

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
SPECIAL CALLED MEETING
FULL MINUTES
MARCH 21, 2023
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington, Chair
 Pekka Ignatius, Vice-Chair
 George Kaffeazakis
 Rand Kirkus
 Robin Sansone

City Administrator: Leigh Threadgill

Citizens Present: 4

I. CALL TO ORDER

Huntington called the meeting to order at 7:17 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 as submitted. Sansone seconded and all voted to approve the agenda.

III. MINUTES

1. Minutes of February 14, 2023

Kirkus moved to approve the minutes of the February 14th meeting. Kaffeazakis seconded and all voted to approve the minutes.

IV. OLD BUSINESS

1. PZV-23-01 – 586 Lakeshore Drive variance to expand a non-conforming structure and encroach 20 feet into the 65-foot front setback and 2.5 feet into the 12.5-foot north side setback.

Kirkus acknowledged this was discussed last month and tabled. Huntington recognized the applicant to review the application.

Carl Lietz, 586 Lakeshore Drive, reviewed the variance request and noted that the neighbors, George and Camille Kennedy, were in attendance. Lietz also recognized the architect, Clark Tate, who can answer any questions. Lietz explained that there is an existing non-conforming garage that is built within the front setback. The garage is proposed for modification in its current location to remove the pitched roof and replace it with a roof more consistent with the slope of the house. He stated that an addition is proposed some of which will encroach into the front setback, though much of it will be tucked behind the existing non-conforming garage. Lietz explained that 304 square feet of the addition is within the front setback. Of the 304 square feet, 240 square feet is behind the garage. He further stated that there is an encroachment of the eaves of the proposed addition into the side setback. At the last meeting, to his recollection, the discussion centered around the encroachment of the eaves. Lietz stated that the eaves are important from a design standpoint and harmonious with the architecture of the remainder of the house and would like the commission to consider the request as submitted to allow the addition with both front and side setback encroachments.

Kaffezeakis stated that there has been a gradual erosion of the viewshed over the years. It is still a beautiful place to live. The non-conforming garage will be improved by this plan which will have a positive impact on the viewshed. The concern is creating a new non-conformity with regard to the side setbacks.

Ignatius commended the quality of the application and plans and stated that he was willing to approve the request as originally submitted. At the last meeting, there was substantial discussion about how to modify the plans to avoid the eave encroachment. The thought that has already been put into this improvement is substantial and has achieved a good solution without modifying plans to avoid the eave encroachment.

Sansone asked about the impact to the neighbor's view of the lake resulting from the proposed improvements. There was further discussion.

George Kennedy, 590 Hilltop Lane, stated that it will impact the view, but the tradeoff to improve the garage is worth it. He continued to discuss other issues regarding runoff that will need landscaping. Kennedy stated that he has no objection and believes the proposal will be an improvement aesthetically.

Camille Cottrell, 590 Hilltop Lane, stated that the original house at 586 Lakeshore Drive was a small fishing shack for a weekend retreat. The proposal is a modern sensibility from Frank Lloyd Wright, and you have to have the eaves. To make the house livable for a family would require expansion, and the architectural design compliments her house which she appreciates.

There was discussion about the roof heights at different points.

There was further discussion about the eaves and side setback encroachment.

Ignatius moved to approve the variance request as submitted. Kirkus seconded the motion. Huntington, Ignatius, Kirkus and Sansone were in favor, Kaffezakis was opposed. The motion passed 4-1.

V. NEW BUSINESS

2. PZTA-23-03 - Amendment to Sec. 78-196, R-100 Permitted Uses, to provide rules regarding the keeping of poultry.

Threadgill reviewed the background and the proposed zoning ordinance amendment to adopt rules pertaining to the raising of poultry in the R-100 district and noted that this item was for discussion only and would need to be considered at a public hearing prior to the commission passing on a recommendation to the city council.

There was discussion about the impact of chicken waste on water quality.

There was consensus among the commission that the prohibition regarding chickens should be re-instated with no need to amend the zoning ordinance.

3. Administrative Items – Election of Chair, Vice Chair and Appointment of Secretary

Kaffezakis moved to nominate Huntington as chair. Sansone seconded the motion. All were in favor and the motion passed.

Kaffezakis moved to nominate Ignatius as vice-chair. Huntington seconded the motion. All were in favor and the motion passed.

Kaffezakis moved to appoint Threadgill as secretary. Sansone seconded the motion. All were in favor and the motion pass.

VI. CITIZEN COMMENTS

There were none.

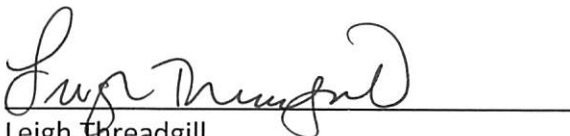
VII. DISCUSSION

There was no further discussion.

VIII. ADJOURNMENT

There being no further business, Huntington adjourned the meeting at 8:19 PM.

Respectfully submitted,



Leigh Threadgill

City Manager



Commission Special Called Meeting