



AGENDA
COUNCIL MEETING
4040 S. BERKELEY LAKE RD.
BERKELEY LAKE, GEORGIA 30096
FEBRUARY 19, 2026

7:00 PM Work Session
8:00 PM Formal Session

Citizens are encouraged to offer comments on issues of concern as agenda items are reached and at the end of the meeting for all other issues. Please limit citizen comments to 2 minutes. Longer citizen comments are welcome in writing and will be added to the official record of this meeting.

WORK SESSION

CALL TO ORDER

AGENDA

PUBLIC HEARING

CONSENT AGENDA

- a) Minutes of January 15, 2026, Council Meeting
- b) Minutes of January 15, 2026, Council Work Session
- c) Financial Statements of December 2025 – Unaudited
- d) Audit Engagement Letter – Mauldin & Jenkins

OLD BUSINESS

NEW BUSINESS

- a) Southwest Gwinnett Chamber of Commerce Board Member Position
- b) 4477 PIB Discussion
- c) Peachtree Industrial Corridor Small Area Plan – Georgia Tech Design Studio
- d) Pedestrian Safety Study Update

EXECUTIVE SESSION *(if needed)*

CITIZEN COMMENTS

ADJOURNMENT

Requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Berkeley Lake government should be made at least five days prior to the event by contacting the ADA Coordinator at 770-368-9484.



**COUNCIL MEETING
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
DRAFT MINUTES
JANUARY 15, 2026**

ATTENDANCE

Mayor: Lois Salter

Council Members: Skip Dahlstrom, Bill Lacy, Billy Lyons, Chip McDaniel and Rebecca Spitler

City Officials: Leigh Threadgill - City Administrator, Dick Carothers – City Attorney

Members of the Public: 17

Members of the Press: 0

CALL TO ORDER

Salter called the meeting to order at 8:03 PM and asked Carothers to swear in the newly elected officials – Skip Dahlstrom, Bill Lacy, Bill Lyons and Chip McDaniel.

SWEARING IN OF NEWLY ELECTED COUNCIL MEMBERS

- a) Skipper Dahlstrom – Council Member-At-Large
- b) Bill Lacy – Council Member-At-Large
- c) Bill Lyons – Council Member-At-Large
- d) Chip McDaniel – Council Member-At-Large

Carothers swore in the candidates who were elected to City Council at the November 4, 2025, election.

Salter offered words of congratulations to those who were sworn in and thanked them for their service.

AGENDA

Salter solicited a motion regarding the agenda.

Spitler made a motion to accept the agenda as submitted. McDaniel seconded the motion. All council members were in favor and the motion passed.

PUBLIC HEARING

Salter noted there are no public hearings tonight.

CONSENT AGENDA

Salter noted the following as items on the consent agenda and solicited a motion:

- a) Minutes of December 11, 2025, Council Meeting
- b) Minutes of December 11, 2025, Council Work Session
- c) Financial Statements of November 2024 – Unaudited
- d) Atlas Dam Inspection Proposal

McDaniel made a motion to approve all items on the consent agenda. Lyons seconded the motion.

Lyons amended the motion to correct the date of the financial statements from 2024 to 2025. McDaniel seconded the motion. All were in favor and the motion passed.

OLD BUSINESS

Salter noted there is no old business tonight.

NEW BUSINESS

- a) Code of Conduct Affirmation

Salter: The next item of new business is the agreement this group made with each other years ago wherein we would annually recall to our attention the code of conduct we worked together to create. We want to annually affirm that. The code requires that it be brought before council annually and asks each council member to ratify the Code of Conduct anew at that time.

Code of Conduct

- a) *The City of Berkeley Lake adopts by reference, as if fully set forth herein, the provisions of OCGA 45-10-1 and Section 2.14 of the City of Berkeley Lake Charter. Any conflict between local ordinance and state statutes and/or the charter shall be resolved in accordance with the provisions of state statute and the charter.*
- b) *It is the policy of the City of Berkeley Lake to observe the highest standards of public conduct, considering the roles of both elected and appointed city officials to be primarily that of a trustee of the public's resources. Consequently, this code seeks to establish criteria and guidelines that will encourage all city officials to serve others, not themselves; to use resources with efficiency and economy; to treat all people fairly; to use the power of their positions only for the well-being of constituents; and to create an environment of honesty, openness and integrity.*
- c) *Public officials and employees of the city shall treat all citizens with courtesy, impartiality, fairness, and equality under the law, and shall avoid both actual and*

potential conflicts of interest between their private self-interest and the public interest.

d) The following are found to be ethics violations in the City of Berkeley Lake and are prohibited:

- 1) Coercing or attempting to influence persons outside a public meeting by offering to exert the power and resources of their position to achieve a private objective;*
- 2) Making commitments, implicitly or explicitly, that the city will take actions the council has not agreed to;*
- 3) Accepting gifts or favors with a value of more than \$50, or multiple gifts with a cumulative value of \$100 from any single source, or soliciting any gift or favor, from persons regulated by and conducting business with the city;*
- 4) Disclosing confidential information from closed meetings without the prior authorization of the mayor and council;*
- 5) Requesting, using or permitting the use of any publicly-owned or publicly-supported property, vehicle, equipment, labor, or service for the personal convenience or the private advantage of a member of the mayor and council, except as otherwise provided by law;*
- 6) Engaging in private employment with, or rendering services in exchange for compensation for, any entity that has business transactions with the city, unless full disclosure of the nature and extent of such employment or services has been made;*
- 7) Appointing or voting for the appointment of any person related to the individual by blood, marriage or adoption to fill an office, position, employment, or duty, when the salary, wages, pay, or compensation is to be paid out of public funds;*
- 8) Making remarks in a public meeting that are personally disparaging or reflect negatively on the character of others (rather than expressing a different point of view), or allowing others to do the same;*
- 9) Failing to vote on all matters lawfully coming before a member of the city council or a commission appointed by the city council without stating a reason for doing so.*

e) In the interests of advancing efficient, transparent and good government, the following activities shall be required:

- 1) City council members and commission members appointed by the city council will announce the details of ex parte contacts and communications prior to any action on a matter which was the subject of the ex parte contact/communication;*

- 2) *Presiding officers of city meetings shall not permit personally disparaging remarks or comments that reflect negatively on the character of others (rather than expressing a different point of view), and shall declare such persons out of order;*
- 3) *To avoid the appearance of impropriety, any member of the mayor and council or commission member appointed by the mayor and city council determined to have a conflict of interest or a potential conflict of interest shall leave the room for the entire duration of the deliberations and actions on the matter;*
- 4) *Persons wishing to speak at public meetings must first be recognized by the chair or presiding officer;*
- 5) *Council members who communicate, by whatever means, policy positions, opinions, or city-related recommendations which are not the official position of the city shall clarify that their communications speak only for themselves and are not the official position of the city;*
- 6) *Violations of the city's codes of ethics witnessed by members of the governing body will be reported to the mayor (or mayor pro tem in the event the mayor is the subject of an alleged violation);*
- 7) *The city's ethics ordinances shall be reviewed annually by the mayor and council.*
- f) *Hearings and Determinations: Upon the sworn complaint of any person alleging facts, which if true would constitute a violation of this code, the mayor and council shall conduct a public hearing at which the accused shall be given the opportunity to be heard, either personally or through counsel. At the conclusion of said hearing, the mayor and council shall, in written findings of fact and conclusions based thereon, make a determination concerning the propriety of the conduct of the official or appointee in question.*

Spitler made a motion to ratify the code of Conduct for 2026. Dahlstrom seconded the motion. All were in favor. The motion passed signifying that each council member has personally ratified the Code of Conduct.

b) Election of Mayor Pro Tem

McDaniel nominated Rebecca Spitler to fulfill the duties of mayor pro tem for 2026. Lacy seconded the nomination. All were in favor and the motion passed.

c) Mayoral Appointments

City Administrator, City Clerk, Election Superintendent & Absentee	Leigh Threadgill
Ballot Clerk	
Court Clerk and Deputy City Clerk	Lila Hunter
City Treasurer	John Pendleton
City Marshal / Code Enforcement Officer	Rob Hiller

Deputy City Marshal / Code Enforcement Officer
City Attorney
Solicitor
City Auditor
City Building Inspector
Municipal Judge
Pro Hac Vice Judge
Planning & Zoning Commissioner
City Engineer
Georgia Piedmont Land Trust Board Member

Andy Anderson
Dick Carothers
Angela Couch
Meredith Lipson
Craig Lokey
Charles Barrett
Margaret Washburn
Rand Kirkus
Greg Sistrunk
Rebecca Spitler

Neighborhood Liaisons

Berkeley Commons and Berkeley Walk
Berkeley Field and Commercial Areas
BLHA and River Mansions
Miramont and Hermitage Plantation
River District and Habersham on the River

Bill Lacy
Bill Lyons
Chip McDaniel
Rebecca Spitler
Skip Dahlstrom

Committees

Berkeley Lake Conservancy (BLC)

Margaret Bergeron – Chair
Matt Bingham
Kelli Clay
Gene Hutchinson
Jo Jagor
Amy Waldheim
Rebecca Spitler - Liaison

Arts Committee

Chris Kimberley - Chair
Greta Agnew
Ann Carpenter
Alan Lankford
Jason Ouimette
Carol Seitz
Chip McDaniel - Liaison

Financial Affairs

John Pendleton - Chair
Calvin Grier
Dorris Hollingsworth
Dick Lopresti
Steve Rea
Kathy Sanders
John Small
Bill Lacy - Liaison

Lacy made a motion to approve the mayoral appointments as presented. McDaniel seconded the motion. All were in favor and the motion passed.

d) Fee Schedule Amendment

Threadgill: Staff has been working on updating the fee schedule for several reasons, including state law changes and inflation impacting the cost of providing building inspection services. The proposed changes are focused primarily on building permit fees, which fund building inspections. Additionally, staff suggests increasing the administrative fee for occupation tax certificates to offset software costs and staff time assisting applicants.

Dahlstrom made a motion to amend the fee schedule as proposed. Spitler seconded the motion. All were in favor and the motion passed.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

There being no further business to discuss, McDaniel moved to adjourn. Lyons seconded the motion. All were in favor and the motion passed.

Salter adjourned the meeting at 8:11 PM.

Submitted by:

Leigh Threadgill, City Clerk



**COUNCIL WORK SESSION
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
DRAFT MINUTES
JANUARY 15, 2026**

ATTENDANCE

Mayor: Lois Salter

Council Members: Skip Dahlstrom, Bill Lacy, Bill Lyons, Chip McDaniel and Rebecca Spitler

City Officials: Leigh Threadgill - City Administrator, Dick Carothers - City Attorney

Members of the Public: 6

Members of the Press: 0

WORK SESSION

Salter reviewed the agenda with the council and solicited questions regarding the items for consideration.

Carothers reviewed rules of procedure with the city council as an orientation for new council members and refresher for existing council members.

The work session was adjourned.

Submitted by:

Leigh Threadgill, City Clerk

City of Berkeley Lake

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
100 100 General	1,473,986.02	1,272,301.00	201,685.02	115.85 %
320 320 SPLOST Income	531,413.79	1,895,652.00	-1,364,238.21	28.03 %
Total Income	\$2,005,399.81	\$3,167,953.00	\$ -1,162,553.19	63.30 %
GROSS PROFIT	\$2,005,399.81	\$3,167,953.00	\$ -1,162,553.19	63.30 %
Expenses				
1 Gen Govt	493,003.75	604,943.00	-111,939.25	81.50 %
2 Judicial	3,659.70	9,439.00	-5,779.30	38.77 %
230 ARP Act Expenses 230		0.00	0.00	
3 Public Safety	149,592.36	171,968.00	-22,375.64	86.99 %
4 Public Works	196,937.89	170,240.00	26,697.89	115.68 %
6 Culture and Recreation	12,200.39	21,990.00	-9,789.61	55.48 %
7 Housing and Development	109,039.10	238,578.00	-129,538.90	45.70 %
9000.61.1100 Xfer Out - Reserve Fund		55,142.00	-55,142.00	
Debt	-3.21		-3.21	
SPLOST Expenses	606,315.15	1,895,653.00	-1,289,337.85	31.98 %
Total Expenses	\$1,570,745.13	\$3,167,953.00	\$ -1,597,207.87	49.58 %
NET OPERATING INCOME	\$434,654.68	\$0.00	\$434,654.68	0.00%
NET INCOME	\$434,654.68	\$0.00	\$434,654.68	0.00%

City of Berkeley Lake

Income & Expense

December 2025

	TOTAL
Income	
100 100 General	55,363.66
320 320 SPLOST Income	53,810.79
Total Income	\$109,174.45
GROSS PROFIT	\$109,174.45
Expenses	
1 Gen Govt	50,963.92
2 Judicial	141.00
3 Public Safety	17,332.90
4 Public Works	10,824.11
6 Culture and Recreation	480.00
7 Housing and Development	6,287.90
SPLOST Expenses	5,085.45
Total Expenses	\$91,115.28
NET OPERATING INCOME	\$18,059.17
NET INCOME	\$18,059.17

City of Berkeley Lake

Balance Sheet

As of December 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Debt Service Fund	0.00
General Fund	5,265,010.73
SPLOST Fund	1,268,108.67
Suspense 1.11.1000	0.00
Total Bank Accounts	\$6,533,119.40
Accounts Receivable	
Accounts Rec 1.11.1900.1	28,671.89
Total Accounts Receivable	\$28,671.89
Other Current Assets	
1.11.27 Grant Receivable	0.00
Accounts Rec - SPLOST 1.11.2000	98,315.41
AccountsRec-OtherTax1.11.1900.2	0.00
Franchise Tax Rec 1.11.1550	144,000.00
Interest Receivable 1.11.1400	0.00
Prepaid Expense 1.11.3600	4,198.64
Prepaid items 1.11.3800	4,212.00
QuickBooks Tax Holding Account	0.00
Taxes Receivable 1.11.1600	32,528.51
Undeposited Funds 1.11.1114	541.00
Total Other Current Assets	\$283,795.56
Total Current Assets	\$6,845,586.85
Fixed Assets	
Building & Improvements 1.11.7400	1,770,036.08
Computer Equipment 1.11.6700	48,172.61
Furniture & Fixtures 8.11.7700	71,493.47
Land 8.11.7100	9,392,320.74
Machinery & Equipment 1.11.6500	173,026.24
Total Fixed Assets	\$11,455,049.14
Other Assets	
Accum amort - bond cost	0.00
Amt avail 4 debt svc 9.11.9100	0.00
Bond issuance cost	0.00
Loan Receivable - Facilities	0.00
Loan Receivable - Paving	0.00
To be prov 4 debt 1.11.7500	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$18,300,635.99

City of Berkeley Lake

Balance Sheet

As of December 31, 2025

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable 1.12.1100	13,224.26
Operating AP	0.00
SPL2005 Admin Facil- City H-AP*	0.00
SPLOST account - Suntrust-AP*	0.00
Total Accounts Payable	\$13,224.26
Credit Cards	
Anderson Credit Card (8186)	68.09
BOZEMAN, MARTY (0241)	0.00
Hiller Credit Card (8402)	26.52
Hunter Credit Card (0891)	157.71
Threadgill Credit Card (3322)	647.00
Wilhite Credit Card (1132)	0.00
Total Credit Cards	\$899.32
Other Current Liabilities	
*Sales Tax Payable	0.00
1.12.28 Bonds payable - current	0.00
Accounts Payable Accruals-L*	0.00
Accounts payable-L 1.12.1100.2	0.00
Accrued Expenses 1.12.1150	0.00
Accrued Interest Payable	0.00
Accrued Salaries 1.12.1200	18,798.62
Accrued SPLOST Expenses 2.12.1250	0.00
Deferred revenue 1.12.2500	27,297.21
Direct Deposit Payable	-0.01
MyGov	0.00
Payroll Liabilities	66.10
PR Tax Payable - Fed 1.12.1300	0.00
PR Tax Payable - State 1.12.1310	0.00
PTO Accrual	15,324.00
Regulatory Fees Payable	21,344.09
Retainage Payable	0.00
Total Other Current Liabilities	\$82,830.01
Total Current Liabilities	\$96,953.59

City of Berkeley Lake

Balance Sheet

As of December 31, 2025

	TOTAL
Long-Term Liabilities	
Gen Oblig Bond Payable1.12.3000	0.00
GOB Payable - 2009 1.12.3000.2	0.00
GOB Payable - 2011 1.12.3000.3	0.00
GOB Payable - 2012 1 12.3000.4	0.00
SPLOST Loan Payable - Paving	0.00
SPLOST Loan Payable Facilities	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$96,953.59
Equity	
Fund Bal Unrsvd 1.13.4220	5,247,432.43
Investmt in fixedassets 1.13.4K	11,327,229.85
Opening Bal Equity	0.00
Reserve for prepaids 1.13.4125	5,640.95
Reserved for Debt Service	0.00
Restricted for Debt Svc 1.13.4105	0.00
Restricted4CapitalProj 1.13.4155	1,322,192.78
Retained Earnings 1.13.3000	-133,468.29
Net Income	434,654.68
Total Equity	\$18,203,682.40
TOTAL LIABILITIES AND EQUITY	\$18,300,635.99



January 5, 2026

Honorable Mayor and Members of the
City Council and City Administrator
City of Berkeley Lake, Georgia
440 S. Berkeley Lake Rd
Berkeley Lake, Georgia 30096

Attn: Leigh Threadgill, City Administrator

We are pleased to confirm our understanding of the services we are to provide the City of Berkeley Lake, Georgia (the City) for the year ended December 31, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund and the disclosures, which collectively comprise the basic financial statements, of the City of Berkeley Lake, Georgia as of and for the year then ended. These statements will include the budgetary comparison information for the General Fund and any major special revenue funds. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis (MD&A).

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS and will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Schedule of Projects Constructed with Special Purpose Local Option Sales Tax Proceeds.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the City of Berkeley Lake, Georgia and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial

statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

According to GAAS, significant risks include the risk of management's override of internal controls. Accordingly, we have considered this item as a significant risk.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from

fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City of Berkeley Lake, Georgia's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the City in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. You acknowledge that the working digital files used to prepare your financial statements constitutes proprietary information to us, and we reserve all rights to these files. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the

financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, or grant agreements that we report.

With regard to an exempt offering document with which Mauldin & Jenkins is not involved, you agree to clearly indicate in the exempt offering document that Mauldin & Jenkins is not involved with the contents of such offering document. In the event that Mauldin & Jenkins is requested to be involved with an exempt offering document, you agree that the aforementioned auditor's report or reference to Mauldin & Jenkins will not be included without our prior permission or consent. Furthermore, any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

As an attest client, Mauldin & Jenkins, LLC cannot retain or store documents, data, or records on behalf of the City of Berkeley Lake. This is in accordance with the ET section 1.295.143 of the *AICPA Code of Professional Conduct*. The City is solely responsible for maintaining its own data and records.

In that regard, SuraLink is used solely as a method of transferring data to Mauldin & Jenkins, LLC and is not intended for the storage of the City's information. All information you will provide through SuraLink is a copy and you will maintain original documents and data as part of your records.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete our engagement, resulting in an increase in fees over our original estimate.

We will provide copies of our reports to the City of Berkeley Lake, Georgia; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Georgia Department of Audits and Accounts or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mauldin & Jenkins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit in March 2026 and to issue our reports no later than June 30, 2026. Josh Carroll is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be \$17,500 for the year ended December 31, 2025. Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. A service charge of 1.5% per month (18% annually) will be added onto any balances not paid within 30 days. The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt by us of the information on the respective client participation listings) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

Reporting

We will issue written reports upon completion of our audit of the City of Berkeley Lake, Georgia's financial statements. Our report will be addressed to the Members of the City Council for the City of Berkeley Lake, Georgia. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the City of Berkeley Lake, Georgia is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the City of Berkeley Lake, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it to us.

Sincerely,

MAULDIN & JENKINS, LLC



Josh Carroll

RESPONSE:

This letter correctly sets forth the understanding of the City of Berkeley Lake, Georgia.

By: _____

Title: _____

Berkeley Lake Sports Club LLC purchased 4477 Peachtree Industrial in July of 2024. Partners in the LLC are Mark Metz (lives in Amberfield Subdivision), Pete Wooverton (part owner of the Tavern at Medlock), and Gary Volino (lives at 380 Lakeshore Dr). Survey of land...



The business plan for the property is to build a sports club containing Pickleball, Padel, Food/Drink area, Dog Run, Workout Room, Golf and F1 Simulators and a large meeting room for cards/Mah Jon. Preliminary name is BL Sports Club.

The property is currently zoned C1, which is Retail Shop and Restaurants. A sports club facility as described above requires mixed use zoning because it combines retail with entertainment. The City does not have a mixed use zoning. The City zoning needs to be updated. The City contracted with TSW Design in October 2024 to provide updated zoning along with other recommended regulations. The City has also worked with Georgia Tech on their thoughts on commercial land planning. We have contacted the project leads of both TSW and Georgia Tech. They both agreed that C2-MX zoning is what BL Sports Club would fall under.

The rezoning project is entering it's 18th month and no end date is projected. We cannot wait any longer as we need to make a decision on whether to build C1 businesses on the land now and when the C2-MX zoning becomes available we then apply for rezoning of the land. Our preference and ask is the City Council will expedite the C2-MX zoning review process.

Re: Meeting with City Council

From Lois Salter <mayor@berkeleylake.com>

Date Mon 1/26/2026 6:10 PM

To Leigh Threadgill <leigh.threadgill@berkeleylake.com>

Cc Gary Volino <gvolino@hotmail.com>

Leigh,

You have clearly invested an awful lot of work in preparing this. Thank you for this thorough and detailed effort to help Gary.

Gary,

I imagine that all Leigh's details may seem overwhelming, but I hope not. As I understand it, you are asking to do something that is not only unusual but unprecedented, so I guess it was never going to be easy. Your preparation and hers make a good start, so we will share this with Council and then all work through it together.

My thanks to you both,

Lois

Sent from my iPhone

On Jan 26, 2026, at 5:29 PM, Leigh Threadgill <leigh.threadgill@berkeleylake.com> wrote:

Hey Gary,

Thanks for sending this. As I mentioned when you visited me in City Hall before you bought the property, the zoning does not support the use (outdoor recreation center) that you envision, and there is no city zoning district currently available for you to rezone the property to that allows such a use.

The city's Unified Development Ordinance (UDO) project had just gotten underway, if memory serves, when we had our initial conversations. This UDO project has the potential to create the district(s) necessary for you to have an avenue to pursue entitling the property to allow the use that you have described in the attached. However, it seems that the timing of the UDO project is causing consternation so you are interested in other options.

To that end, which zoning district are you requesting for the property, C-2 or MX? They are different districts. Neither currently exists in the city's ordinance, but they are both contemplated for inclusion in the UDO, though their ultimate inclusion in the UDO will be determined by the Mayor and Council.

I reiterate now what I said in our conversation last week and prior discussions at prior meetings. You have the option (if you are unable to wait until the completion of the UDO project) to apply for a text amendment to change the code to create a C-2 district. (As an aside, it would be easier for you to develop language for a C-2 district than a MX district because MX districts have more standards to ensure harmonious developments with a mix of land uses.)

Amending the current zoning ordinance prior to enactment of the UDO may save time in entitling the property for the development that you envision but requires some work on your part. The text amendment application would consist of a letter explaining your request and proposed ordinance language (including, for example, district purpose, permitted uses and dimensional/development standards) to be adopted into the city's zoning ordinance, along with a \$200 fee.

Whether you apply to change the text or await the UDO enactment, you will need to apply to rezone the property once there is a zoning district in place that will allow your proposed use, either by right or by Special Use Permit (SUP). If a SUP is required (currently the Gwinnett County UDO requires a SUP in C-2 for an outdoor recreation center), you will also need to apply for the SUP. The rezoning/SUP applications are attached. There may be an option to do all three - text amendment, rezoning and SUP simultaneously, but I will need to discuss that option with the city attorney.

All of the applications mentioned above (text amendment, rezoning and special use permit) are legislative processes and require review and recommendation by the Planning and Zoning Commission and review and decision by the City Council. Public hearings are required for each of the applications. Here's the [Planning & Zoning Commission Schedule](#) for your use if/when you choose to make application.

Thanks,

Leigh Threadgill

City Administrator
City of Berkeley Lake
4040 S Berkeley Lake Rd
Berkeley Lake, GA 30096
770.368.9484 X 102

From: Gary Volino <gvolino@hotmail.com>
Sent: Monday, January 26, 2026 10:10 AM
To: Leigh Threadgill <leigh.threadgill@berkeleylake.com>
Cc: Lois Salter <mayor@berkeleylake.com>
Subject: Meeting with City Council

Good morning Leigh. Hopefully the power outages are behind us now and the City is up and running as normal. Touch and go there at my house all day Sunday.

I spoke to Lois last week per your suggestion. She asked me to write up what I am wanting to meet with the City Council about and send it to you for inclusion on the next Council Meeting Agenda. Please see attached and let me know if you have any questions.

Regards,

Gary Volino
Cell: 678-362-5229
<Application - Rezoning 2010.pdf>
<SUP Application.pdf>



BERKELEY LAKE PEACHTREE INDUSTRIAL SMALL AREA PLAN

GEORGIA INSTITUTE OF TECHNOLOGY CITY PLANNING STUDIO

ACKNOWLEDGMENTS

GEORGIA INSTITUTE OF TECHNOLOGY CITY PLANNING STUDIO
FALL 2025

Planning Team

Amy Schutt, MCRP
Empress Henry Logan, MCRP
Olivia Phillips, MCRP
Yihan Li, MCRP
Dylan Apelu, MCRP & MSCE

Special Thanks To

Aaron Fortner, AICP, Studio Instructor
Leigh Threadgill, City Administrator

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ABOUT BERKELEY LAKE

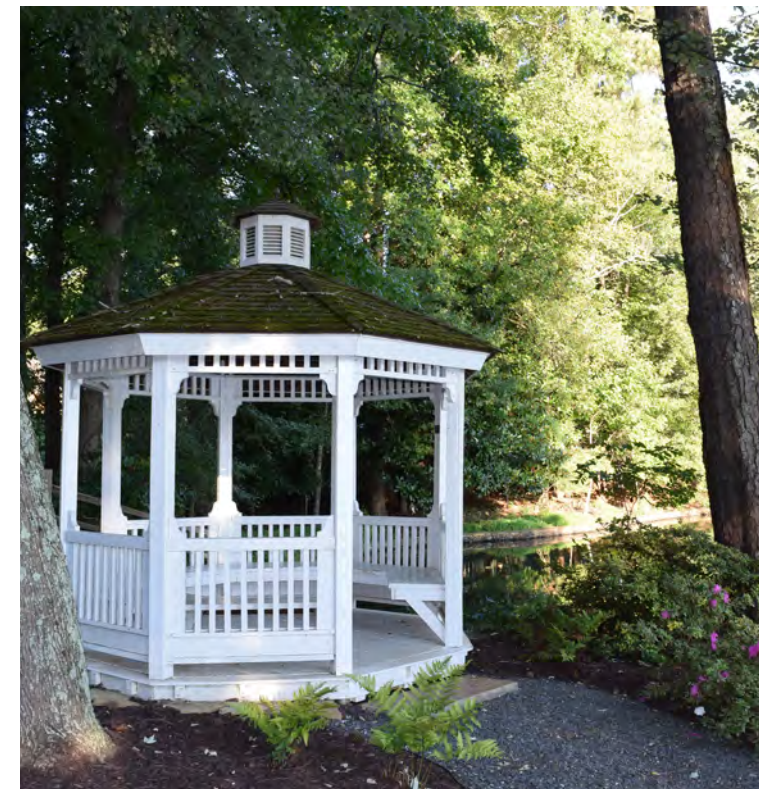
STUDY AREA & BACKGROUND

About Berkeley Lake

Study Area

The area outlined in yellow represents the study area for this corridor plan. It is primarily located along Peachtree Industrial Blvd, where land use is predominantly industrial and commercial. Limited commercial and office developments are present west of Peachtree Industrial Blvd and near key intersections. All research and analyses in this study will focus exclusively on this defined area.

While the planning team does not include the single-family residential area in the plan, we spoke with many residents and took all information into account while creating our recommendations for the study area.



Background

Berkeley Lake was developed in the late 1940s by Frank Coggins, who built the dam that created its 88-acre lake in 1948. Initially a seasonal retreat, it became a year-round community and was incorporated in 1956.

The city has since emphasized environmental preservation and managed growth, with 2011 annexations along Peachtree Industrial Blvd expanding its boundaries and connectivity.

The city retains a small-town, neighborhood-oriented charm, with a strong connection to the lake as a cherished community asset.

DEMOGRAPHICS

About Berkeley Lake

SUMMARY

In comparison with statewide trends, Berkeley Lake exhibits an older age profile, higher educational attainment, higher household incomes, and a greater share of owner-occupied housing. These demographic and socioeconomic characteristics reflect the city's development pattern, housing inventory, and the types of occupations held by its residents.

Income, Employment, and Poverty

Household income levels in Berkeley Lake are substantially higher than statewide figures. The estimated median household income is approximately \$160,500, compared with a statewide median of about \$74,600. The city's poverty rate is under 2%, whereas Georgia's overall rate is approximately 13%. Employment among residents is concentrated in sectors such as professional, scientific, and technical services; health care; finance; and education. These sectors align with the city's higher educational attainment rates.

Population

Berkeley Lake has an estimated population of just over 2,000 residents. Compared with the statewide age profile, the city has a notably older population. The median age is 55.6 years, significantly higher than Georgia's median of 38 years. This difference indicates a larger share of residents in older age groups and a smaller proportion of children and young adults. This age structure informs several other demographic patterns described below.

Source: 2020 U.S. Census Data

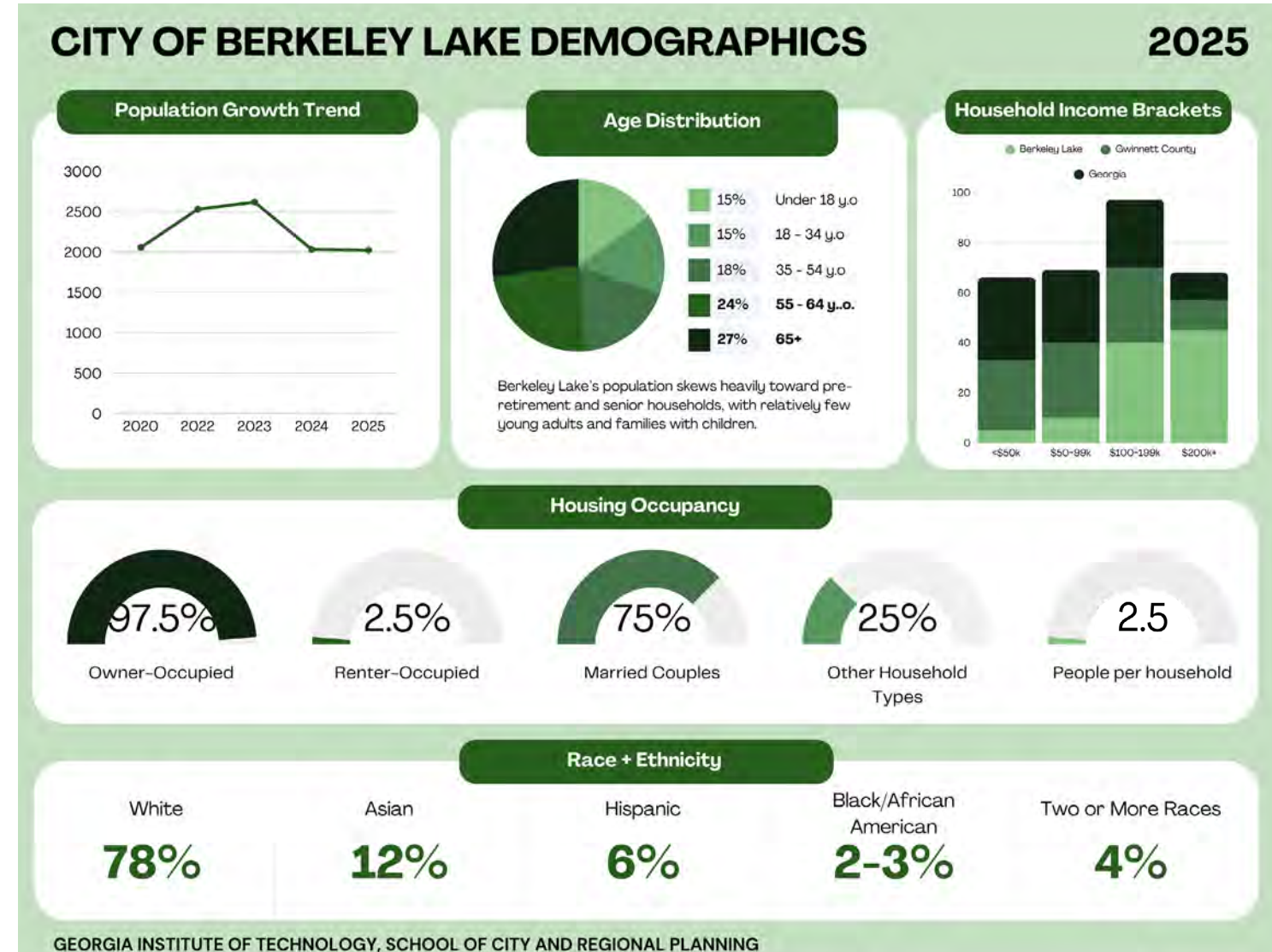
The median age is 55, compared to the state median of 38.

Housing and Household Characteristics

Housing conditions in Berkeley Lake are characterized by high rates of homeownership and predominantly single-family housing. Approximately 97.5% of occupied housing units are owner-occupied, which is substantially higher than the statewide homeownership rate. The median home value is about \$674,400, and most housing consists of detached single-family homes situated on wooded or lake-adjacent lots. Average household size is approximately 2.5 persons, and a majority of households are composed of married couples.

Race and Ethnicity

The racial and ethnic composition of Berkeley Lake differs from statewide distributions. Approximately 78% of residents identify as White (non-Hispanic), while about 12% identify as Asian, which is higher than the statewide share for that group. Black or African American residents make up roughly 2-3%, and Hispanic or Latino residents represent about 6% of the population. Approximately 15% of residents are foreign-born. Together, these figures reflect a demographic profile that is less diverse than Georgia overall, while showing a more pronounced Asian presence than is typical for the state.



ENVIRONMENT

Existing Conditions

The environment plays a vital role in the city's overall well-being. Within the study area, most parcels are connected to the sewer system, effectively managing wastewater. However, stormwater management remains a significant concern for residents.

The area's stormwater drains into a few retention ponds that ultimately discharge back into the lake, raising the risk of industrial runoff and pollution. This issue imposes substantial annual costs on the city and residents, requiring careful, long-term mitigation efforts.



HOUSING

Existing Conditions

Housing is a pressing issue for Berkeley Lake. In the comprehensive plan, the lack of housing for the aging population is cited extensively. It illustrates that cost-burdened homes in the city more than doubled from 2016 to 2021. Within the plan, accessory dwelling units (ADUs) are referenced as an option for residences to "age-in-place" and remain a part of the community as individual housing needs and preferences can change over time.

The comprehensive plan notes the community preference for single-family homes with additional support noted for townhomes and senior housing. Senior housing was strongly supported with community members indicating a desire to see this type of use being located in the commercial areas on either side of South Berkeley Lake Rd NW and on the west side of Peachtree Industrial Blvd (PIB). Support for townhome units was indicated for the area on the southern portion of Peachtree Industrial Blvd. There was no support indicated for multi-family or affordable housing types of residential uses.

EXISTING CONDITIONS

HOUSING

Existing Conditions

Community members provided vital input related to preferences for new housing offerings in the study area. The feedback garnered through stakeholder interviews and community meetings was consistent with the community input documented in the comprehensive plan. There is a strong desire to protect the existing single-family homes of the city with strong support for senior housing and moderate support for townhomes along Peachtree Industrial Blvd.

Proposed concepts for multi-family were generally not supported as this use is not currently in the city and many residents note issues and concerns associated with this use. Many community members are concerned that more residences would put a strain on the lake and its amenities. Such concerns include too many boats and a crowded beach. The lake and amenities are managed by a voluntary organization called the Berkeley Lake Homeowners Association (BLHA) in which only members are allowed access to the lake. Interviewees also acknowledged, however, that previously admitted subdivisions into the BLHA have not created an overcrowding problem.

“ Whether it is a townhome or single family detached home, many residents are looking to downsize as they get older to a master on the main... ”

Aesthetics and the impact to community character also surfaced as a reoccurring concern. Many community members noted a desire for any future apartment development to cater to “higher income” and “luxury” clientele. Many participants noted their concerns about the scale and size of such uses and the fear that this type of development would not fit into the overall aesthetic of the community. Overall, responses to multi-family residential uses is generally negative and not supportive.

Proposed townhome concepts, however, received more favorable support. Many participants noted that such uses can provide a needed housing alternative for those looking to downsize from a large home and property to something smaller. This type of residence can also provide a more affordable opportunity for young families wanting to live in the community.

COMMERCIAL

Existing Conditions

Previous Engagement

The comprehensive plan denotes a strong desire to revitalize the city’s Peachtree Industrial District. Though these spaces were annexed in 2011 to safeguard the city’s financial future, re-imagining this district would give a necessary economic boost to the area. The plan specifically emphasizes mixed-used centers that are complementary to one another and to the stable businesses that already exist.



Vacancies & Turnover

The Peachtree Industrial Blvd corridor of Berkeley Lake is a mixture of county parks and recreation facilities, historic industrial parcels, vacant, office parks, strip retail centers, single use low-density retailers, gas stations, and undeveloped land. Though many of the existing businesses along the corridor are stable, the overall condition of the corridor is an aging, low-density, auto-oriented assemblage of businesses.

The corridor does have a number of vacant parcels, vacant buildings, or vacant retail spaces within larger shopping center properties. This can result in properties that appear to be unsightly or distressed giving an overarching sense of blight or emerging blight in some parts of the corridor. There are no clear emerging factors that would reverse this trend making a strategic plan for the corridor necessary.

TRANSPORTATION & CONNECTIVITY

Existing Conditions

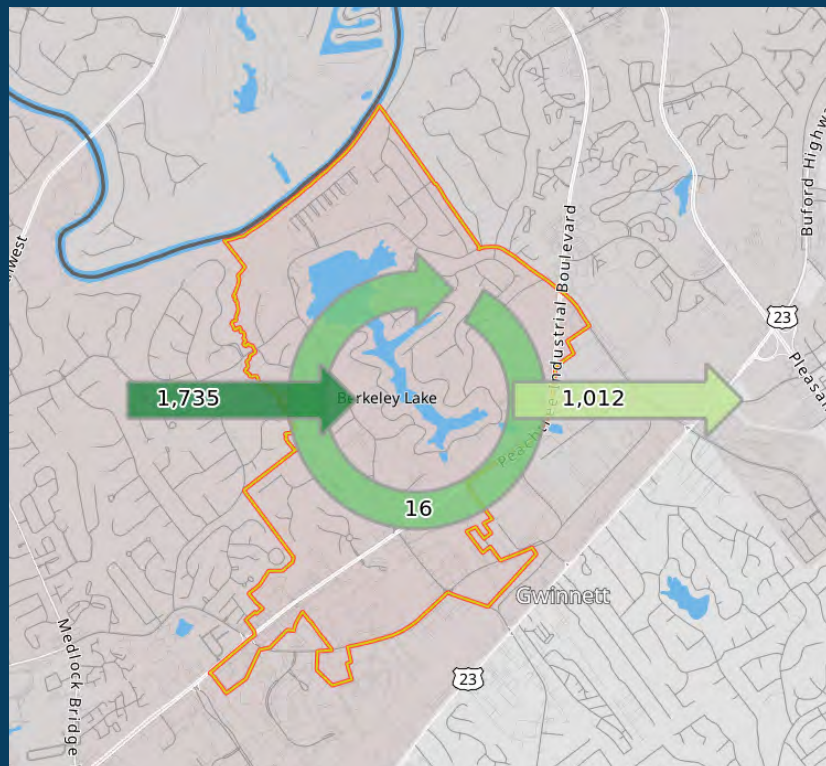
Transportation

Berkeley Lake, like most suburbs in Atlanta Metro, is very car centric with only 1.7% of the population not owning a vehicle and about 49% of the population owning 3 or more vehicles. Peachtree Industrial Blvd, a high-speed (45mph) principal arterial, handles almost all of the traffic in, out, and through the city. South Berkeley Lake Rd and North Berkeley Lake Rd serve as minor arterials or collectors connecting residents to Peachtree Industrial Blvd, Buford Hwy, or Pleasant Hill Rd.



This commuting flow diagram shows that Berkeley Lake attracts more workers than it sends out, with 1,735 people commuting into the city and 1,012 commuting out, while only 16 people both live and work locally. This indicates that Berkeley Lake attracts a significant number of jobs in the city in proportion to its residents.

Given this reliance on inbound commuting, improving transportation connectivity and accessibility remains critical for supporting local businesses. Enhancing roadway performance, pedestrian conditions, and regional access can help ensure that employees can reach the study area efficiently and sustain economic activity.

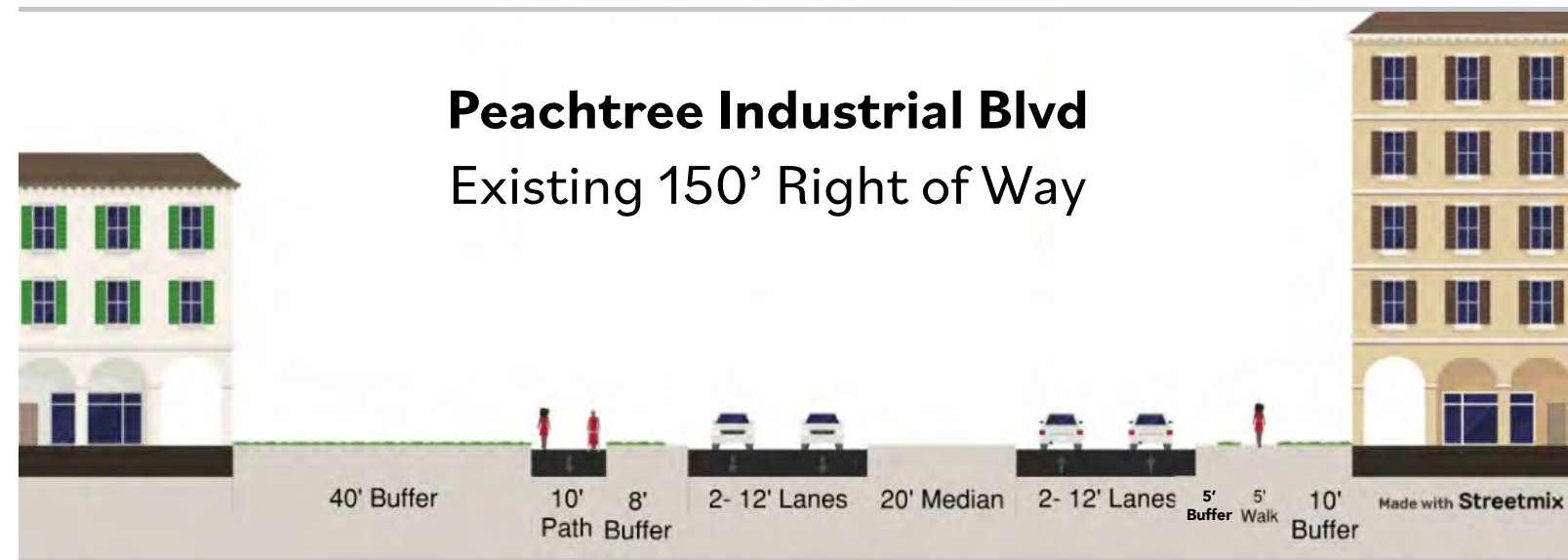


Source: U.S. Census Bureau, Decennial Census, 2023, On The Map

Connectivity

The current industrial and commercial district for Berkeley Lake is all within a 15-minute walk radius. However, the current infrastructure in this district does not provide sufficient walkability or accessibility to commercial or recreational areas. South Berkeley Lake Rd has sidewalks on one side or no sidewalk, which limits walkability to areas like Pinckneyville Park and West Gwinnett Park & Aquatic Center.

Although Peachtree Industrial Blvd has a 10-foot shared-use path and a 5-foot sidewalk, the buffer between the high-speed roadway and the path needs to be increased to provide pedestrians with a sense of safety. Additionally, there is a need for safer crossings across all roadways.



Congestion & Capacity

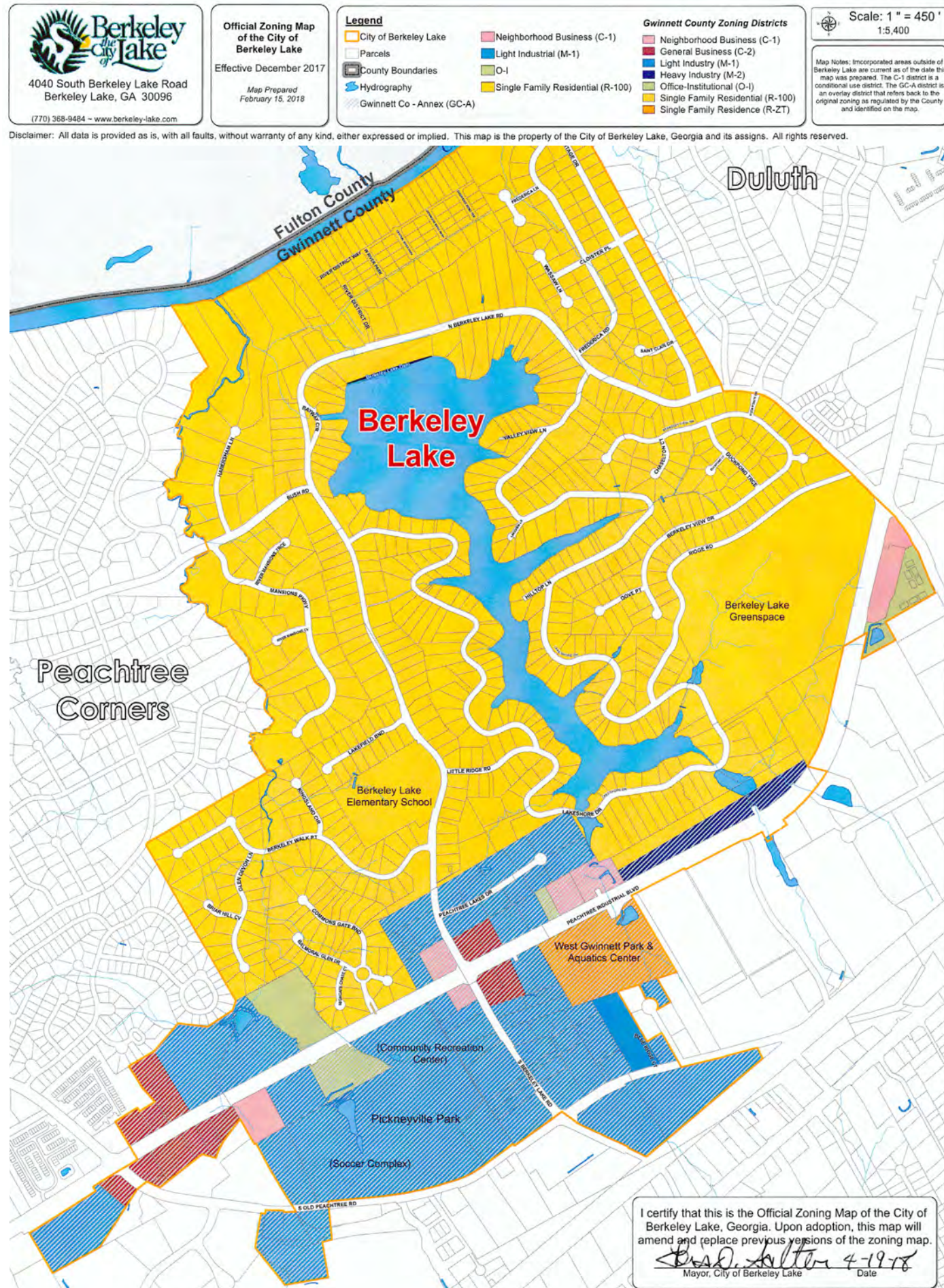
Peachtree Industrial Blvd is already operating under congested conditions during peak hours. Existing traffic volumes strain roadway capacity, raising concerns that additional development will further exacerbate congestion and delay, even with planned roadway widening by Gwinnett County.

Cut-Through Traffic

Drivers increasingly divert through Berkeley Lake's residential streets to bypass congestion along Peachtree Industrial Blvd. This cut-through traffic threatens neighborhood safety, increases noise and intrusion, and undermines the community's small-town and residential character.

Speed & Safety

High operating speeds and a history of crashes along Peachtree Industrial Blvd create a hazardous environment for pedestrians, cyclists, and other non-motorized users. Current roadway conditions prioritize vehicle throughput over safety, limiting walkability and access to active transportation options within and around Berkeley Lake.



CURRENT ZONING

Existing Conditions

The non-residential area of Berkeley Lake predominantly consists of light-industrial zoning with a few office-institutional and commercial zones. These areas don't match the character of Berkeley Lake and are beginning to die out or have high tenant turnover. There is a need to revitalize this area by strategically introducing zoning changes to allow for a mix of new and different uses.

The zoning ordinance for Berkeley Lake needs to be updated to accommodate uses that are desired by the community and support uses that can improve the city's overall tax base. For example, the community has expressed strong interest in the development of a retirement community offering both assisted living and independent living options.

However, the current zoning ordinance does not permit this type of facility; it only allows assisted living group homes or nursing homes in areas zoned as office-institutional. The zoning ordinance also lacks provisions for infill development or missing-middle housing types. Missing-middle housing refers to housing types between large, single-family homes and apartment buildings, such as duplexes and townhomes, that are not as common as they once were.

Revisions to key development standards and ordinances would help strengthen the performance and viability of commercial businesses in Berkeley Lake. From a developer's perspective, this area has the potential to become a great amenity to the city with a mix of retail, residential, and recreational areas. However, the current zoning ordinances present challenges to developers. For example, all uses besides residential are limited to a height maximum of two stories or 40 feet, whichever is less. This standard effectively caps all projects at

two stories, which may not provide the density and flexibility needed to attract high-quality development.

Furthermore, all retail and business uses are concentrated along Peachtree Industrial Blvd, which functions primarily as a thoroughfare for Gwinnett County. This limits opportunities for walkability, placemaking, and the creation of a cohesive commercial identity within the city.

It is also important to promote land uses that are mutually supportive; however, many of the city's commercially zoned areas are currently adjacent to industrial uses, which limits their compatibility. The proximity of industrial uses to residential neighborhoods raises further concerns.

Key Concerns

- Predominance of light-industrial zoning in areas no longer suited for industrial activity
- Lack of commercial uses along Peachtree Industrial Blvd with pedestrian orientation
- Limited zoning flexibility to accommodate senior housing, mixed-use, or neighborhood-serving development
- Height and development standards that constrain feasibility and design quality

COMMUNITY FEEDBACK

Current Conditions



TOWN HALL #1

Housing

Residents at the first town hall emphasized Berkeley Lake's quiet, wooded character and expressed strong interest in preserving green space, environmental quality, and the city's low-density identity.

Many supported senior housing and downsizing options that allow aging in place, though there was broad concern about townhomes, apartments, and any higher-density housing, especially on the lake side of Peachtree Industrial Blvd. Several residents noted that new development could increase pressure on lake access and HOA amenities.

Commercial

Commercial improvements received more support, particularly small-scale, locally oriented uses such as cafés, delis, coffee shops, and boutiques.

Residents felt the Peachtree Industrial Blvd corridor could benefit from revitalization, but stressed that commercial development should remain low-profile and consistent with the city's natural aesthetic.

Environment

Environmental concerns were prominent, including stormwater runoff, aging septic systems, pollution risks, and impacts to natural habitats. Many residents favored green infrastructure and long-term infrastructure solutions to protect the lake and watershed.

Transportation

Transportation comments focused on the need for sidewalks, safer crossings along Peachtree Industrial Blvd, improved bike paths, and better connections to nearby parks. Traffic and cut-through driving were common concerns, especially if new development increases vehicle activity.

Overall

Overall, the community supports enhanced connectivity, environmental protection, and selective commercial revitalization, while preferring modest, carefully located residential growth that preserves Berkeley Lake's natural and community character.

Key Concerns

- Resistance to higher-density housing, including apartments and townhomes, especially near the lake
- Pressure on lake access, HOA amenities, and shared community resources from new development
- Preservation of Berkeley Lake's wooded character and lake environment
- Stormwater runoff, aging septic systems, and long-term infrastructure capacity

“People chose Berkeley Lake for its quiet, green character.”



COMMUNITY FEEDBACK

Current Conditions

Poster-session feedback reinforced the desire to preserve Berkeley Lake's natural character while adding more specific guidance on preferred locations and types of development. Residents showed the strongest support for small, locally oriented commercial uses such as cafés, restaurants, or a brewery, primarily at the S. Berkeley Lake Rd/PIB corner.

They emphasized improving and revitalizing existing commercial parcels rather than expanding retail elsewhere, and highlighted the importance of walkable access from neighborhoods.

Housing

Housing comments shifted toward clearer limits. While senior housing and downsizing options remain generally acceptable, many residents expressed firm opposition to apartments, multi-family units, or subsidized/affordable housing, and asked that any new homes be owner-occupied, low-rise, and situated closer to PIB rather than within green corridors.

Concerns about short-term rentals, height, and lake HOA access also emerged more strongly than in the first session.

Environmental

Environmental and infrastructure issues were described in greater detail, including worries about aging septic systems, stormwater impacts near commercial sites, power reliability, and the need to preserve the green buffer and tree canopy along PIB. Residents reiterated that development footprints should remain minimal and environmentally sensitive.

Connectivity

Connectivity concerns became more pronounced, with repeated requests for sidewalks on Lakeshore Drive, improved bike and golf cart access, and safer crossings on Peachtree Industrial Blvd.

Overall

Overall, this session sharpened community priorities: revitalize existing commercial areas, limit residential density, protect green space, and improve safe connectivity.

Key Concerns

- Loss of Berkeley Lake's wooded character and green buffers, particularly along Peachtree Industrial Blvd
- Expansion of residential density beyond what feels appropriate for a small, single-family community
- Introduction of apartment-style or subsidized housing not aligned with community expectations
- Safety and pedestrian issues along Peachtree Industrial Blvd



MARKET ANALYSIS

OVERVIEW

Market Opportunities

Berkeley Lake's development market operates within clear and realistic boundaries. This analysis looks at local spending patterns, development trends, infrastructure capacity, and existing regulations to understand what types of development are most likely to succeed, where new uses make the most sense, and what conditions need to be in place for projects to move forward.

This information is intended to support better decision-making. It helps the City and residents evaluate proposals, identify priorities, and focus resources on projects that align with community goals and market realities.

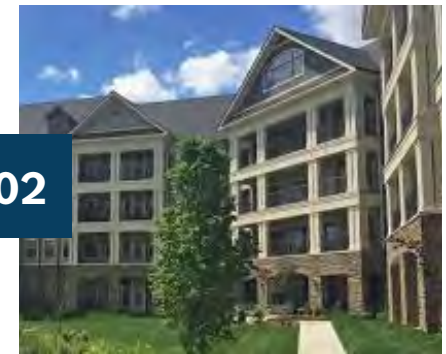
As interest in development emerges, through inquiries, applications, or redevelopment opportunities, this analysis and recommendations section provides a consistent basis for considering how well proposals fit Berkeley Lake's vision.

Market conditions change over time. Population shifts, economic cycles, infrastructure investments, and regulatory updates all influence what is feasible. For this reason, the market analysis is designed to remain flexible and adaptable, ensuring that future decisions are grounded in current conditions rather than outdated assumptions.

01



02



03



04



05



LUXURY APARTMENTS

Market Opportunities

The economic trends that are in play along Peachtree Industrial Blvd are resulting in the existing condition of the road as a primarily low-density commercial use catering to the roadway's traffic volumes, and low-density professional business parks or office buildings. To change this trend, a new asset class of uses is needed. One of the most feasible asset classes that can work with the economics of the area is multi-family development. This report recommends identifying an appropriate location for such a development, on the southern side of Peachtree Industrial Blvd, away from the single-family core of the city.

There are multiple benefits to a multi-family development project along Peachtree Industrial Blvd. As mentioned, this development type is well-suited to pay the market price for commercial parcels along the corridor.

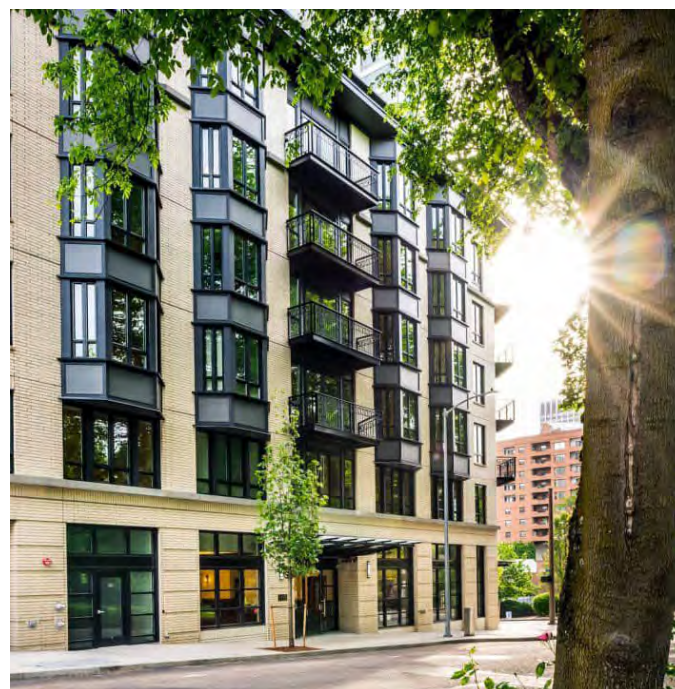
Multi-family developments are sizable enough in their overall investment cost and returns that they can absorb ground-floor commercial and retail uses into the project. In many areas

of Atlanta, it is more feasible for high-quality retailers to be placed within these larger mixed use developments than it is for the same retailer to build their own site and building in the same location.

This kind of development can also be done in a way that provides a high-end product, with high-quality materials, resulting in a much improved built environment for the area.

Key Takeaways

- Market rate and luxury apartments are a fiscal tool. Multi-family development can pay for higher land prices and further results in higher property tax revenue back to the city.
- A modest number of market-rate or luxury apartments helps generate the household base needed to sustain retail and amenities.
- Multi-family development residents would not be eligible to become Berkeley Lake Homeowners Association members and would not have access to Berkeley Lake.



NO LOW-INCOME HOUSING

Any new multi-family development should provide rental rates that are 120% or higher than the Area Median Income (AMI). New units should offer a level of pricing that caters to young professionals, providing an opportunity for this demographic who cannot yet afford a new home to be able to live in the community. Any project that proposes to provide subsidized or deeply discounted rental units would not be supported by the community.

1

CONCERN

Higher-density development will overburden public schools and other public services.

RECOMMENDATION

Any future higher-density development proposal should provide unit types catering to a broad diversity of demographics and stages of life including: singles, young professionals, and active seniors.

2

CONCERN

Higher-density developments will lower property values in surrounding areas.

RECOMMENDATION

The city should require high standards for the quality of the development including exterior building materials and architectural detailing. Prospective developers should provide documentation of their work including high-quality interior finishes and appliances to ensure the property value is increased as a result of the development.

3

CONCERN

Higher-density development will create more regional traffic congestion and parking problems than low-density development.

RECOMMENDATION

Any future higher-density development should only be approved as part of a larger mixed use proposal - providing walkable retail, goods and services, and eateries, along with new sidewalks and pathways that connect to adjacent commercial properties to reduce the need for car dependence.

COMMUNITY HOUSING CONCERNS

4

CONCERN

Higher-density housing caters to lower-income households.

RECOMMENDATION

Any new higher-density development should provide a range of unit types that accommodate 120% of AMI (Area Median Income) or higher. There are incomes that are still higher than the metro average that currently are unable to live in the area due to a lack of inventory.

5

CONCERN

Higher-density development negatively impacts the environment more than low-density development.

RECOMMENDATION

The city should adopt development standards for all new commercial development that requires stormwater runoff to be equal or less than existing conditions, as well as providing for on-site open space and recreation amenities.

6

CONCERN

Higher-density development leads to higher crime rates.

RECOMMENDATION

Any new higher-density development should ensure all of the elevated standards recommended in this section are adhered to. This will attract a high-quality and established developer with a proven record of effective property management.

SENIOR LIVING

Market Opportunities

Berkeley Lake is aging not in a negative way, but in a predictable, demographically-appropriate way. Longtime residents want to remain in the community they've invested in for decades, yet the city's current housing stock doesn't provide many options for those entering their next stage of life. The absence of smaller, accessible, maintenance-friendly homes means that residents who wish to age-in-place often have no choice but to leave the city altogether.

Creating senior housing provides a direct response to this gap. It gives established residents a chance to stay rooted in the community, strengthens intergenerational stability, and allows the city to diversify its housing choices without disrupting its existing character.

Modern senior housing does not mean “institutional.” It means homes designed with foresight:

- Single-level living or the ability to convert to single-level living
- Wider clearances, no-step entries, and accessible bathrooms
- Stacked closets that allow future installation of residential elevators
- Lower counter top heights, lever-style hardware, and smart-home integration
- Small private yards or shared garden courts for low-maintenance outdoor space

These features allow residents to remain independent longer, reduce household upkeep, and avoid the physical strain associated with typical single-family homes. Berkeley Lake can attract developers experienced in senior-forward design, particularly those comfortable integrating universal design elements from the start rather than retrofitting them later. For developers, units in the \$400,000–\$550,000 range are financially workable and align with market expectations in the this area. These homes also appeal to downsizing households who want quality but not excess.



HOTEL

Market Opportunities

Although Berkeley Lake is primarily residential, the broader market area shows sign of hotel demand, even along the Peachtree Industrial Blvd corridor. Local recreation facilities, Pinckneyville Park and the Community Recreation Center, and the West Gwinnett Aquatic Center, host tournaments, events, and youth activities.

The corridor also serves nearby medical, professional, and service-oriented businesses that attract frequent visitors. These travelers often prefer familiar national hotel chains that offer predictable service, easy highway access, and business-friendly amenities.

A chain hotel could be a viable option for this area. Any future hotel should reflect Berkeley Lake's identity and should incorporate natural building materials, generous landscaping, and low-scale architecture to enable the hotel to blend seamlessly with the community's wooded, low-intensity character.

A hotel also offers a low-impact economic benefit. It generates revenue without adding long-term population, does not increase demands on schools, and requires far fewer municipal services than new housing. Visitors staying in Berkeley Lake would support local cafés, restaurants, and small businesses, helping strengthen the commercial corridor.

If thoughtfully sited and designed, a hotel can serve as a quiet, well-screened anchor that brings new economic activity while respecting the natural, serene identity residents value.

Key Takeaways

- A hotel would serve short-term visitors without adding permanent population or affecting neighborhoods.
- A national hotel chain is the most viable option given access, visibility, and business travel demand.
- With clear design standards, a hotel can use natural materials, landscaping, and low-scale forms that reflect Berkeley Lake's wooded identity.



TOWNHOMES

Market Opportunities

As mentioned previously, the city has a housing shortage. Particularly a shortage in the types of housing stock. Townhomes provide an option that fit a variety of needs for current and future residents. Such needs include older residents looking to down-size but maintain an active lifestyle, young families wanting to move to the city, and returning residents.

For example, townhomes can be designed with current residents in mind who wish to age-in-place. Such design elements include stacking closets for a potential elevator shaft, wider doors, lower counters, and more. The city can invite developers who can and are willing to provide such features.

Townhomes are also cost effective for developers and buyers. Based on an estimated cost of \$500,000 per unit (though it's likely they could sell for more), developers could pay for the necessary land and provide neighborhood retail for residents to enjoy.

Key Takeaways

- Townhomes expand housing options for downsizing residents and young families, easing the city's housing shortage without the need for a large number of multi-family developments.
- Supports aging-in-place through design flexibility.
- Financially viable for residents and developers.

WHY CONDOS ARE CHALLENGING

Condo development is desirable yet little of it occurs in metro Atlanta. The primary challenge with condo development is the reluctance of local banks and investors to fund such projects in metro Atlanta. Atlanta buyers are strongly aligned with single-family home and townhome product types and Atlanta renters are strongly aligned with new apartment developments with luxury amenity packages. Condo developments have been gaining traction in areas of Atlanta that contain very high density (Buckhead, Midtown) and along the Atlanta BeltLine (Virginia-Highland) with very little traction in the rest of metro Atlanta.



RETAIL

Market Opportunities

Berkeley Lake's residents value convenience, community, and a high-quality, walkable environment. Small-scale, locally owned shops and cafés can meet daily needs while creating social hubs that reinforce neighborhood identity.

Limited competition from larger commercial centers nearby, combined with an affluent, engaged population, makes the market well-suited for curated retail that emphasizes local character, sustainability, and a personal customer experience.

Key Takeaways

- Meets daily needs at a neighborhood scale.
- Reinforces community identity through place-based retail.
- Supports a curated, low-intensity retail model.



OVERVIEW

Recommendations

The recommendations section translates community priorities, market realities, and existing conditions into clear, actionable guidance for Berkeley Lake's commercial corridor.

Rather than prescribing a single outcome, these recommendations establish a flexible framework to guide future development decisions, public investments, and zoning updates.

Collectively, the recommendations focus on strengthening the Peachtree Industrial Blvd corridor as a functional, attractive gateway to Berkeley Lake while preserving the city's quiet, wooded identity.

Emphasis is placed on environmental stewardship, small-scale placemaking, safe connectivity, and development types that support long-term economic stability without introducing incompatible intensity.

Goals

To ensure the recommendations continue to reflect community priorities and guide future decisions, Berkeley Lake seeks to advance the following goals:

- Foster a healthy and vibrant commercial corridor with occupied, well-maintained, and locally serving businesses.
- Create a connected network of walkable paths linking civic spaces, parks, and commercial areas.
- Protect and enhance greenspace throughout the corridor and along key gateways.
- Encourage new development that consistently reflects Berkeley Lake's design character and buffering expectations.
- Improve pedestrian comfort and safety through better crossings, traffic calming, and human-scaled streets.
- Support steady growth in commercial tax revenue while maintaining neighborhood stability and community character.

RECOMMENDATIONS

PLACEMAKING

Recommendations

Berkeley Lake’s distinct identity, defined by its wooded landscape, small-town scale, and community stewardship, creates a strong foundation for placemaking strategies that reinforce its character while thoughtfully enhancing public life.

The following recommendations focus on creating inviting, connected spaces that respect the city’s natural assets, respond to community priorities, and build a stronger sense of place around key nodes such as the PIB corridor, the Town Center concept, and the lake-adjacent civic area. Strengthen gateway identity with natural materials, subtle signage, and consistent branding.

Recommendations

- Revitalize key PIB nodes (especially S. Berkeley Lake Rd/PIB) with small-scale local retail, outdoor seating, and upgraded streetscapes.
- Build a connected trail & greenway network with sidewalks, multi-use paths, and nature-based stormwater features.
- Create small plazas and community greens within future Town Center or existing civic areas.
- Preserve and enhance green buffers, native landscaping, and tree canopy across all development zones.
- Support local culture through public art, ecological signage, and spaces for community gathering.

GREEN SPACE

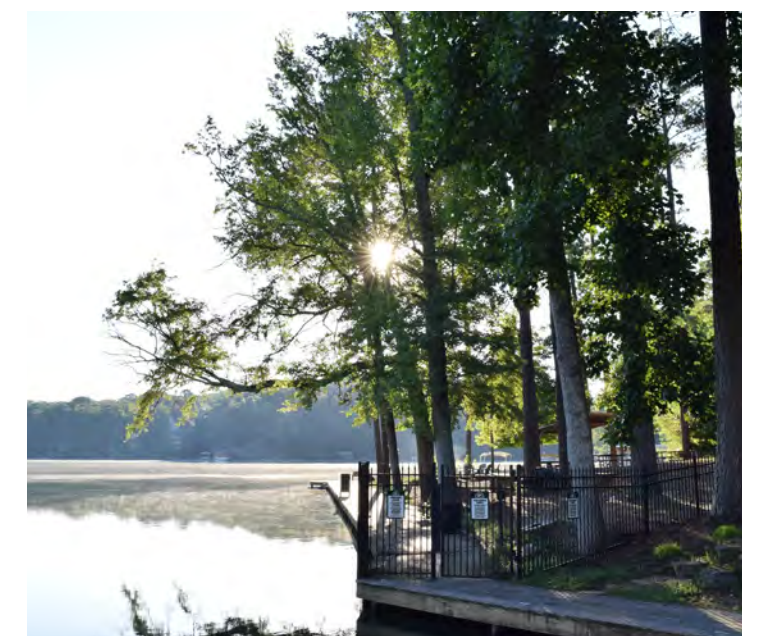
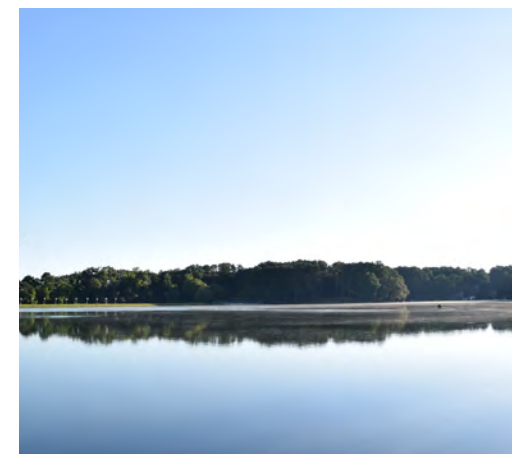
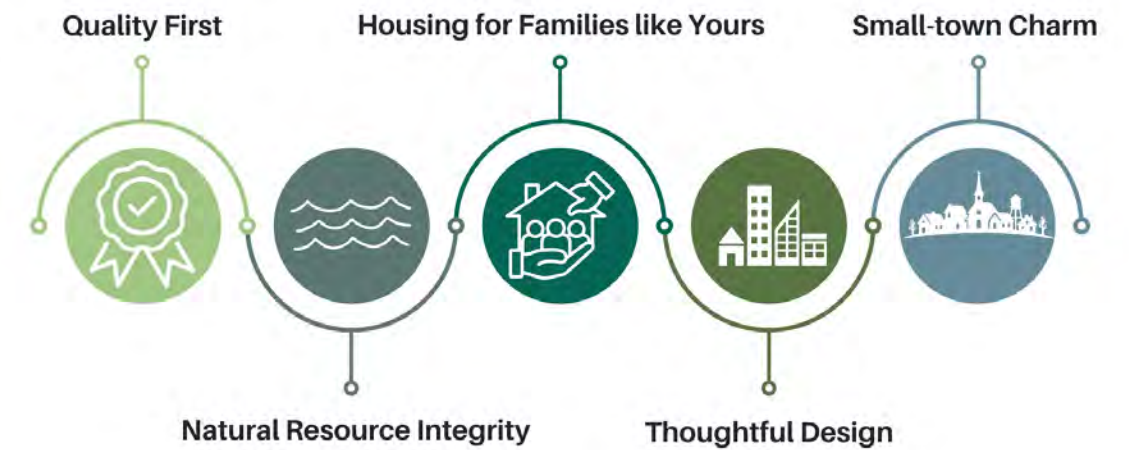
Recommendations

Berkeley Lake’s greenspaces are central to the community’s identity. These guidelines focus on strengthening and connecting the city’s public and commercial-corridor natural areas while preserving the quiet, wooded character residents value.

Recommendations

- Preserve the 73-acre Berkeley Lake Conservancy green space and maintain natural buffers from the streams and the lake watershed.
- Use native plants, bioswales, and nature-based stormwater features in city-managed and corridor projects.
- Restore degraded public areas and remove invasive species where needed.
- Expand sidewalks, trails, and multi-use paths connecting civic areas, the Berkeley Lake Conservancy green space, Pinckneyville Park, and the commercial corridor.
- Add low-impact amenities such as benches, overlooks, and wayfinding, without changing the natural character.
- Create a linear green corridor along PIB with shade trees, planted buffers, and safe pedestrian connections.
- Require greenspace buffers, preserved mature trees, and small public greens in future PIB redevelopment.
- Maintain long-term stewardship plans for public trails, vegetation, and stormwater systems.
- Partner with the HOA and volunteers for conservation activities and habitat enhancement.

VISION & GOALS



CONNECTIVITY & TRANSPORTATION

Recommendations

Peachtree Industrial Boulevard is Expanding

There was a lot of concern from the community regarding increase in traffic in Berkeley Lake due to new developments. Peachtree Industrial Blvd is already overburdened during peak hours and is a high accident area due to it's high speeds. Many community members voiced concern about drivers cutting through the residential area of Berkeley Lake to bypass the traffic along Peachtree Industrial Blvd, others discussed the need to reroute traffic to other roadways.

While Gwinnett County Department of Transportation has plans to increase capacity of Peachtree Industrial Blvd by expanding to three lanes in each direction, this studio focuses on recommendations to provide safer and more accessible connectivity to promote walkability and other active modes of transportation.

Safer Intersections

Transform 3-legged intersections to 4-legged intersections at all 4-way intersections along Peachtree Industrial Blvd. A 3-legged intersection can promote jaywalking (unsafe crossings) and discourage walkability as pedestrians need to cross multiple times to get across Peachtree Industrial Blvd.

Whenever possible a pedestrian refuge island should be installed along Peachtree Industrial Blvd and along South and North Berkeley Rd. Pedestrian refuge islands shorten the unprotected crossing of a pedestrian by providing a protected island in the middle of a long crosswalk, such as Peachtree Industrial Blvd. Additionally, the refuge island gives a narrowing effect that slows drivers down when approaching.

Centerline hardening is a proven method that provides a buffer to the pedestrian crossing from left-turning vehicles. This safety device is recommended on roadways with a high volume of left-turn and when a pedestrian refuge island is unable to be implemented due to lane configuration.



PEDESTRIAN ISLAND



CENTERLINE HARDENING

Key Recommendations

- Convert 3-legged intersections at 4-way crossings into true 4-legged intersections
- Install pedestrian refuge islands on Peachtree Industrial Blvd and Berkeley Lake Rd
- Use centerline hardening where refuge islands aren't feasible to protect pedestrians from left-turning vehicles.

Pedestrian Bridges & Underpasses

Pedestrian bridges and underpasses are something that the community voiced as a possibility to cross Peachtree Industrial Blvd. Although the safest option for crossing, these projects are expensive, costing up to \$4+ million. Additionally, they need to be designed in a way that is convenient to pedestrians and cyclists or they will not be utilized.

Pedestrian bridges require ramps or elevators to be ADA accessible which can be costly and difficult to design depending on the topography. Underpasses seem more viable in Berkeley Lake given the topography surrounding Peachtree Industrial Blvd.

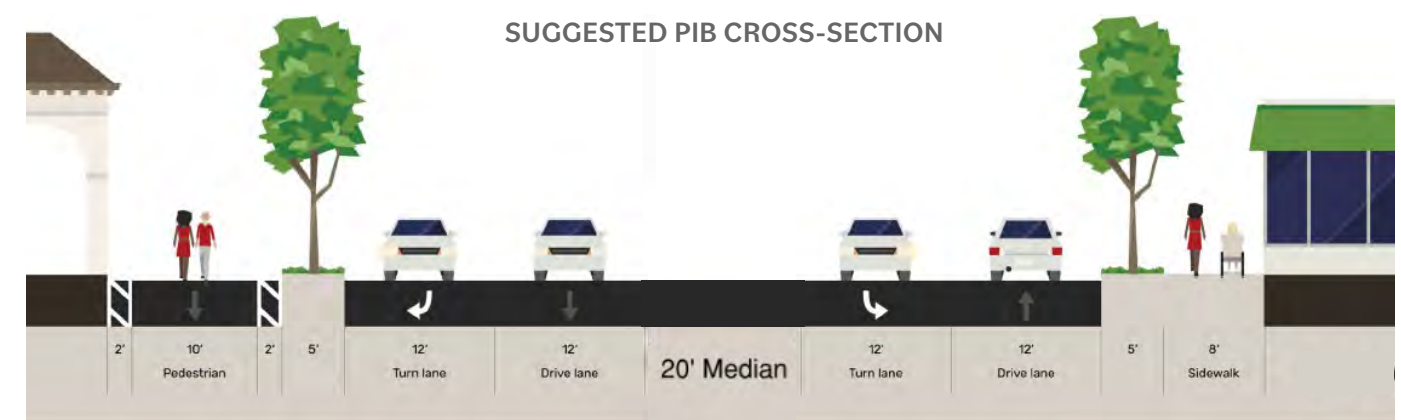
However, ideal locations are often at places that creeks are piped across Peachtree Industrial Blvd. Given this information there is a need to ensure under passings protect the existing creeks and don't cause any harmful runoff.

At town hall meetings, the community requested a multi-modal pathway connecting residential, commercial, and recreational aspects of Berkeley Lake. Although there currently exists a pathway, improvements need to be made to promote walkability and increase accessibility. Standards for pathways should provide comfortable widths to accommodate pedestrians, bikes and golf carts.

The existing ROW's need to be reconfigured to accommodate a multi-modal pathway that is comfortable for all users. The recommended width for the multi-modal path is 12ft, but 14ft is preferred. However, if there are some ROW constraints, the pathway could consolidate to 8ft, but any motorized vehicles such as golf carts would not be able to be bi-directional requiring them to yield and pull over to allow for passing. Additionally, a 2ft shoulder on both sides with an additional 3ft clearance for signage is recommended.

One of the biggest concerns about the existing pathways is the physical separation or buffer from the roadway if built as a side path along a roadway. The recommended basic buffer for a pathway is 6.5ft, with a minimum of 5ft (which includes the 2ft shoulder and 3ft of clearance for signage). However, if the path is along a high-speed major roadway, such as Peachtree Industrial Blvd, a total buffer of 20 ft is recommended.

When conditions are constrained, a minimum of 5ft buffer is required. All other standards regarding slopes, overhead clearance and material should follow standards of ARC and AASHTO.



LAND USE & ZONING RECOMMENDATIONS

Recommendations

In order to accomplish some of the above placemaking while still protecting and addressing community needs and concerns, it is recommended that Mixed-Use zoning be adopted, such as a Neighborhood-Scale Mixed-Use zoning district (for the north side of Peachtree Industrial Blvd) and a Corridor-Scale Mixed Use zoning district (for the south side of Peachtree Industrial Blvd) to implement the “Potential Plan” recommendations of this area plan.

ALLOWABLE USES IN THE NEW ZONING DISTRICTS

NEIGHBORHOOD MIXED USE (North of Peachtree Industrial Blvd)

Non-Residential Uses

Permitted uses for retail, restaurants and eateries, breweries, personal services, professional services and office uses. Uses should only allow parking lots and drive-thru facilities and features to be located to the side or rear of buildings. Non-residential uses should have size limits that ensure the density and scale will be smaller and more compatible with the adjoining neighborhood areas of the city.

Residential Uses

Permitted uses for residential should include cottage court developments with cottage homes (maximum of 12 homes per development), townhouses, and senior housing.

CORRIDOR MIXED USE (South of Peachtree Industrial Blvd)

Non-Residential Uses

Permitted uses for retail, restaurants and eateries, breweries, personal services, professional services, office uses, and hotels. Uses should only allow parking lots and drive-thru facilities and features to be located to the side or rear of buildings.

Residential Uses

Permitted uses for residential should include cottage court developments with cottage homes (maximum of 12 homes per development), townhouses, senior housing, and multi-family housing. Multi-family housing should be required to provide a minimum of 20% of the total project square footage in non-residential uses and should require a special use permit to ensure the project properly addresses issues related to noise, traffic, environmental impact, and buffering for adjacent properties.

As part of the creation of new zoning districts for the focused areas of recommendation of this plan, the following development metrics should be established:

PROPOSED DEVELOPMENT METRICS FOR NEW ZONING DISTRICTS

DISTRICT	MIN. AREA	ROAD FRONTAGE	MAX HEIGHT	MIN OPEN SPACE	FRONT SETBACK ¹ (PIB)	FRONT SETBACK ¹ (OTHER)	SIDE SETBACK ²	REAR SETBACK ²
Neighborhood Mixed Use	NONE	50'	45'	15%	30'	15'	10'	25'
Corridor Mixed Use	NONE	50'	65'	15%	30'	15'	10'	25'

(1) For detached, single-family, cottage and townhome lots. Zero (0) feet for all other uses.

(2) Reduced heights and larger buffering requirements would apply to areas that are abutting single-family residential areas

ADDITIONAL ZONING RECOMMENDATIONS

PARKING LOTS

- Interior landscaping and exterior landscaping is required for all surface and structured parking.
- No parking lots or structure shall be between a building and a street.

BUILDING FACADES

- 1st/Ground floor of buildings that face a public street and sidewalks shall maintain a minimum of 50% window fenestration for residential uses and 65% of window fenestration for non-residential uses.
- Primary pedestrian entrance must be located on such building facades.
- Building facades visible from public streets or pathways shall incorporate natural or natural-appearing materials (wood, stone, brick, or high-quality modern equivalents such as fiber cement, architectural metal, or glass).
- No single material shall dominate the building façade in a way that is visually monotonous.

BLOCKS & CONNECTIVITY

- Internal street circulation shall be provided for large developments with new public streets or private drives breaking up larger properties into new blocks. Newly created blocks should have block faces that are a maximum of 500 ft. in length.
- When possible, a multimodal pathway shall also be provided for pedestrian accessibility.

SIGNAGE

- Pedestrian wayfinding signs and warning signs are required along multimodal pathways. (See MUTCD for standards)
- Stand-alone (pole) shopping center signs are prohibited.
- Monument signs and building mounted signs shall be permitted.



Supplemental plaque: W16-9p For advanced warning applications



Combined wayfinding route sign - low speed urban or suburban roadways



Custom Sign: Golf Carts use Ped Signal (R9-5 variant)



Custom combined pedestrian, golf cart, and pedestrian warning sign based on standard MUTCD warning sign



Path-scale (18 inch) MUTCD R1-1 Stop Sign - For use at 4-way intersections



Bike Route Sign - For use along high speed rural roadways

POTENTIAL PLAN

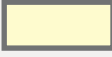


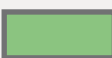
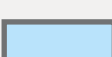



- 1 HERON SQUARE**
A compact civic greenspace, housing, and retail designed to host informal social activity and strengthen connections between nearby uses.
- 2 COMMERCIAL**
Low-intensity commercial development that supports local businesses and services, designed with strong landscaping, pedestrian access, and buffering from adjacent uses.
- 3 ADAPTIVE REUSE**
The reuse of an existing gas station to support new uses while reducing waste and maintaining corridor character.
- 4 SOUTH TOWN CENTER**
A small, walkable mixed-use area that provides neighborhood-serving retail, dining, and gathering spaces while creating a southern focal point for Berkeley Lake.
- 5 THE COMMONS**
A senior-focused development with senior living and gathering areas centered on preserved greenspace.

The following plan is one scenario based on the needs identified in the market analysis and recommendations.

Given community feedback about placing senior housing along Peachtree Industrial Blvd or South Berkeley Lake Rd for stronger park access, other site arrangements may be equally appropriate. As market conditions evolve or parcels change ownership, this framework can be adapted while maintaining the plan's underlying intent.

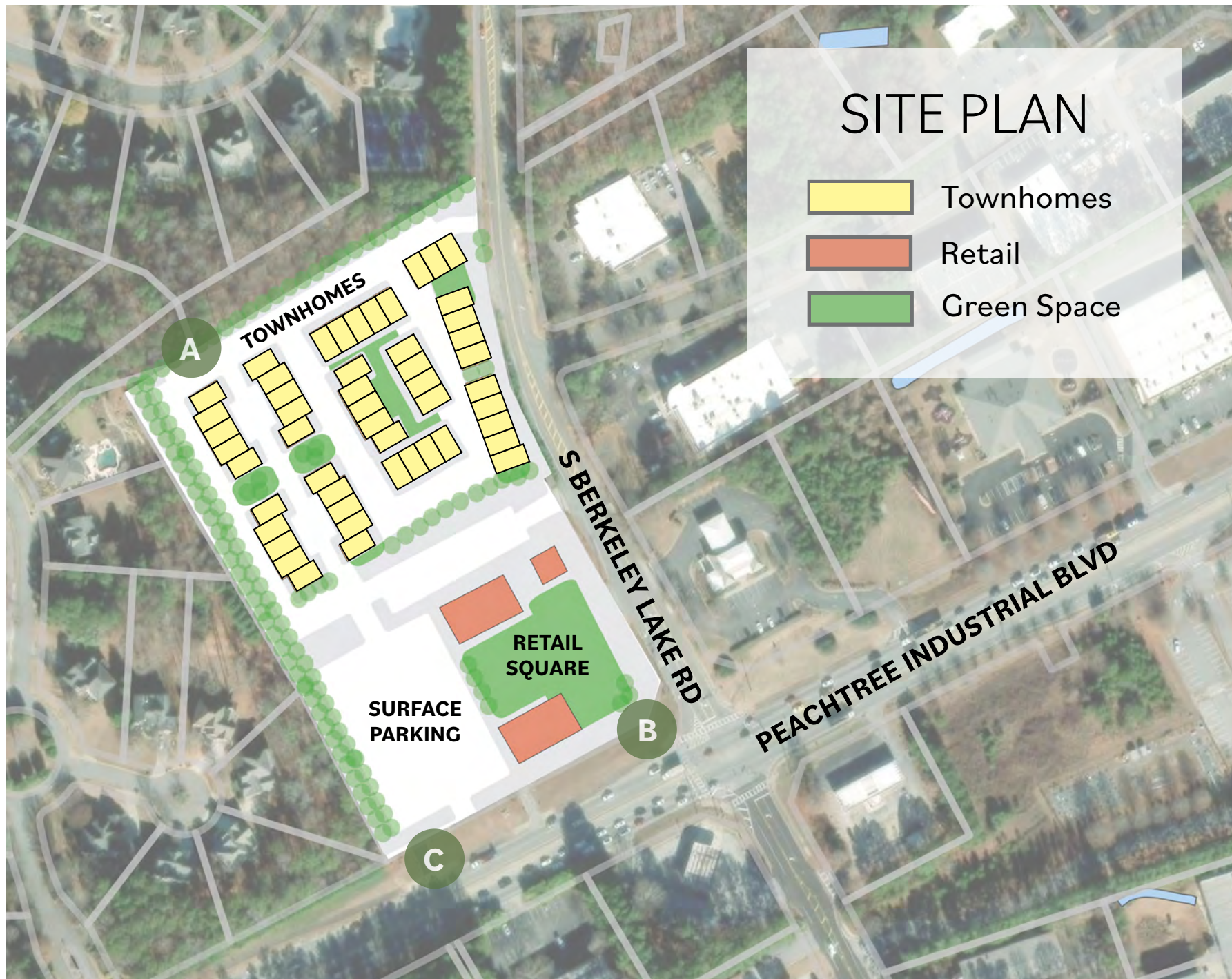
SITE PLAN

-  Housing
-  Parking
-  Retail
-  Greenspace
-  Hotel
-  Buffer/Raw Land



1. HERON SQUARE

Tucked just behind Peachtree Industrial Blvd, Heron Square forms an inward-facing hub centered on daily life and includes retail, housing, and open space. This site is protected from traffic, shaped for connection, and grounded in Berkeley Lake's quiet character.



Palisades Village | Palisades, CA



Ardmore Townhomes | Winston-Salem, NC

- A TOWNHOMES**
Medium-density housing
- B RETAIL**
Single-story, small-scale retail
- C SURFACE PARKING**
Parking courts with permeable paving and landscape buffers

SUMMARY	
TOWNHOMES	50 UNITS
COMMERCIAL	2 FLOORS
	13,600 TOTAL SF
	1-2 FLOORS

REFERENCE SITE PLAN



2. SOUTH TOWN CENTER

Located along Peachtree Industrial Blvd, South Town Center redefines a key frontage as a mixed-use district supporting retail, hospitality, and multi-family housing. The project reinforces the corridor's transition from auto-oriented development to a more walkable, civic environment.



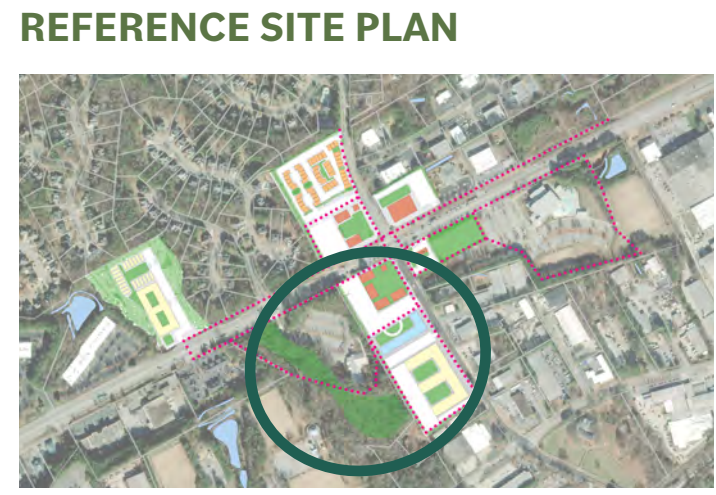
Beckert's Park | Washington, D.C.



Myrtle Beach Hotel | Myrtle Beach, SC

- A RETAIL**
Street-facing commercial bays, framing plaza
- B HOTEL**
Mid-scale hotel, supporting weekend activity
- C Multi-family**
Luxury Market-rate housing to support economic sustainability; 'E' shaped structure is one building, with 2 courtyards, and ground floor retail

SUMMARY
 MULTI-FAMILY
 1st-FLOOR RETAIL
 300 UNITS
 5 FLOORS
 COMMERCIAL
 25,600 TOTAL SF



3. COMMERCIAL

Positioned along Peachtree Industrial Blvd, the site is envisioned as a flexible commercial anchor that activates the corridor and serves local demand.



Reformation Brewery | Woodstock, GA



Monday Night Brewery | Atlanta, GA

- A COMMERCIAL SPACE**
Small-format retail pads, framing plaza
- B GREEN SPACE**
Tree-lined forecourt that buffers the street, serves as shaded plaza weekend activity
- C SURFACE PARKING**
Parking area designed for low-traffic retail and community event use

SUMMARY

COMMERCIAL
21,600 SF
1 FLOOR

REFERENCE SITE PLAN



4. ADAPTIVE REUSE

Once an underused gas station, the site is re-imagined as a neighborhood-scale café and gathering space. By converting a piece of corridor infrastructure into a social node, the project activates a previously overlooked edge of Peachtree Industrial Blvd and supports local business growth.



Brake Pad | College Park, GA



St. John's Signal Gas Station | Portland, OR

- A** **ADAPTIVE REUSE**
Structural retrofit + program conversion; Cafe or coffee shop
- B** **GREEN SPACE**
Permeable landscape + stormwater management zone; currently a community garden; potential for dog park, connecting path between South Town Center and Aquatic Center

SUMMARY

COMMERCIAL
EXISTING SF
1 FLOOR

REFERENCE SITE PLAN



5. THE COMMONS

The Commons applies wellness-oriented design principles to create a continuum-of-care village organized to promote accessibility and daily interaction.



Danielson Grove | Kirkland, WA



Village West Cobb | Marietta, GA

COTTAGES

Cluster of single-story independent cottages for 55+ residents; separate entrance from assisted living

SUMMARY

COTTAGES

20 UNITS

1 FLOOR

ASSISTED LIVING

100,000 SF

3 FLOORS

REFERENCE SITE PLAN



ASSISTED LIVING

Offering wellness, dining, memory care with a 3-story footprint (standard zoning height for single-family buildings)

SURFACE PARKING

Permeable lots located behind primary buildings to reduce heat gain


A

B

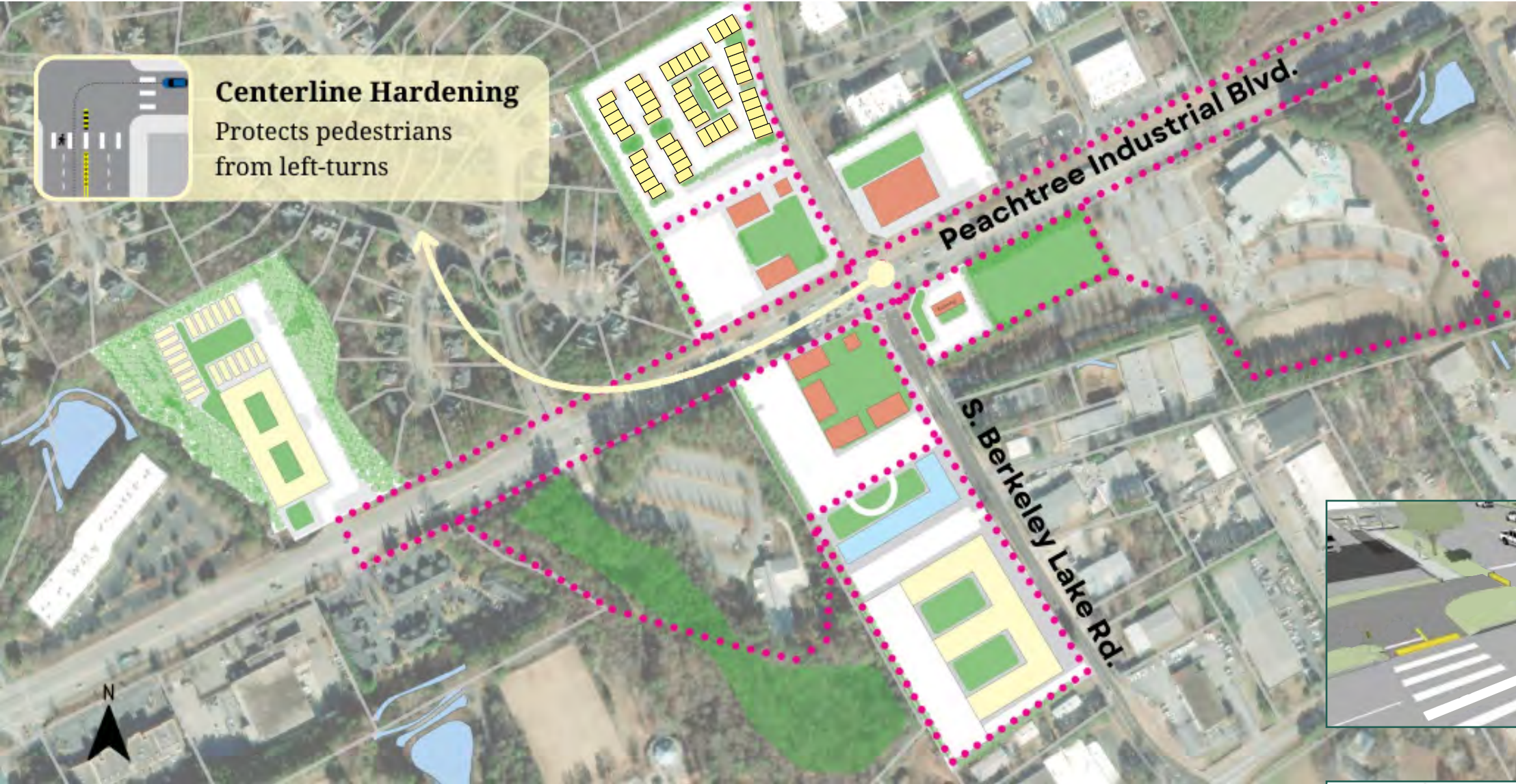
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CONNECTIVITY

A multimodal pathway is proposed along Peachtree Industrial Blvd and into each of the newly recommended site developments in this plan. This path would provide an opportunity for biking and walking along the corridor and to and from the new developments.



Centerline Hardening
Protects pedestrians from left-turns

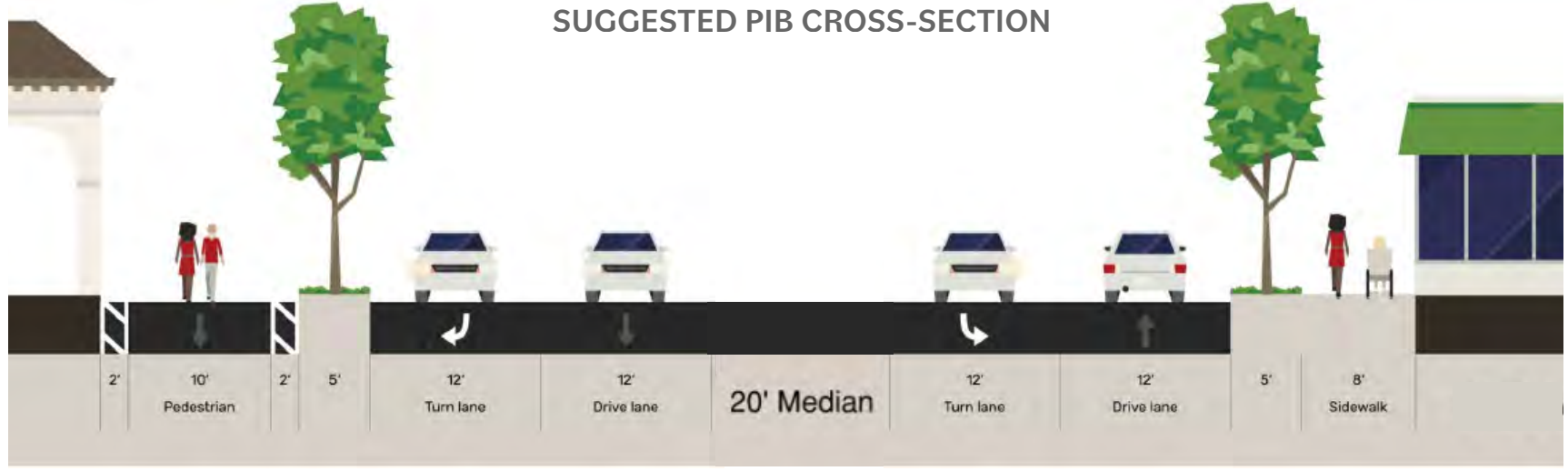


GENERAL RECOMMENDATIONS

- Transform existing right-of-ways to accommodate multimodal pathway.
- Pathway standards to provide comfortable width to accommodate pedestrians, bikes, and golf carts.
- Wayfinding signs and warning signs along pathways.



SUGGESTED PIB CROSS-SECTION



This section of the plan outlines the pertinent details that will provide guidance to implement the overall plan. Responsible entities are highlighted, budgets estimated and projected time lines are provided. The result is a broad set of resources that can guide the community towards bringing the plan to life. The time frames assigned to each of the recommendations in the tables of this section are identified as follows:

- **Short-term** - 0-2 years
- **Long-term** - 2-10 years
- **Ongoing**

SUMMARY OF KEY RECOMMENDATIONS	TIME-FRAME	IMPLEMENTING AGENCY
Establish a Small Area Plan Implementation Steering Committee.	Ongoing	BL
Use native plants, bioswales, and nature-based stormwater features in all public and private open space projects.	Ongoing	BL
Preserve the 73-acre Berkeley Lake Conservancy green space and maintain natural buffers from the streams and the lake watershed.	Ongoing	BL
Install a neighborhood branded way-finding signage system.	Short	BL
Rewrite zoning code to implement the plan zoning recommendations.	Short	BL
Rezone Peachtree Industrial Blvd adjacent parcels to Neighborhood Mixed-Use (MU-N) and Community Mixed-Use District (MU-C) from Gwinnett County's zoning, but with some modifications that align more with Berkeley Lake.	Short	BL
Require greenspace buffers, preserved mature trees, and small public greens in future Peachtree Industrial Blvd development.	Short	BL
Reduce the speed limit on Peachtree Industrial Blvd to 35 mph.	Long	GDOT, GCDOT
Expand sidewalks, trails, and multi-use paths connecting civic areas, the Berkeley Lake Conservancy green space, Pinckneyville Park, and the commercial corridor.	Long	GDOT, GCDOT, BL
Create a linear green corridor along Peachtree Industrial Blvd with shade trees, planted buffers, and safe pedestrian connections.	Long	GDOT, GCDOT, BL

BL - City of Berkeley Lake

GCDOT - Gwinnett County Department of Transportation

GDOT - Georgia Department of Transportation

IMPLEMENTATION



APPENDIX



February 10, 2026

Mrs. Leigh Threadgill
City Administrator
City of Berkeley Lake, Georgia
4040 S Berkeley Lake Rd
Berkeley Lake, GA 30096
Sent via email: leigh.threadgill@berkeleylake.com

Re: Pedestrian Study Update
KW Reference No. 261290

Dear Mrs. Threadgill:

Keck & Wood, Inc. (“K+W”) appreciates this opportunity of presenting a proposal to provide professional services to assist the City of Berkeley Lake (“City”) with identifying structural deficiencies in the City’s existing sidewalk network, creating a scope of work and cost estimate to repair them, and updating the existing Berkeley Lake Pedestrian Safety Study originally developed in 2013. Consideration of our firm for this assignment is most appreciated.

Scope of Services:

Inventory Existing Sidewalk Deficiencies

1. Create existing sidewalk inventory in GIS.
2. Conduct field visits to inspect and map existing sidewalk deficiencies.
3. Prepare GIS map of deficiency locations.
4. Create scope of work and cost estimate for repairs.

Update 2013 Pedestrian Safety Study

1. Review the existing Berkeley Lake Pedestrian Safety Study provided by the City.
2. Analyze the study for potential areas of improvement, and incorporate infrastructure changes since 2013.
3. Create new exhibits for the study which incorporate any improvements and existing infrastructure changes.
4. Update the Estimate of Probable Costs provided by the City by incorporating changes and utilizing current pricing.
5. Meet with the City to review the updated plan, and incorporate any revisions as needed.

Compensation: Compensation for work performed shall be on an **hourly not to exceed \$19,780** basis utilizing our Berkeley Lake General Consulting hourly rates. Once per month during the existence of this contract, the Engineer shall submit to the City an invoice for payment based on percentage completed of the work performed for the Project through the invoice period. Items outside the scope described above can be billed hourly according to our Berkeley Lake General Consulting hourly rates or an agreed upon lump sum fee.

Please contact me if you have any questions or concerns at 678-417-4025.

Pedestrian Study Update
February 10, 2026
Page 2 of 2

Sincerely,
KECK & WOOD, INC.



Adam Shelton, P.E.
Associate Vice President

Accepted by City of Berkeley Lake, GA

By: _____

Title: _____

Date: _____

Attachments: Manhour Estimate

Keck & Wood
Fee Proposal - Estimate of Hours

Project: Pedestrian Sidewalk Study

Project Number: 261290

Date: 02/10/26

Phase Code	Task Code	Task	HOURS											Total Hours	Total Fee
			SP1	SP2	SP3	SP4/E1	E2/PM1	E3/PM2	SE1/PM3	SE2/SPM1	SE3/SP M2	CE/SP M3	Proj. Dir.		
		Rate	\$145	\$155	\$170	\$185	\$200	\$215	\$230	\$245	\$260	\$275	\$290		
1		Pedestrian Sidewalk Study													
	1.1	Inventory Existing Sidewalks and Deficiencies													
		1 Create existing sidewalks map in GIS	4						2					6	\$1,040
		2 Field visit to identify deficiencies (2-person team - 1.5 days)	24						2					26	\$3,940
		3 Map deficiencies	4						2					6	\$1,040
		4 Create repair cost estimate	4						2					6	\$1,040
		Subtotals	36	0	0	0	0	0	8	0	0	0	0	44	\$7,060
	1.2	Update Prior Study													
		1 Review prior study for areas of improvement							4					4	\$920
		2 Incorporate infrastructure changes since 2013	4						4					8	\$1,500
		3 Prepare new exhibits which incorporate any infrastructure changes	40						8					48	\$7,640
		4 Update the estimate of probably cost by incorporating changes and utilizing current pricing	8						2					10	\$1,620
		5 Meet with City to review, incorporate revisions as needed.	4						2					6	\$1,040
		Subtotals	56	0	0	0	0	0	20	0	0	0	0	76	\$12,720
Grand Total of Labor Hours/Revenue			92	0	0	0	0	0	28	0	0	0	0	120	\$19,780