

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
FULL MINUTES
JULY 11, 2023
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington, Chair
 George Kaffeazakis
 Rand Kirkus
 Robin Sansone

City Administrator: Leigh Threadgill

Citizens Present: 2

I. CALL TO ORDER

Huntington called the meeting to order at 7:15 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Huntington asked if there were any suggested changes to the agenda.

Sansone moved to approve the agenda as submitted. Kaffeazakis seconded and all voted to approve the agenda.

III. MINUTES

1. Minutes of June 13, 2023

Kaffeazakis moved to approve the minutes of the June 13th meeting. Kirkus seconded and all voted to approve the minutes.

IV. OLD BUSINESS

There was no old business.

V. NEW BUSINESS

1. PZV-23-07, 142 Lakeshore Drive – Variance pursuant to Sec. 78-141, expansion of a non-conforming structure (PUBLIC HEARING)

Huntington acknowledged the applicant to introduce the project and answer any questions from the commission.

Brad Horbal, 142 Lakeshore Drive, stated that the letter of intent lays out the request clearly. This is about an 1100-sf expansion with a goal not to make the non-conformities worse and to slightly improve those related to front setback and lot coverage.

Kaffezakis stated that the front setback is improving and asked if that was due to the eaves. Horbal stated that was the change to improve the front setback slightly.

There was discussion.

Kirkus moved to approve the variance as requested. Sansone seconded the motion. All were in favor and the motion passed.

2. AV-23-06, 828 Valley View Lane Administrative Variance Approval

Huntington explained that this was just a report to the commission of an administrative variance that was approved since the last meeting. Huntington reviewed the request with the commission. The request was to expand a non-conforming structure where the expansion did not increase the non-conforming aspects of the structure.

VI. CITIZEN COMMENTS

There were no comments.

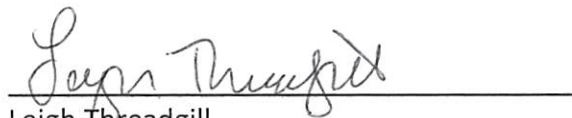
VII. DISCUSSION

There was no further discussion.

VIII. ADJOURNMENT

There being no further business, Kaffezakis moved to adjourn. Kirkus seconded the motion. All were in favor and Huntington adjourned the meeting at 7:30 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

