

**CITY OF SKY VALLEY  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
TUESDAY, JUNE 24, 2025, AT 1:00 P.M.  
3608 HWY 246 (NEW CITY HALL) & VIA TELECONFERENCE (ZOOM)  
SKY VALLEY, GA 30537**

**AGENDA**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

May 29, 2025 – Regular Meeting

**NEW BUSINESS**

- 3. Application of proposed annexation and rezoning request of Larry Turlington to annex approximately 1.0 acres of unincorporated Rabun County property into the incorporated limits of the City of Sky Valley, Georgia. Existing County zoning AG (agriculture), proposed City zoning SF (Single Family Residential). Proposed use: Construction of site built single family residential dwelling. Tax Parcel: 058B 007A**

**4. Public Forum and General Comment**

**ADJOURNMENT**

**You may join the meeting at the following link:**

**<https://us02web.zoom.us/j/85103235539>**

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to call 706-746-2204 promptly to allow the City to make reasonable accommodations for those persons.*

**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 24<sup>th</sup> 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:

---

Karen Fleming, City Clerk

## SKY VALLEY PLANNING COMMISSION

Applicant .....Larry Turlington  
Location.....Sky High Drive  
Request. .... Annex with a zoning classification of SF  
Size. .... 1± acre  
Proposed use.....Single Family Site Built Dwelling  
Staff Recommendation. .... Approval  
Date. .... June 24, 2025

---

### Background Information and Existing Conditions

The applicant is proposing to annex approximately 1.00+ acre into the City of Sky Valley and establish the zoning classification of SF (Single Family Residential). At present, the subject property is vacant, heavily wooded, and has direct access to Sky High Drive, a city maintained road. It is currently zoned AG (Agriculture) and is located in unincorporated Rabun County.

### Adjacent Land Use and Zoning

All adjacent zoned properties are either SF (Single Family Residential) in the City or AG (Agricultural) in unincorporated Rabun County.

### Applicant's Proposal

The applicant is desiring to annex the property into the city to afford the protection of city services and regulations and to eventually construct a site built single family dwelling.

### Planning Concerns

The most recent adopted 2024 Comprehensive Plan shows the property designated with the character area of "Village Residential." The illustrative Future and long range uses of property within the vicinity of this request is residential so the proposed use is consistent with the comprehensive plan.

### Zoning history

The subject property appears to be original zoning within the county and property that was never annexed into the City when incorporated in 1978.

### Analysis

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

All adjacent properties within the vicinity of this request are zoned either Agricultural in the county or Single Family residential within the city.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

As currently zoned within the county, the subject property can be used for residential purposes. Annexing the property into the city with residential zoning will not adversely affect the surrounding area.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The use is compatible with the Comprehensive Plan. As previously stated the Comprehensive Plan recognizes this area as “Village Residential” which is consistent with this proposed development.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The property is currently zoned Agricultural (AG) in unincorporated Rabun County, a zoning district that would allow agricultural uses within the County. The applicant is proposing to annex into the City of Sky Valley with Single Family Residential (SF) zoning; more limiting in terms of agricultural uses, yet more inline with the existing development around the subject property with single family site built homes.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

If annexed into the City of Sky Valley, the proposed use should not cause any additional burdens to public facilities than it would as currently zoned and located within the county.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

This property, along with adjacent property that abuts up to the North Carolina line is a small “pocket” of acreage that is in Rabun County. If this property were to be annexed into the City, it may spur the owners of these adjacent properties to desire and do the same.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed development is consistent with the adjacent residential land uses. It is staff's opinion that this development would be of great benefit to the community.

#### Recommendation

*City staff is recommending approval of this annexation and rezoning request.*



May 28, 2025

Rabun County Board of Commissioners  
Rabun County Planning Department  
18 Old Raco High Drive, Suite 102  
Clayton, GA 30525

RE: Proposed annexation and rezoning request of Larry Turlington to annex approximately 1.0 acres of unincorporated Rabun County Property into the incorporated limits of The City of Sky Valley, GA. Existing County zoning AG (Agriculture), proposed City zoning SF (Single Family Residential). Proposed use: Construction of site built single family residential dwelling. Tax Parcel: 058B 007A.

Dear Zoning Administrator or authorized County representative:

Please let this letter serve as official notice of the request of Mr. Larry Tarlington to annex and rezone approximately 1.0 acre into the incorporated limits of The City of Sky Valley, GA. Proposed use: Construction of site built single family residential home. All of the particulars of this application are included within.

After thorough review of this annexation request, please check the appropriate box below, sign and return by or before June 17<sup>th</sup>, 2025.

Sincerely,

Jason Streetman

City Manager  
City of Sky Valley, GA  
3608 Hwy 246  
Sky Valley, GA 30537

CC: File

As an authorized representative for Rabun County, I attest as follows below to the annexation and rezoning request of Larry Turlington to annex approximately 1.0± acres into the incorporated limits of The City of Sky Valley, GA. Existing County zoning AG (Agriculture), proposed City zoning SF (Single Family Residential). Proposed use: Construction of site built single family residential dwelling.

Rabun County:

☐ Does not have a bona fide objection and will not challenge said application for annexation into the incorporated limits of The City of Sky Valley, GA.

☐ Does have a bona fide objection of said application for annexation into the incorporated limits of The City of Sky Valley, GA and said reasons for bona fide objection are included in our response attached.

Sincerely,

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized representative for Rabun County Board of Commissioners.





## RE-ZONING AND ANNEXATION APPLICATION

Pursuant to **§ 36-36-2** of the official Code of the State of Georgia, an applicant desiring to amend the official zoning map of the City of Sky Valley shall submit to the City Hall of the City of Sky Valley all required information and documents as indicated on the attached checklist along with (\$500) dollars to cover administrative and advertising costs. The Planning Commission shall hold a public hearing on a valid application from 15 to 45 days after the Town's receipt of a completed application (For projects that warrant a Development of Regional Impact, a public hearing will not occur until that process is concluded). The applicant or applicant representative must be present at the Planning Commission and Town Council public hearings. *Additional sheets may be used.*

APPLICANT INFORMATION		OWNER INFORMATION* use additional sheets if necessary	
NAME: ADDRESS: CITY: STATE: PHONE: EMAIL:		NAME: LARRY T. TURLINGTON ADDRESS: P.O. Box 397 CITY: OTTO STATE: NC PHONE: 828-524-6687 EMAIL: LITS@FRONTIER.COM	
CONTACT PERSON: LARRY TURLINGTON		PHONE: 828-524-6687 OR 828-342-1246 EMAIL: LITS@FRONTIER.COM	
APPLICANT IS THE:			
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER			
TAX PARCEL NO:		ACREAGE: 1.0 ACRE	
PRESENT ZONING DISTRICT: REQUESTED ZONING DISTRICT: ADDRESS OF PROPERTY (IF ADDRESS HAS BEEN ASSIGNED): PROPOSED DEVELOPMENT:			
RESIDENTIAL DEVELOPMENT: NO OF LOTS/DWELLING UNITS: DWELLING UNIT SIZE (Sq. Ft.):		NON-RESIDENTIAL DEVELOPMENT: NO OF BUILDINGS/LOTS: TOTAL GROSS SQUARE FEET:	

Office Use Only: Date Accepted: \_\_\_\_\_ Accepted by: \_\_\_\_\_ Application #: \_\_\_\_\_

# Application for Annexation



Name of Person Initiating Application: LARRY TURLINGTON  
Address: P.O. Box 397 City: OTTO State: NC Zip Code: 28763  
Phone: 828-524-6607 Email: LTTS@FRONTIER.COM

Type of Annexation (check one):

☒ **100 % Method**

Total Number of Parcels to be Annexed: 1

Total Acreage of Parcels to be Annexed: 1 Acre

☐ **60 % Method**

Proposed Number of Parcels to be annexed: \_\_\_\_\_

Proposed Acreage of Parcels to be Annexed: \_\_\_\_\_

Number of Owners of Parcels to be Annexed: \_\_\_\_\_ Number of Owner Signatures Collected: \_\_\_\_\_ % Collected: \_\_\_\_\_

Number of Electors of Parcels to be Annexed: \_\_\_\_\_ Number of Electors Signatures Collected: \_\_\_\_\_ % Collected: \_\_\_\_\_

## Required Application Documents

### **100% Method**

- ☐ Annexation Letter of Intent
- ☐ Notarized Signature Forms Signed by 100% of all Owners
- ☐ Completed Application
- ☐ List of Parcels to be Annexed including their Zoning
- ☐ Legal Description
- ☐ Parcel Map/Survey

### **60% Method**

- ☐ Annexation Letter of Intent
- ☐ Notarized Signature Forms Signed by Owners of 60% of land area and 60% of all Electors
- ☐ Completed Application
- ☐ Lists for Parcels to be Annexed Including:
  - ☐ Parcels and Parcel Zoning
  - ☐ Acreage of Each Parcel
  - ☐ Owners and Electors of Each Parcel
- ☐ Legal Description
- ☐ Parcel Map/Survey

# Application for Annexation



## PROPERTY OWNER SIGNATURES TO REQUEST ANNEXATION INTO THE CITY OF SKY VALLEY

Property Address: 1 ACRE lot on Sky High Drive

Parcel ID: 058B 007A

Owner(s) of Record: LARRY T. TURLINGTON

### OWNER SIGNATURE

I attest that I am the owner or authorized representative on file of the property listed above. Circle: YES or NO

✓ Yes, I request annexation into the City of Sky Valley for the Parcel/Property listed above.

       No, I do not request annexation into the City of Sky Valley for the Parcel/Property listed above.

Name: LARRY TURLINGTON

Relationship to Owner: (circle)

Self or Authorized Representative

Signature: [Signature]

Date: 5/19/2023

### CO-OWNER SIGNATURE

I attest that I am the co-owner or authorized representative on file of the property listed above. Circle: YES or NO

       Yes, I request annexation into the City of Sky Valley for the Parcel/Property listed above.

       No, I do not request annexation into the City of Sky Valley for the parcel/property listed above.

Name: \_\_\_\_\_

Relationship to Owner: (circle)

Self or Authorized Representative

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Sworn to and subscribed before me this 19th day of May, 20 23

Notary Public Name: Summer R. Murphy

Notary Public Signature: [Signature]

Stamp:





**Overview**



**Legend**

-  Road Centerlines
-  Parcels

**Parcel ID** 058B 007A  
**Class Code** Residential  
**Taxing District** Uninc County  
**Acres** 1.0

**Owner** TURLINGTON LARRY T  
 PO BOX 397  
 OTTO, NC 28763  
**Physical Address** n/a  
**Assessed Value** Value \$18063

**Last 2 Sales**

Date	Price	Reason	Qual
5/8/2012	0	XV	U
12/20/2011	0	XV	U

(Note: Not to be used on legal documents)

Date created: 5/9/2025  
 Last Data Uploaded: 5/9/2025 7:33:48 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

Application for Annexation

Letter of Intent – By 100 Percent Method

May 19, 2025

To the City Council of the City of Sky Valley GA

I am the owner of Parcel ID #058B007A located on Sky High Drive and respectfully request that the City Council accept my application to annex this territory into the City of Sky Valley, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. 36-36-20) to the existing corporate limits of Sky Valley, Georgia, and the description of such property is attached.

My application for annexation will be based on the 100 Percent Method.

I am requesting annexation because I feel being part of the City of Sky Valley will enhance my property's value and salability and provide a measure of protection for existing Sky High Drive property owners in the immediate vicinity that they would not have otherwise.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Larry T. Turlington", is written over a circular stamp or seal.

Larry T. Turlington

PO Box 397

Otto, NC 28763



# Application for Annexation

## Letter of Intent – By 100 Percent Method



5/19/25  
Date

To the City Council of the City of Sky Valley, Georgia:

We, the owners of all real property of the territory described herein, respectfully request that the City Council accept our application to annex this territory into the City of Sky Valley, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Sky Valley, Georgia, and the description of such territory is attached.

Our application for annexation will be based on the 100 Percent Method and we have collected the signatures of 100% of the owners or legal representatives of all the land outlined in the attached description.

## STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO THE CITY OF SKY VALLEY, THE COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

Please respond to the following standards in the space provided or use an attachment as necessary:

- A) Will the rezoning requested permit a use that is suitable in view of the existing use and development of adjacent or nearby property? Yes. The annex/rezone request will allow to build a single family site built home; suitable to the adjacent city property that has the same zoning and use
- B) Will the rezoning adversely affect the existing use or usability of adjacent or nearby property? No - this request will go well with adjacent property
- C) Does the property affected by the rezoning have a reasonable economic use as currently zoned? Currently zoned Ag in the County. By zoning to Single family in the City, the property is restricted to site built dwellings only. The economic impact should be positive
- D) Will the rezoning result in a use which will or could cause an overcrowding condition with respect to existing streets, transportation facilities, utilities, or schools? No, the property and proposed use will provide no major impact over existing

E) Does the re-zoning conform to the policy and intent of the Comprehensive Plan? \_\_\_\_  
yes  
\_\_\_\_\_  
\_\_\_\_\_

F) Are there are other existing or changing conditions affecting the use and development of the property which, because of their impact on the public health, safety, morality, and general welfare of the community, give supporting grounds for either approval or disapproval of the rezoning? No.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT'S CERTIFICATION**

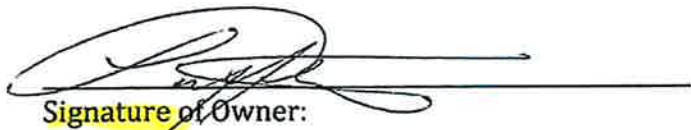
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

 \_\_\_\_\_  
Signature of Applicant      LARRY T. TURLINGTON, owner      \_\_\_\_\_  
Applicant's Name and Title      Date

\_\_\_\_\_  
Signature of Notary Public      Date      (SEAL)

.....  
**PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

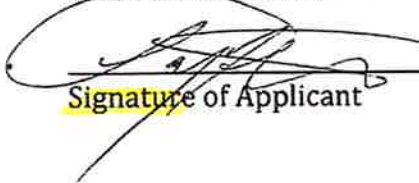
 \_\_\_\_\_  
Signature of Owner:  
Owner's Name and Title: LARRY T. TURLINGTON  
Date: 5/19/25

 \_\_\_\_\_  
Signature of Notary Public      5/19/25      \_\_\_\_\_  
Date



**CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS**

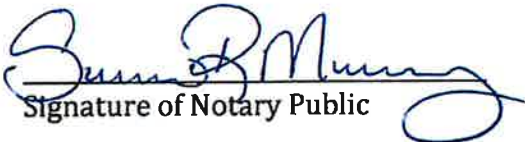
THE UNDERSIGNED BELOW, MAKING APPLICATION FOR REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1, ET SEQ., CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

  
\_\_\_\_\_  
Signature of Applicant

5/19/2025 Larry T. Fechtner, Jr.  
Date Type or print name and title

\_\_\_\_\_  
Signature of Applicant's  
Attorney or Representative

\_\_\_\_\_  
Date Type or print name and title

  
\_\_\_\_\_  
Signature of Notary Public

5/19/25  
Date Notary Seal



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the governing body which may hear this application?

☐ Yes ☒ No

  
\_\_\_\_\_  
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last 2 years)

Attach additional sheets if necessary to disclose or describe all contributions.

**CITY OF SKY VALLEY  
ANNEXATION PETITION**

This Annexation Petition is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36-21, "Annexation Pursuant to Application by One Hundred Percent (100%) of Landowners."

Application is hereby made to the City of Sky Valley, Georgia by the undersigned property owners to have the following described lands annexed into the corporate limits of the Town.

All that tract or parcel of land lying and being in:

RABUN  
Name of County

05 8 B 007A  
County Tax Parcel Number(s)

SKY HIGH DRIVE - 1 ACRE lot  
Property Address(es) Requesting Annexation

The property requesting annexation is more particularly described on the attached legal description labeled Exhibit "A" and shown on the attached survey plat of the property.

Landowners:

Name:

Address:

Telephone:

County Tax Parcel No.:

\*Signature of Property Owner(s):

Signature of Notary Public:

Date: 5/19/2025

\*Notarized signature required.



SKY VALLEY SUBDIVISION

- [illegible]

SMY SPRINGS LLC

**SURVEYOR'S CERTIFICATE**

has used all of a tool and collect information  
of the land surveying and has been helpful in finan-  
cially with financial resources and equipment or  
can do his best or in support and assist

**CARD WARE WHITE**

[illegible]

SKY SPRINGS LLC

SYT SPRINGS LLC

SKY VALLEY SUBDIVISION

WACHSMEYER, MICHAEL  
NOVEMBER 2001

SKY SPRINGS LLC

1.00 ACRES

SKY VALLEY SUBDIVISION

"THIS IS TO CARRY OUT THE PROGRAM," HE SAID LOCATED IN A SPECIAL HOUSEHOLD AREA AS SPOON, ON HIND FOOTED MATS

SKY SPARKS LLC	
COUNTY: HANSON	PROJECT # 11-03-28-100
LOT/TOW/BLK/ACRES:	52442 1.00 AC = 40.0 AC
LAND DISTRICT: MO. 3	FILED DATE(S): MARCH 24, 2011
LAND LOT: 186	PAY DATE: MARCH 24, 2011
TAXID: 029004	DECEASED: [ ] FILED DATE:

TURLINGTON SURVIVING  
 25 WAYNE ST. - FRANKLIN, MO. 63734  
 (620) 359-6185

Scale 1" = 40'

**SKY VALLEY SUBDIVISION**

DATE 12-28-11

APPROVED FOR RECORDING  
RABBIT COUNTY PLANNING COMMISSION  
August 2, 2014  
ADMINISTRATIVE OFFICER

1:10 IN OFFICE OF CLARENCE BURNETT COHEN  
4:30 DOWN, ALONG, THE 2ND EARTH  
Circumference 30-11  
1:55 PM  
4:55 PM



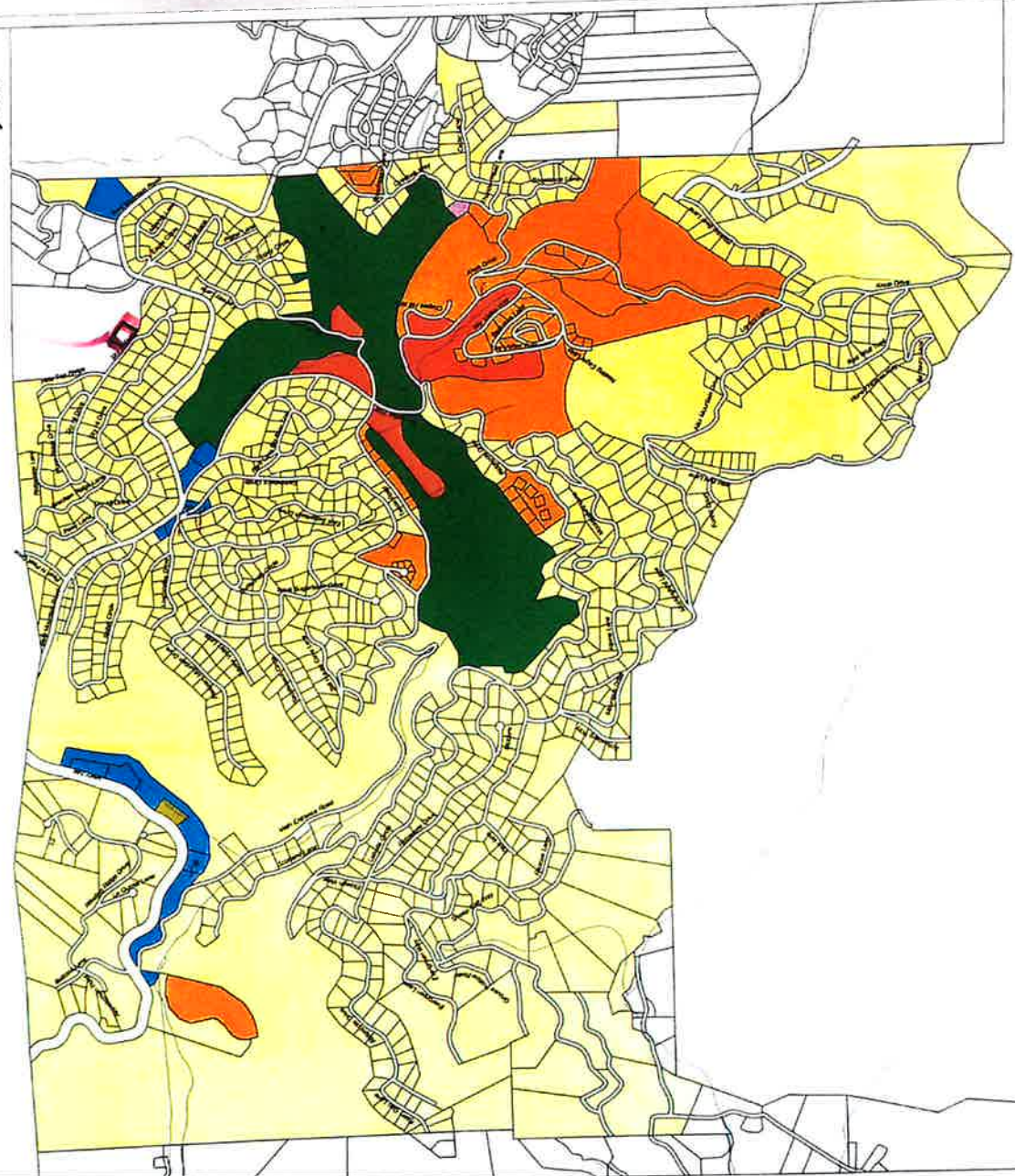
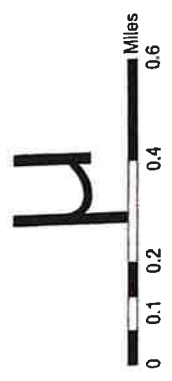
Subject property  
Turlington

# OFFICIAL ZONING MAP OF THE CITY OF SKY VALLEY

**Legend**

	Streams & Rivers
	Zoning Districts
	Outside of City
	SF - Single Family Residential
	MR - Mixed Residential
	MHP - Manufactured Home Park
	CM - Commercial and Municipal
	RC - Resort Commercial
	REC - Recreation
	M - Maintenance

Adopted October 17, 2005  
This is to certify that this is the Official Zoning Map of the City of Sky Valley, Georgia.  
Steve Brett, Mayor      Linda Wells, Clerk



Map Prepared By:  
Georgia Regional Regional Development Center  
PO Box 170  
Oconee County, Georgia 30801  
(770) 538-2636  
FDV, October, 2005

This map or data contained herein is not to be replicated without written consent from the City of Sky Valley.





This map displays a residential neighborhood with various colored zones. The map includes a network of streets, with labels such as Four Perils Ln, Spring Lake Dr, and others. There are large green areas, orange-shaded areas, and yellow-shaded areas. A small red square is marked on the left side. The map is oriented with North at the top.



Georgia Mountains  
Regional Commission  
Map Produced By: TDM, August, 2014

## SKY VALLEY PLANNING COMMISSION

Applicant ..... Larry Turlington  
Location..... Sky High Drive  
Request. .... Annex with a zoning classification of SF  
Size. .... 1± acre  
Proposed use..... Single Family Site Built Dwelling  
Staff Recommendation. .... Approval  
Date. .... June 24, 2025

---

### Background Information and Existing Conditions

The applicant is proposing to annex approximately 1.00+ acre into the City of Sky Valley and establish the zoning classification of SF (Single Family Residential). At present, the subject property is vacant, heavily wooded, and has direct access to Sky High Drive, a city maintained road. It is currently zoned AG (Agriculture) and is located in unincorporated Rabun County.

### Adjacent Land Use and Zoning

All adjacent zoned properties are either SF (Single Family Residential) in the City or AG (Agricultural) in unincorporated Rabun County.

### Applicant's Proposal

The applicant is desiring to annex the property into the city to afford the protection of city services and regulations and to eventually construct a site built single family dwelling.

### Planning Concerns

The most recent adopted 2024 Comprehensive Plan shows the property designated with the character area of "Village Residential." The illustrative Future and long range uses of property within the vicinity of this request is residential so the proposed use is consistent with the comprehensive plan.

### Zoning history

The subject property appears to be original zoning within the county and property that was never annexed into the City when incorporated in 1978.

### Analysis

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

All adjacent properties within the vicinity of this request are zoned either Agricultural in the county or Single Family residential within the city.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

As currently zoned within the county, the subject property can be used for residential purposes. Annexing the property into the city with residential zoning will not adversely affect the surrounding area.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The use is compatible with the Comprehensive Plan. As previously stated the Comprehensive Plan recognizes this area as "Village Residential" which is consistent with this proposed development.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The property is currently zoned Agricultural (AG) in unincorporated Rabun County, a zoning district that would allow agricultural uses within the County. The applicant is proposing to annex into the City of Sky Valley with Single Family Residential (SF) zoning; more limiting in terms of agricultural uses, yet more inline with the existing development around the subject property with single family site built homes.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

If annexed into the City of Sky Valley, the proposed use should not cause any additional burdens to public facilities than it would as currently zoned and located within the county.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

This property, along with adjacent property that abuts up to the North Carolina line is a small "pocket" of acreage that is in Rabun County. If this property were to be annexed into the City, it may spur the owners of these adjacent properties to desire and do the same.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed development is consistent with the adjacent residential land uses. It is staff's opinion that this development would be of great benefit to the community.

#### Recommendation

*City staff is recommending approval of this annexation and rezoning request.*





May 28, 2025

Rabun County Board of Commissioners  
Rabun County Planning Department  
18 Old Raco High Drive, Suite 102  
Clayton, GA 30525

RE: Proposed annexation and rezoning request of Larry Turlington to annex approximately 1.0 acres of unincorporated Rabun County Property into the incorporated limits of The City of Sky Valley, GA. Existing County zoning AG (Agriculture), proposed City zoning SF (Single Family Residential). Proposed use: Construction of site built single family residential dwelling. Tax Parcel: 058B 007A.

Dear Zoning Administrator or authorized County representative:

Please let this letter serve as official notice of the request of Mr. Larry Tarlington to annex and rezone approximately 1.0 acre into the incorporated limits of The City of Sky Valley, GA. Proposed use: Construction of site built single family residential home. All of the particulars of this application are included within.

After thorough review of this annexation request, please check the appropriate box below, sign and return by or before June 17<sup>th</sup>, 2025.

Sincerely,

Jason Streetman  
City Manager  
City of Sky Valley, GA  
3608 Hwy 246  
Sky Valley, GA 30537

CC: File

As an authorized representative for Rabun County, I attest as follows below to the annexation and rezoning request of Larry Turlington to annex approximately 1.0± acres into the incorporated limits of The City of Sky Valley, GA. Existing County zoning AG (Agriculture), proposed City zoning SF (Single Family Residential). Proposed use: Construction of site built single family residential dwelling.

Rabun County:

☐ Does not have a bona fide objection and will not challenge said application for annexation into the incorporated limits of The City of Sky Valley, GA.

☐ Does have a bona fide objection of said application for annexation into the incorporated limits of The City of Sky Valley, GA and said reasons for bona fide objection are included in our response attached.

Sincerely,

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized representative for Rabun County Board of Commissioners.



## RE-ZONING AND ANNEXATION APPLICATION

Pursuant to § 36-36-2 of the official Code of the State of Georgia, an applicant desiring to amend the official zoning map of the City of Sky Valley shall submit to the City Hall of the City of Sky Valley all required information and documents as indicated on the attached checklist along with (\$500) dollars to cover administrative and advertising costs. The Planning Commission shall hold a public hearing on a valid application from 15 to 45 days after the Town's receipt of a completed application (For projects that warrant a Development of Regional Impact, a public hearing will not occur until that process is concluded). The applicant or applicant representative must be present at the Planning Commission and Town Council public hearings. *Additional sheets may be used.*

APPLICANT INFORMATION	OWNER INFORMATION* use additional sheets if necessary
NAME: ADDRESS: CITY: STATE: PHONE: EMAIL: ZIP:	NAME: LARRY T. TURLINGTON ADDRESS: P.O. Box 397 CITY: OTTO STATE: NC PHONE: 828-524-6687 EMAIL: LITS@FRONTIER.COM ZIP: 28763
CONTACT PERSON: LARRY TURLINGTON PHONE: 828-524-6687 OR 828-342-1246 EMAIL: LITS@FRONTIER.COM	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
TAX PARCEL NO:	ACREAGE: 1.0 ACRE
PRESENT ZONING DISTRICT: REQUESTED ZONING DISTRICT: ADDRESS OF PROPERTY (IF ADDRESS HAS BEEN ASSIGNED): PROPOSED DEVELOPMENT:	
RESIDENTIAL DEVELOPMENT: NO OF LOTS/DWELLING UNITS: 1 DWELLING UNIT SIZE (Sq. Ft.): 1 Acre	NON-RESIDENTIAL DEVELOPMENT: NO OF BUILDINGS/LOTS: TOTAL GROSS SQUARE FEET:

Office Use Only: Date Accepted: \_\_\_\_\_ Accepted by: \_\_\_\_\_ Application #: \_\_\_\_\_

# Application for Annexation



Name of Person Initiating Application: LARRY TURLINGTON  
Address: P.O. Box 397 City: OTTO State: NC Zip Code: 28763  
Phone: 828-524-6687 Email: LTTS@FRONTIER.COM

Type of Annexation (check one):

☒ **100 % Method**

Total Number of Parcels to be Annexed: 1

Total Acreage of Parcels to be Annexed: 1 Acre

☐ **60 % Method**

Proposed Number of Parcels to be annexed: \_\_\_\_\_

Proposed Acreage of Parcels to be Annexed: \_\_\_\_\_

Number of Owners of Parcels to be Annexed: \_\_\_\_\_ Number of Owner Signatures Collected: \_\_\_\_\_ % Collected: \_\_\_\_\_

Number of Electors of Parcels to be Annexed: \_\_\_\_\_ Number of Electors Signatures Collected: \_\_\_\_\_ % Collected: \_\_\_\_\_

## Required Application Documents

### **100% Method**

- ☐ Annexation Letter of Intent
- ☐ Notarized Signature Forms Signed by 100% of all Owners
- ☐ Completed Application
- ☐ List of Parcels to be Annexed including their Zoning
- ☐ Legal Description
- ☐ Parcel Map/Survey

### **60% Method**

- ☐ Annexation Letter of Intent
- ☐ Notarized Signature Forms Signed by Owners of 60% of land area and 60% of all Electors
- ☐ Completed Application
- ☐ Lists for Parcels to be Annexed Including:
  - ☐ Parcels and Parcel Zoning
  - ☐ Acreage of Each Parcel
  - ☐ Owners and Electors of Each Parcel
- ☐ Legal Description
- ☐ Parcel Map/Survey

# Application for Annexation



## PROPERTY OWNER SIGNATURES TO REQUEST ANNEXATION INTO THE CITY OF SKY VALLEY

Property Address: 1 ACRE lot on Sky High Drive

Parcel ID: 058B 007A

Owner(s) of Record: LARRY T. TURLINGTON

### OWNER SIGNATURE

I attest that I am the owner or authorized representative on file of the property listed above. Circle: YES or NO

☒ Yes, I request annexation into the City of Sky Valley for the Parcel/Property listed above.

☐ No, I do not request annexation into the City of Sky Valley for the Parcel/Property listed above.

Name: LARRY TURLINGTON

Relationship to Owner: (circle)

Self or Authorized Representative

Signature: [Signature]

Date: 5/19/2023

### CO-OWNER SIGNATURE

I attest that I am the co-owner or authorized representative on file of the property listed above. Circle: YES or NO

☐ Yes, I request annexation into the City of Sky Valley for the Parcel/Property listed above.

☐ No, I do not request annexation into the City of Sky Valley for the parcel/property listed above.

Name: \_\_\_\_\_

Relationship to Owner: (circle)

Self or Authorized Representative

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Sworn to and subscribed before me this 19th day of May, 20 23

Notary Public Name: Summer R. Murphy

Notary Public Signature: [Signature]

Stamp:







**Overview**



**Legend**

-  Road Centerlines
-  Parcels

**Parcel ID** 058B 007A  
**Class Code** Residential  
**Taxing District** Uninc County  
**Acres** 1.0

**Owner** TURLINGTON LARRY T  
 PO BOX 397  
 OTTO, NC 28763  
**Physical Address** n/a  
**Assessed Value** Value \$18063

Last 2 Sales			
Date	Price	Reason	Qual
5/8/2012	0	XV	U
12/20/2011	0	XV	U

(Note: Not to be used on legal documents)

Date created: 5/9/2025  
 Last Data Uploaded: 5/9/2025 7:33:48 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

Application for Annexation

Letter of Intent – By 100 Percent Method

May 19, 2025

To the City Council of the City of Sky Valley GA

I am the owner of Parcel ID #058B007A located on Sky High Drive and respectfully request that the City Council accept my application to annex this territory into the City of Sky Valley, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. 36-36-20) to the existing corporate limits of Sky Valley, Georgia, and the description of such property is attached.

My application for annexation will be based on the 100 Percent Method.

I am requesting annexation because I feel being part of the City of Sky Valley will enhance my property's value and salability and provide a measure of protection for existing Sky High Drive property owners in the immediate vicinity that they would not have otherwise.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Larry T. Turlington', is written over the printed name.

Larry T. Turlington

PO Box 397

Otto, NC 28763

# Application for Annexation

## Letter of Intent – By 100 Percent Method



5/19/25  
Date

To the City Council of the City of Sky Valley, Georgia:

We, the owners of all real property of the territory described herein, respectfully request that the City Council accept our application to annex this territory into the City of Sky Valley, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Sky Valley, Georgia, and the description of such territory is attached.

Our application for annexation will be based on the 100 Percent Method and we have collected the signatures of 100% of the owners or legal representatives of all the land outlined in the attached description.



## STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO THE CITY OF SKY VALLEY, THE COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

Please respond to the following standards in the space provided or use an attachment as necessary:

- A) Will the rezoning requested permit a use that is suitable in view of the existing use and development of adjacent or nearby property? Yes. The annex/rezone request will allow to build a single family site built home; suitable to the adjacent city property that has the same zoning and use
- B) Will the rezoning adversely affect the existing use or usability of adjacent or nearby property? No - this request will go well with adjacent property
- C) Does the property affected by the rezoning have a reasonable economic use as currently zoned? Currently zoned Ag in the County. by zoning to single family in the city, the property is restricted to site built dwellings only. The economic impact should be positive
- D) Will the rezoning result in a use which will or could cause an overcrowding condition with respect to existing streets, transportation facilities, utilities, or schools? No, the property and proposed use will provide no major impact over existing

E) Does the re-zoning conform to the policy and intent of the Comprehensive Plan? yes

---

---

---

F) Are there are other existing or changing conditions affecting the use and development of the property which, because of their impact on the public health, safety, morality, and general welfare of the community, give supporting grounds for either approval or disapproval of the rezoning? No

---

---

---

**APPLICANT'S CERTIFICATION**

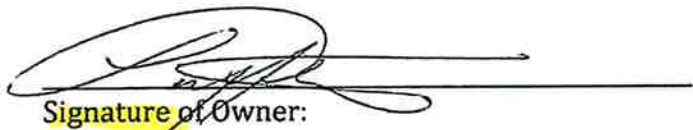
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

 \_\_\_\_\_  
Signature of Applicant      LARRY T. TURLINGTON, OWNER      \_\_\_\_\_  
Applicant's Name and Title      Date

\_\_\_\_\_  
Signature of Notary Public      Date      (SEAL)

**PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

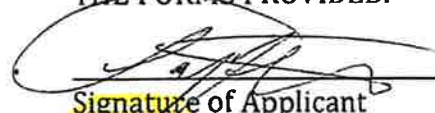
 \_\_\_\_\_  
Signature of Owner:  
Owner's Name and Title: LARRY T. TURLINGTON  
Date: 5/19/25

 \_\_\_\_\_  
Signature of Notary Public      5/19/25      \_\_\_\_\_  
Date



**CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS**

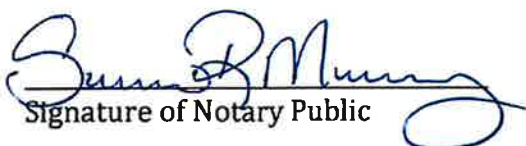
THE UNDERSIGNED BELOW, MAKING APPLICATION FOR REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1, ET SEQ., CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

  
\_\_\_\_\_  
Signature of Applicant

5/19/2025 LARRY T. TUCKER, JR.  
Date Type or print name and title

\_\_\_\_\_  
Signature of Applicant's  
Attorney or Representative

\_\_\_\_\_  
Date Type or print name and title

  
\_\_\_\_\_  
Signature of Notary Public


5/19/25  
Date Notary Seal



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the governing body which may hear this application?

☐ Yes ☒ No

  
\_\_\_\_\_  
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GEVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last 2 years)

Attach additional sheets if necessary to disclose or describe all contributions.

**CITY OF SKY VALLEY  
ANNEXATION PETITION**

This Annexation Petition is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36-21, "Annexation Pursuant to Application by One Hundred Percent (100%) of Landowners."

Application is hereby made to the City of Sky Valley, Georgia by the undersigned property owners to have the following described lands annexed into the corporate limits of the Town.

All that tract or parcel of land lying and being in:

RABUN  
Name of County

05 8 B 007A  
County Tax Parcel Number(s)

Sky High Drive - 1 ACRE lot  
Property Address(es) Requesting Annexation

The property requesting annexation is more particularly described on the attached legal description labeled Exhibit "A" and shown on the attached survey plat of the property.

Landowners:

Name:

Address:

Telephone:

County Tax Parcel No.:

\*Signature of Property Owner(s):

Signature of Notary Public:

Date: 5/19/2025

\*Notarized signature required.



SKY VALLEY SUBDIVISION

[illegible]

**SURVEYOR'S CERTIFICATE**

This use of PLAT is a first and critical application of the technology and has been important in identifying chemical structures and environments of PLAT or its monomers and blends.

**FISHERMAN'S WHITE**

[illegible]

SKY SPRINGS LLC

SPRINGS LLC

SKY VALLEY SUBDIVISION

MASSACHUSETTS  
NOTARY PUBLIC

5K1 SPRINGS LLC

1.00 ACRES

SKT VALUE SUBCOMMITTEE

Q THAT IS TO SAY THAT THE BOMBING WAS NOT LOCATED IN  
A SPECIFIC ROOM HAZARD AREA AS SHOWN ON THE FLOOD MAPS

COUNTY: WABASH		PROJECT #	11-03-14-1000
CITY/TOWN/VILLAGE:		SEAL	1 1/2" X 1 1/2" X 40 FT
LAND DISTRICT: MD 3		FIELD DISTR/SECTION	WABASH T4, 201
LAND LOT: 146		PLAT DATE	MARCH 21, 2011
STATE: OKLAHOMA	CORRECTION LOT	FILE DATE	
THURINGTON SURVEYING		FILE DATE	
35 WYMAN ST. - FRANKLIN, MO 64538			
(424) 389-6183			

2017 RELEASE UNDER E.O. 14176

DATE 12-28-11

APPROVED FOR RECORDING  
ALBANY COUNTY PLANNING COMMISSION

Signature of \_\_\_\_\_

**TOTAL 100 ACRES**  
**BY COMPUTER COORDINATES**

Scale 1" = 40'

Received of John D. Miller  
 the sum of Twenty Dollars  
 for rent of land

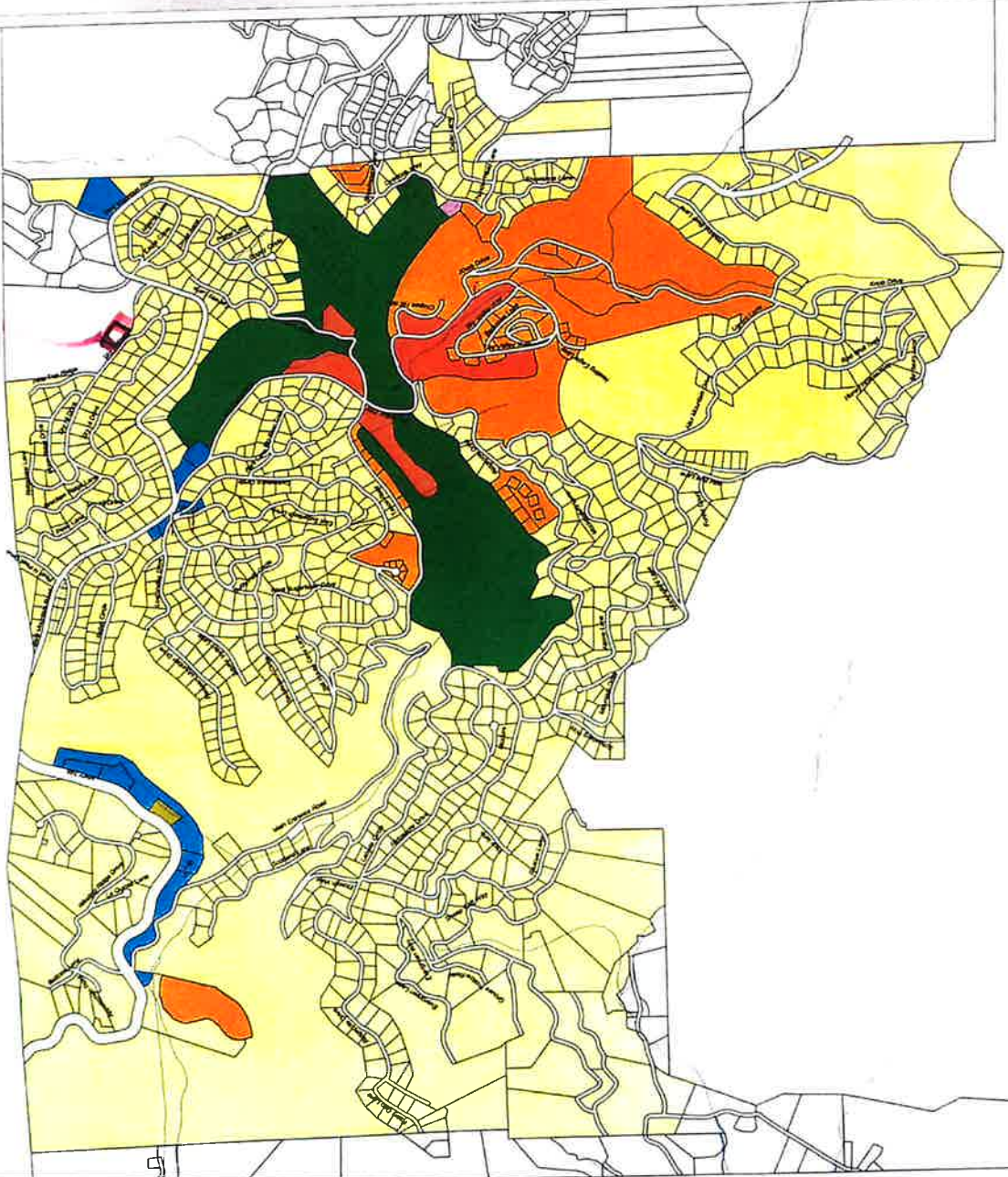


# OFFICIAL ZONING MAP OF THE CITY OF SKY VALLEY

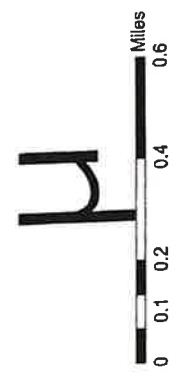
Subj. property  
Turkington

**Legend**

Streams & Rivers	SF - Single Family Residential
Zoning Districts	MR - Mixed Residential
Outside of City	MHP - Manufactured Home Park
	CM - Commercial and Municipal
	RC - Resort Commercial
	REC - Recreation
	M - Maintenance



Adopted October 17, 2005  
This is to certify that this is the Official Zoning Map of the City of Sky Valley, Georgia.  
Steve Brett, Mayor      Linda Wells, Clerk



Map Prepared By:  
Sky Valley Planning Regional Development Center  
PO Box 1720  
Ochlocknee, Georgia 30501  
(770) 538-2426  
FDU, October, 2005

This map or data contained herein is not to be replicated without written consent from the City of Sky Valley.



Subject property = Turlington

# City of Sky Valley Character Areas 2024

## Legend

- City Limit Boundary
- Character Areas
  - Village Residential
  - Agriculture Residential
  - Village Commercial
  - Club House
  - Conservation/Forestry
  - Park/Recreation
  - Municipal Owned Properties

