

**CITY OF BERKELEY LAKE**  
**4040 SOUTH BERKELEY LAKE ROAD, BERKELEY LAKE, 30096**  
**PLANNING & ZONING COMMISSION MEETING**  
**FULL MINUTES**  
**NOVEMBER 15, 2011**  
**7:30 PM**

Those in attendance at the meeting were as follows:

Commission Members:                   Rodney Hammond, Chair  
  Jeff Cooper  
  Dan Huntington  
  Tom Merkel

Deputy City Administrator:           Leigh Threadgill

Citizens Present:                        1

**I. CALL TO ORDER:**

Hammond called the meeting to order at 7:30 P.M. at 4040 South Berkeley Lake Road noting that a quorum was present.

**II. MINUTES**

a) Minutes of October 11, 2011

**Merkel made a motion to approve the minutes as submitted. Cooper seconded the motion. All were in favor and the motion passed.**

**III. NEW BUSINESS**

a) Administrative Variance – 224 Lakeshore Drive

Hammond noted that an administrative variance had been granted on September 20, 2011 to allow the construction of a rear deck on a house that was nonconforming with regard to the front setback. The deck addition conformed with city requirements and did not increase the non-conforming aspects of the house.

b) Rezoning – Properties in ANX 2011 004 - 4503 Bush Road, 4539 Bush Road, 3648 Habersham Lane, 3657 Habersham Lane, 3658 Habersham Lane, 3667 Habersham Lane, 3668 Habersham Lane, 3677 Habersham Lane, 3678 Habersham Lane, 3687 Habersham Lane, 3688 Habersham Lane, 3697 Habersham Lane, 3698 Habersham Lane, 3707 Habersham Lane, 3708 Habersham Lane

Hammond noted that these properties are immediately to the south of our borders on Bush Road and adjacent to the Chattahoochee River. There have been a number of voluntary requests for annexation from the subject properties.

As we've done in the past, we need to establish a zoning area for these new properties that would be

comparable to our own residential zoning and not otherwise put these properties in jeopardy.

Merkel asked how many properties would be affected. Threadgill responded that there were 15 properties subject to the recommendation for rezoning.

**Merkel made a motion to recommend rezoning the properties located at 4503 Bush Road, 4539 Bush Road, 3648 Habersham Lane, 3657 Habersham Lane, 3658 Habersham Lane, 3667 Habersham Lane, 3668 Habersham Lane, 3677 Habersham Lane, 3678 Habersham Lane, 3687 Habersham Lane, 3688 Habersham Lane, 3697 Habersham Lane, 3698 Habersham Lane, 3707 Habersham Lane, 3708 Habersham Lane and identified by Gwinnett County tax parcel identification numbers 6299 027, 6299 025, 6299 095, 6299 094, 6299 093, 6299 092, 6299 091, 6299 090, 6299 089, 6299 088, 6299 087, 6299 086, 6299 085, 6299 084, 6299 083 from R-100, Gwinnett County to R-100, City of Berkeley Lake. Cooper seconded the motion. All were in favor and the motion passed.**

#### **IV. CITIZEN COMMENTS**

Judy Putnam, 2791 Old Coach Road, Duluth, 30096, and reporter for the Peachtree Corners-Berkeley Lake Patch, asked a question regarding the rezoning of the properties considered in new business “b”. She asked what the existing zoning of the properties is and what they will be rezoned to Threadgill responded that the properties are currently zoned R-100, Gwinnett County and are proposed to be rezoned to R-100, Berkeley Lake.

Putnam stated that she thought these properties were now part of Peachtree Corners. She asked if there had been some kind of buffer. Threadgill responded that there is not a buffer, and stated that there is a question as to whether the vote on November 8<sup>th</sup> is the effective date of the City of Peachtree Corners. There are some different dates in the charter as to when the city will take effect. Putnam asked if the properties were still available for annexation. Threadgill responded that they are according to the city attorney.

#### **V. ADJOURNMENT**

**Cooper moved to adjourn the meeting. Huntington seconded the motion. All were in favor, and the motion passed.**

Hammond adjourned the meeting at 7:38 p.m.

Respectfully submitted,

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Leigh Threadgill  
Deputy City Administrator