



**COUNCIL MEETING
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
FULL MINUTES
JUNE 18, 2026**

ATTENDANCE

Mayor: Lois Salter

Council Members: Skip Dahlstrom, Bill Lacy, Bill Lyons and Chip McDaniel

City Officials: Leigh Threadgill - City Administrator, Thomas Mitchell – City Attorney

Members of the Public: 15

Members of the Press: 0

CALL TO ORDER

Salter called the meeting to order at 8:03 PM. A quorum of council members was in attendance.

Salter recognized Michela Monteiro, the newest city employee.

AGENDA

Salter solicited a motion regarding the agenda.

Lacy made a motion to accept the agenda as submitted. Dahlstrom seconded the motion. All council members were in favor and the motion passed.

PUBLIC HEARING

- a) O-26-262 – Amendment to Chapter 78, Zoning, Article X, Commercial Use District

Salter solicited comments on the proposed zoning ordinance amendment to create a C-2, General Business, district.

Gary Volino, 380 Lakeshore Drive, introduced himself and provided the following comments. I requested a C-2 zoning district to be created for the property at 4477 Peachtree Industrial Boulevard. The purpose is that the current zoning won't allow the type of facility that I would like to build, which is an indoor sports (pickle ball, padel, golf simulators, F-1 simulators) and the real reason for the C-2 is an outdoor putting area and a dog park. It's a complex alright. That's what we want to build and from what I understand the C-2 ordinance is necessary to do

that. I filed a text amendment to create that C-2 zoning. I totally understand that the city is involved in this UDO. I knew that. Matter of fact, I looked up the first meeting in August 2024 when my business partner, my civil engineer and I met with Leigh. And Leigh said look you really need to wait for this, we're about to embark on this new rezoning, and you really need to wait for that. I didn't realize it was going to take a couple of years, but it did, or it's going to at least. And I'd like to offer this C-2 zoning that matches the UDO, that's the intent of this. As a matter of fact, what I did originally was take the Gwinnett County code for the C-2 and say this is what we want to adopt. And that's where TSW actually starts. If you understand zoning, which I've gotten a big education on this thing, you can not deviate a lot from the zoning by Gwinnett County because if you do, I have to take my plans to Gwinnett County, and Gwinnett County will ask what is this. What I mean by that, that you can't deviate a lot, you can add a lot of tree and noise ordinances, and you can take out hookah bars and vape shops, but when it comes to the actual coding itself of what C-2 involves, it involves a lot of water and sewer hookup, which the city does not provide but the county does provide. It involves the cutting in of a road for turning lanes. I totally understand we don't want two sets of codes. I don't want two sets of codes; I'm a citizen here. I have read the UDO, and I do see the C-2 codes in there and they fit what I want to do perfectly and match up very well with Gwinnett County's codes, which is what I would expect. I want to be able to move forward on at least being able to present my concept to the public of what I'm trying to create. And the reason for doing that is right now I'm in a holding pattern. I've been in a holding pattern for 18-19 months, and now I'm in a holding pattern for another six months. After that six months, I then have to create the plans and present them to the city. The city has to hold at least two public hearings. We're talking about another three to four months after the six months. What I'm really asking, we all know what the UDO contains now, we have an extensive draft. I encourage you all to look at it and figure out a way that conceptually I could present to the public, we could have a public hearing, about what I'm trying to do there so I can get feedback from the public, we don't want a dog park, we don't want a putting green. What are the issues here. Maybe it's liquor sales? I'd like to have beer and wine in this place. I have to wait six months to do that, and I've already waited 18-19 months, and then I have to wait another 3 months before I can present. I am sympathetic about what we're trying to accomplish here, and I completely agree on the UDO. I had no idea it was going to take two years, and maybe nobody knew it was going to take two years. I'm trying to figure out a way not to wait another 9 months before getting feedback from the public.

Salter asked if that was the end of his comments.

Volino responded that it was but asked if he would get an answer.

Salter responded no and explained that the council would be talking about it later in the agenda.

Chris Holben, 325 Lakeshore Drive, has lived here 52 years and is concerned about rushing into this. Over the years, I've had two developers come in and clear cut the property. We had terrible problems. They had to clean out the pond and it cost me a lot of money. And then the

bank takes the same property back. It's a dangerous piece of property. Rich Edinger, my engineer, has told me that. David Heuter, United Consulting, has told me that. And I have an arborist who has told me that. I want to caution that we want to do this right. If we don't, we could have a lot of problems.

Volino responded that he just gave Chris (Holben) a USB of the plans of what we're trying to do. He told me to give it to his engineer. I am completely aware, I live on that lake, I don't want anything disturbed with his pond and I don't want anything disturbed in the lake. I have agreed with Chris that we will work together to make sure this works for both of us and all of his surrounding neighbors. I'm not rushing into this.

There were no further comments, and the public hearing was closed.

CONSENT AGENDA

Salter noted the following as items on the consent agenda and solicited a motion:

- a) Minutes of May 21, 2026, Council Meeting
- b) Minutes of May 21, 2026, Council Work Session
- c) Financial Statements of April 2026 – Unaudited

Lyons made a motion to approve all items on the consent agenda. McDaniel seconded the motion. All were in favor and the motion passed.

OLD BUSINESS

- a) O-26-262 – Amendment to Chapter 78, Zoning, Article X, Commercial Use District

Threadgill: The Planning & Zoning Commission considered this request to create a C-2, General Business, district at their April meeting. After much discussion, the commission recommended approval and asked staff to try to create an amendment that would follow TSW's recommendations for the C-2 district proposed in the draft Unified Development Ordinance (UDO). Unfortunately, when staff compared the applicant's proposal to the draft UDO, it became clear that there is no separate, discrete set of C-2 district regulations in the draft UDO; there is no single section that can be transplanted into the city's current zoning ordinance. Regulations pertaining to the C-2 district are woven throughout the UDO. Staff has recommended denial of this request to create a C-2 district outside of and in advance of the UDO because the UDO is the avenue by which the new C-2 district should be created to ensure the C-2 regulations that are adopted are comprehensive and vetted through the UDO public process. The proposed ordinance to amend the current zoning ordinance to create a C-2 district is up for second read consideration, and if so desired, adoption.

McDaniel made a motion to place on second read O-26-262, an ordinance to amend Chapter 78, Zoning, to add a new C-2, General Business, district in Article X, Commercial Use District. Lyons seconded the motion.

McDaniel stated that the whole council wants to be very careful and carefully consider this request because it requires that both a new district be created and a subsequent rezoning of property. We enacted a moratorium last month for six months on any zoning changes. Even if we approve this new C-2 district, the second thing that has to happen is for the property to be rezoned to the new district to allow its development.

All were in favor and the motion passed.

NEW BUSINESS

a) R-26-03 – Resolution to name the City’s Greenspace “Bernie’s Woods”

Salter proposed a resolution as follows:

A resolution of the Mayor and Council of the City of Berkeley Lake to designate the City’s Greenspace to “Bernie’s Woods”.

Whereas, the Mayor and Council of the City of Berkeley Lake wish to create a special honor for their former Mayor, Bernie Cohen;

Whereas, Cohen’s remarkable vision, courage, and tenacity led to the City’s ownership of the beautiful area we have called The Greenspace and

Whereas, this protected forest has been enjoyed for years by so many,

Now, Therefore, the Mayor and Council of the City of Berkeley Lake do hereby resolve that the Greenspace shall be named “Bernie’s Woods.”

Salter continued, “If the City Council approves this resolution, my hope is to place two signs in the greenspace, which would then be called Bernie’s Woods, something that explained to people down into the future who Bernie was and what he did and why this area has been named after him. I do not know what else to say beyond remarkable vision, courage, and tenacity, but he certainly had all of those things.”

Dahlstrom made a motion to adopt R-26-03, a resolution renaming the City’s Greenspace “Bernie’s Woods.” Lacy seconded the motion. All council members were in favor and the motion passed.

PUBLIC COMMENTS

Faye Harwell, 381 Lakeshore Drive, expressed her gratitude.

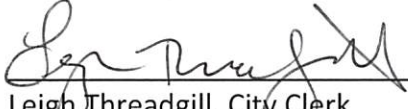
Marcie Zielazinski, 506 Lakeshore Drive, noted that Bernie lived in the future. He was a scientist and he envisioned this.

ADJOURNMENT

There being no further business to discuss, Lacy moved to adjourn. McDaniel seconded the motion. All were in favor and the motion passed.

Salter adjourned the meeting at 8:20 PM.

Submitted by:



Leigh Threadgill, City Clerk

