

CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION MEETING
FINAL MINUTES
MAY 10, 2016
7:00 PM

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 Neil Schaap
 Jeff Cooper
 George Kaffezakis

Deputy City Administrator: Pat Chapman

Citizens Present: 6

I. CALL TO ORDER:

Huntington called the meeting to order at 7:02 PM. at 4040 South Berkeley Lake Road. All members of the P&Z Commission except Don Allen were present. Deputy City Administrator Pat Chapman was also present.

II. CHANGES TO THE AGENDA

Huntington asked if there were any changes to the printed agenda. He wished to add under Discussion the matter of an Administrative Variance request that had been submitted but not approved. As there were no other changes, he proceeded to the next item of business.

III. MINUTES

- a) Minutes of January 12, 2016

Cooper moved to approve the minutes. Kaffezakis seconded. All voted in favor and the minutes were approved.

IV. OLD BUSINESS

There was no Old Business

V. NEW BUSINESS

- a.) **PZV 16-02** 14 Lakeshore Drive. Applicant Joe Voyles of Signature Homes for Owner Debbie Smay requests relief from Section 78-197 (67 of the Zoning Ordinance to reduce the required side yard setback for a proposed attached garage from 12.5 feet to 9.5 feet.

Huntington announced the item. Applicant Joe Voyles was present to explain the request. He explained that the proposed garage would have no visual impact from the street as it would be only one story in height with a roof pitch of 5:12 to match the existing house. There would be no additional run-off on the

neighbor as that house was uphill and a 6" pipe would be installed to replace the existing 4" drain to the lake.

Frank Lombardi, 20 Lakeshore Drive, had some questions about the process, if the existing house is non-conforming and building height and concerns regarding water runoff towards his boathouse.

Cooper stated that the request appeared to meet the established criteria and moved to approve the request to reduce the side setback to 9.5 feet for the proposed residence subject to the plan as requested. Kaffezakis seconded. All voted in favor. Therefore, the motion was approved.

VI. CITIZEN COMMENTS: None

VII. DISCUSSION:

Huntington related for the Commission's information the circumstances of an Administrative Variance request received concerning the failure of the septic system at 336 Lakeshore Drive. The owner had asked for a 6-foot reduction in the 75-foot setback for all parts of a septic system from the lake in order to add new field lines. Huntington had considered approving until he realized that the system was approved for only 2 bedrooms but he knew the house had recently been listed as a 3 bedroom. Ginny Nevins, the listing broker, explained that the prospective buyers were aware of the 2-bedroom limit and that after actually applying to Environmental Health for a repair permit, the Health Department required that the new field be placed in the front yard. Therefore, there was no longer a need for the variance.

Huntington and Cooper both announced that they were not available for the June 14 regular meeting. Cooper asked how best to be sure that the city council is comfortable with proposed ordinance changes before investing a lot of effort. Huntington proposed that the commission have a work session at the end of a scheduled meeting rather than a separate time to narrow the scope of their discussions and proposed changes.

VIII. ADJOURNMENT

There being no further business, Schaap moved to adjourn the meeting. Kaffezakis seconded and Huntington adjourned the meeting at 7:36 PM.

Respectfully submitted,

Pat Chapman
Deputy City Administrator