

**PLANNING & ZONING COMMISSION
PUBLIC HEARINGS
CITY OF SKY VALLEY, GEORGIA
JULY 14, 2015
TUESDAY, 10:00 AM**

Lakeside Room, 568 Sky Valley Way

AGENDA

Vice Chairman McAfee called the meeting to order.

Those present: Commissioners McAfee, Shepard, and Tebeau, City Manger Lapeyrouse, Building Inspector Power, and City Clerk Cantrell

PUBLIC HEARINGS

123 Ridgeview Lane – David Wickersham

Request for a variance to Section 803 Table 3 “Dimensional Requirements by Land Use District” of the City of Sky Valley Zoning Ordinance (05-15) at 123 Ridgeview Lane, owned by David Wickersham to encroach into the 15 foot side yard setback requirement by 7 feet for a carport.

Mr. Wickersham explained the reason for his request to encroach into the setback to build a carport stating that is the most minimally invasive location and the best fit on the property. His potential builder, Jon Schwetz, explained what the carport would look like.

City Manager Lapeyrouse stated that there is a main water line going through this property where the proposed carport would be. Inspector Powers said the city’s concern is what would happen if that line needs replaced. Mr. Schwetz said the carport would not have a concrete floor. The carport would be 22’ X 22’ and the proposed ceiling height is 8 to 8.5’. The carport is 15’ to 20’ feet from the house.

Commissioner Tebeau made a motion to recommend approval of the variance request to Council, 2nd Commissioner Shepard, unanimously approved.

2276 Ridgepole – Kingery

Request for a variance to Section 803 Table 3 “Dimensional Requirements by Land Use District” of the City of Sky Valley Zoning Ordinance (05-15) at 2276 Ridgepole, owned by Andrew Kingery to encroach into the 15 foot side yard setback requirement by 12 feet to construct a house.

Request for variance to Section 100.60 (1) “Minimum Conditioned Floor Space” for Single Family Residences of the City of Sky Valley Building Code Ordinance (14-01) to allow less than 1,750 square feet of conditioned living area to rebuild house on previous footprint.

Mr. Kingery explained that his house burned several years ago. He withdrew his request for the minimum conditioned floor space to be less than required. He presented the history of the previous house that burned stating that it was directly on the property line and that he is asking for it to be three feet off the property line. He said the house will be higher from the road level than the previous one.

City Manager Lapeyrouse asked if the cost of the foundation would create a hardship to comply with the setback requirements. Mr. Kingery said that when he met with a contractor last year, it would be around \$30,000 for the foundation if the house met the setback requirements. He did not know the cost of the foundation if the variance is granted to build within the setback requirements.

Adjoining property owner Bill Snow spoke against approving the variance.

Commissioner McAfee read Section 16.04 of Zoning Ordinance 05-15 that explains what creates a hardship and reasons for a variance. Discussion followed about parking areas. Mr. Kingery said previous parking was on the right of way. City Manager Lapeyrouse mentioned that the current zoning requirement is two parking spaces on the property.

City Clerk Cantrell said she received one phone call in opposition to the request, from Louis Philhower, an adjoining property owner. There were also three emails in opposition, from Bill Snow, Milt Gillespie and Steve Brett.

Commissioner Tebeau made a motion to recommend denial of the request to Council, 2nd Commissioner Shepard, unanimously approved.

DISCUSSION ITEMS – ZONING & BUILDING CODE

- Ordinance to Establish Standards for Driveways & Parking Areas

Mayor Goodgame explained that currently, you are only required to pave the portion of your driveway that is on the right-of-way. He said this ordinance would extend that requirement to cover the entire driveway be asphalt, concrete, or paving stone.

Resident Don Haney said there are several gravel driveways that are satisfactory adding that the City still has some gravel roads. He said he believes this would be an example of taking restrictions too far. He said that 4" of asphalt thickness is more standard than 6". He also posed the question of a flat driveway where the gravel will not slide into the road. The Commission discussed asphalt thicknesses and other driveway materials. The international building code does not require that driveways or parking areas be paved; those are local requirements. Mayor Goodgame gave the example of Valley View Condos stating that under our current requirements, that whole parking area could be graveled.

Commissioner Shepard made a motion to recommend approval of the ordinance, changing the concrete thickness from to 4" instead of 6" for driveways, 2nd Tebeau, unanimously approved.

- Ordinance to Establish Standards for Fences, Walls, Gates, & Columns

Mayor Goodgame said that some people build columns and chain off their driveways right up to the side of the street. He gave an example of two poles with a chain at the end of Fairway Lane. He said that it is an eyesore and prevents access to the neighbor's walkway. City Manager Lapeyrouse said that with all of the cabled-off driveways, it makes very difficult for city trucks to turn around on those roads that do not have an adequate cul-de-sac. Many of the chains are on the right of way.

Resident Don Haney asked about a wooden fence with metal field fencing attached on the inside to keep pets in the yard. Discussion followed about fencing materials and if that would fall under the metal fencing requirements. Those items would require notification to the neighboring property owners and a meeting of the P & Z Commission to approve or deny.

Commissioner Tebeau made a motion to recommend approval of the ordinance as presented to Council, 2nd Commissioner Shepard, unanimously approved.

Commissioner Tebeau made a motion to adjourn, 2nd Commissioner Shepard, unanimously approved.

Respectfully submitted:

Mandi Cantrell, City Clerk