AT 1:00 P.M.
3608 HWY 246 (NEW CITY HALL) & VIA TELECONFERENCE (ZOOM)
SKY VALLEY, GA 30537**

MINUTES

THOSE PRESENT: Chairman Dan McAfee, Member Tony Allred, Don Germano, Jim Pyburn, and Jim Phelps via Zoom; Mayor Steil, City Manager Streetman, City Clerk Fleming, and Communication Specialist Van Camp

THOSE ABSENT: David Spears

1. Call to Order

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

2. Approval of Minutes

April 29, 2025 – Regular Meeting

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

NEW BUSINESS

- 3. Application of Harner Asset Management, LLC for a variance to the Sky Valley Zoning Ordinance (05-15) Sec: 803 Table 3 “Dimensional Requirements for Land Use District” – to vary the side yard setback from 15 feet to 5 feet on property located on property located on the East side of West Sugarbush Drive, 250 ± feet South of its intersection with East Sugarbush Drive. AKA 653 West Sugarbush Drive, Sky Valley, GA 30537. Tax Parcel #058A 285. Zoned SF (single Family Residential). Proposed use: to expand deck to existing home.**

Mr. Harner presented his request via zoom with his contractor Dave Ramey in attendance. He stated that his current deck was only accessible from inside the house and the height of the deck would create too many steps if added. He was proposing adding a side deck, on the south side, that would tie into the current deck. The steps to access the proposed side would be substantially less. There is a gas tank on the other side that would prevent the use of that area. The proposed deck would encroach approximately nine feet into the setback, on one end. Site plans were presented.

4. Public Forum and General Comments on Variance Request

Mr. Pyburn asked if the proposed deck could be scaled down from 10' wide to 4' wide which would create more of catwalk and Mr. Harner answered yes, if that is what it would take. Mr. Harner brought up the point that his neighbor's carport encroaches into the setback. Mr. McAfee stated that was one of the issues as per Ordinance there needs to be at least 30' between structures. He asked if there were any proponents to the request, none came forth. He then asked if there were any opponents: Ken Watson 685 W. Sugarbush, stated that the way the proposed deck would be positioned that it would be looking down into his bathroom and bedroom. He also expressed his concerns over the fact that if Mr. Harner decided to sell or rent out his home it may present future problems. He stated that he was not in favor as setbacks are there for a reason. Mr. Allred stated that the Committee was here to listen to requests as long as the request is not offensive to someone and suggested looking into an alternative solution. Mr. McAfee agreed that all objections have to be considered. Mr. Phelps opposed the request as it is not justified.

John Lonergan 680 W. Sugarbush, stated that he believes that Mr. Watson's carport is within setbacks and suggested to Mr. Harner of putting in a catwalk from the carport to the existing deck with no steps being required. Mr. Harner stated that he would check in on that idea and stated that he would like to withdraw his request. City Manager Streetman asked him to send something in writing to add to the file and he answered that he would send it right away.

Mr. McAfee stated that there is no action to be taken since Mr. Harner withdrew his variance request.

OLD BUSINESS

5. Discussion – Tree Ordinance

Mr. McAfee stated that the Committee had been given the opportunity to review the drafted Tree Ordinance and asked if there were any further changes needed before presenting to Mayor and Council. Mr. Phelps suggested adding to, Section 8. A – the fine for penalties to not exceed \$1,000 per violation and \$1,000 for each addition violation.

Mr. Germano made a motion to approve the Tree Ordinance with the suggested changes, to be presented to Mayor and Council, seconded by Allred, unanimously approved.

OTHER BUSINESS

6. Set next meeting date

June 24th at 1:00 p.m.

7. Adjournment

Mr. Allred made a motion to adjourn the meeting, seconded by Mr. Pyburn, unanimously approved.

The meeting adjourned at 1:50 p.m.

Respectfully submitted:

A handwritten signature in blue ink, reading "Karen Fleming", is written over a horizontal line.

Karen Fleming, City Clerk