

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
FULL MINUTES
MARCH 11, 2025
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 George Kaffezakis
 Rand Kirkus

City Officials: Leigh Threadgill - City Administrator

Citizens Present: 1

I. CALL TO ORDER

Huntington called the meeting to order at 7:15 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

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

Kaffezakis moved to approve the agenda. Kirkus seconded the motion. All were in favor and the motion passed.

III. MINUTES

1. Minutes of January 14, 2025

Kirkus moved to approve the minutes of the January 14th meeting. Kaffezakis seconded and all voted to approve the minutes.

IV. OLD BUSINESS

- a) Election of Chair

Kaffezakis moved to continue consideration of this until the next meeting. Kirkus seconded the motion. All were in favor and the motion passed.

b) Election of Vice Chair

Kaffezakis moved to continue consideration of this until the next meeting. Kirkus seconded the motion. All were in favor and the motion passed.

V. NEW BUSINESS

a) PZV-25-01, 540 Lakeshore Drive – Variance to Sec. 78-89(g)(3) to reduce distance from opposite shore from 75 feet to 41 feet

Huntington recognized the applicant and asked if he would like to provide any additional information about the application.

Barry Newton, 540 Lakeshore Drive, provided a brief overview of the project and noted the dock, which is to be rebuilt following damage, will not extend any closer to the opposite shore than it did before, but the new roof will.

There was discussion regarding the cantilevered roof and the impact of the project on viewshed.

It was clarified that the clearance from the proposed roof to the closest boathouse is approximately 24 feet.

There was discussion both about visual impact and navigability impact and the expectation to be able to cover your boat. There was further discussion about the hardship associated with this request.

Kaffezakis made a motion to approve the variance as submitted. Kirkus seconded the motion. All were in favor and the motion passed.

b) Report on Administrative Variance Approval AV-24-07 - 3960 Peachtree Industrial Blvd

Huntington noted that this was an extension of a variance that expired April 11, 2024. The new expiration is April 11, 2025.

c) Report on Administrative Variance AV-24-08 - 3762 Frederica Rd

Huntington noted that this was a slight modification to the front setback within the 10% variance allowable by administrative approval.

d) Report on Administrative Variance AV-25-02 - 600 Hilltop Ln

Huntington noted that this was a conforming extension to an existing deck that is non-conforming with regard to side setback.

VI. CITIZEN COMMENTS

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There were no comments.

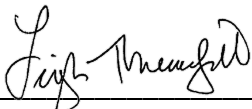
VII. DISCUSSION

Kaffezakis inquired about the status of the code update project. Threadgill responded that the consultants were in the process of writing the new ordinances.

VIII. ADJOURNMENT

There being no further business, Kaffezakis moved to adjourn. Kirkus seconded the motion. All were in favor. Huntington adjourned the meeting at 7:58 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Leigh Threadgill", is written above a horizontal line.

Leigh Threadgill
City Administrator