

**PLANNING & ZONING COMMISSION  
MEETING & PUBLIC HEARING  
CITY OF SKY VALLEY, GEORGIA  
FEBRUARY 18, 2014  
TUESDAY, 10:00 AM**

**Fellowship Hall, 817 Sky Valley Way**

**MINUTES**

Vice Chairman Brooker called the meeting to order.

Those present: Brooker, Gurley, Parrott, Shepard.

**SPECIAL BUSINESS**

Appointment of Chairman, Vice-Chairman, & Secretary  
Brooker made a motion to approve the appointment of himself as Chairman, Dick Parrott as Vice Chairman, and Steve Shepard as Secretary, 2<sup>nd</sup> Steve Shepard, unanimously approved.

**PUBLIC HEARING**

De-Annexation Request for Parcel 058D 047A, Thunderhead Lane  
Request for de-annexation of "all that tract or parcel of land lying and being in Land Lot 92 of the 3<sup>rd</sup> District, Rabun County, Georgia, being shown as Tract 1, Sky Valley Subdivision, as per plat thereof recorded in Plat Book 9, page 31, Rabun County Georgia Records." The parcel number of said property is 058D 047A consisting of 7.8 acres.

**Order**

1) Applicant presentation

Applicant, Cale Lawson, said that he would like to de-annex this piece of property from Sky Valley. His request to de-annex is because adjoining properties are not in city limits. The property is more accessible from the Spring Lake subdivision and the utilities are also closer from that side. He stated that he did not have plans, at this time, to subdivide this piece of property.

2) Staff report & commission questions

City Clerk Cantrell said the properties on either side of this piece of property are not in city limits and that she believes this piece was incorporated into Sky Valley when the city was incorporated because it belonged to Larry McClure.

City Manager Lapeyrouse said that currently road access to this piece of property is blocked because the road does lead out of the city and is unmaintained. If someone built on this property, we would have a responsibility to improve the road. It is currently gravel, so we would maintain it as a gravel road.

3) Adjoining property owners in support

Ed West, who owns a piece of property very close to this one, said that he has no objection to this being de-annexed. He said his only concern is with access to his property on the same road.

- 4) Letters from adjoining property owners in support – none received
- 5) Other persons in support – no comments
- 6) Adjoining property owners in opposition – no letters received and no comments
- 7) Letters from adjoining property owners in opposition – none received
- 8) Others in opposition – none

**NEW BUSINESS**

- Review & Recommendation of De-Annexation Request for 058D 074A

The Commissioners discussed access from Sky Valley and/or Spring Lake (a private subdivision in Rabun County). After some discussion, the consensus of the Commissioners was that they did not feel comfortable making a recommendation to approve or deny this request because the property owner did not know if Spring Lake would allow access through their subdivision to his property.

Commission recommendations to the property owner:

- Contact the Spring Lake POA to see if they will or will not allow access
- Have the property surveyed so we know the exact location
- Resubmit application to the City Clerk with survey – a new public hearing will have to be scheduled, along with property notices, and letters to adjoining property owners.

Parrott made a motion to postpone this item until the aforementioned recommendations are met, 2<sup>nd</sup> Gurley, unanimously approved.

Brooker made a motion to adjourn, 2<sup>nd</sup> Gurley, unanimously approved.

Respectfully submitted,



Mandi Cantrell, City Clerk