

**CITY OF SKY VALLEY
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
TUESDAY, JULY 29, 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

June 24, 2025 – Public Hearing and Regular Meeting

NEW BUSINESS

- 3. Application of David Goodrow for a setback variance request to vary the front yard setback from 15 feet to 0 feet on property located on the east side of West Sugarbush Drive at its intersection with East Sugarbush Drive, AKA 0 West Sugarbush Drive, Sky Valley, GA 30537. Tax Parcel # 058A283. Zoned SF (Single Family Residential). Proposed use to bring current home under construction into compliance and to build an attached carport.**

4. Public Forum and General Comment

ADJOURNMENT

You may join the meeting at the following link:

<https://us02web.zoom.us/j/89734980870>

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.

APPLICATION FOR VARIANCE

City of Sky Valley, Georgia
Planning & Zoning Commission
3444 Highway 246
Sky Valley, GA 30537

Rec'd
6/30/25
Ck#1006
\$257.00
168

A notice shall be placed in a newspaper with general circulation within the territorial boundaries of the local government at least 15 but not more than 45 days prior to the date of the Planning & Zoning Hearing. The notice shall state the time, place, and purpose of the hearing.

A sign containing information required by local ordinance shall be placed in a conspicuous location on the property not less than 15 days prior to the date of the Planning & Zoning public hearing.

Letters by regular mail shall be sent to all adjoining property owners stating all pertinent facts of the variance request using the same time frame as the public notice in the local newspaper.

This variance request application shall be submitted with all required information to the City Clerk by 12:00 PM on Thursday to be published in the following week's edition of the Clayton Tribune. The Planning & Zoning Commission can hold a public hearing on the request no earlier than 15 days following the notice in the newspaper. The Planning & Zoning Commission will then make a recommendation to the City Council to approve or deny the request at the next regularly scheduled council meeting. Regular monthly council meeting are held the fourth Tuesday of the month at 10:00 AM unless otherwise noticed.

Date: JUNE 30, 2025

Property address: 615 W. SUGARBUSH, SKY VALLEY, GA 30537

Subdivision Name & Part: _____ Lot Number: _____
(Required if no property address.)

Owner of Property: DAVID & SUSIE GOODROW

Address: 615 W. SUGARBUSH, SKY VALLEY GA, 30537

Telephone: 404 402 2082

Name of Applicant: DAVID & SUSIE GOODROW

Address: 615 W. SUGARBUSH, SKY VALLEY, GA 30537

Telephone: 404 402 2082

If the Owner and Applicant are not the same, signatures of both Owner and Applicant must appear on the application and be dated.

dmgoodrow@gmail.com

I hereby request that the property described in this application be given a variance as follows:

DUE TO THE SLOPE OF THE LOT AND THE LOCATION OF THE HOUSE FOUNDATION, CONSTRUCTING A TRADITIONAL GARAGE IS NOT FEASIBLE. AND AT A COST OF \$100,000 WOULD BE COST PROHIBITIVE. WE ARE REQUESTING A ZERO SETBACK VARIANCE TO ALLOW FOR A CARPORT AS A REASONABLE ALTERNATIVE.

SUMMARY OF VARIANCE REQUEST

Give a summary description of your proposed project in the space provided below. This summary should include purpose, type of construction (per Building Code Regulations), square footage, height, and any other pertinent information deemed necessary.

PROPOSED PROJECT IS AN 18'X20' CARPORT WITH A GRAVEL FLOOR. SLANTED ROOF, 9' TO 12' IN HEIGHT. STAINED TIMBER DESIGN TO MATCH THE HOUSE CONSTRUCTION. PHOTO PROVIDED

SITE PLAN

A current Registered Surveyor's site plan that shows the location of all corner pins (flagged), all easement and set-back lines, road right of way width, location of road (paved or gravel) with the right of way, all existing and or proposed buildings of the plan on which the variance is requested.

FEES

The fee for advertising and administrative costs is \$250.00 due at time of application.

AUTHORIZATION TO INSPECT PREMESIS

I hereby authorize the City of Sky Valley City Council and the Planning & Zoning Commission to inspect the premises which are the subject of this variance request.

David M Gordon

Signature of Property Owner

JUNE 30, 2025

Date

Ann M. Gordon

Signature of Applicant (if other than Property Owner)


6-30-2025

Date

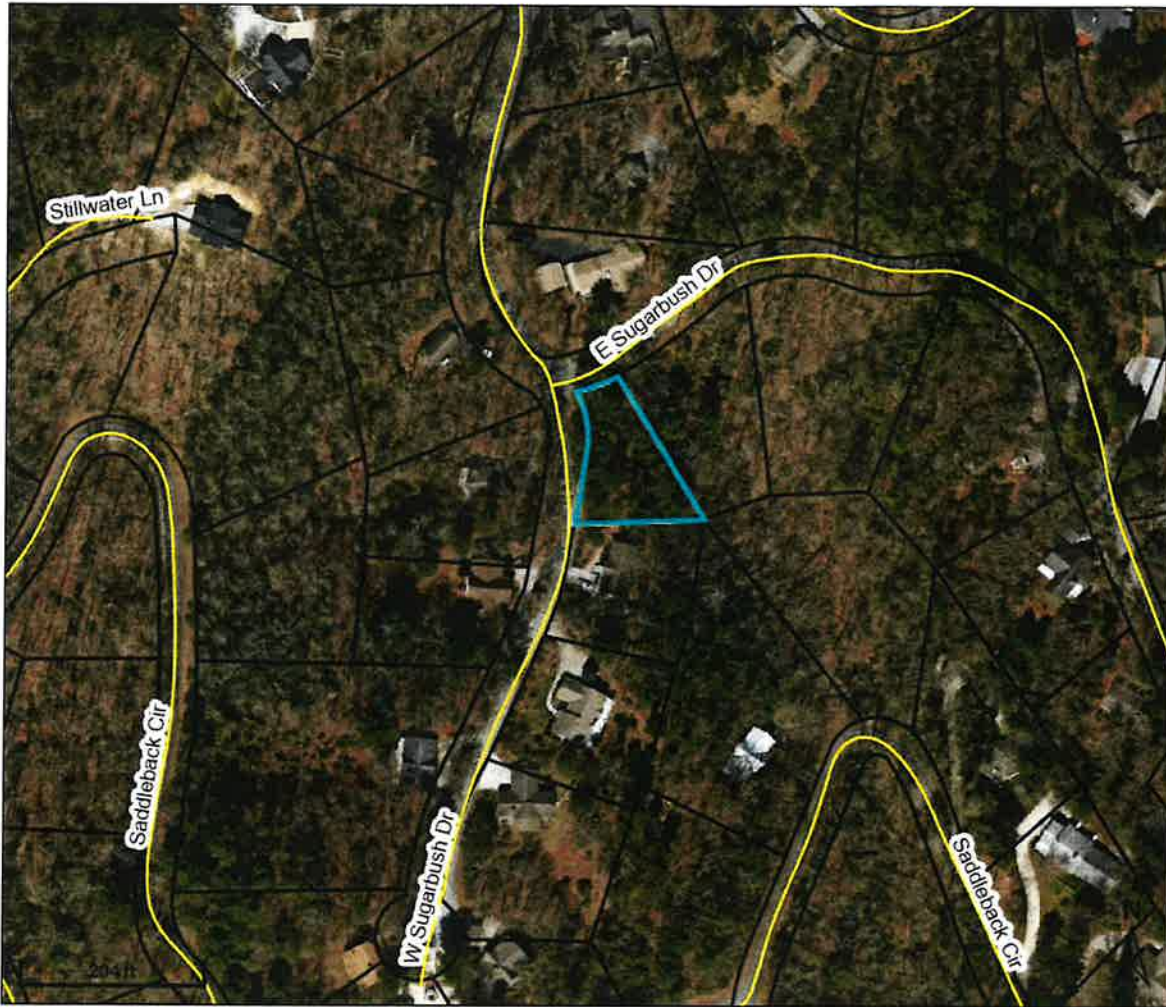
7-1-2025

I Randy Hollenbeck am the current owner and builder of 615 W Sugar bush Dr. I have a contract to sell said property to David and Susie Goodrow on or close to August 1st 2025. I give my approval for David to apply fo a zoning variance at this time.


Randy Hollenbeck


Karen Fleming, Notary







Overview



Legend

-  Road Centerlines
-  Parcels

Parcel ID	058A 283	Owner	HOLLENBECK RANDY	Last 2 Sales			
Class Code	Residential		266 EAST SUGARBRUSH DR #301	Date	Price	Reason	Qual
Taxing District	Sky Valley		SKY VALLEY, GA 30537	11/12/2024	\$10000	LM	Q
Acres	n/a	Physical Address	615 SUGARBUSH	2/1/1981	0	UV	U
		Assessed Value	Value \$8000				

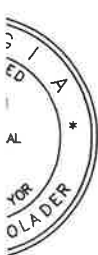
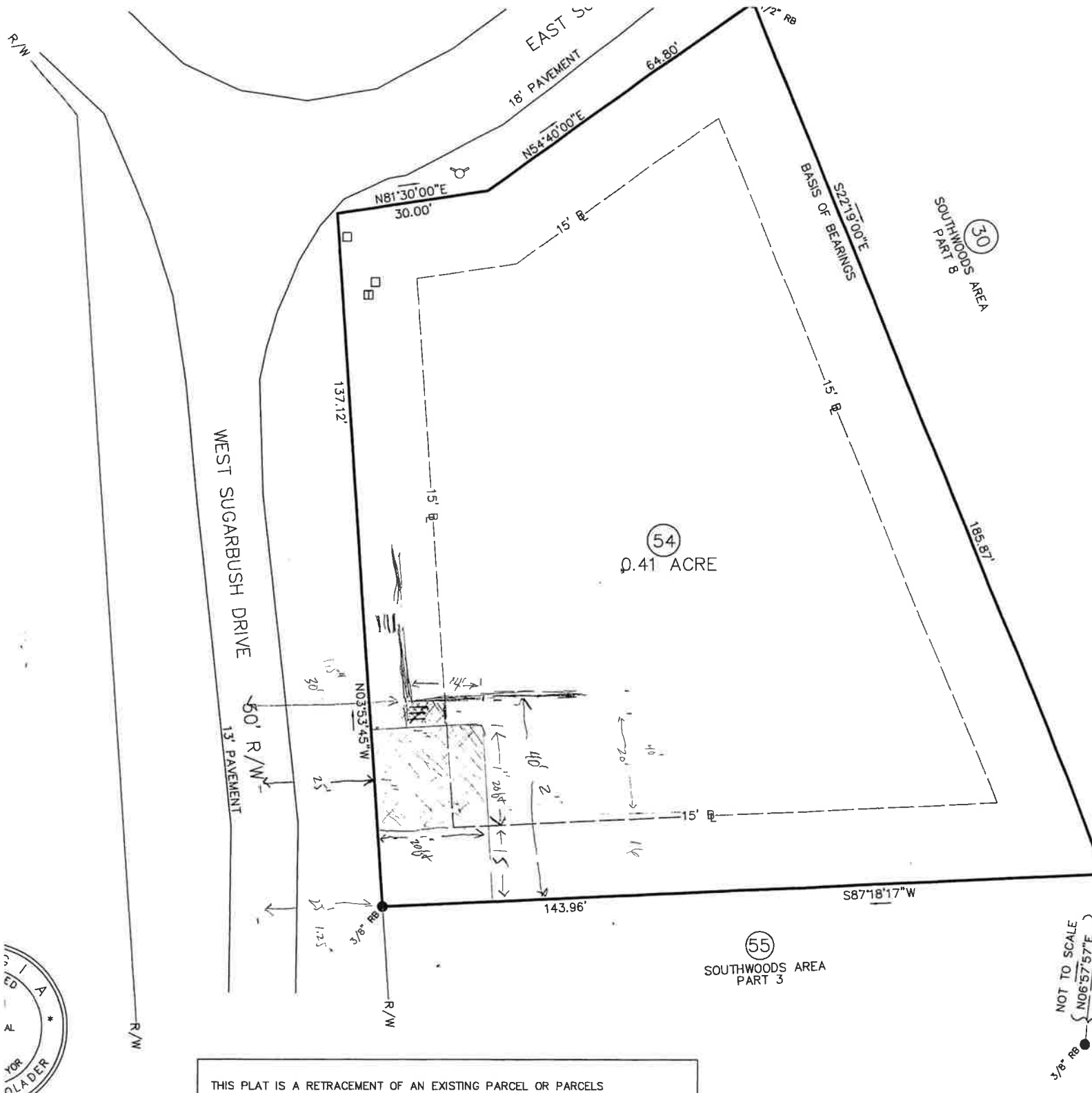
(Note: Not to be used on legal documents)

Date created: 7/1/2025

Last Data Uploaded: 7/1/2025 7:36:55 AM

Developed by  **SCHNEIDER**
GEOSPATIAL





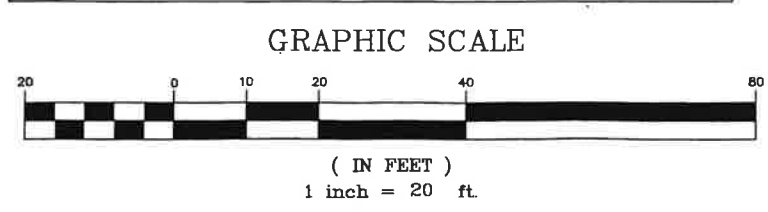
STATION
THE LINEAR AND
ITS USED IN THE
PLAT.

WHICH THIS MAP
IS A CLOSURE
OT IN 18,696
R ERROR OF 03
D WAS ADJUSTED
IARES RULE METHOD.

AS BEEN CALCULATED
FOUND TO BE
FOOT IN 103,607

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

W. Jonathan Rolader
W. JONATHAN ROLADER RLS 3231



(55)
SOUTHWOODS AREA
PART 3

(30)
SOUTHWOODS AREA
PART 8

NOT TO SCALE
(N06°57'57"E)

GRANTOR: JOHNS ROOFING CO.

RETRACEMENT SURVEY F

RANDY HOLLEI

SCALE: 1" = 20'	0.41 ACRE—LOT 54
DATE: NOV. 21, 2024	SOUTHWOODS AREA—PAR
IN THE CITY OF SKY VAL	
LOCATED IN LAND LOT 195, 2nd	
RABUN COUNTY, GEOR	
APPALACHIAN SURVEYING COMPANY, INC.	
P.O.BOX 117	