

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GA 30096
PLANNING & ZONING COMMISSION MEETING
MINUTES
MAY 13, 2014
7:00 PM**

Those in attendance at the meeting were as follows:

Commission Members: Jeff Cooper
 Dan Huntington
 George Kaffezakis
 Neil Schaap
 Amy Waldheim

Deputy City Administrator: Pat Chapman

Citizens Present: 3

I. CALL TO ORDER:

Kaffezakis called the meeting to order at 7:02 PM. at 4040 South Berkeley Lake Road. All members of the P&Z Commission were present as well as Pat Chapman, Deputy City Administrator and 3 members of the public.

II. CHANGES TO OR APPROVAL OF THE AGENDA

Kaffezakis asked if there were any changes to the printed agenda.

Huntington moved to accept the agenda as printed. Cooper seconded the motion. All voted in favor and the agenda was accepted.

III. MINUTES

- a) Minutes of March 11, 2014

There were no corrections.

Huntington moved to approve the minutes as written. Schaap seconded. All voted in favor and the minutes were approved.

IV. OLD BUSINESS

There was no old business.

V. NEW BUSINESS

- a) SU14-01: Peachtree Industrial Blvd., Parcel # 6269-079; applicant Tracie M. Courtenay, owner Shahriyar Bakhtiarnejad have applied for approval of outdoor sales/storage of landscape supplies and materials as a Special Use..

Tracie Courtenay and John Jones of Today's Pine Straw and Landscaping, 2140 McGee Road, Snellville, were present to represent the application. Ms. Courtenay stated that she has been in the business for 8 years and has developed a large customer base, the majority of which are in the north Fulton and western Gwinnett area. The site in question provided better access to her customers.

In response to various questions from the commission, she explained: that no permanent building is proposed, landscapers would be met at the site by appointment to pick up purchased materials; the storage bins would be 55-foot long shipping containers; mulch bins would be constructed of masonry block and approximately 8 feet tall, about 10 feet by 12 feet each; mulch would be delivered by semi load about once a week; the nursery stock area would be nicely landscaped to show off the plants in the front with the storage bins located in the rear; traffic volume would be low and consist mostly of the company's trucks loading every few hours with some landscaper customers; stormwater would be appropriately addressed if necessary; the visual impact to the bank and daycare would be minimal due to the planned landscaping; no sign was proposed; all their materials were treated to get rid of insects or other pests; the recommended conditions, including the 2-year time limit, were acceptable.

Schaap commented on the possible need for a deceleration lane on Peachtree Industrial to handle the slower right-turning truck traffic. Ms. Courtenay responded that the traffic was mostly company pick-up trucks. Delivery of supplies by the larger trucks usually takes place very early in the morning or after evening rush hour.

There followed lengthy discussion of the specifics of the landscaping to mitigate the visual impacts to the neighboring properties, particularly the daycare building and playground.

Shawn Bakhtiar, the property owner, spoke in favor of the request and his intent to eventually build his martial arts school on the property. He offered his opinion that landscaping would be the preferred treatment to screen the facility instead of any type of fencing.

Huntington moved to recommend approval of SU14-01 subject to the following conditions:

- 1. Limit outdoor sales and storage to landscape supplies and materials only.**
- 2. Limit the duration of outdoor sales and storage as a principal use to no more than 2 years from date of approval at which time the use shall cease unless subsequent Special Use approval has been applied for and granted.**
- 3. No material processing, such as wood chipping or shredding, shall be allowed.**
- 4. Provide;**
 - a. Evergreen screening plants, 8 feet in height at planting, from front to rear along both side property lines.**
 - b. 3-foot high berm across the front of the property.**
- 5. Investigate with Gwinnett County the need for a deceleration lane on Peachtree Industrial Blvd.**

Cooper seconded the motion. Huntington and Cooper voted in favor; Schaap and Waldheim opposed. Kaffezakis voted against the motion, therefore it failed.

Huntington asked if there were any set of conditions that would be agreeable to his motion's opponents. As their reason for not supporting the proposal is the basic incompatibility with neighboring uses, they offered no conditions that they felt would make it acceptable.

Kaffeidakis asked if there was another motion.

Schaap moved to recommend denial of SU14-01. Waldheim seconded. Schapp and Waldheim voted in favor; Huntington and Cooper opposed. Kaffeidakis voted in favor. Motion carried. Therefore, the recommendation to the council will be to deny the request.

VI. CITIZEN COMMENTS

There were none.

VII. DISCUSSION –

Kaffeidakis deferred any other discussion to the next meeting.

VIII. ADJOURNMENT

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

Kaffeidakis adjourned the meeting at 8:01 P.M.

Respectfully submitted,

Pat Chapman
Deputy City Administrator