

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GA 30096
PLANNING & ZONING COMMISSION MEETING
FINAL MINUTES
MARCH 11, 2014
7:00 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 George Kaffezakis
 Amy Waldheim
 Neil Schaap

Deputy City Administrator: Pat Chapman

Citizens Present: 8

I. CALL TO ORDER:

Kaffezakis called the meeting to order at 7:00 PM. at 4040 South Berkeley Lake Road. All members of the P&Z Commission except Cooper were present as well as Pat Chapman, Deputy City Administrator and 8 members of the public.

II. CHANGES TO OR APPROVAL OF THE AGENDA

Kaffezakis asked if there were any changes to the printed agenda.

Huntington moved to accept the agenda as printed. Schaap seconded the motion. All voted in favor and the agenda was accepted.

III. MINUTES

a) Minutes of January 14, 2014

Kaffezakis noted a correction on page 3.

Schaap move to approve the minutes as corrected. Huntington seconded. All voted in favor and the minutes were approved.

IV. OLD BUSINESS

There was no old business.

V. NEW BUSINESS

- a) PZV 14-01: 830 Valley View Lane; applicants/property owner Dag Sandbakken and Kathy Sanders for Condestra Development have applied to reduce the distance of a dock or boathouse from the opposite shoreline from the required 75 feet to 57.5 feet for the purpose of constructing a dock.

Ginny Nevins, 334 Lakeshore Drive, was present to represent the applicants. She explained that the intention was to build the same size dock as across the cove and answered questions from the commission.

Marion Simons, 834 Valley View Lane, spoke in opposition to the request, stating that construction of a boathouse would interfere with her privacy and devalue her property.

Lee Williams, 5717 Mount Berry Lane, Norcross, spoke in support of the request but requested that constraints be imposed on the structure size and that it be oriented parallel to the shoreline.

Huntington moved to approve PZV 14-01 subject to the following conditions:

- 1. Limit the total size to 550 square feet.**
- 2. That the structure be located at the 12.5 foot setback on the west property line;**
- 3. That the structure project no more than 21 feet from the shoreline.**

Schaap seconded the motion. Huntington and Schapp voted in favor; Waldheim opposed. Motion carried.

- b) PZV 14-02: 876 Lakeshore Drive; applicant W. L Hitt & Associates for property owner William A. Smith have applied to allow a non-conforming change to a non-conforming structure, by expanding a deck in excess of the 15% building and 30% impervious surface coverage limitations.

William Smith and Wayne Hitt were present to represent the application and answered questions from the commission.

Page McAleese, 878 Lakeshore Drive, spoke in favor of the request,

Huntington moved to approve PZV 14-02 because there was no impact to adjacent property. Schaap seconded. Huntington and Schapp voted in favor; Waldheim opposed. Motion carried.

VI. CITIZEN COMMENTS

There were none.

VII. DISCUSSION – TOPICS OF IMPORTANCE

The commission discussed ideas for topics to be researched and discussed with the possibility of recommending ordinance amendments in the future. The following topics were identified for further discussion:

1. Aging-in-place and accessory dwelling units in single-family residences.
2. Dock/boathouse design standards.

3. Accessory structures.

VIII. ADJOURNMENT

Huntington moved to adjourn the meeting. Schaap seconded the motion. All were in favor, and the motion passed.

Kaffezakis adjourned the meeting at 8:08 P.M.

Respectfully submitted,

Pat Chapman
Deputy City Administrator