



AGENDA
SPECIAL CALLED COUNCIL MEETING
4040 S. BERKELEY LAKE RD.
BERKELEY LAKE, GEORGIA 30096
DECEMBER 11, 2024

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 November 21, 2024, Council Work Session
- b) Minutes of November 21, 2024, Council Meeting
- c) Financial Statements of October 2024 – Unaudited

OLD BUSINESS

- a) O-24-254 – 2025 Proposed Budget

NEW BUSINESS

- a) PZTA 24-09 – Text Amendment to Sections 78-3, 78-300 and 78-301 of the Zoning Ordinance regarding GC-A zoning requirements

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 WORK SESSION
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
DRAFT MINUTES
NOVEMBER 21, 2024

ATTENDANCE

Mayor: Lois Salter

Council Members: Rodney Hammond, Scott Lee, Bob Smith and Rebecca Spitler

City Officials: Leigh Threadgill - City Administrator, Karen Thomas – City Attorney

Members of the Public: 1

Members of the Press: 0

WORK SESSION

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

Threadgill responded to questions regarding the financial reports.

There was discussion regarding HB 581.

The work session was adjourned.

Submitted by:

Leigh Threadgill, City Clerk



COUNCIL MEETING
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
DRAFT MINUTES
NOVEMBER 21, 2024

ATTENDANCE

Mayor: Lois Salter

Council Members: Rodney Hammond, Scott Lee, Bob Smith and Rebecca Spitler

City Officials: Leigh Threadgill - City Administrator, Karen Thomas – City Attorney

Members of the Public: 1

Members of the Press: 0

CALL TO ORDER

Salter called the meeting to order at 8:04 PM. A quorum of council members was in attendance.

AGENDA

Salter solicited a motion regarding the agenda.

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

PUBLIC HEARING

- a) O-24-254 – 2025 Proposed Budget

Salter solicited comments from the public regarding the 2025 budget.

There were no comments.

CONSENT AGENDA

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

- a) Minutes of October 23, 2024, Council Work Session
- b) Minutes of October 23, 2024, Council Meeting
- c) Financial Statements of September 2024 – Unaudited

Smith made a motion to approve all items on the consent agenda. Lee seconded the motion. All were in favor and the motion passed.

OLD BUSINESS

- a) O-24-254 – 2025 Proposed Budget

Threadgill: O-24-254 is the proposed budget for 2025. This measure as presented anticipates no increase in the real property tax millage rate for 2025 over the rollback rate for 2024. The measure is presented for second read consideration.

Spitler made a motion to place O-24-254, an ordinance to establish the budget for the year 2025, to repeal conflicting ordinances, to provide for an effective date and for other purposes on second read. Smith seconded the motion. All were in favor and the motion passed.

NEW BUSINESS

- a) Ratification of Change Order 1 – 2024 Paving Project Close-out

Threadgill: Change Order 1 for the 2024 Paving Project provides the final project cost to close out the project. While the total project cost exceeded the contracted amount, it was within the contingency amount approved by council at the time of contract acceptance. Staff requests that you ratify Change Order 1.

Lee made a motion to ratify the Change Order 1 for the 2024 Paving Project. 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, Smith moved to adjourn. Hammond seconded the motion. All were in favor and the motion passed.

Salter adjourned the meeting at 8:08 PM.

Submitted by:

Leigh Threadgill, City Clerk

City of Berkeley Lake

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

January - October, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
100 100 General	1,319,516.04	1,577,235.00	-257,718.96	83.66 %
320 320 SPLOST Income	398,311.78	2,010,412.00	-1,612,100.22	19.81 %
Total Income	\$1,717,827.82	\$3,587,647.00	\$ -1,869,819.18	47.88 %
GROSS PROFIT	\$1,717,827.82	\$3,587,647.00	\$ -1,869,819.18	47.88 %
Expenses				
1 Gen Govt	343,793.57	587,424.00	-243,630.43	58.53 %
2 Judicial	7,993.68	9,190.00	-1,196.32	86.98 %
230 ARP Act Expenses 230	329,257.45	348,468.00	-19,210.55	94.49 %
3 Public Safety	116,306.50	169,923.00	-53,616.50	68.45 %
4 Public Works	179,001.49	160,542.00	18,459.49	111.50 %
6 Culture and Recreation	19,502.83	20,904.00	-1,401.17	93.30 %
7 Housing and Development	68,602.96	226,409.00	-157,806.04	30.30 %
9000.61.1100 Xfer Out - Reserve Fund		54,375.00	-54,375.00	
SPLOST Expenses	413,088.18	2,010,412.00	-1,597,323.82	20.55 %
Total Expenses	\$1,477,546.66	\$3,587,647.00	\$ -2,110,100.34	41.18 %
NET OPERATING INCOME	\$240,281.16	\$0.00	\$240,281.16	0.00%
NET INCOME	\$240,281.16	\$0.00	\$240,281.16	0.00%

City of Berkeley Lake

Income & Expense

October 2024

	TOTAL
Income	
100 100 General	249,897.85
320 320 SPLOST Income	2,092.89
Total Income	\$251,990.74
GROSS PROFIT	\$251,990.74
Expenses	
1 Gen Govt	31,170.84
3 Public Safety	9,556.56
4 Public Works	10,403.15
6 Culture and Recreation	1,866.35
7 Housing and Development	3,947.02
SPLOST Expenses	13,253.49
Total Expenses	\$70,197.41
NET OPERATING INCOME	\$181,793.33
NET INCOME	\$181,793.33

City of Berkeley Lake

Balance Sheet

As of October 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Debt Service Fund	0.00
General Fund	4,675,114.55
SPLOST Fund	1,500,795.29
Suspense 1.11.1000	0.00
Total Bank Accounts	\$6,175,909.84
Accounts Receivable	
Accounts Rec 1.11.1900.1	15,959.43
Total Accounts Receivable	\$15,959.43
Other Current Assets	
1.11.27 Grant Receivable	0.00
Accounts Rec - SPLOST 1.11.2000	41,432.75
AccountsRec-OtherTax1.11.1900.2	0.00
Franchise Tax Rec 1.11.1550	120,000.00
Interest Receivable 1.11.1400	0.00
Prepaid Expense 1.11.3600	2,705.82
Prepaid items 1.11.3800	4,251.00
Taxes Receivable 1.11.1600	73,570.57
Undeposited Funds 1.11.1114	0.00
Total Other Current Assets	\$241,960.14
Total Current Assets	\$6,433,829.41
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	\$17,888,878.55

City of Berkeley Lake

Balance Sheet

As of October 31, 2024

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable 1.12.1100	21,553.78
Operating AP	0.00
SPL2005 Admin Facil- City H-AP*	0.00
SPLOST account - Suntrust-AP*	0.00
Total Accounts Payable	\$21,553.78
Credit Cards	
Anderson Credit Card (8186)	69.50
BOZEMAN, MARTY (0241)	0.00
Hiller Credit Card (4916)	40.00
Hunter Credit Card (0891)	106.99
Threadgill Credit Card (3322)	461.00
Wilhite Credit Card (1132)	0.00
Total Credit Cards	\$677.49
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	0.00
Accrued SPLOST Expenses 2.12.1250	0.00
Deferred revenue 1.12.2500	11,988.22
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	11,599.35
Regulatory Fees Payable	8,839.79
Retainage Payable	0.00
Total Other Current Liabilities	\$32,493.45
Total Current Liabilities	\$54,724.72

City of Berkeley Lake

Balance Sheet

As of October 31, 2024

	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	\$54,724.72
Equity	
Fund Bal Unrsvd 1.13.4220	4,675,114.55
Investmt in fixedassets 1.13.4K	11,327,229.85
Opening Bal Equity	0.00
Reserve for prepaids 1.13.4125	6,956.82
Reserved for Debt Service	0.00
Restricted for Debt Svc 1.13.4105	0.00
Restricted4CapitalProj 1.13.4155	1,500,795.25
Retained Earnings 1.13.3000	83,776.20
Net Income	240,281.16
Total Equity	\$17,834,153.83
TOTAL LIABILITIES AND EQUITY	\$17,888,878.55

City of Berkeley Lake - 2025 Proposed Budget Highlights

Please be advised of the following items of note regarding the proposed 2025 budget:

General

The City Treasurer and the Citizen Finance Committee approved the proposed budget.

Revenues

- 1) The proposed budget anticipates no increase in the real property tax millage rate for 2025 over the rollback rate for 2024.
- 2) *Georgia Power franchise tax* has been increased by \$10,286 or 7% due to 2024 revenue received.
- 3) *Insurance premium tax* has been increased by \$14,023 or 8% based on pacing.
- 4) *Title Ad Valorem Taxes* have been increased by \$8,776 or 7% due to 2024 pacing.
- 5) *Financial Institution Taxes* have been increased by \$4,818 or 14% due to 2024 pacing.
- 6) *ARPA* revenues have been spent, so there is an overall decrease in revenue by \$329,257.

Expenses

- 1) A total of ~\$24,000 in *Contingency* funds has been distributed across several departments.
- 2) For the second year the *Housing and Development* expenses have included \$100,000 for the code update project.
- 3) *Public Works* costs have increased due in large part to a 24% increase, or \$9,899, in the cost of providing and maintaining streetlights as well as a 200% increase, or \$15,000, in engineering professional services.
- 4) *General Fund* expenses overall will be increased by 3.6% and include the following:
 - a. Increased costs due to inflation,
 - b. a 5% increase in hourly staff salaries,
 - c. a 17% in the city administrator salary after adjusting for cost-of-living adjustments since the salary range was implemented in 2017; this adjustment, while an increase in salary, is a decrease from the mid-range to the low point on the scale
 - d. a 21% reduction in general professional services for consulting
 - e. a 39% increase in insurance with additional cyber insurance coverage
- 5) The *General Government* line includes salaries for the City Administrator and Assistant to the City Administrator. However, the City Administrator acts as the planning director (*Housing and Development* line item) and public works director (*Public Works* line item), spending approximately 30% of her time on each. The Assistant to the City Manager is the court clerk and spends approximately 10% of her time on court-related duties (*Judicial* line item). In addition, she supports code enforcement (*Public Safety* line item) and permitting (*Housing and Development* line item) with approximately 10% and 25% of her time respectively.



	2024 Budget	2024 Forecast	2025 Budget	2025 vs 2024 Budget
100 General	1,228,766	1,435,279	1,272,301	3.5%
100 Reserves	-	-	-	
230 ARPA	-	-	-	
230 Reserves	348,468	329,257	-	
320 SPLOST	480,460	522,712	504,106	4.9%
320 Reserves	1,529,952	143,310	1,391,547	-9.0%
Total Revenue	3,587,646	2,430,558	3,167,953	-11.7%
General Government	587,424	434,531	604,943	3.0%
Judicial	9,190	8,020	9,439	2.7%
Public Safety	169,923	153,070	171,968	1.2%
Public Works	160,542	204,795	170,240	6.0%
Culture & Recreation	20,903	25,591	21,990	5.2%
Housing & Development	226,409	88,232	238,578	5.4%
General Expenses	1,174,392	914,239	1,217,159	3.6%
SPLOST Public Works	1,509,683	661,047	1,333,929	-11.6%
SPLOST Admin Facilities	344,153	4,975	358,811	4.3%
SPLOST Public Safety	123,894	-	157,044	26.8%
SPLOST Rec Facilities	20,682	-	33,869	63.8%
SPLOST Expenses	1,998,412	666,022	1,883,653	-5.7%
ARPA Expenses	348,468	329,257	-	
Total Expenses	3,521,272	1,909,518	3,100,812	-11.9%
Addition to General Reserves	54,374	521,040	55,142	1.4%
Addition to SPLOST Reserves	12,000	(0)	12,000	

ORDINANCE

AN ORDINANCE TO ESTABLISH A BUDGET FOR THE YEAR 2025; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Be it ordained by the Mayor and the City Council of the City of Berkeley Lake that the 2025 Budget shall be appropriated as follows:

<u>Revenues</u>		
General		1,272,301
SPLOST		<u>1,895,653</u>
Total Revenues		\$3,167,953
<u>Expenditures</u>		
General Government		604,943
Judicial		9,439
Public Safety		171,968
Public Works		170,240
Culture & Recreation		21,990
Housing & Development		238,578
Additions to General Reserves		55,142
SPLOST – Public Works		1,333,929
SPLOST – Admin Facilities		358,811
SPLOST – Public Safety		157,044
SPLOST – Rec Facilities		33,869
SPLOST – Addition to Reserves		<u>12,000</u>
Total Expenditures		\$3,167,953

All ordinances and parts of ordinances in conflict herewith are repealed to the extent of any such conflict. This ordinance shall be effective upon adoption by the Council of the City of Berkeley Lake.

So ordained, this _____ day of December 2024.

ATTEST :

Lois D. Salter, Mayor

Leigh Threadgill, City Clerk

First Read: October 23, 2024
Second Read/Hearing: November 21, 2024
Adoption:

**City of Berkeley Lake
Staff Analysis**

CASE NUMBER:	PZTA-24-09, O-24-255
CODE SECTIONS:	78-3, 78-300 and 78-301
PURPOSE:	GC-A USE REGULATION CLARIFICATION
MEETING DATE:	DECEMBER 11, 2024 CITY COUNCIL

PURPOSE:

To clarify certain use provisions in the GC-A zoning district.

BACKGROUND:

In 2011, the intent upon annexation of the commercial areas, which were zoned to the Gwinnett County-Annexed category, was to bring forward the zoning regulations governing the annexed properties in existence immediately prior to annexation so that commercial property owners would experience little to no difference in zoning regulations governing their property as a result of annexation. However, over time, the county has revised and updated zoning standards so that the zoning standards in place at the time of annexation are now obsolete. The proposed amendment PZTA-24-09 is intended to address some of those uses that did not exist at the time of annexation or were permitted by Gwinnett County differently then than they are now.

Staff along with TSW, the consultant team working to update the city's zoning and development regulations, are evaluating alternatives to relying on outdated regulations and ultimately intend to propose a Unified Development Code to regulate land use and development in both the residential and commercial areas.

ORDINANCE NO. 24-25~~53~~

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BERKELEY LAKE TO AMEND CHAPTER 78. “ZONING,” SECTIONS 78-3, DEFINITIONS, SECTIONS 78-300, REGULATION OF LANDS IN THE GC-A ZONING DISTRICT, AND 78-301, DEVELOPMENT OF PROPERTIES IN THE GC-A ZONING DISTRICT, TO CLARIFY UNDERLYING ZONING STANDARDS APPLICABLE TO PROPERTIES WITHIN THE GWINNETT COUNTY – ANNEXED ZONING DISTRICT; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION I.

IT IS HEREBY ORDAINED, by the governing authority of the City of Berkeley Lake that Chapter 78 of the Code of Ordinances, entitled “Zoning,” shall be amended as follows:

a. Subsection 78-3 shall be amended by adding the following definitions:

Convenience store with or without fuel pumps, A facility that offers for sale, prepackaged food items and tangible consumer goods, primarily for self-service by the customer. This facility may be associated with the sale of gasoline products but does not include automotive service stations or vehicle repair shops.

Hookah Bar or Lounge, An establishment wherein a single or multi-stemmed water pipe and/or any associated products, devices, and equipment are used to produce fumes, smoke, and/or vapors intended to be inhaled or exhaled, from the burning of any organic or synthetic material including, but not limited to plants, herbs, tobacco related objects, alternative nicotine products, vapor products, or shisha. The term applies to any establishment where such activity is a principal or accessory use.

Noxious manufacturing or industrial uses, (1) A manufacturing or industrial activity that produces any of the following as products or by-products of the manufacturing process: caustic or corrosive acids, chlorine or other noxious gases, explosives, fertilizer or glue, products involving hair or fur; or (2) A manufacturing or industrial activity that involves any of the following: tanning or finishing of leather or other hides, except taxidermy, petroleum refining, rendering or refining of fats and oils, and wood preservation.

Vape/CBD Shop, A commercial establishment which, as one of its principal business activities, offers for sale or rental of any alternative nicotine product, vapor product items, and/or hemp product items. A “principal business activity” exists where the commercial establishment meets any one ore more of the following criteria:

- (a) The establishment regularly offers for sale or rental of 1,000 said items; or
- (b) At least 25 percent of the establishment's revenues derive from the sale or rental of said items; or
- (c) The establishment maintains at least 25 percent of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items, as well as cashier stations where said items are rented or sold, shall be included in "floor space" maintained for the display, sale, or rental of said items); or
- (d) The establishment maintains at least 500 square feet of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items, as well as cashier stations where said items are rented or sold, shall be included in "floor space" maintained for the display, sale, or rental of said items); or
- (e) The establishment regularly makes said items available for sale or rental and holds itself out, in any medium, as an establishment that caters to customer interest in alternative nicotine products or vapor products.

- b. Subsection 78-300 shall be amended by deleting the title and text thereof in its entirety and inserting in lieu thereof the following:

78-300 Regulation of lands in the GC-A zoning district.

Any properties zoned Gwinnett County-Annexed (GC-A) as shown on the official zoning map, unless otherwise specifically approved by the Berkeley Lake mayor and city council, shall be subject to the property-specific conditions of zoning or special use permit approval, or both, adopted by the Gwinnett County Board of Commissioners by resolution which applied to said properties at the time they were zoned, or the special use was permitted, in unincorporated Gwinnett County immediately prior to annexation. The official Gwinnett County zoning and special use permit files of properties so annexed shall become official files of the City of Berkeley Lake and shall be maintained by the city clerk, and said conditions of zoning or special use approval, or both, adopted by the Gwinnett County Board of Commissioners as adopted and applied by the City of Berkeley Lake, shall constitute the zoning regulations governing said properties. Further, any~~d~~ properties zoned Gwinnett County – Annexed (GC-A) as shown on the official zoning map shall be subject to those provisions of the zoning district of Gwinnett County's Zoning Resolution which applied to the property immediately prior to annexation, except as otherwise noted in subsection 78-301 below.

- c. Section 78-301 shall be amended by deleting the title and text thereof in its entirety and inserting the in lieu thereof the following:

78-301. Development of properties in the GC-A zoning district.

(a) Properties in the GC-A district shall be developed and used consistent with those uses permitted in the Gwinnett County zoning district classification which applied to the property immediately prior to annexation, except as follows:

(1) Hookah/Vapor Bars or Lounges shall be prohibited.

(2) Vape/CBD Shops shall be prohibited.

(3) - Convenience Stores with or without fuel pumps shall be prohibited.

(4) Noxious manufacturing and industrial uses shall be prohibited.

(b) Properties in the GC-A district shall continue to enjoy the use or uses specifically conferred by formal zoning or special use permit action of the Gwinnett County Board of Commissioners immediately prior to annexation. Development of any properties zoned GC-A on the effective date of this Zoning Ordinance shall comply with the following:

- (1) The property-specific conditions of zoning adopted by the Gwinnett County Board of Commissioners in a property-specific rezoning action by resolution and which were in effect for said property when in unincorporated Gwinnett County immediately prior to annexation.
- (2) The property-specific conditions of special use approval adopted by the Gwinnett County Board of Commissioners in a property-specific special use permit action by resolution and which were in effect for said property when in unincorporated Gwinnett County immediately prior to annexation.
- (3) Any modification of zoning or special use permit conditions granted by the Gwinnett County Board of Commissioners by official action which are part of the official Gwinnett County files for said property on record with the city clerk.
- (4) Any property-specific variances granted by the Gwinnett County Board of Zoning Appeals and which are a part of the official Gwinnett County files for said property on record with the city clerk.
- (5) Any property-specific modification of zoning or special use permit conditions approved by the Berkeley Lake mayor and city council through formal action at a regular meeting prior to the effective date of this Zoning Ordinance, on record with the city clerk.
- (6) In reviewing a development proposal for compliance with the zoning regulations of the GC-A zoning district, questions may arise as to what other additional dimensional requirements or use regulations apply. In certain cases, the city clerk may not be able to resolve such questions by relying on the zoning or special use permit conditions and any applicable variances or modification of said conditions alone. For example, a building on a site plan approved as a condition of zoning or special use permit

approval may not be shown with enough specificity to determine the maximum building height or setbacks that apply to the proposed building. As another example, questions may arise as to whether the use provisions allow for an accessory building, structure, or use on the subject property that is not shown on the site plan approved as a condition. In such instances where questions about development permissions cannot be resolved by applying the above provisions (1) through (5) of this section, the city clerk shall apply regulations of the Berkeley Lake zoning district established in this Zoning Ordinance which most closely resembles the zoning district of Gwinnett County's Zoning Resolution which applied to the property immediately prior to annexation, as more particularly shown below:

Gwinnett County Zoning District	Berkeley Lake Zoning District Which Shall Apply When Questions Arise Under Terms of this Section as They Relate to Dimensional Requirements and Accessory Buildings, Structures, and Uses
M-1, Light Industry	M-1, Light Industrial
M-2, Heavy Industry	M-1, Light Industrial
C-1, Neighborhood Business	C-1, Neighborhood Business
C-2, General Business	C-1, Neighborhood Business
O-I, Office – Institutional	O-I, Office - Institutional
R-ZT, Single-Family Residence	R-100, Single-Family Residence
R-100, Single-Family Residence	R-100, Single-Family Residence

(7) *Exceptions.*

- (a) Notwithstanding any provision of the Peachtree Corners Overlay District, as established by the Gwinnett County Zoning Resolution, to the contrary, inflatable and temporary signage in conformance with Chapter 62 of this Code shall be allowed.

SECTION 2:

Should any article, section, subsection, paragraph, clause, phrase or provision of this ordinance be adjudged invalid or held unconstitutional, such decision shall not affect or invalidate the remaining portions of this ordinance.

SECTION 3:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4.

This ordinance shall be effective upon adoption.

Passed and adopted by the Mayor and Council on this _____ day of _____ 2024.

LOIS D. SALTER
Mayor

ATTEST:

LEIGH THREADGILL
City Clerk

Planning Commission

Consideration: ~~August 13~~ December 10, 2024

1st Reading: ~~August 22~~ December 11, 2024

2nd Reading: ~~September 19~~ January 16, 2024

Council Adoption: ~~September 19~~ January 16, 2024