

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
CITY OF SKY VALLEY, GEORGIA
OCTOBER 21, 2014
TUESDAY, 10:00 AM**

Fellowship Hall, 817 Sky Valley Way

MINUTES

Chairman Brooker called the meeting to order.

Those present: Commissioners Brooker, Gurley, Parrott, and Shepard, City Clerk Cantrell.

PUBLIC HEARING

Variance Request – Ridgepole, Part 1, Lot 143

Variances to City of Sky Valley Zoning Ordinance (05-15)

1. Section 706 “Separation Between Principal Structures” to construct a garage that will encroach 2 feet into the 30 foot required distance between principal structures.
2. Section 1606 “approval Period Limited” to extend the approval period from six months to an indefinite period of time or until the property is sold or otherwise changes ownership

Mitch Baker, attorney for applicant, presented the request for the variances. He stated that they would also like to amend the request to allow the structures to be 25 feet apart allowing a little room if needed, and to have the approval period be perpetual, filed with the deed of the property. The reasoning for this request is because if the adjoining property owner’s variance request to encroach 15 feet into the setback, allowing the garage to be build on the property line, is approved it would mean that to build on this lot, the structures would be closer that the zoning ordinance allows.

Mr. Martin said that they do not have plans to build at this time, but would like to be sure they can build in the future. They have invested a little over \$5,000 in the site plans.

City Clerk Cantrell said that, based on her research, the city has never been asked to grant a variance to the approval period and recommended that if the Commission votes to recommend approval to Council it be contingent upon the city attorney’s review.

City Clerk Cantrell presented a letter from adjoining property owner, Don Rice, in support of approval. No calls or letters were received in opposition to the request.

Gurley made a motion to recommend approval of both requests to Council, subject to review by the city’s attorney, 2nd Parrott, unanimously approved.

Respectfully submitted,

Mandi Cantrell, City Clerk