



**CITY OF SKY VALLEY
REGULAR COUNCIL MEETING
TUESDAY, JULY 15, 2025
AT 10:00 AM
3608 HWY 246 (CITY HALL) & VIA TELECONFERENCE (ZOOM)
SKY VALLEY, GEORGIA**

AGENDA

- 1. Call to Order**
- 2. Invocation/Pledge of Allegiance**
- 3. Approval of Minutes**
June 27, 2025 – Special Called Council Meeting
- 4. Adoption of Agenda**
- 5. Mayoral/Council Remarks**
- 6. City Manager Report**
- 7. Departmental Reports**
- 8. Committee Reports**

NEW BUSINESS

- 9. Consider approval of Amendment to Tree Ordinance (2nd Reading and Adoption)**
- 10. Consider approval of Annexation and Rezoning Ordinance for Larry Turlington (1st Reading and Introduction)**

OTHER BUSINESS

- 11. Public Forum and General Comments**
 - ❖ ANY PERSON WITH BUSINESS BEFORE THE COUNCIL, NOT SCHEDULED ON THE AGENDA AS A PUBLIC HEARING MAY SPEAK TO THE COUNCIL FOR A MAXIMUM OF FIVE MINUTES
 - ❖ THE SPEAKER MUST IDENTIFY BY NAME/ADDRESS BEFORE SPEAKING
 - ❖ NO FORMAL ACTION CAN BE TAKEN
- 12. Executive Session**
- 13. Adjournment**

You may join the meeting at:
<https://us02web.zoom.us/j/84645072331>

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.

**MINUTES OF THE CITY OF SKY VALLEY SPECIAL CALLED COUNCIL MEETING HELD ON A FRIDAY
JUNE 27, 2025, AT 10:00 A.M., LOCATION 3608 HIGHWAY 246 (CITY HALL) & VIA TELECONFERENCE
(ZOOM) SKY VALLEY, GEORGIA**

MEMBERS PRESENT: Mayor Steil, Councilors Allred, Turner, Oliver, Curtis, and McAfee, via Zoom

STAFF PRESENT: City Manager Streetman, City Clerk Fleming, and Communication Specialist Van Camp

Call to Order

Mayor Steil called the meeting to order at 10:00 a.m.

Approval of Minutes

June 17, 2025 – Regular Council Meeting

Councilor Oliver made a motion to approve the minutes as written, seconded by Councilor Curtis, unanimously approved.

Adoption of Agenda

Mayor Steil requested an amendment to the agenda adding for consideration a Resolution to apply for a two million Appalachian Regional Commission (ARC) infrastructure grant and authorizing the City Manager to make the application. Councilor Turner made a motion to amend the agenda adding the Resolution consideration, seconded by Councilor Oliver, unanimously approved.

NEW BUSINESS

Consider Resolution to adopt a budget amendment to the FY2024 General Fund Budget

Mayor Steil stated these amendments are needed in order for the City to have a balanced budget. City Manager Streetman read the header of the Resolution, "A Resolution to provide for the adoption of a budget amendment to the 2024 fiscal year general fund budget". The amendment would be to raise the 2024 approved budget from \$1,499,999 to \$1,691,973, a difference of \$191,974. The difference comprises of two capital purchases: Ford Explorer for the Police Department, F450 for Public Works, which totaled around \$100,000, and approximately \$95,000 was for Police Department overtime and other incidentals.

Councilor Oliver asked if the Police Department staffing was inline now and City Manager Streetman answered yes.

Councilor Turner made a motion to approve the Resolution for the Budget Amendment, seconded by Councilor Oliver, unanimously approved.

Consider Resolution to apply for a two-million-dollar Appalachian Regional Commission (ARC) infrastructure grant and authorize the city manager to make the application

City Manager Streetman stated this grant would be in addition to the three million grant in place. This Resolution would enable him to apply for the grant following the City's Financial Policy.

Councilor Turner made a motion to approve the Resolution to apply for the grant by the city manager, seconded Councilor Oliver, unanimously approved.

OTHER BUSINESS

Public Forum and General Comments

None

Executive Session

None

Adjournment

There being no further business to come before the Mayor and Council, Councilor Allred made a motion to adjourn the meeting, seconded by Councilor Turner, unanimously approved.

The meeting adjourned at 10:16 a.m.

Respectfully submitted:

Hollie Steil, Mayor

Attest:

Karen Fleming, City Clerk

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL SKY VALLEY ORDINANCES 12-01 AND 14-06 AND TO ESTABLISH AN ORDINANCE FOR THE PROTECTION AND REPLACEMENT OF TREES WITHIN THE CITY OF SKY VALLEY

WHEREAS, the City of Sky Valley recognizes that development in the city has resulted, and will continue to result, in the loss of trees and tree canopy and has contributed to a concept known by the U.S. Forest Service and the National Fire Protection Association (NFPA) as the wildland urban interface (WUI); and,

WHEREAS, the City of Sky Valley recognizes that trees contribute to the quality of life by producing oxygen, removing carbon from the atmosphere, filtering pollutants from the air, cooling the environment, reducing stormwater runoff, buffer noise and reduce glare, providing privacy screening and providing habitat for wildlife. Trees also increase property values and provide a vital component to the environmental and aesthetic well being of the city; and,

WHEREAS, it is in the best interest of the City of Sky Valley that regulations be adopted to address the preservation, protection and maintenance of trees in the city while simultaneously acknowledging the potential for loss due to wildfires.

The Council of the City of Sky Valley hereby ordains:

Section 1. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in the section, except where the context clearly indicates a different meaning:

Arborist means a person who is professionally trained in the science of trees. The typical professional certification is by the International Society of Arboriculture (ISA).

Buffer means an area required to remain undisturbed or replanted where existing vegetation is sparse, as determined by the City manager or city building inspector.

Canopy means the branch spread of a tree or a tree stand.

Canopy tree is a species of tree that normally reaches a height at maturity of 40 feet or more and in which the layers of leaves and branches of the tree are so arranged or formed to provide shade.

Critical root zone (CRZ) means the minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths (1.3) times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six feet

Diameter at breast height (DBH) means the standard measurement of tree size. The tree trunk is measured at a height of four and one-half (4.5) feet above the ground. If a tree splits into multiple trunks below four and one-half feet, then each trunk is measured as a separate tree.

Drain field and septic tank means that septic system and drain field to be used which must be identified and approved by the county health department prior to permitting.

Firewise USA is a program managed by the National Fire Protection Association (NFPA) that teaches people how to adapt to living with wildfire and encourages neighbors to work together and take action now to prevent losses.

Footprint includes the area covered by any approved building or structure plus 15 feet from the edges of the approved building or structure. (The additional 15 feet applies only to approved buildings or structures). The term "footprint", for the purposes of this article, also includes the specific area approved for the installation of a driveway, parking area, septic tank and drain field. All trees within an approved footprint may be removed upon the filing and approval of a tree-cutting permit.

Permit means a permit issued by the City pursuant to the terms of this article

Specimen tree means any tree defined as historical or endangered or group of trees which has been determined by the City Manager and City building inspector to be of high value because of its species, spread, size, age or other professional criteria.

Top/topping means reducing the height of any tree.

Tree means a tree exceeding eight inches in diameter (25 inches or more in circumference) at breast height as measured from the highest slope adjacent to the tree.

Trim/trimming means removing any limbs that are more than 12 feet above the ground.

Under brushing means removal of shrubs, bushes, small trees or native shrubbery.

Section 2. General Applicability

A. Each property owner shall be responsible for the normal care of trees located on its premises.

B. Willful injury or disfigurement of any tree growing within the City shall be a violation of this Ordinance.

C. No person shall:

1. Cut, top, trim or remove any tree as herein defined, regardless of location or condition and including those trees located within the footprint, without first obtaining a tree cutting permit.

2. Attach any sign, notice or other object to any tree or fasten wires, cables, nails, or screws to any tree in a manner that could prove harmful to the tree.

3. Pour any material on any tree or on nearby ground which could be harmful to the tree.

4. Pile building material or equipment around any tree so as to cause injury thereto.

5. Kill or damage a tree due to neglectful operation of a vehicle or any construction equipment.

D. The trimming of a tree up to 12 feet from the ground level does not require a permit.

E. The cutting or removal of any tree or group of trees which has been designated by the City Manager and City Building Inspector as a specimen tree shall be avoided whenever possible.

F. This article applies to all property lying within the City.

Section 3. Minimum Tree Density and Canopy Cover Requirements.

The intent and goal of these regulations is to ensure that a minimum density of trees is maintained on all properties and that a significant amount of tree canopy coverage and pervious soil area is maintained throughout the City.

The City recognizes that property owners may wish to follow the guidelines outlined in the National Firewise program and that doing so may impact their ability to follow the density requirements outlined in this section. The City will cooperate with property owners to come as close as possible to achieving both of these goals.

A. All properties within the City shall maintain or achieve a minimum tree density of 130 DBH inches per acre (Option 1) or a minimum canopy cover of 45 percent (Option 2) in perpetuity. All land development permits, and/or tree cutting permits, must apply one of the metrics to the density or canopy cover calculations; no combination of the two metrics is permitted.

B. Minimum tree density may be achieved by and must be compliant with these guidelines:

1. Preserving approved trees 8 inches or greater DBH.

2. Planting approved trees in accordance with the minimum standards of this Section, where tree removal or land development results in a deficit of minimum tree density or canopy cover.

3. No property permitted for new development activity may remove all existing trees.

4. No trees located within the City public right-of-way may be removed or destroyed by owners of abutting private property.

C. Calculations.

1. Option 1 – Minimum 130 DBH Inches Per Acre.

a. The calculations shall be for the net site area excluding the acreage required for buffers and infrastructure improvements (road, sidewalks, utility lines, retentions ponds, etc.). In no event shall a parking lot be considered an infrastructure improvement.

b. According to all requirements of this section, add the DBH inches of all trees preserved or planted on the property and multiply the total DBH inches by the acreage of the site: the total must equal this calculated rate or greater: For example, a 0.50-acre lot must have at least $(0.50\text{-acre} \times 130'') = 65'$ of total DBH inches.

c. A portion of DBH inches from approved trees located within the City public right-of-way adjacent to the property may be counted towards the minimum density requirement.

2. Option 2 – Minimum 45 Percent Canopy Cover.

a. The calculations shall be for the net site area excluding the acreage required for buffers and infrastructure improvements (road, sidewalks, utility lines, retentions ponds, etc.). In no event shall a parking lot be considered an infrastructure improvement.

b. According to all requirements of this section, the total existing canopy cover over the property preserved and planted must calculate to be 45% or greater.

c. For replacement trees, half mature canopy cover is credited. For example, an overstory/large replacement tree will count for $(0.5 \times 1,600 \text{ sq.} = 800 \text{ sq. ft.})$.

d. The surveyed percent of canopy cover over private property from Approved Trees located within the City right-of-way adjacent to the property may be counted towards the minimum canopy cover requirement.

D. Tree Replacement.

1. The Arborist Standards Document will provide a complete set of guidelines and resources to meet tree replacement requirements. Replacement trees must be on the approved tree list and must be installed according to the City tree planting guidelines.

2. The minimum for tree replacements shall be no shorter than ten feet high measured from the top of the ball to the tip, no less than two inches in diameter at a point one foot above the top of the ball and nursery grown in no less than a 15-gallon container or ball.

E. For all replacement trees associated with a land development permit.

1. Species selected for planting shall be ecologically compatible with the intended growing site.

2. All replacement tree selections are subject to review and changes by the city building inspector or City manager. In the event of a disagreement between the property owner and the City regarding a permit application which provides for tree replacement for approval of a permit, an Arborist Standards Document will be submitted by an arborist at the property owner's expense which provides a complete set of guidelines and resources to meet tree replacement requirements.

3. At least 85 percent of trees selected for planting must be large or medium sized canopy trees.

Section 4. Procedure for issuance of a tree cutting permit.

A. Any landowner in the city wanting to cut, trim, top, or remove a tree, or trees, must first complete an application for a tree cutting permit on forms designated by the city and file said application with the office of the city clerk. The supplication should:

1. Identify by location on a plat or sketch each tree to be cut, topped, trimmed, or removed. In order to identify trees by location the applicant must, prior to submitting the application,, either mark each tree by placing a colored ribbon around the circumference of the tree at approximately three to four feet off the ground or arrange to meet with the city building inspector and the contractor identified as required in paragraph (3) below (unless waived by the city building inspector) to go over the proposed application. The applicant must designate on the plat or sketch whether each tree is to be cut, trimmed or topped and show where each tree is in correlation to the property line.

2. Be accompanied with the application fee.

3. Identify the person/business entity who will cut, top, and remove the tree including their insurance information. Tree cutters hired to perform work within the city must be insured with liability insurance coverage in an amount of not less than \$1,000,000 and workers' compensation insurance if required by law unless the homeowner signs an affidavit of responsibility for any damages.

4. Describe the purpose for cutting, topping, trimming or removing a tree.

5. Define the time for cutting, topping, trimming, and for removal of trees or debris.

6. Be signed by the applicant, property owner and the contractor.

B. In evaluating applications for a tree cutting permit, the city building inspector, city manager, and city council may consider, but not be limited to the following criteria:

1. The number of trees to be cut, topped, or trimmed.

2. The value of the trees to be cut, topped or trimmed.

3. The condition of the trees to be cut, topped, or trimmed, with consideration given to dead, diseased, hazardous or damaged trees.

4. The environmental impact of cutting, topping, or trimming on the applicant's land and on adjacent lands. The impact on streams, soil, erosion, and surrounding vegetation is a part of the environmental impact.

C. Applications for cutting, topping, trimming or removing trees on another person's property will require that said property owner also sign the application.

D. The applicant and the contractor, identified as per paragraph A (3) of this section, must certify familiarity with and understanding of the terms of this article and that the person performing the work is familiar with the terms of this article.

E. The city building inspector shall, within ten business days of the filing of the application, visit the property, confirm that the application is complete and make a written recommendation to the city manager that a permit be issued or denied.

F. The city manager shall, within five business days of receipt of the recommendation of the city building inspector, approve, partially approve, or disapprove the application. If the city manager disapproves the application, either in whole or in part, a written explanation outlining the reasons must be sent to the applicant by certified mail, return receipt requested.

Section 5. Appeal

A. Any applicant dissatisfied with the recommendation of the city building inspector or the decision of the city manager may appeal such recommendation or decision to the city council, provided such appeal shall be in writing and filed with the city clerk within ten business days of receipt by the applicant(s) of the decision off the city manager.

B. If an appeal as provided in this section is filed with the city clerk seven days or more prior to the next regularly scheduled meeting of the city council, such appeal shall be placed on the agenda for consideration of the appeal at that meeting. If the appeal is filed six days or less prior to the next regularly scheduled meeting of the city council the appeal will be placed on the agenda of the following regularly scheduled meeting.

C. The city council, in considering an appeal, will hear from the applicant, the city building inspector, the city manager and other persons who may wish to provide information to the city council. In making a decision the city council will be governed at all times by the criteria outlined in the article.

Section 6. Clear Cutting and Undergrowth Removal.

A. It shall be the policy of the City that native shrubbery and undergrowth such as mountain laurel, rhododendron, rare wildflowers, ferns, etc., shall be preserved insofar as practical and reasonable to retard surface runoff and soil erosion, and to protect their native species.

B. Clear cutting and the removal of native vegetation shall be prohibited, except as follows:

1. As necessary to conform with the guidelines of Firewise USA if so desired.
2. As necessary for placing public roads, utilities, structures and parking areas.

C. A permit shall be required for any such cutting or clearing. An application for clear cutting consistent with the policy enumerated in this section for clear cutting shall be established by the city manager and all applicable penalties and rights of appeal set forth in section _____ shall be applicable to this section.

Section 7. Permit Fees

All trees that are cut, topped or trimmed as defined herein shall require a permit issued by the City. Fees charged by the City for cutting, topping, trimming and removing dead, diseased or hazardous trees shall be established from time to time by duly enacted ordinances of the City or by an appropriated resolution of the City.

Section 8. Penalties for Violation

A. Any violation of this article shall subject the applicant and contractor jointly and severally to liability for a monetary fine not to exceed \$1,000 per violation and \$1,000 for each additional violation, as well as fines provided in section 8, paragraphs C, D and E. A violation will occur for each tree cut, topped, or trimmed in violation of this article.

B. Replanting. In addition to the above, any person, firm, corporation or other entity or agents thereof violating this article will be required to replace each tree cut or removed in violation of this article with two hardwood trees. Each hardwood tree must be:

1. No shorter than ten feet high measured from the top of the ball to the tip;
2. No less than two inches in diameter at a point one foot above the top of the ball;
3. Nursery grown in no less than a 15-gallon container or ball; and
4. The replacement trees must be approved by the city manager or city building inspector prior to planting.

C. Failure to remove any trees cut or debris from trees topped or trimmed within 14 days of completion of the work will be considered a violation with a fine of \$100 per day. The fine shall continue for each day the cut trees or debris remain on the property.

D. All citations issued, and fines imposed herein shall be imposed individually or jointly upon the applicant, property owner and the contractor.

E. If the city building inspector determines that a required permit was not obtained or more trees were cut, topped, trimmed or removed than were included on the approved permit, the city manager and property owner shall be notified. If both the city building inspector and city manager agree that if proper procedures would have been followed, the application would have been approved for the number of trees actually cut, topped, trimmed or removed, that property owner shall pay a penalty to the City equal to double the normal permit fee (as provided in the current fee schedule) for the total number of trees that were improperly topped, trimmed or cut. The property owner shall have ten days from the date of the notice to pay the penalty and avoid a citation.

F. No consideration will be given to a property owner's claim of dead, diseased or hazardous trees if those trees are cut and removed without a proper permit and without verification by the City. In the case of an after-hours emergency which would involve the cutting of a tree, the city police department should be contacted to verify the hazard and make a report for the city building inspector. In an emergency, that has been verified by the police, no penalty shall be assessed.

Section 9. Protection of Existing Trees.

A. Damage prohibited. No person shall:

1. Cut, carve or otherwise damage or remove any tree except in accordance with the provisions of this article;
2. Attach any wire, nails, advertising posters, or other contrivance harmful to any tree;

3. Allow any gaseous, liquid, or solid substance which is harmful to trees (such as concrete washout, fuel, lubricants, herbicides or paint) to come in contact with them; or

4. Set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any tree.

B. Fence required. During excavation, filling, construction or demolition operations, each tree or stand of trees to remain on the property shall be protected against damage to bark, roots, and low-hanging branches with a fence enclosing the critical root zone. Fencing shall be either plastic construction area fencing, silt fencing, 12-gauge two-inch by four-inch wire mesh, double one-inch by four-inch rails on two-inch by four-inch posts or high-visibility surveyors' tape on one-inch by two-inch posts. Height of the latter three fence types shall be four feet.

C. Compaction prohibited. All building materials, vehicles, construction equipment, dirt, debris or other objects likely to cause soil compaction or above-ground damage shall be kept outside the Critical root zone. Where a limited amount of encroachment is unavoidable and is approved by the City, the Critical root zone shall first be mulched with a four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw.

D. Grade change prohibited. There shall be no raising or lowering of the ground level within the critical root zone. Stripping of topsoil in the critical root zone shall not be permitted. Where necessary, the use of moderated fill is permitted only with prior installation of an aeration system approved by the City. Deposition of sediment in the Critical root zone shall be prevented by placement of sediment barriers, which shall be backed by two-inch wire mesh in areas of steep slope.

E. Ditches prohibited. No person shall excavate any ditch or trench within the critical root zone. Where such encroachment is unavoidable and is approved by the City, ditches or trenches shall be so located as to minimize root damage. If roots must be cut, root pruning procedures approved by the City must be employed.

F. Paving prohibited. No person shall pave with concrete, asphalt, or other impervious material within the critical root zone.

APPROVED:

HOLLIE STEIL, MAYOR

JIM CURTIS, COUNCILOR

BILL OLIVER, COUNCILOR

TONY ALLRED, COUNCILOR

DAN McAFEE, COUNCILOR

BRUCE TURNER, COUNCILOR

ATTEST:

APPROVED AS TO FORM:

KAREN FLEMING
CITY CLERK

DOUGLAS KIDD
CITY ATTORNEY

First reading and introduction June 17, 2025

Second reading and adoption July _____, 2025

CITY OF SKY VALLEY
STATE OF GEORGIA

ORDINANCE -25

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF LAND TO THE EXISTING CORPORATE LIMITS OF THE CITY OF SKY VALLEYH, GEORGIA; TO PROVIDE FOR THE ZONING CLASSIFICATION FOR SUCH ANNEXED PROPERTY; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SKY VALLEY TO REFLECT ANNEXATION AND ZONING; TO PROVIDE NOTICE OF THE APPROVED ANNEXATION TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS AND RABUN COUNTY AS WELL AS THE LEGISLATIVE AND CONGRESSIONAL REAPPORTIONMENT OFFICE OF THE GENERAL ASSEMBLY; TO PROVIDE FOR AN EFFECTIVE DATE FOR AD VALOREM TAX AND OTHER PURPOSES; TO LIMIT REZONING OF THE PROPERTY ANNEXED TO A HIGHER DENSITY OR INTENSITY FOR A SPECIFIED PERIOD; AND FOR OTHER PURPOSES

WHEREAS, Larry Turlington, property owner, **has** filed a complete application to annex 1.00 acre with SF (Single Family Residential) District zoning, said **property proposed** to be annexed consisting of Tax Parcel 058B 007A, not currently **in the city** limits of Sky Valley fronting on the north side of Sky High Drive, 600 feet east of its intersection with Moon Ridge Drive, both city maintained roads, and

WHEREAS, said annexation application **includes the written** and signed applications of all (100%) of the owners of all of **the land**, except the owners of any public street, road, highway, or right of way, proposed to be annexed, as required by O.C.G.A. § 36-36-21; and

WHEREAS, the property to be annexed and zoned SF (Single Family Residential), conditional, is described in detail in **the annexation application** packet which by reference is incorporated herein;

WHEREAS, the property to be annexed is a “contiguous area” to the existing city limits of Sky Valley as that term is defined by O.C.G.A. § 36-36-20(a); and

WHEREAS, the Property to be annexed does not result in an “unincorporated island” as that term is defined in O.C.G.A. § 36-36-4; and

WHEREAS, pursuant to O.C.G.A. § 36-36-6, the city provided written notice of the proposed annexation to the governing authority of the County (the Rabun County Board of Commissioners) as required by law; and

WHEREAS, pursuant to O.C.G.A. § 36-36-111, notice by verifiable delivery of the proposed annexation and the proposed zoning district or districts by the city was sent to the county governing authority and the affected school system if applicable; and

WHEREAS, the Rabun County Board of Commissioners has replied in writing that it does not object to the proposed annexation pursuant to O.C.G.A. § 36-36-113; and

WHEREAS, the Sky Valley City Council has authority pursuant to O.C.G.A. § 36-36-1 *et seq.* to annex certain property and authority pursuant to the Sky Valley Zoning Ordinance to amend the City of Sky Valley Official Zoning Map; and

WHAREAS, the Sky Valley Planning and Zoning Commission held a public hearing on the application; and

WHEREAS, the Sky Valley City Council held a public hearing on the application and has complied with all applicable laws and ordinances with respect to the public notice for public hearings and for the processing of such application; and

WHEREAS, the city manager has prepared a report on the annexation and zoning request, and such report provides findings with regard to the application and the extent to which the application is consistent with standards governing the exercise of zoning power articulated in the Sky Valley zoning ordinance; and

WHEREAS, it has been determined by the Mayor and Council that such application meets the requirements of law pertaining to said application as required by applicable provisions in Chapter 36 of Title 36 of the Georgia Code and that it is desirable, necessary and within the public's interest to approve the annexation application and zoning application of the applicant and to amend the City of Sky Valley Official Zoning Map accordingly; and

WHEREAS, per the requirements of HB 1385 (amending O.C.G.A. § 36-36-3), effective July 1, 2022, the city is required to file a report identifying any property annexed with the Legislative and Congressional Reapportionment Office of the General Assembly, in addition to the Georgia Department of Community Affairs and the county wherein the property annexed is located;

Now, Therefore, IT IS HEREBY ORDAINED by the Sky Valley City Council as follows:

Section 1.

The property proposed for annexation, described in the annexation application, is hereby annexed to the existing corporate limits of the City of Sky Valley, Georgia, and is hereby zoned SF (Single Family Residential).

Section 2.

An identification of the property annexed by this ordinance shall be filed with the Georgia Department of Community Affairs and with the governing authority of Rabun County (Rabun County Board of Commissioners) in accordance with O.C.G.A. § 36-36-3, as well as with the Legislative and Congressional Reapportionment Office of the General Assembly as required by

HB 1385 (amending O.C.G.A. § 36-36-3), effective July 1, 2022. The city clerk is directed to coordinate the submission of Geographic Information System (GIS) shape files by the Rabun County Geographic Information System (GIS) Department or Georgia Mountain Regional Commission or applicable agency to the City of Sky Valley for transmittal to said Reapportionment office as required by law. The city clerk is further directed to enter the annexation information and signed annexation ordinance into the Georgia Department of Community Affairs' online annexation reporting system.

Section 3.

For ad valorem tax purposes, the effective date of this annexation and zoning shall be on the effective date of the 2nd reading and adoption of said annexation ordinance of the year during which such annexation occurred.

Section 4.

For all purposes other than ad valorem taxes, the effective date of this annexation and zoning shall be the effective date of the 2nd reading and adoption of said annexation ordinance of the month in which this ordinance approving the annexation and zoning was adopted.

Section 5.

The city manager is directed to update the official zoning map of the city to reflect the new city limits and the zoning classification of the property annexed.

Section 6.

By no later than the next five-year update of the comprehensive plan, the city manager is directed to show the area annexed on the future land use plan map of the city's comprehensive plan with a land use category that most closely approximates the zoning district or districts assigned to the annexed area.

Section 7.

Pursuant to O.C.G.A. § 36-36-112, the city shall not change the zoning or land use plan relating to the annexed property to a more intense density than that stated in the notice provided to the County pursuant to § O.C.G.A. 36-36-111 for two years.

EXHIBIT A
DESCRIPTION OF PROPERTY
ANNEXED AND ZONED SF (Single Family Residential)

Tax Map/Parcel 058B 007A- 1.0 acre represented by the turquoise colored boundary and not already inside the city limits of Sky Valley, said property fronting on the north side of Sky High Drive, a city maintained road.



Map/Aerial Photograph of Tax Map/Parcel 058B 007A

So ORDAINED, this the 20th Day of August, 2024.

HOLLIE STEIL, MAYOR

JIM CURTIS, COUNCILOR

BILL OLIVER, COUNCILOR

TONY ALLRED, COUNCILOR

BRUCE TURNER, COUNCILOR

DAN MCAFEE, COUNCILOR

This is to certify that I am City Clerk of the City of Sky Valley. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

First Reading & Introduction: ____ day of _____, 2025

Second Reading & Adoption: ____ day of _____, 2025

ATTEST:

Karen Fleming, City Clerk

APPROVED AS TO FORM:

Doug T. Kidd, City Attorney