



**COUNCIL MEETING
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
FULL MINUTES
MAY 21, 2026**

ATTENDANCE

Mayor: Lois Salter

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

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

Members of the Public: 5

Members of the Press: 0

CALL TO ORDER

Salter called the meeting to order at 8:00 PM. A quorum of council members was in attendance.

AGENDA

Salter noted there is a desire to amend the agenda and asked Mitchell for a description of the amendment. Mitchell noted that it would be to add a resolution to impose a moratorium on zoning for six months. Salter solicited a motion regarding the agenda.

Dahlstrom made a motion to accept the agenda as amended. Lyons seconded the motion. All council members were in favor, and the motion passed.

PUBLIC HEARING

Salter noted that 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 April 16, 2026, Council Meeting
- b) Minutes of April 16, 2026, Council Work Session
- c) Financial Statements of March 2026 – Unaudited

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

OLD BUSINESS

Salter noted that there is no old business tonight.

NEW BUSINESS

a) O-26-262 – Amendment to Chapter 78, Article X, Commercial Use District

Threadgill: The Planning & Zoning Commission considered this request to create a C-2, General Business, district at their April meeting. After much discussion, the commission recommended approval and asked staff to try to create an amendment that would follow TSW's draft recommendations for the Unified Development Ordinance. The city contracted with TSW, a premier planning firm, to develop the UDO to ensure that any new zoning regulations that are recommended have been carefully crafted through a public process. Unfortunately, when staff compared the proposal to the county's current C-2 district and the draft recommendations for the city's consideration, it became clear that trying to adopt something outside of the UDO process would result in an incomplete set of district regulations. Staff recommended denial at planning & zoning and is still not comfortable with creating a C-2 district outside of the UDO process that we are currently in the middle of. The ordinance is up for first read consideration.

Lacy made a motion to put the ordinance on first read. Dahlstrom seconded the motion. Spitler voted in opposition. McDaniel, Lyons, Lacy and Dahlstrom were in favor and the motion passed.

b) R-26-01 – Resolution to Join Amicus Brief – Chang v. City of Milton

Threadgill: This comes at the request of the City of Milton and follows on the heels of a similar resolution that the city council adopted last year to support the City of Milton. It is endorsed by our City Attorney and recommended for your adoption tonight.

McDaniel made a motion to adopt R-26-01, a resolution authorizing participation in an amicus brief in the Chang v. City of Milton appeal. Lyons seconded the motion. All council members were in favor, and the motion passed.

c) 2026 LMIG Paving Project – Engineer's Recommendation of Contract Award

Threadgill: The 2026 Paving Project consists of milling, patching, and resurfacing the streets in Miramont as well as Habersham Drive. In addition, there are a few areas on Little Ridge Road that need repair. Finally, this includes some sidewalk repair work in Miramont and at City Hall. The project was put out to bid in accordance with state law. Bids were opened on April 21, 2026. The City Engineer recommends awarding the bid to Garrett Paving Company, Inc. in the amount of \$556,372.99. We typically also add a 10% contingency for projects like these, which would bring the total cost to \$612,010.29. The project is anticipated to be funded by SPLOST and LMIG.

Spitler made a motion to authorize the Mayor to enter into a contract for the 2026 Paving Project with Garrett Paving Company, Inc. in the amount of \$556,372.99 subject to approval as to form by the City Attorney and to further authorize a contingency in the amount of \$55,637.30. Lacy seconded the motion. All were in favor and the motion passed.

d) Google Fiber Franchise Agreement

Threadgill: The City contracts with the Georgia Municipal Association for telecommunications and right-of-way assistance, and this agreement comes to us from the consultant who works on behalf of cities in regard to franchise agreements related to telecommunications facilities and their impact on the city's right-of-way. The City Attorney has reviewed the agreement and made a few minor corrections, which Google has accepted. It is before you tonight for your approval.

Lyons made a motion to authorize the Mayor to sign the agreement subject to approval as to form by the City Attorney. Dahlstrom seconded the motion. All were in favor and the motion passed.

e) Council Consideration Regarding Greenspace

Salter noted that she added this to the agenda because we received a letter which has been shared with the council requesting additional interventions regarding the greenspace. I have tried to keep up with what's happening in other cities regarding deer management issues and wanted to share with you that I discussed this a week ago with other mayors.

Mike Mason, Mayor of Peachtree Corners, reports that Peachtree Corners is finding it slow going to work out something that would allow them to cull deer. He said that everything about that project is more difficult and takes longer than might have been reasonably expected, but they are trying to continue exploring that. I did hear from Norcross that some of their citizens are beginning to hear from people in Peachtree Corners and Berkeley Lake that are interested in deer management, but they aren't making any plans for intervention at this point.

Salter noted that Peachtree Corners has recently found several dead deer that had apparently died from hemorrhagic fever. We may begin to lose some deer through natural processes with illnesses like that, but we don't need to be worried about that particular illness transmitting to humans or pets.

The city is continuing to implement and continue the recommendations for community action that have been suggested to us by the Berkeley Lake Wildlife Advisory Committee as follows:

1. **Community Education:** Host deer management workshops, like our recent town hall, and distribute information about humane deterrence.
2. **Supportive Landscaping:** Promote deer-resistant gardening and secure composting practices. We are indebted to Susan Hanson who did some good research about deer resistant gardening for us which has been shared.
3. **Civic Involvement:** Encourage residents to attend town halls and join a deer management committee. That committee has been publicized in the Mayor's Message.
4. **Policy Adjustments:** Revisit fencing ordinances and explore humane control methods in consultation with wildlife experts.
5. **Regional Learning:** Study strategies from similar communities to guide local solutions. Salter noted that she hasn't found any other communities in Gwinnett County and Peachtree Corners is the only city investigating a culling intervention with regard to deer overpopulation concerns. There may be others at some point, but no one else is planning to do that at this point.

I bring before you so you can discuss with each other and some of the folks here tonight whether you want to take any further action than the recommendations just read that were suggested to us by Berkeley Lake Wildlife Advisory Committee.

Dahlstrom noted he isn't sure what else can be done short of hiring the USDA, which won't be a cure either, but will speed it up.

Salter noted she appreciated the efforts to help citizens in the ways described here and that she'll continue to try to explore what other cities are doing and share that with the council.

f) Resolution 26-02 for a Moratorium on zoning changes for six months

Spitler made a motion for a resolution to put a moratorium on zoning changes for the next six months.

Mitchell read the resolution into the record.

Whereas, the Mayor and Council of the City of Berkeley lake are in the process of reviewing and possibly modifying the Zoning Ordinance, and other land use ordinances and other development regulations for the City of Berkeley Lake; and

Whereas, development in the City will impact the economic wellbeing and public health, as well as the safety and welfare of the citizens; and

Whereas, development pressures have resulted in the need to evaluate the City's policies, and the regulations and standards applicable to land use; and

Whereas, the City is considering the policies, regulations and standards governing development and land use to encourage quality growth and development in Berkeley Lake; and

Whereas, the Mayor and Council are considering the experiences and challenges of other counties and municipalities that are experiencing the challenge of growth and development; and

Whereas, the City desires to consider recent developments in the law and in practice in the regulation of land use in light of the policies, regulations and standards as they may be modified by the adoption of a new Unified Development Ordinance; and

Whereas, the City is in the process of developing and approving a new Unified Development Ordinance; and

Whereas, the Mayor and Council deem it in the best interest of the citizens of the City of Berkeley Lake that no requests or applications for annexation, changes of condition or prior approvals, conditional uses, waivers, amendment to the Zoning Map or requests for applications for rezoning property in the City shall be accepted by the City while the City studies the experiences, challenges and recent development and revises its Zoning Ordinance or other development regulations; and

Whereas, the Mayor and Council believe that completing this process will require a minimum of six months;

Now, therefore, the Mayor and Council of the City of Berkeley Lake do hereby resolve that the City shall continue to consider revisions to land use ordinances and other development regulations impacting land use in the City and the drafting and adoption of a Unified Development Ordinance;

And further that the City shall not accept any application or requests for annexation, changes to conditions on prior approvals, variances, conditional uses, waivers, amendments to the Zoning Map or requests for zoning or rezoning of any property in the City from the date of execution of this resolution through and including November 20, 2026, or the date upon which the City lifts this moratorium, whichever first occurs.

There was discussion about excluding variance applications from the moratorium, and it was decided the moratorium would not cover variances.

The moratorium is property specific and does not impact the proposed text amendment that was considered earlier in the agenda.

Lyons 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, Lyons moved to adjourn. Spitler seconded the motion. All were in favor and the motion passed.

Salter adjourned the meeting at 8:21 PM.

Submitted by:



Leigh Threadgill, City Clerk

