

CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION MEETING
FINAL MINUTES
June 14, 2016
7:00 PM

Those in attendance at the meeting were as follows:

Commission Members: Neil Schaap
 Don Allen
 George Kaffezakis

Deputy City Administrator: Pat Chapman

Citizens Present: 3

I. CALL TO ORDER:

Schaap called the meeting to order at 7:02 PM. at 4040 South Berkeley Lake Road. All members of the P&Z Commission except Dan Huntington and Jeff Cooper were present. Deputy City Administrator Pat Chapman was also present.

II. CHANGES TO THE AGENDA

Schaap asked if there were any changes to the printed agenda. As there were no other changes, he proceeded to the next item of business.

III. MINUTES

- a) Minutes of May 10, 2016

Kaffezakis moved to approve the minutes. Allen seconded. All voted in favor and the minutes were approved.

IV. OLD BUSINESS

There was no Old Business

V. NEW BUSINESS

- a.) **PZV 16-04** 398 Lakeshore Drive. Applicant Greg Harper for Owner Condestra Development, LLC requests relief from:
 - 1. Section 78-89 (g)(2) of the Zoning Ordinance to reduce the required side setback for a proposed dock and boat slip from 12.5 feet to 8 feet; and
 - 2. Section 78-89(g)(3) of the Zoning Ordinance to reduce the required separation of a dock/boathouse from the opposite shore from 75 feet to 25 feet.

Schaap announced the item. Applicant Greg Harper was present to explain his request. He explained that he is purchasing the property and the request is a contingency of the purchase. The lot is on a very long, narrow cove and is pie-shaped. He proposes to locate a swim deck and covered boat slip as tight to the shoreline a possible and to get some view down the lake. The roof over the deck would be a nearly flat shed roof and would be a green roof.

Kaffeidakis stated that while the commission had granted variances in similar situations regarding reductions in the separation in order for people to use their properties with a dock, he was hesitant to accept the reduction in the setback. Schaap questioned leaving enough room to access the end of the cove Harper stated that he planned to use a floating boat slip that could be moved to allow better access if needed.

Kaffeidakis moved to approve only the request to reduce the separation between the proposed boat house and the opposite shore to 25 feet. Allen seconded. All voted in favor. Therefore, the motion was approved.

VI. CITIZEN COMMENTS: None

VII. DISCUSSION: Schaap welcomed Allen the Commission.

VIII. ADJOURNMENT

There being no further business, Kaffeidakis moved to adjourn the meeting. Allen seconded and Schaap adjourned the meeting at 7:21 PM.

Respectfully submitted,

Pat Chapman
Deputy City Administrator