

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION MEETING
FULL MINUTES
November 9, 2021
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: George Kaffezakis
 Rand Kirkus
 Robin Sansone

City Administrator: Leigh Threadgill

Citizens Present: 1

I. CALL TO ORDER

Kirkus called the meeting to order at 7:15 PM. A quorum was present. City Administrator Leigh Threadgill was also present.

Kaffezakis moved to appoint Kirkus temporary acting chair. Sansone seconded. All were in favor and the motion passed.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Kirkus asked if there were any suggested changes to the agenda.

Sansone moved to approve the agenda as submitted. Kaffezakis seconded the motion. All were in favor.

III. MINUTES

1. Minutes of October 12, 2021

Kaffezakis moved to approve the minutes of the October 12th meeting. Sansone seconded and all voted to approve the minutes.

IV. OLD BUSINESS

1. O-21-242 – Amendment to Chapter 78-366 and 78-367 regarding expired variances

Threadgill explained that this was just a draft of the proposed change for discussion. A vote to recommend the change can't come tonight but would need to come after a properly advertised public hearing at a future meeting.

There was discussion regarding the draft language. There was a consensus that the language was consistent with the spirit and intent of the planning commission's direction to staff. It was further suggested that the language be reviewed by the city attorney prior to being brought back to a public hearing before the planning commission.

2. Amendment to Planning & Zoning Commission By-Laws regarding voting

Threadgill explained that unlike the previous agenda item, this draft could be voted on to recommend for council review and approval.

Kaffeidakis moved to recommend for council review and approval the proposed by-law amendment. Sansone seconded the motion. All were in favor and the motion passed.

V. NEW BUSINESS

1. Request to allow a satellite college campus as a permitted use in O&I

Threadgill explained that the Office & Institutional use list is fairly simple but includes a category for similar uses if approved by the planning commission.

There was discussion about whether colleges would typically be permitted in O&I.

Kirkus recognized the applicant. Dr. Hyun introduced himself as the president of the Atlanta University of Health Science which offers an undergraduate and graduate acupuncture program. It is a small school founded in 2016 and is approved by the Georgia Education Commission. It is currently located at 302 Satellite Blvd. in Suwanee. It is growing, but at most there are 30 students now. He is looking to relocate to 4729 Peachtree Industrial Boulevard. The space has approximately 5000 square feet, but he is just looking for half that. There are about 25 to 30 parking spaces that would be available. The college offers conventional in-person classes mostly in the morning, with 2 classes at most. The graduate program is in the evening. There are no on-line classes anymore. There is limited enrollment in each class. This acupuncture program is the only one in Georgia.

There was further discussion about what the commission was being asked to do and specifics about the proposed college use. The commission also considered adding this use to the O&I permitted use list by ordinance amendment, as well as any related standards that may need to be codified pertaining to the use.

Kaffeidakis moved to accept the proposed use of college under section 78-294 (9). Sansone seconded the motion. All were in favor. The motion passed.

VI. CITIZEN COMMENTS

There were none.

VII. DISCUSSION

There was no further discussion.

VIII. ADJOURNMENT

Full Minutes

Planning & Zoning Commission Meeting

November 9, 2021

Page 2 of 3

There being no further business, Kaffezakis moved to adjourn. Sansone seconded. All voted in favor and Kirkus adjourned the meeting at 7:48 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Leigh Threadgill", written over a horizontal line.

Leigh Threadgill
City Administrator