

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD BERKELEY
LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION MEETING
FINAL MINUTES
March 9, 2021
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: George Kaffezakis
 Rand Kirkus
 Robin Sansone

Deputy City Administrator: Leigh Threadgill

Citizens Present: 4

I. CALL TO ORDER:

Temporary Chairman Kirkus called the meeting to order at 7:15 PM. A quorum was present. Deputy City Administrator Leigh Threadgill and four members of the public were also present.

Kirkus: *Our meeting is being held tonight by public conference call due to COVID-19 virus social distancing requirements. The Planning & Zoning Commission members are participating in the call with video capabilities in case anyone wonders how I am interpreting their voting tonight. In order to ensure that members of the public have access to this meeting, an advertisement was placed in the newspaper of record for Gwinnett County; a notice was placed at the front door of city hall; and a link was placed on the city website regarding the meeting. All of which included instructions for dialing into the meeting via telephone. For any members of the public in attendance, please dial star-six to mute your line to prevent ambient noise if you are not speaking as part of the meeting. To un-mute your line to speak, press star-six again.*

II. APPROVAL OF OR CHANGES TO THE AGENDA

Kirkus asked if there were any changes to the printed agenda. There were none. **Sansone moved to approve the agenda. Kaffezakis seconded. All were in favor.**

III. MINUTES

1. Minutes of February 23, 2021

Kaffeidakis moved to approve the minutes of the February 23rd meeting. Sansone seconded and all voted to approve the minutes.

IV. OLD BUSINESS

There was no old business to discuss.

V. NEW BUSINESS

1. PZV 21-02, 766 Lakeview Lane, Applicants/Owners Rob and Veronica Pridemore request relief from the following:
 - (a) Section 78-197 (7) of the Zoning Ordinance to reduce the west side setback from 12.5 feet to 8.5 feet to rebuild a non-conforming structure at its current setback; and
 - (b) Section 78-197 (7) of the Zoning Ordinance to reduce the east side setback from 12.5 feet to 10 feet to rebuild a non-conforming structure that currently meets the 12.5-foot side setback but will be 10 feet from the east property line when reconstructed.

The applicant was recognized to introduce the application. Roni Pridemore stated that they had asked this two and a half years ago and were approved. The variance has since expired, but now they are ready to move forward.

There was brief discussion.

Kaffeidakis moved to approve the request as submitted. Sansone seconded. All were in favor the motion passed.

2. PZV 21-06, 200 Lakeshore Drive, Applicants/Owners Scott and Brandy Worgo request relief from Section 78-797 (7) of the Zoning Ordinance to reduce the east side setback from 12.5 feet to 9 feet for an addition to a non-conforming structure.

The applicant was recognized to introduce the application. Brandy Worgo stated that the application is to build over the existing garage to move the children's bedroom from the basement to upstairs, and also create a better work environment in the basement due to COVID. The variance is for the setback at the corner of the garage. The existing structure is non-conforming. The footprint isn't expanding.

There was discussion about the height. The new height will only be about 20-22 feet high. The existing height is approximately 16 feet.

Kaffeidakis asked about the environmental health permit approval. Brandy Worgo stated that they have been working with environmental health and they have no concerns about the addition. They have provided an email from the environmental health department.

There was brief discussion.

Sansone moved to approve the request to reduce the east side setback from 12.5 feet to 9 feet to expand a non-conforming structure. Kaffezakis seconded the motion. All were in favor and the motion passed.

3. Consideration of amendment to Section 78-366 of the Zoning Ordinance regarding
 - (a) Standards for variance approval; and
 - (b) Notice requirements.

Kirkus stated that the chair had requested to table discussing these changes to the next meeting.

4. Consideration of amendment to Sections 78-366 and 78-367 of the Zoning Ordinance regarding re-application and expired variances.

Kirkus stated that the chair had requested to table discussing these changes to the next meeting.

5. AV 20-05, 4224 S. Berkeley Lake Rd., Applicant Stan Howington requests relief from Section 78-197 (3) of the Zoning Ordinance to reduce the minimum lot size of 28,050 square feet in order to subdivide the property into a 27,005-square-foot lot and a 25,745-square-foot lot.

Threadgill stated that the administrative variance had been granted, but during the 15-day appeal period, a written objection was filed, requiring the application to be heard as a full variance. The applicant has submitted an application for consideration at the April 13th meeting.

VI. CITIZEN COMMENTS

There were none.

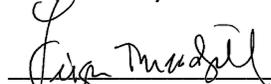
VII. DISCUSSION

There was no further discussion.

VIII. ADJOURNMENT

There being no further business Kirkus adjourned the meeting at 7:45 PM.

Respectfully submitted,



Leigh Threadgill

Deputy City Administrator

Final Minutes

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