

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
FULL MINUTES
JUNE 9, 2026
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 Pekka Ignatius
 Rand Kirkus
 Dave Meilander

City Officials: Leigh Threadgill - City Administrator

Citizens Present: 1

I. CALL TO ORDER

Huntington called the meeting to order at 7:19 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.

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

III. MINUTES

1. Minutes of May 12, 2026

Ignatius moved to approve the minutes of the May 12th meeting. Huntington seconded the motion, and all voted to approve the minutes.

IV. OLD BUSINESS

There was no old business to discuss.

V. NEW BUSINESS

a) PZV-26-04 – 510 Lakeshore Drive Variance to Section 78-89(g)(5) to build a deck over Lake Berkeley that exceeds the 875-square-foot maximum for shoreline structures

Huntington acknowledged the applicant and asked her to review the request.

Greta Agnew, 510 Lakeshore Drive, introduced herself.

Huntington asked if she had anything to add to the information that had been submitted. Agnew noted she is trying to replace a dock, with no roof, using existing pilings.

There was further discussion about the location and dimension of the proposed structure.

Huntington asked about the hardship. Variances in the past have been disqualified because we couldn't identify the hardship.

Meilander noted that he was also curious about the hardship and the precedent associated with granting this.

A requirement for this to be considered is what hardship exists.

Agnew noted that it will detract from the property value if something isn't there because otherwise it looks like it has no purpose. From an aesthetic and property value standpoint, it will add to the property. It's not attractive for the neighbors in its current condition.

Ignatius asked if the posts on the land would be removed, or if all the posts would be used for the project. Agnew believes they will all be covered. Ignatius asked what would cover those? Agnew noted that the water level at full pool will cover all of the posts. There was further discussion about the posts and how many would be re-used.

There was further discussion about the presence or lack of hardship and the intent of the regulation that is the subject of the variance request.

Ignatius moved to approve the request as submitted. Kirkus seconded the motion. All were in favor and the motion passed.

VI. CITIZEN COMMENTS

There were none.

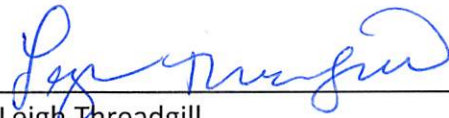
VII. DISCUSSION

There was none.

VIII. ADJOURNMENT

Kirkus made a motion to adjourn. Meilander seconded the motion. All were in favor and Huntington adjourned the meeting at 7:46 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

