

**CITY OF BERKELEY LAKE  
4040 SOUTH BERKELEY LAKE ROAD  
BERKELEY LAKE, GEORGIA 30096  
PLANNING & ZONING COMMISSION  
FULL MINUTES  
JULY 9, 2024  
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members:                    Barbara Geier  
    Dan Huntington  
    Pekka Ignatius  
    Rand Kirkus

City Officials:                                Leigh Threadgill - City Administrator

Citizens Present:                            3

**I. CALL TO ORDER**

Huntington called the meeting to order at 7:17 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.

**Kirkus moved to approve the agenda as submitted. Ignatius seconded and all voted to approve the agenda.**

**III. MINUTES**

1. Minutes of February 13, 2024

**Kirkus moved to approve the minutes of the February 13<sup>th</sup> meeting. Ignatius seconded and all voted to approve the minutes.**

**IV. OLD BUSINESS**

There was no old business to discuss.

**V. NEW BUSINESS**

a) PZV24-05, 4470 Peachtree Lakes Drive, Variance to Sec. 78-141, expansion of non-conforming structure and Sec. 78-302, reduction of the side setback from 20 feet to 4 feet to allow construction of a side gazebo.

Huntington recognized the applicant to review the variance requests.

Jack Godfrey, owner of Greater Georgia Concrete, provided a brief history. He noted that the company was formed in 2013 and moved here in 2014. They bought property at 4500 Peachtree Lakes Drive and moved in 2015. The business has continued to grow and thrive, and they have run out of space. They purchased the adjoining property, 4470 Peachtree Lakes Dr., in December to accommodate the growing business, but the building was in disrepair. There is a good amount of cosmetic work needed on the building at 4470 Peachtree Lakes Dr. Since buying the building at 4500 Peachtree Lakes Dr., they have updated and upgraded it and want to replicate that same thought onto the new building. During the real estate transaction, the former owners did not disclose that the current building sits outside the boundaries of the setback. In the back lefthand corner, the building encroaches onto the setback. There was a temporary gazebo structure that was in disrepair, which has been removed. They would like to use the same space and upgrade it into a more permanent structure. In the process of moving forward, they came up with a design that is a big upgrade. There are two versions. One with the gazebo and one without it. The gazebo is desirable but not a mission critical space. The neighbors at the Korean Church next door are supportive of the addition. (Mr. Godfrey distributed a letter from the neighbors in support). They see that they are making a large investment. Godfrey estimated they will invest about half a million dollars in upgrading the building to improve the curb appeal. There are really two issues. The first is they are adding a soffit wrap, consistent with the current building at 4500 Peachtree Lakes Dr., and portico out front. The soffit, about two thirds back, jumps the setback by about two feet and they would like to have approval on that.

The second issue is to add the side gazebo, which is a more significant setback encroachment, but they would like to have it because it gives the building more curb appeal.

Godfrey provided information about the Greater Georgia Concrete company.

Ignatius asked for clarification on the gazebo and whether that is just a roof over the side door.

Geier asked the purpose of the side gazebo and whether cars would drive through that area.

Godfrey explained there is a concrete pad there that was formerly covered with a temporary cloth-like awning. It may have been a break area. The awning was dilapidated and has been removed. Greater Georgia Concrete intends to use it as a recreational area. This may be a side social area, but not for vehicle traffic. They may have a cookout there or cornhole tournament. It would be a good space for special occasions. They will not be out there continuously.

There was discussion about the location of the current HVAC units that are located in the vicinity of the proposed side gazebo.

Huntington noted that he is typically sensitive to side setbacks, but usually that is in a residential area. After visiting the site, he believes the side gazebo addition will make the building more attractive.

There was discussion about a tree that is generally in the area of the proposed gazebo which Godfrey stated is to remain.

Ignatius asked how usable the area would be given the location of the HVAC units. Godfrey explained the HVAC units are on the street side of the pad location and would not interfere with the gazebo.

There was further discussion.

Ignatius asked to clarify if the temporary awning was in the same footprint as the proposed permanent structure. Godfrey stated that it is proposed to be in the same footprint.

**Kirkus moved to approve the variance to Sec. 78-141 to make a conforming change to a non-conforming structure and to reduce the side setback from 20 feet to 4 feet along the east side property line in accordance with the plans presented. Geier seconded the motion. All were in favor and the motion passed.**

#### **VI. CITIZEN COMMENTS**

There were no comments.

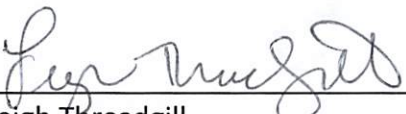
#### **VII. DISCUSSION**

There was no discussion.

#### **VIII. ADJOURNMENT**

**There being no further business, Kirkus moved to adjourn. Ignatius seconded the motion. All were in favor. Huntington adjourned the meeting at 7:41 PM.**

Respectfully submitted,

  
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Leigh Threadgill  
City Administrator

