

CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
FULL MINUTES
APRIL 14, 2026
7:15 PM

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 Pekka Ignatius
 George Kaffezakis
 Rand Kirkus
 Dave Meilander

City Officials: Leigh Threadgill - City Administrator

Citizens Present: 5

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.

Kaffezakis moved to approve the agenda. Ignatius seconded the motion. All were in favor and the motion passed.

III. MINUTES

1. Minutes of March 11, 2025

Kirkus moved to approve the minutes of the March 11th meeting. Ignatius seconded the motion, and all voted to approve the minutes.

IV. OLD BUSINESS

There was no old business to discuss.

V. NEW BUSINESS

a) PZTA-26-02 – Amendment to Chapter 78, Zoning, Article X, Commercial Use District, to create a new C-2 General Business District

Huntington acknowledged the applicant and asked him to review his request.

Gary Volino, 380 Lakeshore Dr. asked for any questions and described his vision for development of a commercial piece of property he owns in the city that requires the proposed zoning ordinance amendment. Volino and partner Mark Metz, Peachtree Corners’ resident, continued to describe a use that would either be classified as an indoor recreation center or an outdoor recreation center, depending on the location of some of the various proposed uses, such as pickleball.

Threadgill explained the staff analysis and how it seems like this is putting a square peg in a round hole. The current Gwinnett County C-2 code, from which the application was modeled, doesn’t fit seamlessly into the existing City of Berkeley Lake zoning code. Creating a new zoning district without careful consideration can lead to unintended consequences.

There was further discussion.

Meilander made a motion to make a recommendation to city council to create a new C-2 district with the constraint that it only adopts the proposed permitted uses and that the permitted uses be further refined to eliminate smoke, novelty or CBD shop and request staff to further cross reference with the proposed draft UDO C-2 permitted uses. Kirkus seconded the motion. Meilander, Huntington, Ignatius and Kirkus were in favor and the motion passed. Kaffezakis abstained.

VI. CITIZEN COMMENTS

Holben, 325 Lakeshore Drive, noted that he has a lot of questions. Huntington noted that those can all come out during the rezoning application. Holben thanked Threadgill for her hard work. Holben invited the commission to review documents he had displayed in the chambers.

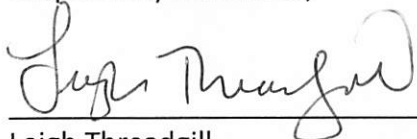
VII. DISCUSSION

There was none.

VIII. ADJOURNMENT

Kirkus made a motion to adjourn. Ignatius seconded the motion. All were in favor and Huntington adjourned the meeting at 9:13 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

