

**DATE:** December 4, 2023

**TO:** Mayor Lois D. Salter, City of Berkeley Lake  
**ATTN TO:** Leigh Threadgill, City Clerk, City of Berkeley Lake  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 2023 City of Berkeley Comprehensive Plan Update

**Description:** A regional review of the draft 2023 City of Berkeley Lake Comprehensive Plan Update.

**Submitting Local Government:** City of Berkeley Lake

**Action Under Consideration:** Approval

**Date Opened:** December 4, 2023

**Deadline for Comments:** January 2, 2024

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:**

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF NORCROSS  
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF JOHNS CREEK  
CITY OF SANDY SPRINGS  
GWINNETT COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF DULUTH  
CITY OF ROSWELL

**Review information is attached.**

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact ARC Plan Review Manager Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If no comments are received by **January 2, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.



4040 South Berkeley Lake Road | Berkeley Lake, Georgia | 30096-3016  
770.368.9484 | [berkeleylake.com](http://berkeleylake.com)

November 16, 2023

Atlanta Regional Commission  
229 Peachtree Street, NE  
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

The City of Berkeley Lake has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Leigh Threadgill, at 770-368-9484 or [leigh.threadgill@berkeleylake.com](mailto:leigh.threadgill@berkeleylake.com)

Sincerely,

Lois D. Salter, Mayor  
City of Berkeley Lake

Enclosures

# CITY OF BERKELEY LAKE

## 2024 COMPREHENSIVE PLAN



ADOPTED  
February, 15, 2024  
prepared by the

**ARC**  
Atlanta Regional Commission

# Vision

ONE **great** REGION

## Mission

*Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.*

## Goals



**Healthy, safe, livable communities** in the Atlanta Metro area.



**Strategic investments** in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



**Diverse stakeholders engage** and take a regional approach to solve local issues.



**A competitive economy** that is inclusive, innovative, and resilient.

## Values

**Excellence** – A commitment to doing our best and going above and beyond in every facet of our work allowing for innovative practices and actions to be created while ensuring our agency's and our colleague's success.

**Integrity** – In our conduct, communication, and collaboration with each other and the region's residents, we will act with consistency, honesty, transparency, fairness and accountability within and across each of our responsibilities and functions.

**Equity** – We represent a belief that there are some things which people should have, that there are basic needs that should be fulfilled, that burdens and rewards should not be spread too divergently across the community, and that policy should be directed with impartiality, fairness and justice towards these ends.



Atlanta Regional Commission

229 Peachtree Street, NE | Suite 100  
Atlanta, Georgia 30303

[atlantaregional.org](http://atlantaregional.org)

# ACKNOWLEDGMENTS

## Steering Committee

John Barta, Berkeley Field Homeowners Association  
Kim Berry, Miramont Homeowners Association  
Ashley Blackmon, Berkeley Walk Homeowners Association  
Robert Burke/Marisa Hegyesi, Hermitage Plantation Homeowners Association  
Skip Dahlstrom, River District Homeowners Association  
Sushmita De, Berkeley Commons Homeowners Association  
Rodney Hammond, City Council  
George Kaffezakis, Planning & Zoning Commission  
Alice Kimball, Habersham Homeowners Association  
Rand Kirkus, Planning & Zoning Commission  
Michael Lapread, River Mansions Homeowners Association  
Scott Lee, Economic Development  
Bill Lyons, Berkeley Lake Homeowners Association  
Tod Senne, Lake Berkeley Chapel  
Linda Smith, Business Community / Economic Development  
Phyllis Tatgenhorst, BLOSOMS

## City of Berkeley Lake Staff

Leigh Threadgill, City Administrator  
Rob Hiller, City Marshal

## Atlanta Regional Commission Staff

Kristin Allin, Project Manager  
Isaac Kirwan

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# INTRODUCTION



# Executive Summary

The majority of land in the city limits (the 700-acre Berkeley Lake Properties) was developed by Frank Coggins in the late 1940s. The dam, constructed in 1948, is one of the largest earthen dams in the state. The city's namesake, Lake Berkeley (88 acres), was named after Mr. Coggins' Berkeley Blue Granite Quarries in Elberton, Georgia. In 1950, the Berkeley Lake Estates "subdivision," which included five reserved Free Pass and Repass tracts (FPR) and the residential and fishing lots around the lake, was laid out. In 1952, Calvin and Kate Parsons, along with John and Dorothy Bagwell, purchased the Berkeley Realty and Investment Company and its 700-acre property.

The City of Berkeley Lake grew rapidly throughout the 1990s but as land availability within the city decreased so has the population growth. Throughout the last 10 years the City's population has grown slowly, and increased by 30% from 2010 to 2021 largely due to annexations and new home construction in the River District subdivision. The number of residents over age 65 has seen the largest increase among age groups.

The goal of the Comprehensive Plan involved feedback from the community on the strengths and weaknesses, opportunities and threats, in order to plan for Berkeley Lake's future. The City and planning team designed a number of communication tools and activities to ensure that meaningful community input would form the backbone of this plan. A Steering Committee, convened to oversee the process, was the main instrument for guiding the development of the plan.

Based on the input of the Steering Committee, this plan establishes the following six goals for the City:

- Deliver quality services to residents and businesses in cooperation with neighboring governments and facilitate an understanding about which agencies are responsible for which services;
- Promote and increase recreational opportunities and continued conservation of greenspace guided by an ethos of environmental stewardship and intergovernmental coordination between the City of Berkeley Lake and Gwinnett County;
- Provide opportunities for residents to age in place through intentional development of codes and standards;
- Continue to foster a strong sense of community through events and volunteer opportunities;
- Monitor and improve traffic safety and multi-modal connectivity in partnership with Gwinnett County;
- Ensure the future development of the commercial and industrial area of Berkeley Lake reflects the character and quality of the community through zoning code modification.

These goals provide the basis for the Community Work Program and Land Use Map. This plan also considered recommendations from the Metro North Georgia Water Planning District Plans, The Atlanta Regional Transportation Plan, the Gwinnett County Comprehensive Transportation Plan, and the Gwinnett County HUD Consolidated Plan.

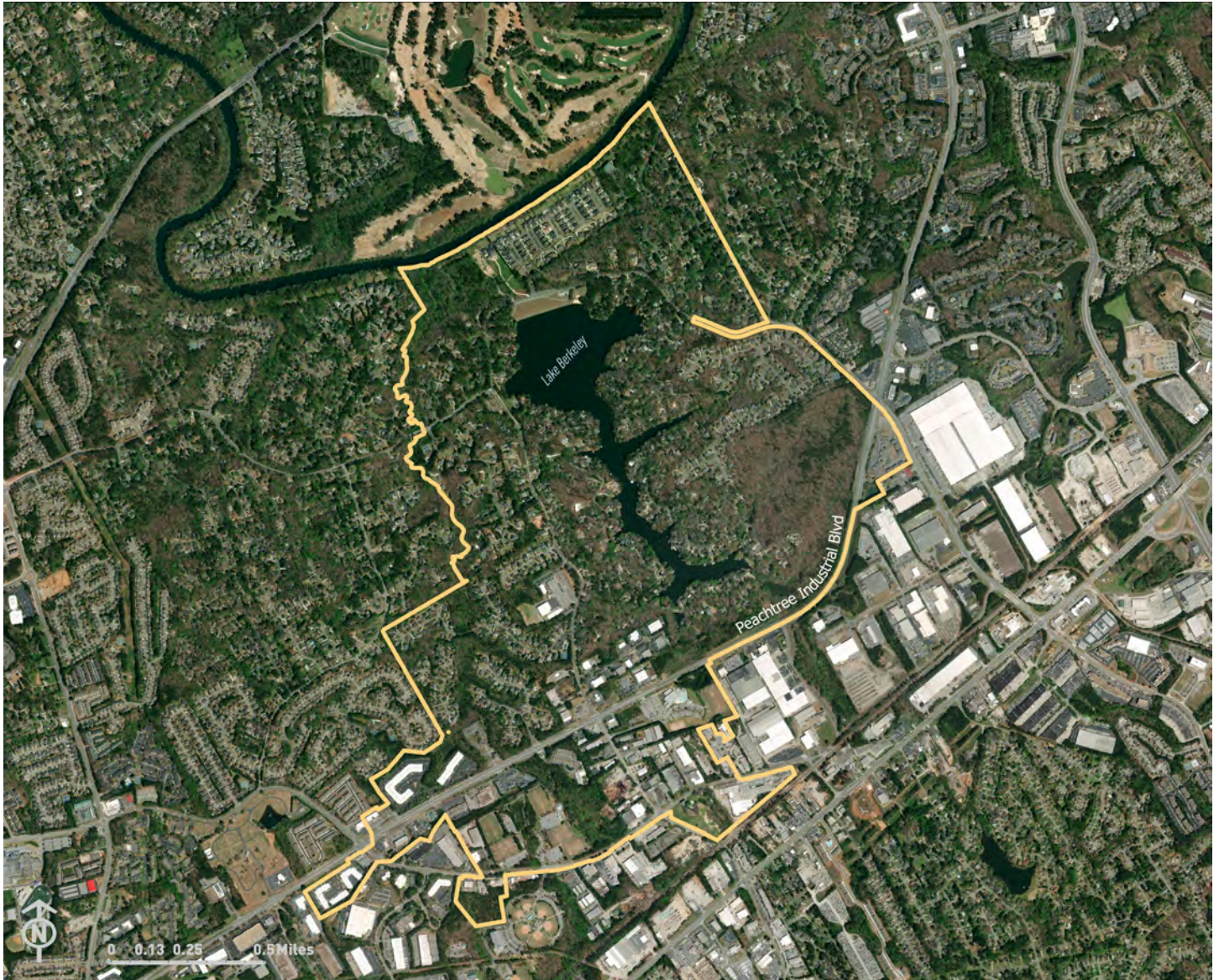


# DATA & DEMOGRAPHICS





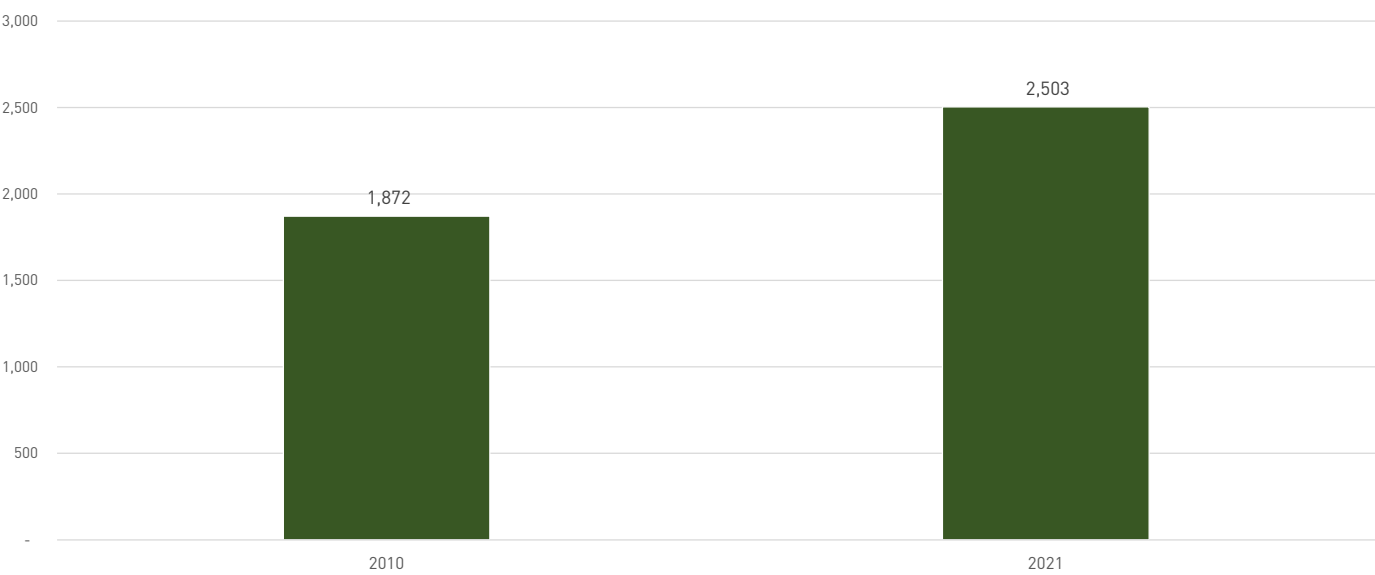
# Berkeley Lake, Georgia



# Population

Based on the latest data from the U.S. Census, the current population of the City of Berkeley Lake is 2,503. Population increased from 1,872 in 2010, according to U.S. Census Data, ACS 5-year estimates (Figure 1: Change in Population).

Figure 1: Change in Population



Source: U.S. Census Bureau, ACS 5-year estimates, 2010, 2021

# Age Distribution

Berkeley Lake has the highest number of residents age 55 to 59 years, followed by those age 60 to 69 years and 70-74 years. From 2016 to 2021, the largest increase in an age group is in 65+, and Berkeley Lakes residents from age 70-74 increased the most (221 people), while residents age 45-49 and age 50-54 declined. The median age in 2021 is 57.5.

Figure 2: Age 2016

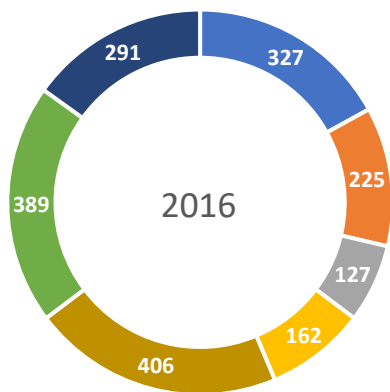
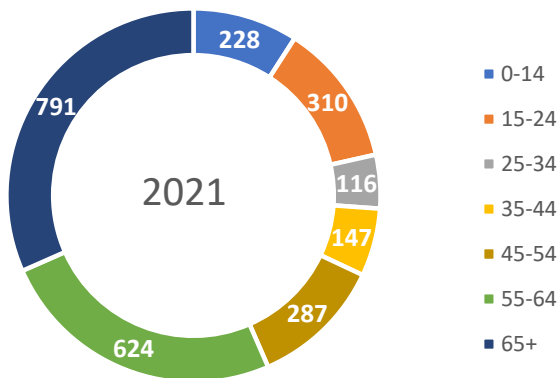


Figure 3: Age 2021

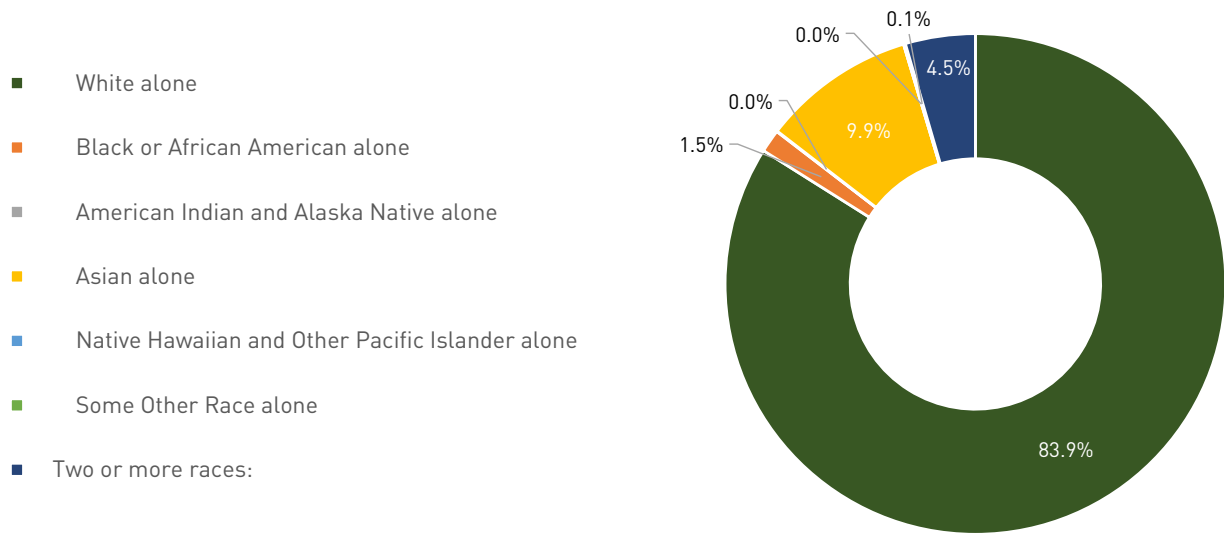


Source: U.S. Census Bureau, ACS 5-year estimates, 2016, 2021

# Racial Distribution

The racial makeup of Berkeley Lake changed slightly from 2016 to 2021. The White population increased from 80% to 83.9%, while the Black population decreased from 6% in 2016 to 1.5% in 2021. Households with two or more races increased from 4% in 2016 to 4.5% in 2021.

Figure 4: Racial Distribution

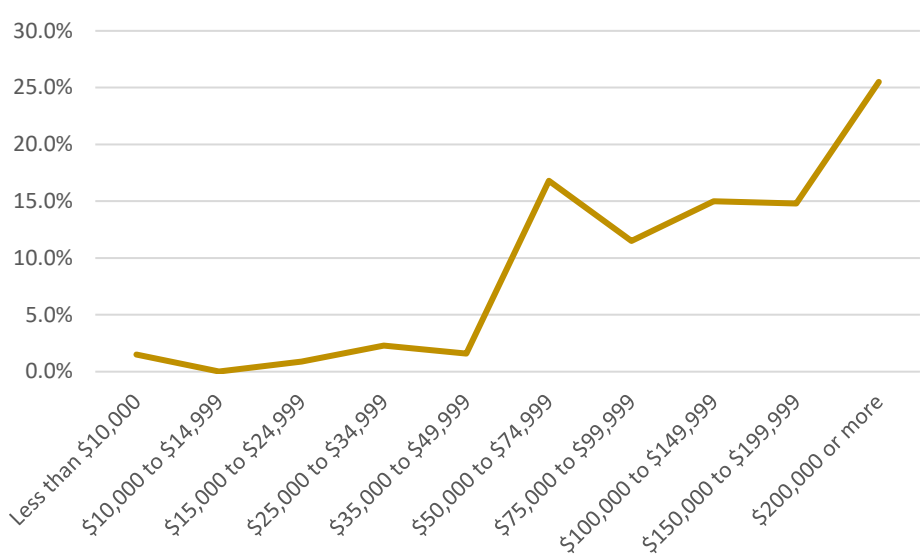


Source: U.S. Census Bureau, ACS 5-year estimates, 2021

# Median Household Income

Median Household Income in Berkeley Lake in 2021 was \$138,182. A distribution of the percentage of incomes at each level is shown in Figure 5 below (Figure 4: Median Household Income Distribution). Households earning over \$100,000 make up over 65% of the population in Berkeley Lake.

Figure 5: Median Household Income Distribution

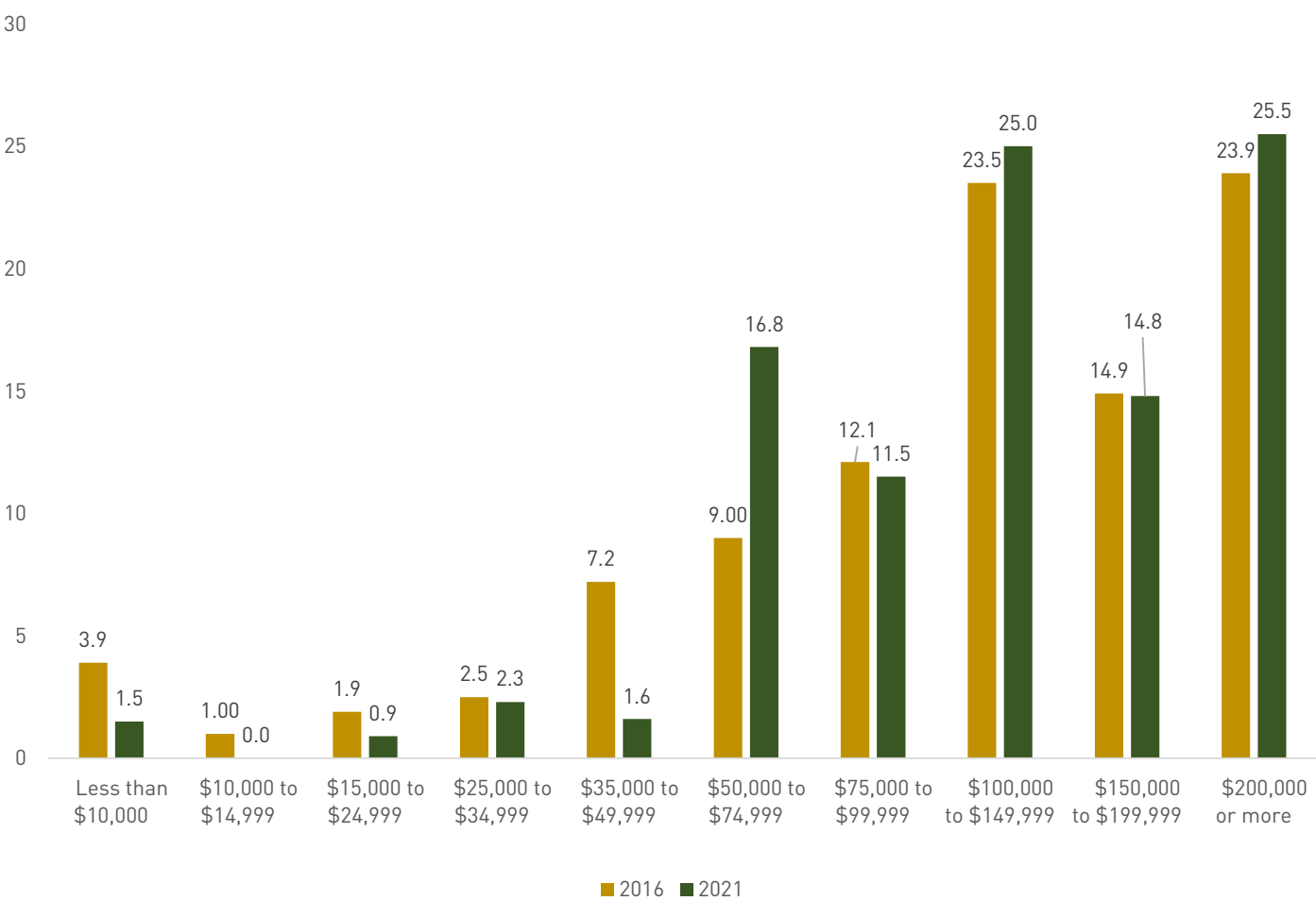


Source: U.S. Census Bureau, ACS 5-year estimates, 2021

# Change In Median Household Income

Figure 6 provides the change by percentage in median household incomes from 2016 to 2021. The largest percentage income rise is in the \$50,000 to \$74,999 income range in Berkeley Lake over this time period.

Figure 6: Change in Median Household Income



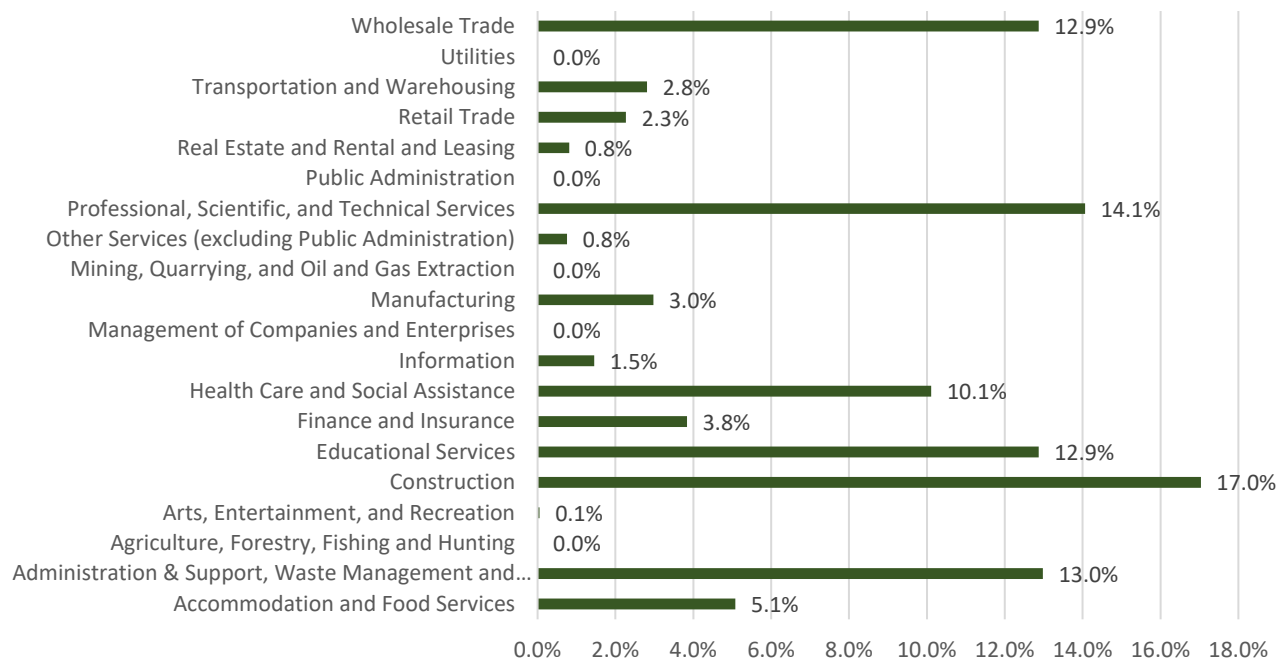
Source: U.S. Census Bureau, ACS 5-year estimates, 2016, 2021



# Job Sectors in Berkeley Lake

Construction is the largest job sector in Berkeley Lake, followed by Professional, Scientific, and Technical Services.

Figure 7: Job Sectors in Berkeley Lake, 2020

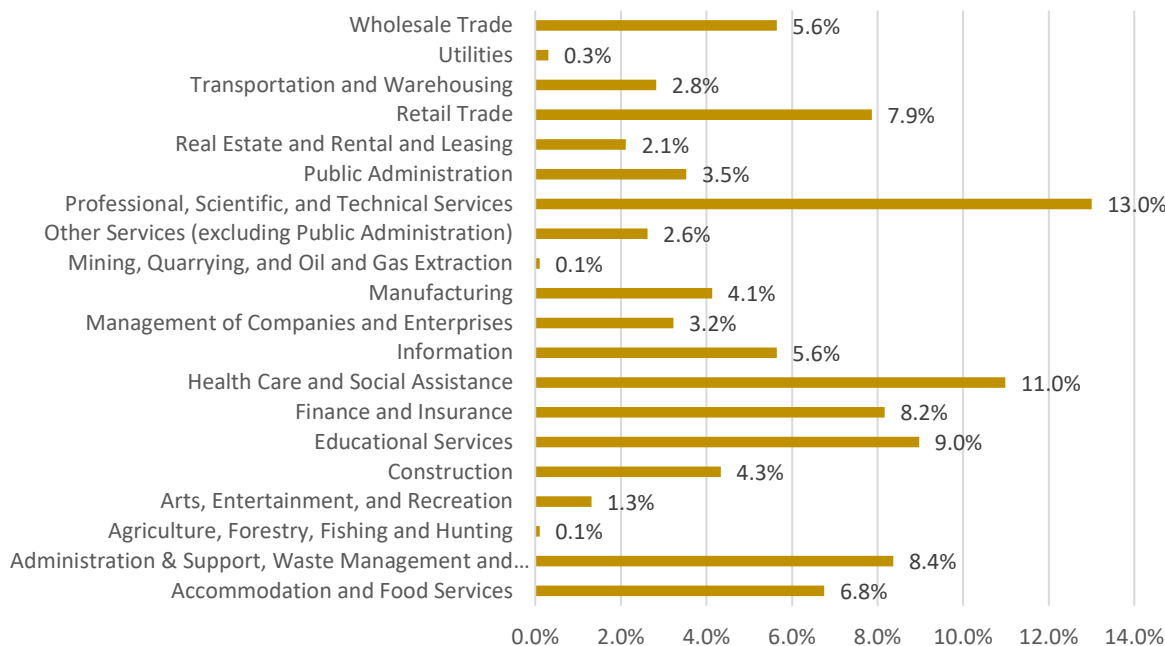


Source: U.S. Census Bureau, Decennial Census, 2020

# Residents by Job Sectors in Berkeley Lake

Residents who are employed work primarily in the Professional, Scientific, and Technical Services job sector, followed by the Healthcare and Social Assistance job sector.

Figure 8: Residents by Job Sector, 2020



Source: U.S. Census Bureau, Decennial Census, 2020





# ISSUES & OPPORTUNITIES



# Assessing Needs (Opportunities) and Issues (Challenges)

The needs (opportunities) and issues (challenges) in the City of Berkeley Lake were evaluated throughout the public engagement process, starting with the first Public Hearing on May 18th. Outreach consisted of the development of the Steering Committee, two Public Hearings, a Public Meeting, and a Public Input survey.

The Steering Committee was formed and included a mix of community leaders from the City Council, Economic Development community, Planning and Zoning Commission, representatives of each of the Berkeley Lake community Home Owner’s Associations, as well as local business leaders and community members.

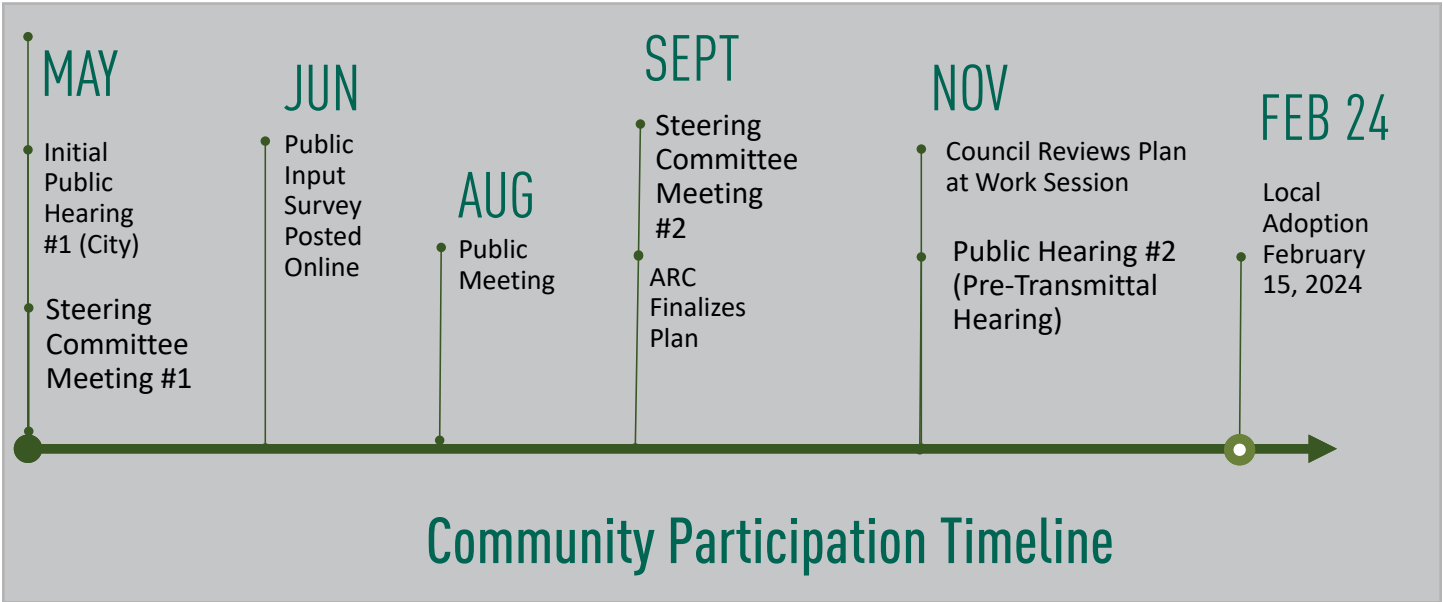
In May of 2023, the Steering Committee held its first of two meetings and discussed strengths, weaknesses, and demographic changes in Berkeley Lake since the last Comprehensive Plan update in 2019.

Between June 1, 2023 and August 31, 2023, a survey was provided through Berkeley Lake’s Public Input web page and linked to the City of Berkeley Lake home page. The survey included a Strength, Weakness, Opportunity, and Threat

(SWOT) Analysis of a wide range of topics from natural and environmental resources to housing and transportation. Over 175 people responded in total and the survey received 2,735 responses. The majority of respondents were residents of the City of Berkeley Lake (98%), have resided in Berkeley Lake for over 21 years (32%), and were age 50+ (73%). A public meeting was held on August 26, 2023 at City Hall.

The final Steering Committee meeting on September 5 reviewed the Public Input from the survey and the Public Meeting and used input to modify community goals for Berkeley Lake.

The City of Berkeley Lake is engaged in shaping its own future. The people of Berkeley Lake are working to ensure the qualities and values that have made it unique are used to further its goals and keep the quality of life for residents high while addressing challenges. As the City of Berkeley Lake moves forward in implementing the Comprehensive Plan, the Community Goals should continue to be monitored to ensure they are still relevant to the community.





# Steering Committee Survey Results

Prior to the onset of the Public Input survey in June, 2023, the Steering Committee held its first meeting to discuss the assets and challenges in the City of Berkeley Lake, and to review updated data and demographics for the city.

**What is Berkeley Lake's strongest asset that the City can build upon in the future?**



**What are Berkeley Lake's primary challenges that the City needs to address to continue to be a great place?**



# Public Input Survey Results

The Public Input survey launched online and linked to the City of Berkeley Lake home page on June 1, 2023. Survey respondents overwhelmingly describe Berkeley Lake as a “hidden gem,” a “special place with fun loving, caring, and civic minded people,” with a “tight-knit” community.

When rating quality of life in Berkeley Lake, 74% of residents indicated a “high” quality of life, or 5 on a scale of 1-5. 20% indicated a 4 out of 5 on the scale. An overview of Berkeley Lake opportunities and assets is below, followed by specific feedback in the categories of land use and economic development, natural and cultural resources, population and housing, and transportation.

## Berkeley Lake Opportunities and Assets:

- Lake Berkeley
- Resident bonds, community, city events
- City staff
- Greenspace and recreation
- Chattahoochee River
- Community garden, could be expanded
- Playground
- Communication

## Berkeley Lake Needs and Primary Challenges:

- Planning for development of commercial area to incorporate trees, sidewalks, amenities
- Safety for pedestrians overall, especially on Lakeshore
- Added sidewalks, pedestrian access citywide
- Greenspace preservation / access
- Lake / river access
- Protect lake: drainage, silt, septic
- Unity of neighborhoods
- Age in place policies, housing options for seniors

# Land Use & Economic Development

## Issues

- The Commercial and Industrial area of Berkeley Lake, situated predominately around Peachtree Industrial Boulevard, is an area that is currently governed by outdated zoning regulations. The City plans to revise its zoning and development to foster quality development and redevelopment.
- Citizens expressed concern about the nature of pending development in this area.
- Residents utilize the aquatic center and the amenities at Pickneyville Park, but expressed interest in additional connectivity and sidewalks to and within this area.

## Opportunities

- Revising the zoning and development regulations may help attract new business which residents express the desire for including restaurants and mixed use developments, and infrastructure improvements such as sidewalks and tree canopy.
- A better developed understanding by the community of what the city has control over, versus what may be a responsibility or area governed by the county.
- Residents expressed interest in more recreational opportunities and expanded types of activities at existing facilities.

# Natural & Cultural Resources

## Issues

- Residents and community members expressed concern with the health and well being of Lake Berkeley. One concern involves the fact that most of the homes around the lake are on septic.
- Another concern regarding the health of Lake Berkeley is the runoff and silt that may flow into the lake.
- Illegal hunting in the greenspace emerged as a concern by residents.
- Lack of access to the entry point at the Chattahoochee river was an issue.

## Opportunities

- Potential recommendations for protecting retention ponds, although private ownership of the ponds is a barrier.
- Expanding the community gardens, one which is part of an HOA and another on County-owned land.
- Residents expressed the desire for an update to the playground at City Hall.
- Educating residents on where responsibilities lie for protecting Berkeley Lakes natural resources, as many stream banks, ponds, and other resources are privately owned.

# Population & Housing

## Issues

- The majority of residents in Berkeley Lake are over age 50. Amenities and a focus on housing needs for this population emerged as an issue.
- Diverse housing options other than single-family homes are not allowed.
- The need for senior residents to modify their homes in order to age in place.

## Opportunities

- Comments from the Public Input survey included a desire for community events that would involve the entire community.
- Amending codes to better allow existing residents to age in place was cited as a need.
- Focus on attracting the next generation of residents to Berkeley Lake.
- Allow for housing for 55+ residents.
- Affordable senior housing development.
- Townhomes were cited as a need in the city.
- Allowing Accessory Dwelling Units may help seniors age in place and increase the diversity of housing price points.
- Incorporate greenspace into new housing developments.

# Transportation

## Issues

- Lakeshore drive was often mentioned during public comments as a place that can be dangerous for pedestrians.
- Installing sidewalks along Lakeshore comes with challenges.
- Residents expressed concern with speeding drivers and running stop signs in areas of Berkeley Lake.

## Opportunities

- The City of Berkeley Lake solicited a feasibility report on the possibility of installing sidewalks and/or traffic calming measures in the city and particularly along Lakeshore Drive. This report can be revisited and updated in order to present options to the public.
- The City, in cooperation with the County, can continue to research and amend their traffic calming infrastructure and install improvements such as crosswalks in the future.
- A need for expanded sidewalk network throughout the City of Berkeley Lake.



# Public Participation

A public meeting and opportunity for public input was held on Saturday, August 26, 2023 in conjunction with the annual electronics recycling event at City Hall. Members of the community shared their input on community assets and issues.



# Public Meeting

## Overall Results

Public meeting participants cited the greatest strengths as the citizens, staff, diversity, leadership of Berkeley Lake. The greatest weaknesses cited were lack of bike lanes and sidewalks on Lakeshore Drive, pedestrian safety around Lakeshore Drive and Berkeley Lake Road, and the need for additional city staff. The biggest opportunities were new recreational resources such as pickle-ball, the potential for sidewalks and connectivity, and traffic calming measures in front of the lake. The greatest threats included the environmental threat to lake and wooded area, pedestrian safety, running stop signs, and traffic.

## Transportation

Attendees indicated unsafe bicycle, pedestrian areas by placing green dots on the provided map, indicated dangerous roadway or intersections in red, and areas of frequent traffic in yellow.

## Improvement Areas

Areas of potential improvement included assessment of drainage issues. Residents strongly support the addition of recreation including pickle-ball courts at Pickneyville Park.

## Natural Resources

Residents and participants indicated the greenspace and the Chattahoochee River access point as natural resources that need attention. Ponds that feed into Lake Berkeley help protect the integrity of the lake.

## Commercial and Industrial Area

Participants indicated types of development that “fit” in this area, as well as housing types they would want to see.

## Accessory Dwelling Units (ADUS)

Participants engaged in an exercise to determine what type (if any) of ADU they would like to see as a housing type in Berkeley Lake.



# COMMUNITY GOALS



# Community Goals

Based on feedback from the public meeting and Public Input survey, the Steering Committee amended the goals for the City of Berkeley Lake as follows:

## The City of Berkeley Lake will:

Deliver quality services to residents and businesses in cooperation with neighboring governments and facilitate an understanding about which agencies are responsible for which services;

Promote and increase recreational opportunities and continued conservation of greenspace guided by an ethos of environmental stewardship and intergovernmental coordination between the City of Berkeley Lake and Gwinnett County;

Provide opportunities for residents to age in place through intentional development of codes and standards;

Continue to foster a strong sense of community through events and volunteer opportunities;

Monitor and improve traffic safety and multi-modal connectivity in partnership with Gwinnett County;

Ensure the future development/redevelopment of the commercial and industrial area of Berkeley Lake reflects the character and quality of the community through zoning code modification.



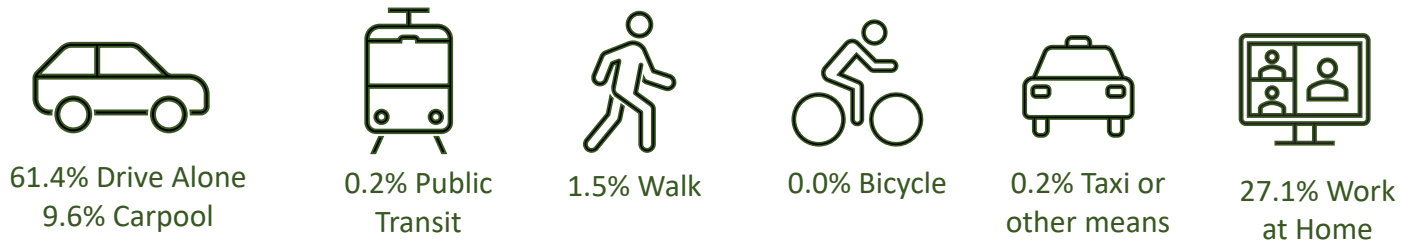
# TRANSPORTATION



## Resident Commute Times

The average commute time for residents of the City of Berkeley Lake is 29.2 minutes. The highest percentage of residents (18.6%) travel between 20 to 23 minutes to get to work. The second largest percentage (17.1%) travel between 45 to 59 minutes to get to work.

## Mode of Travel to Work



Source: U.S. Census Bureau, Decennial Census, 2021

## Commute Patterns

The vast majority of residents, over 70%, drive or carpool to work. Over 27% work from home. Commute patterns for the City of Berkeley Lake reveal that 1,835 people commute into Berkeley Lake each day, while 978 commute from the city to a work location outside of the city. Fourteen commute within the city each day.



Source: U.S. Census Bureau, Decennial Census, 2021, On The Map

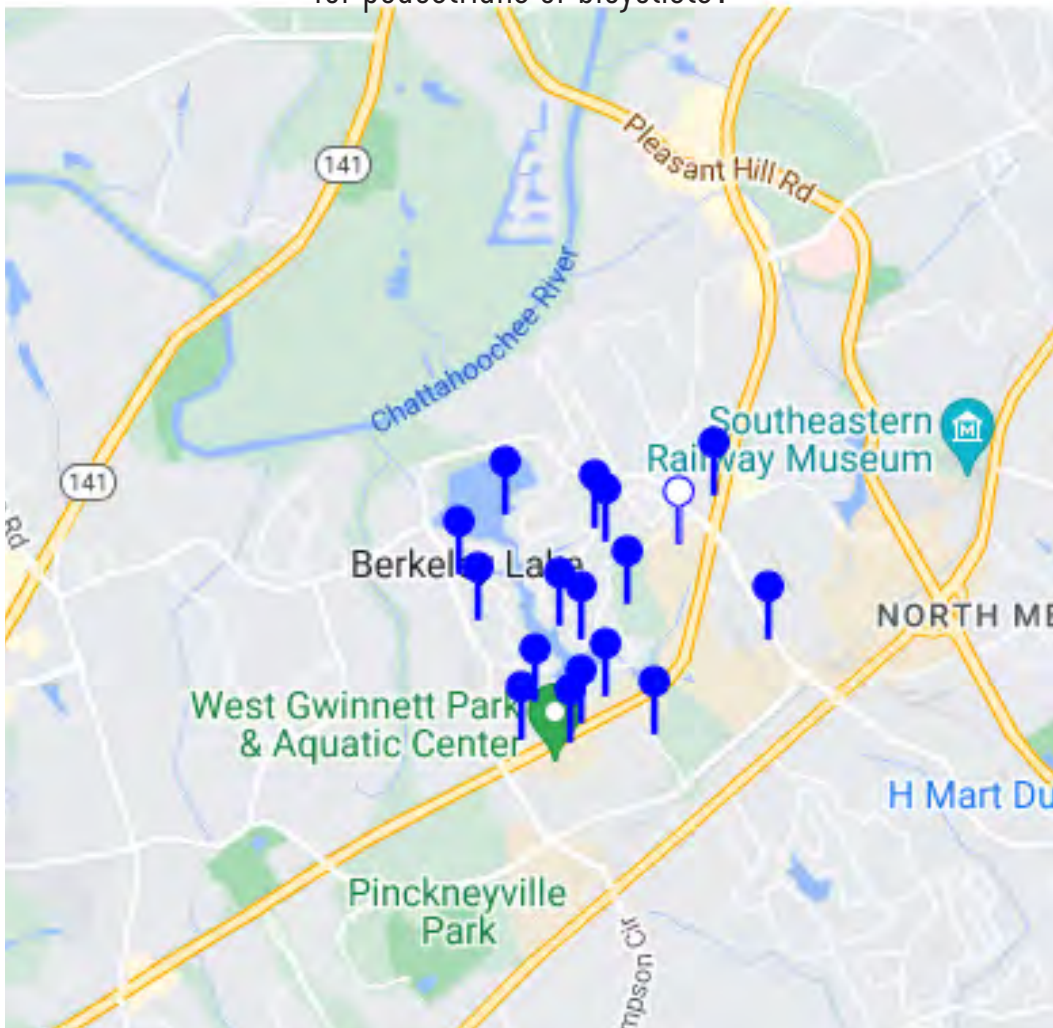
# Transportation Public Input

The online survey results for transportation and safety indicate areas of the City of Berkeley Lake that the community considers dangerous for pedestrians or bicyclists. Within the survey, the lowest scores for responses to transportation issues fell in the Pedestrian and Bicycle Safety Category. Of the respondents, 29% rated Pedestrian and Bicycle Safety in the City of Berkeley Lake as “Poor” while 42% listed this category as “Below Average.”

The second lowest-scoring category is Traffic Safety for which 29% of respondents indicated that traffic safety is “Below Average” while 36% rated this category “Adequate” and 8% as “Poor.”

The full survey results are found in the Appendix.

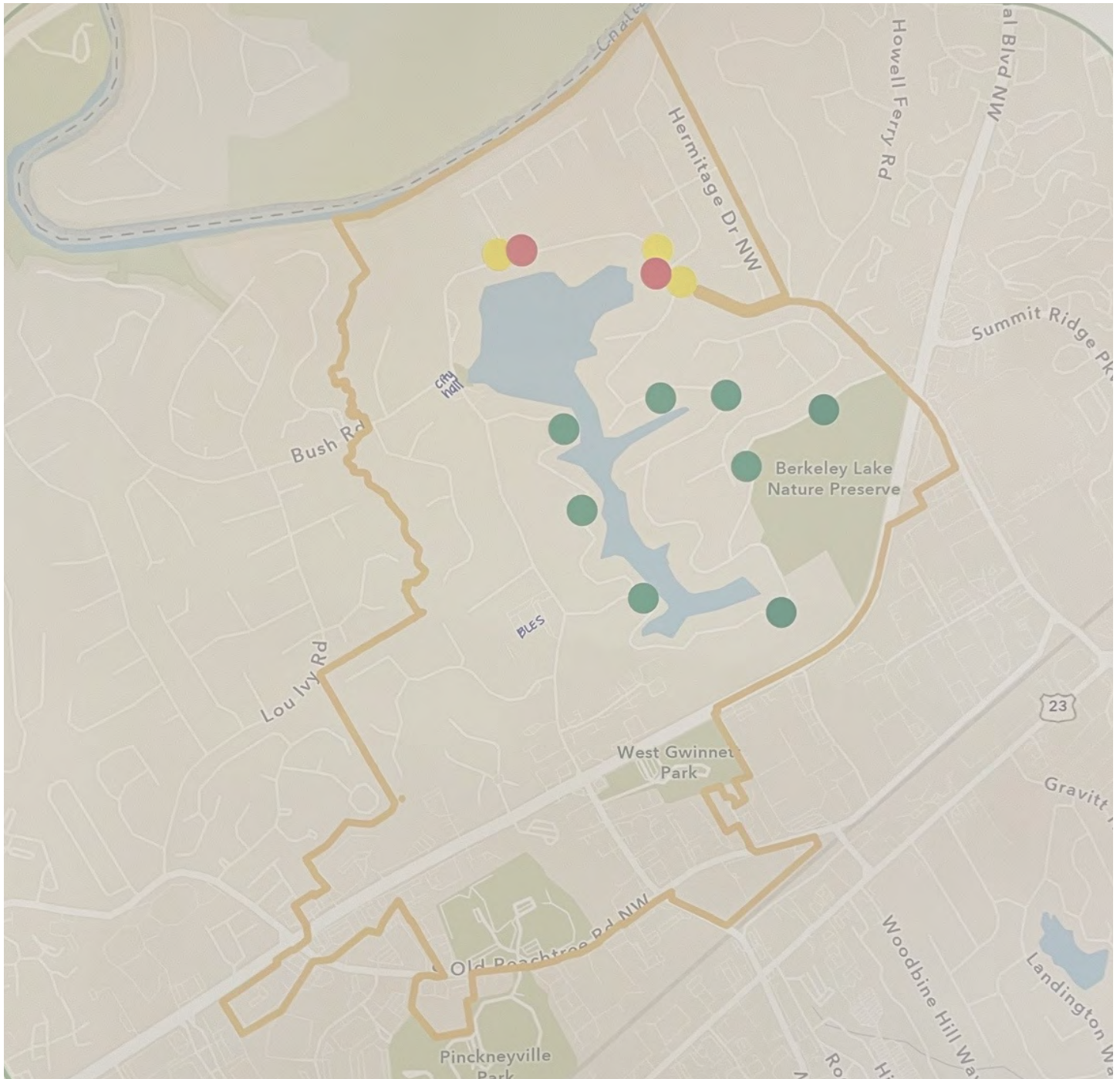
Are there any areas in Berkeley Lake you feel are particularly dangerous for pedestrians or bicyclists?





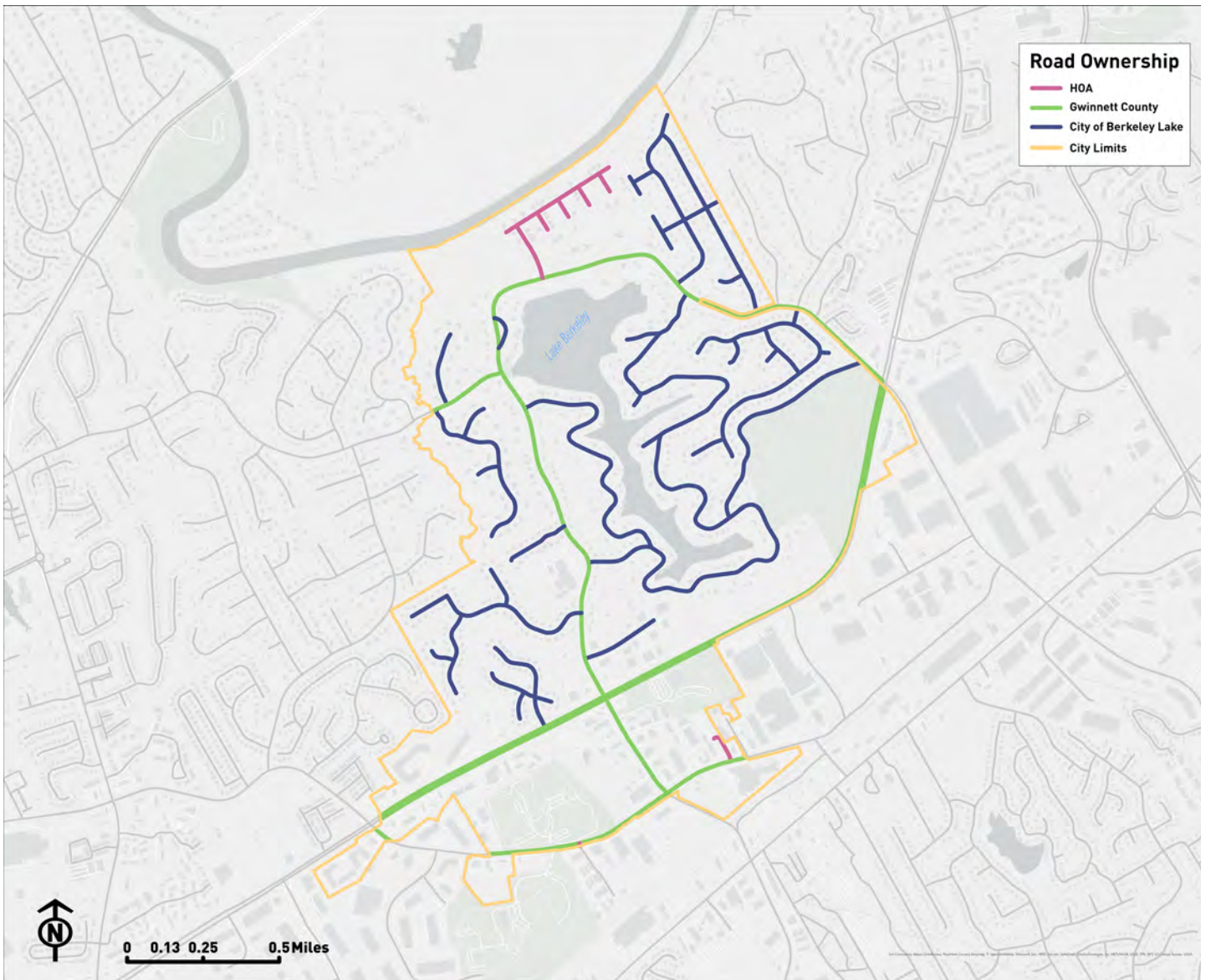
# Transportation Public Meeting

Attendees of the Public Meeting on August 26, 2023 indicated areas around the City of Berkeley Lake that they considered unsafe for bikes and / or pedestrians (green), as well as areas that were considered a dangerous roadway or intersection (red) and those areas with frequent traffic (yellow).



# Berkeley Lake Roads

During the Steering Committee meetings, residents discussed the need to help the community understand which roadways are under the jurisdiction of the City of Berkeley Lake versus those under the jurisdiction of Gwinnett County or a Home Owners Association. This impacts who is responsible for safety initiatives and repairs. The City of Berkeley Lake website indicates that all streets in the city are city-maintained with the exceptions of Bush Road, North and South Berkeley Lake Roads, South Old Peachtree Road, and Peachtree Industrial Boulevard, which are maintained by Gwinnett County. In addition, as gated communities, all infrastructure in the River District and River District estates is privately maintained. The map below indicates Gwinnett County roadways in the City of Berkeley Lake.

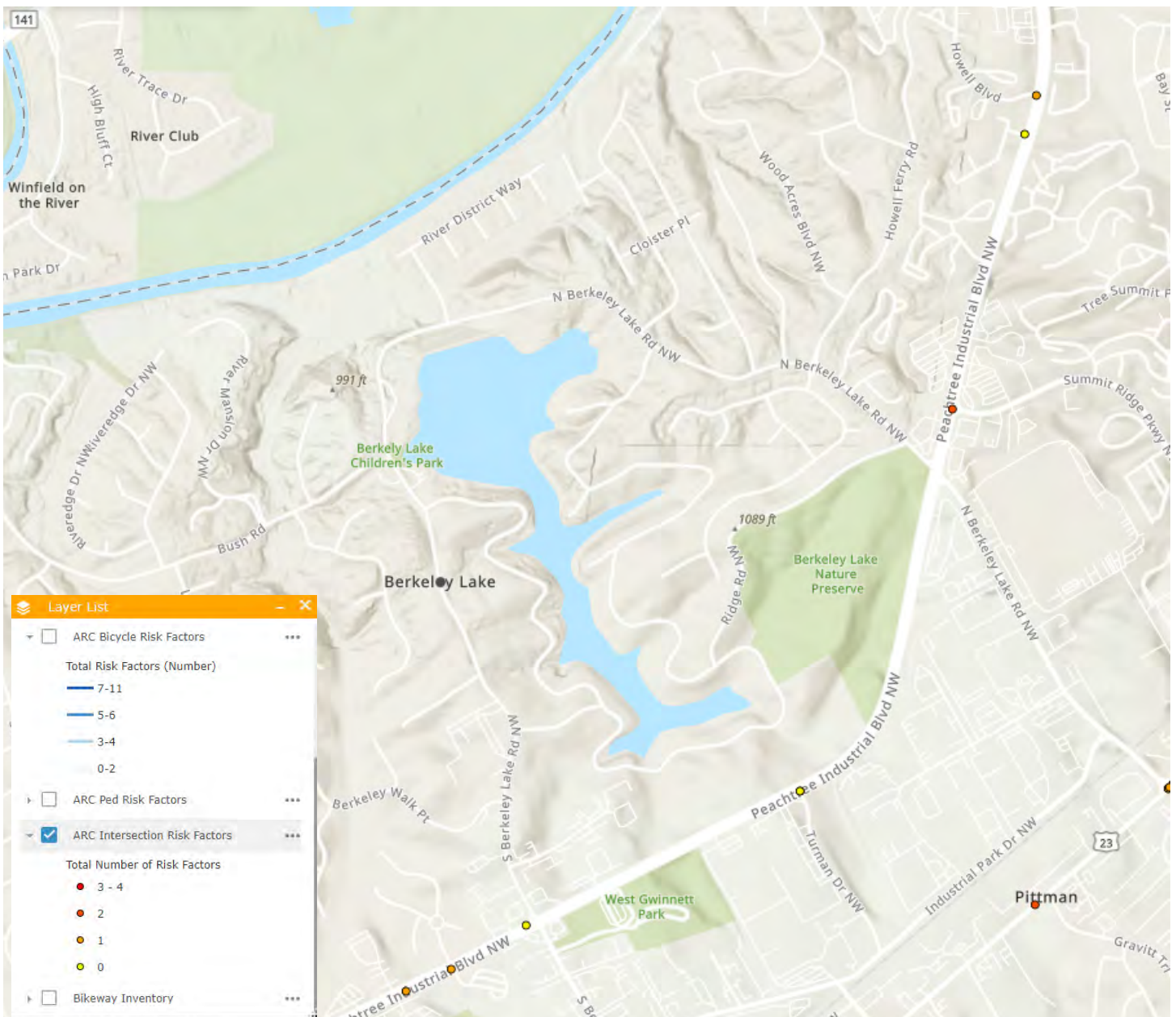




# ARC Regional Safety Strategy

Released in Fall 2022, the Atlanta Regional Commission's Regional Safety Strategy is a comprehensive guide for regional and local planning efforts with a focus on reducing the number of deaths and injuries on our region's roadways. Accompanying the plan is the ARC's Risk Factors Web Map resource, which shows corridors and intersections at high risk for severe crashes. The tool is intended to help identify locations with the greatest potential for safety improvement and greatest need for investment.

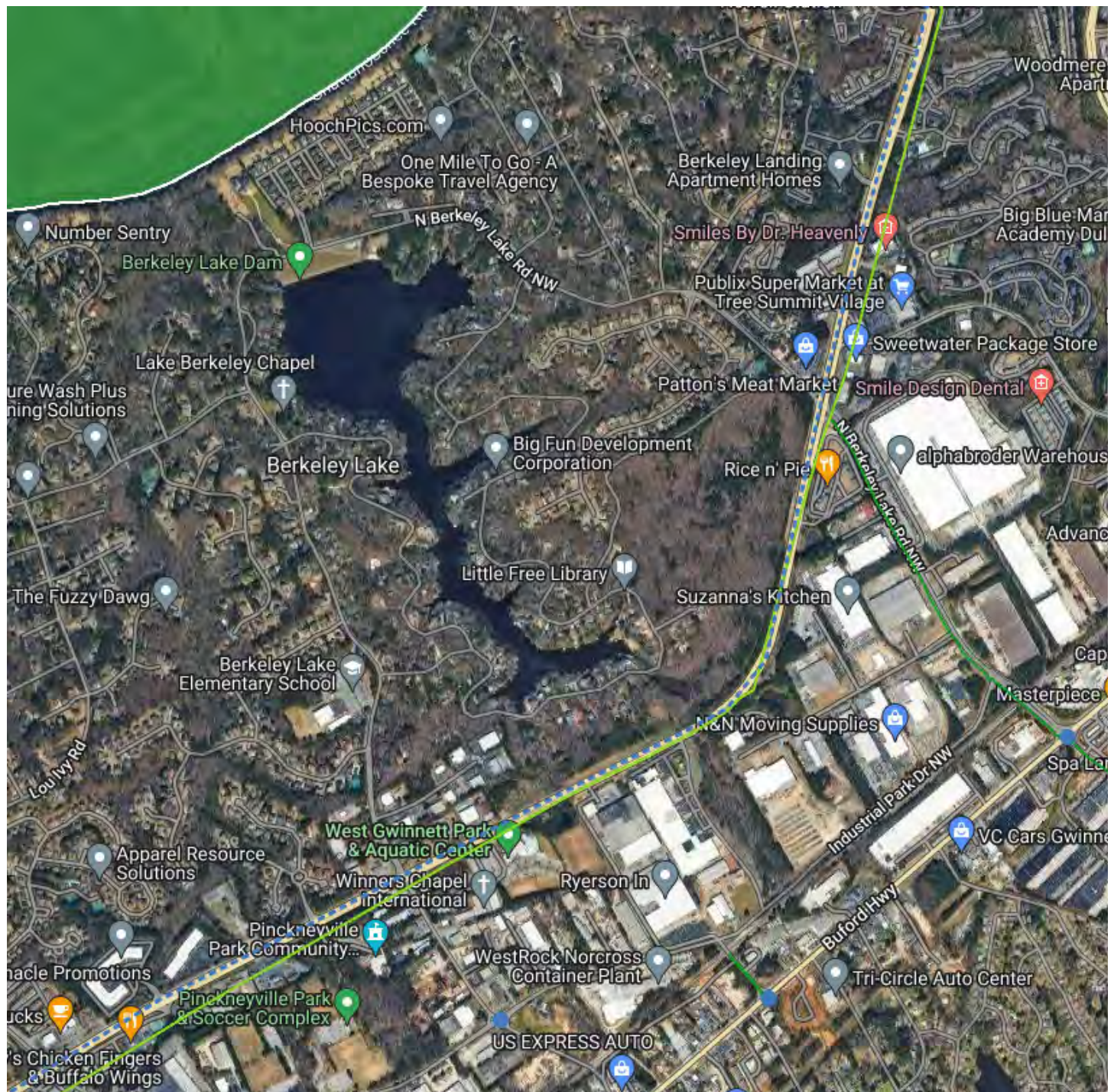
The ARC's tool can be found at <https://atlantaregional.org/transportation-mobility/regional-safety-strategy/>. In addition to the data provided, cities and counties collect public input from the community to further inform planning and safety.





# Gwinnett County Comprehensive Transportation Plan: Destination 2050

Gwinnett County is in the final phases of the Destination 2050 Comprehensive Transportation Plan for the county. The map below is from the Interactive Map on the Gwinnett County website detailing potential recommendations for the report and soliciting community input. As indicated, potential recommendations include multi-use paths and/or sidewalks along Peachtree Industrial Boulevard, as well as Multi-modal Corridor Projects to increase technology and communication among vehicles on this corridor.



Below is a list of the fully funded Transportation Improvement Program (TIP) projects that are in Berkeley Lake. The TIP allocates federal funds to the highest-priority transportation projects in the Regional Transportation Plan developed by the Atlanta Regional Commission.

Table 1: TIP Projects, Gwinnett County, Berkeley Lake

PROJECT	SERVICE TYPE	STATUS	PROJECT DESCRIPTION	EXTENTS	SPONSOR
GW-413	Roadway / Operations & Safety	Programmed	Peachtree Industrial Boulevard - Smart Corridor improvements from Holcomb Bridge Road to Hall County Line	From Holcomb Bridge Road to Hall County Line	Gwinnett County
GW-442	Transit / Facilities Capital	Programmed	Gwinnett Transit Route 25 - bus shelter enhancements	Along Route 25	Gwinnett County

Project Details:

GW-413: This project addresses regional mobility and technology advancement. The project deployment includes equipping intersections along the route with connected vehicle technology to enable the traffic signal controllers to communicate with vehicles, cyclists, and pedestrians. A combination of radio and cellular technologies would be deployed. Emergency vehicles (for the first responders) will also be equipped to communicate with the intersections. The school beacon system will receive software updates to enable these devices to also communicate with vehicles. The pilot scheme envisaged would cover 50 intersections, 10 emergency vehicles, 5 pedestrian crossings, and 20 school beacons.

GW-442: This project provides enhancements to Gwinnett County Transit Route 25, which is scheduled to begin in 2023. The construction of modern bus shelters along the route will provide safe, protective waiting areas for riders along the route. This project is partially funded by a Congressional / FTA Community Project Funding grant.

Project Fact Sheets fro GW-413 and GW-442 are included in the Appendix.





# HOUSING

# Housing

The Gwinnett County HUD Consolidated 2020-2024 Consolidated Plan establishes four strategic priorities as a product of extensive consultation with community stakeholders, combined with data from the U.S. Census and other sources, which indicate specific housing and community development needs in Gwinnett County:

1. Access to Affordable Housing
2. Homelessness Reduction
3. Non-Housing Community Development
4. Affirmatively Furthering Fair Housing Choice

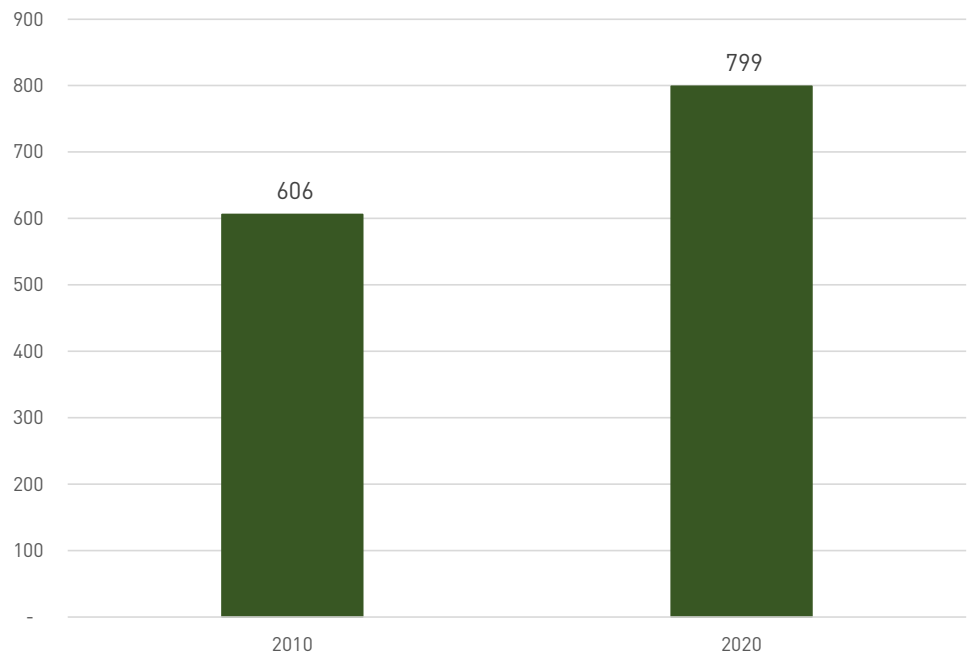
These priorities include recommendations such as weatherization, opportunity to create rental units through adaptive reuse of existing sites and structures, and increasing the supply of housing units for low-income, disabled, and elderly residents.

The primary housing needs identified in the City of Berkeley Lake through the Public Input survey and the Public Meeting are to respond to needs for senior housing options, to age-in-place, and to accommodate housing for those who work in Berkeley Lake and may not be able to purchase a home but could rent an accessory unit to align with their income.

# Housing Units

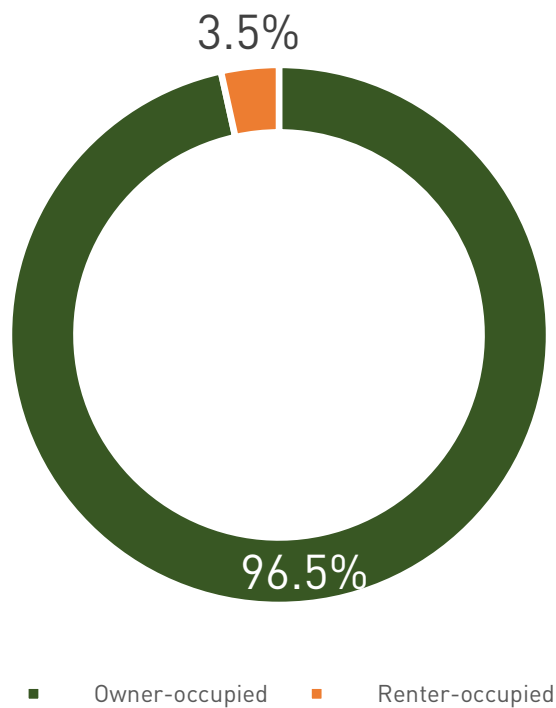
Decennial Census data shows that the number of housing units in the City of Berkeley Lake increased from 606 in 2010 to 799 in 2020. In 2021, the vast majority of housing units (97%) were owner-occupied.

Figure 9: Housing Units



Source: U.S. Census Bureau, Decennial, 2010 and 2020

Figure 10: Occupancy

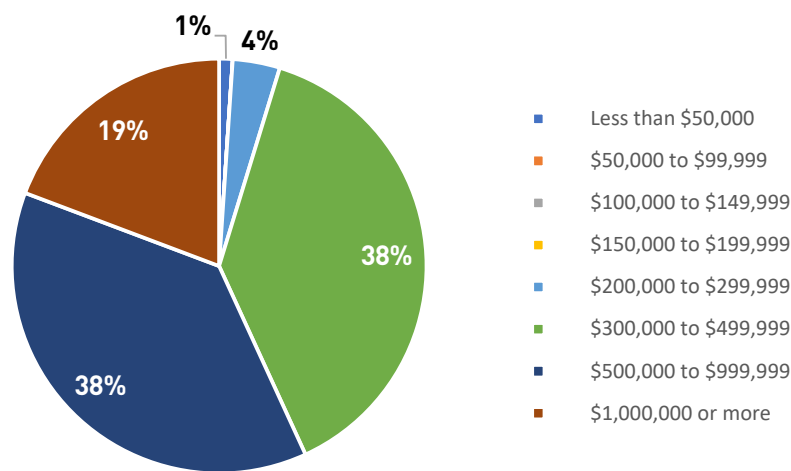


Source: U.S. Census Bureau, ACS 5-year averages, 2021.

# Owner-Occupied Housing Values

Of the owner-occupied units, 38% are valued between \$300,000 and \$499,999, and 38% are valued between \$500,000 and \$999,999. The remaining owner-occupied units are valued at \$1,000,000 or more (19%) and below \$299,999 (5%).

Figure 11: Owner-Occupied Housing Values

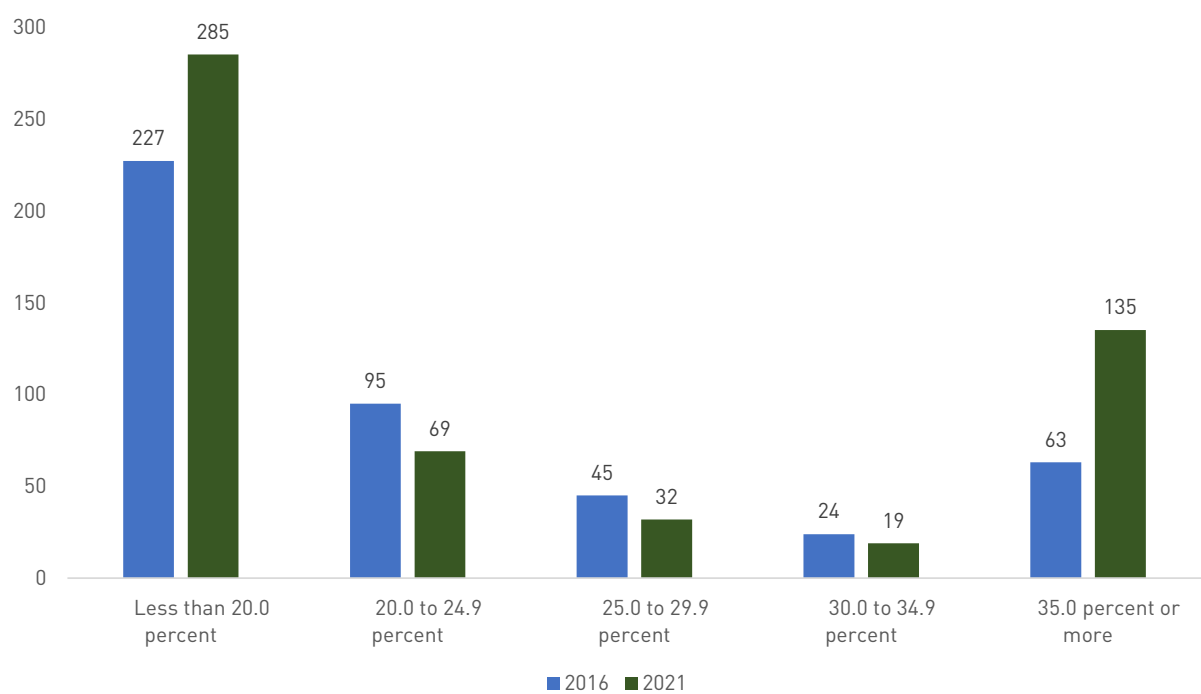


Source: U.S. Census Bureau, ACS 5-year averages, 2021.

# Housing Cost Burden

As home prices continue to rise, and without other housing options for seniors on a fixed income, the cost burden is rising for some families in the City of Berkeley Lake. Those households, spending 35% or more of household income on housing expenses, rose from 63 homes in 2016 to 135 homes in 2021, according to U.S. Census data.

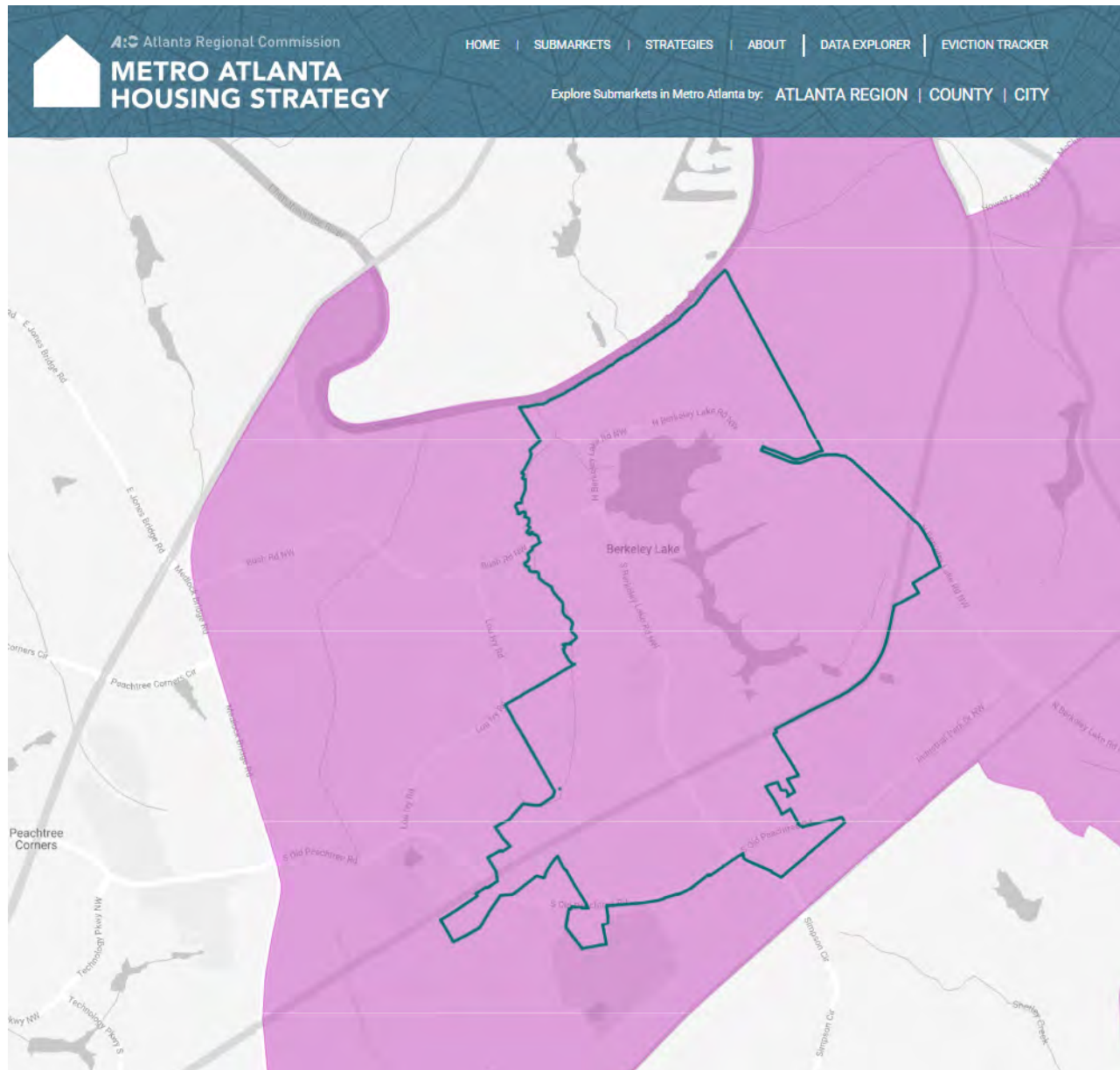
Figure 12: Cost Burden



Source: U.S. Census Bureau, ACS 5-year averages, 2016 and 2021.

# ARC Metro Atlanta Housing Strategy

The City of Berkeley Lake is indicated by the ARC's Metro Atlanta Housing Strategy tool as 100% in Housing Submarket 5. Top strategies for the City of Berkeley Lake to address housing are to develop leadership and collaboration on affordability, increase supply, preserve affordable supply, and reduce or expand housing and transportation costs. Details can be found at <https://metroatlhousing.org/>.



## TOP STRATEGIES FOR SUBMARKET 5

- ☒ Develop Leadership & Collaboration on Affordability
- ☒ Increase Supply
- ☒ Preserve Affordable Supply
- ☒ Reduce Housing & Transportation Costs
- ☐ Expand Capital Resources
- ☐ Promote Housing Stability

Source: U.S. Census Bureau, ARC Metro Atlanta Housing Strategy

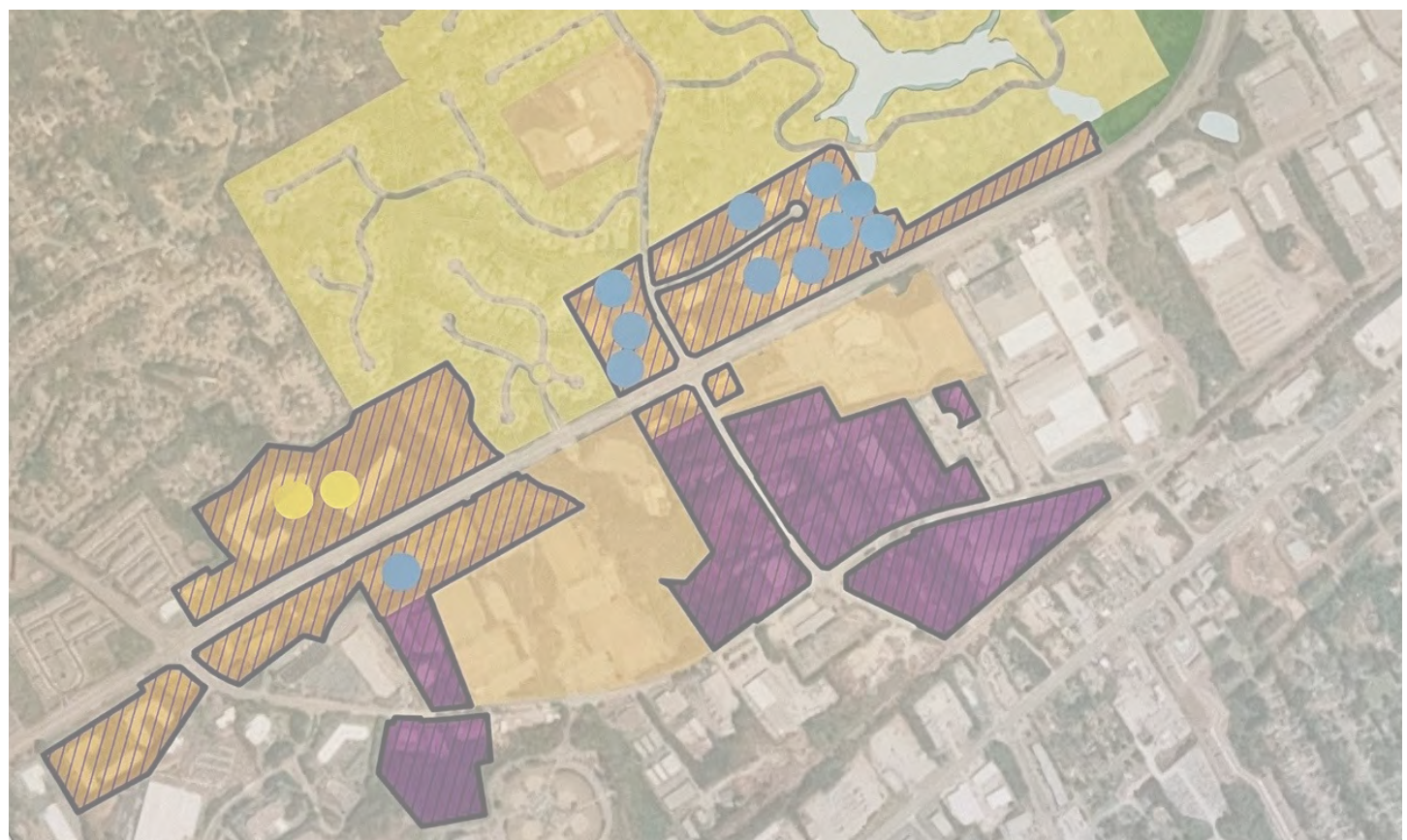


# Community Input for Housing

Two primary areas of housing input emerged from the Public Input for the 2024 Comprehensive Plan update: the need for senior residents to “age in place” or to have adequate housing to transition to, as well as the need to open community discussion around Accessory Dwelling Units (ADUs) in the community.

The map below was part of the Public Meeting input process on August 26, 2023. In this exercise, participants designated the type(s) of housing they would like to see in the Commercial and Industrial area of Berkeley Lake surrounding the Peachtree Industrial Boulevard Corridor. The responses trended to senior housing options and townhomes.

The input also assessed the public’s feedback on what type of ADU they may want to see in their neighborhood. The public feedback indicated internal and external ADUs would be types to further engage upon.



Place a dot to indicate the type of future housing development you want to see in the Commercial/Industrial area of Berkeley Lake.

I'd like to see townhomes here.



I'd like to see large multi-family housing (apartments) here.



I'd like to see senior housing here.



I'd like to see affordable housing (of any kind) here.





# FUTURE LAND USE





# Future Development Map

## Future Development Map Categories

- Conservation
- Industrial Employment
- Peachtree Industrial District
- City Hall, Recreation, and School
- Stable Residential
-  Berkeley Lake Elementary School

Fulton County  
Gwinnett County

Lake Berkeley



0 0.25 0.5 1 Miles



# Land Use Vision

The Future Development Map is a tool to implement the City of Berkeley Lake's goals and to address the challenges and improve the assets of the City as laid out in this Comprehensive Plan.

## Stable Residential

This category is for established residential areas, with a focus on protecting and promoting a suitable environment for family life, and discouraging uses which generate higher-than-normal residential area traffic, especially on minor streets.

### USES:

Predominately detached, single-family dwellings and supportive civic, institutional, and recreational uses.

### CHALLENGES FOR THE FUTURE:

How to implement accessory dwelling units while ensuring that they do not compromise existing structures and neighborhoods.

## Conservation

This category describes areas intended for conservation. Improvements should be limited, and preservation should be the primary goal.

### USES:

Light Recreation, and no development.

### CHALLENGES FOR THE FUTURE:

Promotion of the area as a vital part of the city while maintaining limited or no improvements.

## Recreation and Schools

Properties owned by the City of Berkeley Lake, Gwinnett County, or Gwinnett County School System which act as educational, recreational, or administrative uses. These areas attract visitors and residents throughout the day.

### USES:

Administration, Schools and Parks.

### CHALLENGES FOR THE FUTURE:

To ensure safe access to and from these areas and ensuring that capital investments occur over time.

## Industrial Employment

This area corresponds with existing industrial properties and manufacturing uses. Within these areas, truck traffic is frequent, and individual institutional or light industrial establishments are not necessarily connected with one another. Truck traffic makes pedestrian compatibility difficult, but safe pedestrian passage is necessary. It is also desirable to improve the aesthetics of this area, which contributes to the city's economic base.

### USES:

Light Industrial, Small Office and Retail and possible movie related business.

### CHALLENGES FOR THE FUTURE:

Maintaining and improving the aesthetic of the area and maintain occupancy of the area.

## Peachtree Industrial District

This area denotes accessible centers of businesses, services, and complementary uses, which may include mixed-use developments, along Peachtree Industrial Boulevard that contribute extensively to the economic base of the city. Exclusively commercial shopping centers that already exist are at present stable and desirable, but may be redeveloped as mixed-use activity centers during the planning horizon. Such areas should be transformed into less automobile-reliant and more pedestrian-friendly places.

### USES:

Shopping centers, retail, restaurants, offices, and some light industrial uses.

### CHALLENGES FOR THE FUTURE:

Maintaining and improving the aesthetic of the corridor and maintaining the occupancy of the area.

BROADBAND ACCESS



# PINCKNEYVILLE PARK

## SOCCER COMPLEX

4707 SOUTH OLD PEACHTREE ROAD  
GWINNETT COUNTY PARKS & RECREATION

[GWINNETTPARKS.COM](http://GWINNETTPARKS.COM)

4707

**FREE**

**PET ADOPTIONS**

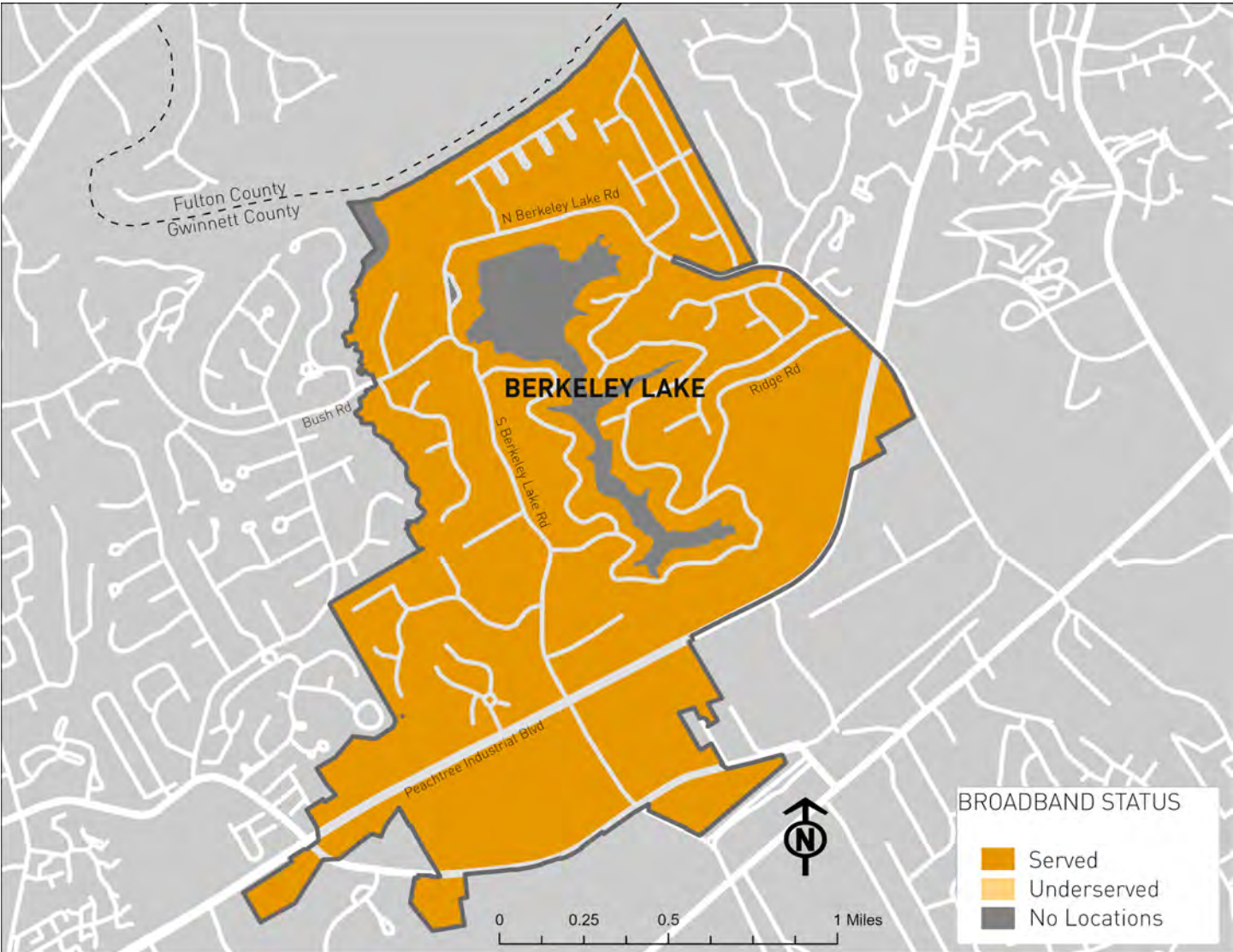
**[GWINNETTANIMALWELFARE.COM](http://GWINNETTANIMALWELFARE.COM)**



# Broadband Map

According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in the City of Berkeley Lake were unserved by broadband as of 2022. The map below illustrates that the vast majority of the City of Berkeley Lake is served by broadband. Unserved pockets may be representative of extensive surface parking, undeveloped lots, or simply older development. Note: Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved.'

City officials should also consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Broadband Ready Community Designation demonstrates that a local unit of government has taken steps to reduce obstacles to broadband infrastructure investment by amending their comprehensive plan to include the promotion of the deployment broadband services and adopting a broadband model ordinance. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.





# REPORT OF ACCOMPLISHMENTS

# Report of Accomplishments

Table 2: Berkeley Lake Report of Accomplishments

Project	Status	Explanation
Continue studying options for accommodating accessory housing units in residential areas.	Underway	This depends on both staff availability and political buy-in. Over the last 12 months, staff has discussed with leadership but has not been directed to pursue a code change. This item is still being explored, and is carried over into the new Community Work Program.
Develop programs for business areas.	Complete	To better support business community, the Mayor has begun doing ribbon cuttings to celebrate grand openings and features a business in the Mayor’s Message, Berkeley Lake’s monthly newsletter. We have a member of the city council now on the Southwest Gwinnett Chamber of Commerce board of directors and the Mayor addresses the entire chamber of commerce once a year.
Develop concepts for use and build-out of City Hall unfinished space.	Complete	In 2020, staff worked with an architect to develop plans for finishing the basement. One of the goals of the build-out was to provide a garage for storage of marshal vehicles. It was determined in the process that the basement could not accommodate that change, and staff looked for other solutions. Plans are available for implementation, exclusive of the garage, but the consensus among staff and leadership is that there is no current need to finish the space.
Implement the recommendations of the Street Smart traffic and 2014 Pedestrian Study.	Complete	The 2007 Street Smart Study was implemented. There have also been some pedestrian improvements in the last five years - sidewalk replacement on S. Berkeley Lake Road and installation of a crosswalk and pedestrian signal at River District Drive and North Berkeley Lake Rd at the dam. However, the 2014 pedestrian study has not been implemented as a portion of citizens, based on polling, were not in favor of pursuing implementation.
Explore options for branding and marketing opportunities	Canceled	The city’s brand has been consistent since 2009 and given the built-out nature of the community with a goal of preservation, and a brand that reflects that, it is not necessary to change the brand at this time.
Consider creation of a Redevelopment Plan for the South Berkeley Lake Road commercial area	Underway	At this time, the most pressing need is to update the zoning ordinance and development regulations to ensure quality development and redevelopment. Staff will reconsider the creation of a redevelopment plan for the South Berkeley Lake Road commercial area in the future.



# COMMUNITY WORK PROGRAM



# Community Work Program

Table 3: Berkeley Lake Community Work Program

Description	2024	2025	2026	2027	2028	Estimated Cost	Responsible Party	Possible Funding Source
Continue studying options for accommodating accessory housing units in residential areas.	X	X				Staff Time	City Staff	General Fund
Consider creation of a Redevelopment Plan for the South Berkeley Lake Road commercial area				X	X	Staff Time	City Staff	General Fund
Renovate City Hall Playground	X	X	X	X	X	\$80,000	City Staff	SPLOST
Investigate cost to bury power lines				X	X	Staff Time	City Staff	General Fund
Zoning Ordinance re-write or Unified Development Ordinance creation	X	X				\$150,000	City Staff	General Fund
Update the 2014 Pedestrian Study			X			\$40,000	City Staff	General Fund/SPLOST
Intergovernmental coordination with Gwinnett County for development of Pickle Ball Courts	X	X				Staff Time	City Staff	General Fund
Evaluate website for re-design and updates to provide directory of services and corresponding responsible agency	X	X				Staff Time	City Staff	General Fund



# APPENDIX







AGENDA  
COUNCIL MEETING  
4040 S. BERKELEY LAKE RD.  
BERKELEY LAKE, GEORGIA 30096  
MAY 18, 2023

7:00 PM Work Session | 8:00 PM Formal Session

*Citizens are encouraged to offer comments on issues of concern as agenda items are reached and at the end of the meeting for all other issues. Please limit citizen comments to 2 minutes. Longer citizen comments are welcome in writing and will be added to the official record of this meeting.*

**WORK SESSION**

**CALL TO ORDER**

**AGENDA**

**PUBLIC HEARING**

- a) Initiation of 2024 Comprehensive Plan Update

**CONSENT AGENDA**

- a) Minutes of April 20, 2023, Council Meeting
- b) Financial Statements of March 2023 – Unaudited
- c) Finance – Authorization to Establish Money Market Account at Ameris Bank for Receipt of 2023 SPLOST Program Funds

**OLD BUSINESS**

- a) O-23-246, Proposed 2022 Budget Amendment

**NEW BUSINESS**

- a) O-23-247, Proposed Animal Ordinance Amendment
- b) O-23-248, Proposed Zoning Ordinance Amendments pursuant to H.B. 1405
- c) Public Safety: Ratification of City Marshal Vehicle and associated items of \$51,288.96 purchased with ARPA Funds

**EXECUTIVE SESSION *(if needed)***

**CITIZEN COMMENTS**

**ADJOURNMENT**

Requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Berkeley Lake government should be made at least five days prior to the event by contacting the ADA Coordinator at 770-368-9484.



June 27, 2023



We are all looking forward to our **city parade on July 4**. **Please gather as usual at 11:30 AM** at Berkeley Lake Elementary School with your decorated cars, kids, and dogs. If it's a hot day, please remember to keep your dogs on grass as much as possible. I burned my dog's feet one year standing around in front of the Chapel on pavement visiting with folks. When we get somewhat organized and lined up, Scott Lee will as usual lead us down the hill to the Chapel with his wonderful music. There you will find Chip McDaniel making popcorn, Anne Carpenter of Berkshire Hathaway Realty serving popsicles to cool you off, Berkeley Lake Dental providing water and soft drinks, and best of all Debbie Peters and her Georgia After School Program (GASP) folks serving hotdogs, painting faces, providing children's games, etc. We hope to have a firetruck visit for the kids if they are not busy putting out fires somewhere. I hope the weather will be good, but if it looks rainy, please check NextDoor or Facebook to see if there are any changes in plans.

Our Waste Management guy reached out about the **trash schedule** for our holiday week. Trash will be delayed a day but recycle and yard waste are on schedule.

July 3 - yard waste

July 7 - recycle

July 8 – garbage

I've been asked to remind you not to put **recyclables** in kitchen trash bags. [Here's some more info on recycling.](#)



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(770)795-3050

ORDER CONFIRMATION

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Acct #: 238489	Ad #: 342254	Status: New	
BERKELEY LAKE, CITY OF		Start: 05/03/2023	Stop: 05/03/2023
LEGAL ADS		Times Ord: 1	Times Run: ***
4040 S BERKELEY LAKE RD		LEGLV 1.00 X 2.90	Words: 200
BERKELEY LAKE GA 30096-3016		Total LEGLV 2.90	
		Class: 9000 MISCELLANEOUS LEGALS	
		Rate: LEGL	Cost: 20.00
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		Descr Cont: GPN14 GDP1242 CITY OF BER	
Contact: BERKELEYLAKECITYOF	Given by: *	P.O. #:	
Phone: (770)368-9484		Created: tpart 05/01/23 18:16	
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Email: invoices@berkeleylake.com			
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PUB	ZONE	EDT	TP RUN DATES
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)	Name (signature)

Gpn14  
gdp1242  
City of Berkeley Lake  
NOTICE TO THE PUBLIC

The City of Berkeley Lake Mayor and City Council will hold the initial public hearing regarding the 2024 Comprehensive Plan Update on May 18 th at 8:00 PM at 4040 South Berkeley Lake Road, Berkeley Lake, GA 30096. The public hearing will be held during the regularly scheduled meeting of the City Council. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. All interested should attend. Questions should be directed to Leigh Threadgill, City Administrator, by calling 770-368-9484 or emailing leigh.threadgill@berkeleylake.com.  
5/3,2023





# City of Berkeley Lake

# COMPREHENSIVE PLAN

## LET'S TALK ABOUT OUR FUTURE

Learn More & Take the Survey




Mark your calendar for public open house event: August 26th from 10am-12pm  
Visit [berkeleylake.com](http://berkeleylake.com) for details



The screenshot shows the City of Berkeley Lake website. The header features the city logo and navigation links: Home, Calendar, Site Map, Contact Us. Below the header is a banner for the 2024 Comprehensive Plan Update, stating: "The City of Berkeley Lake is in the process of updating its comprehensive plan and needs your input. Mark your calendars for an open house from 10 a.m. to 12 p.m. on August 26 and please take a few minutes to respond to the public input survey." The main content area includes sections for "ORDINANCES" (Report a Concern, Make a Payment), "UPCOMING EVENTS" (September 21 Council Work Session 7PM, September 21 Council Meeting 8PM, October 19 Council Work Session 7PM), "QUICK LINKS" (Garbage Guidelines, Popular Projects, Human Trafficking Hotline, Mayor's Message, Signs, Tree Removal, Business Licenses/Home Occupations, Septic Systems Inspections, Building Permits/Inspections, Street Lights, Gwinnett Police Presentation, Recently Passed Ordinances), and "NEWS & ANNOUNCEMENTS" (2024 Comprehensive Plan Update, 2023 Municipal Election / Elecciones Municipales 2023, American Rescue Plan Act (ARPA)). The footer includes copyright information and links for Accessibility, Privacy Policy, Translate, Copyright Notices, and Renewable Energy.



The screenshot shows the "CITY OF BERKELEY LAKE COMPREHENSIVE PLAN UPDATE" survey page. It features a "Translate" button and navigation tabs: Welcome, Survey, and Steering Comm. The main heading is "WHAT IS A COMPREHENSIVE PLAN?". The text explains: "One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating the comprehensive plan offers communities the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the next five years - as well as".



## 2024 Comprehensive Plan Update Public Meeting May 18, 2023

Name	Address	Email
1. Leigh Threadgill	6062 Grand Leap Rd	admin@berkeleylake.com
2. Scott Lee	66 Lakeshore Drive	scott.lee@berkeleylake.com
3. Chip McDaniel	523 Lakeshore Drive	chip.mcdaniel@berkeleylake.com
4. Bob Smith	778 Lakeview Ln.	bobsmith10000@aol.com
5. Lois Salter	650 Lakeshore Dr.	mayor@berkeleylake.com
6. Rebecca Spitler	3825 Berkeley View Dr.	rebecca.spitler@co.berkeleylake.com
7. Rodney Hammond	267 Lakeshore	rodney.hammond@berkeleylake.com
8. Roxanne Carothers	575 WHITE RIVER TRAIL Lawrenceville, GA 30045	berkeleylake.com
9. ELISA Mellott	4685 S Berkeley Lake Rd	richard.carothers@carothers.com
10. Brigitte Haepdorens	4685 S Berkeley Lake Rd	ACCESSORIZE AGAIN. Gmail.com
11.		
12.		
13.		
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16.		
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# CITY OF BERKELEY LAKE 2023 COMPREHENSIVE PLAN UPDATE

CITY COUNCIL WORK SESSION – MAY 18, 2023



## City of Berkeley Lake

Public Hearing #1

May 18, 2023







*The City of Berkeley Lake Comprehensive Plan Update*  
**Steering Committee Meeting**  
Berkeley Lake City Hall, 4040 South Berkeley Lake Road  
May 31, 2023 – 7:00 p.m.

**AGENDA / MINUTES**

- I. Introductions & Comprehensive Planning Overview  
*ARC / Allin provided an overview of the comprehensive planning process.*
- II. Data Trends  
*ARC/Allin presented current demographic, housing, economic, and transportation trends. The SC discussed the trend of aging residents, many of whom stay in their homes. In the age category, the highest decline in population is in young and teen family age brackets. The household size in the City of Berkeley Lake is declining. Both incomes and housing prices have increased. Of note is that 27.1% of residents work from home.*
- III. Issues & Opportunities  
*The SC responded to the following questions (with the top three responses listed):*  
*What is Berkeley Lake's strongest asset?*
  1. Lake
  2. Nature
  3. Community*What is Berkeley Lake's primary challenge?*
  1. Aging population
  2. Home security
  3. Traffic*What is one word or phrase you would use to describe Berkeley Lake?*
  1. Paradise
  2. City of trees
  3. Peaceful
- IV. PublicInput Survey Questions  
*The Steering Committee suggested changes to several of the PublicInput Survey questions. Kristin will revise the questions, and Leigh will run them by the Steering Committee one more time before they go live. The goal is to go live on the survey early the week of June 5<sup>th</sup> and close the survey on August 31<sup>st</sup>.*
- V. Next Steps  
*The Public Meeting will be held in mid-August after school begins, and the second Steering Committee meeting will be held late August/early September. Leigh Threadgill will send out*

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International Tower  
229 Peachtree St, NE | Suite 100  
Atlanta, Georgia 30303

# Public Meetings and Communications





# Public Meetings and Communications

<u>NAME</u>	<u>ADDRESS</u>
CRYSTAL WILSON.	454 LAKESTONE DR BL 80096.
Carley Miller	106 Little Ridge Rd
Gary Volino	380 Lakeshore Drive
Ginni Dennis	116 Lakeshore Dr.
John Russell	472 Lakeshore Dr.
Levi Ziemba	3695 N. Boulding Lk Rd
Kois Satter	650 Lakeshore Dr.
Scott Lee	66 Lakeshore Dr: 10
Megan Park	218 Lakeshore Dr.
Steve & Monica Thompson	37162 Frederick Rd.
Joan Quinone	4214 S. Berkeley Lake Rd
Ellen Whitlock	736 Lakeshore Dr, BL
DANE MELLANDER	736 LAKESTONE DR, BL
Shawn Reddick	102 Little Ridge Rd.
Debbie Peters	3605 NBL Rd
Kim Barry	4220 Berk. Via Dr.
Cynthia Currence	204 Lakeshore Dr.

<u>NAME</u>	<u>ADDRESS</u>
SANDY Lacey	147 Lakeshore Dr







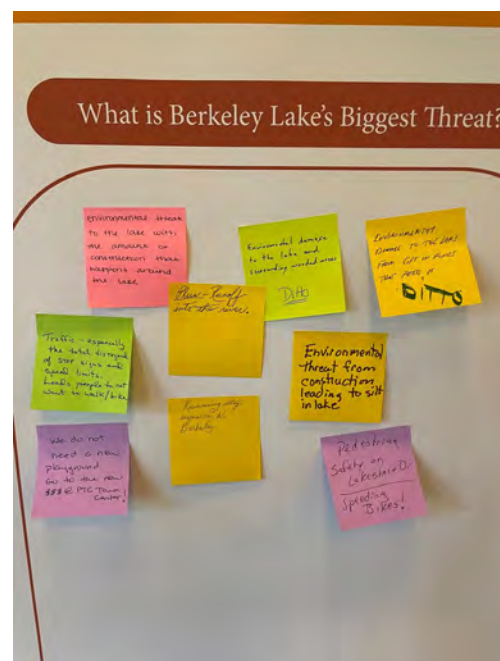
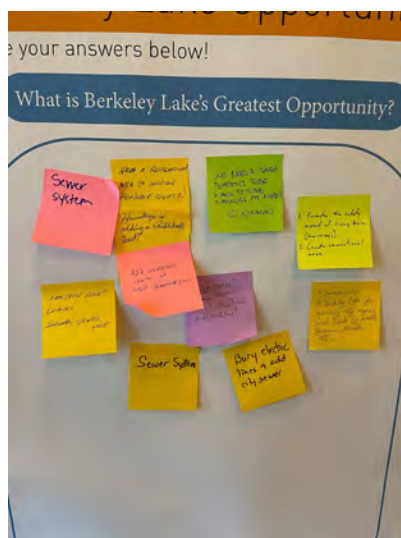
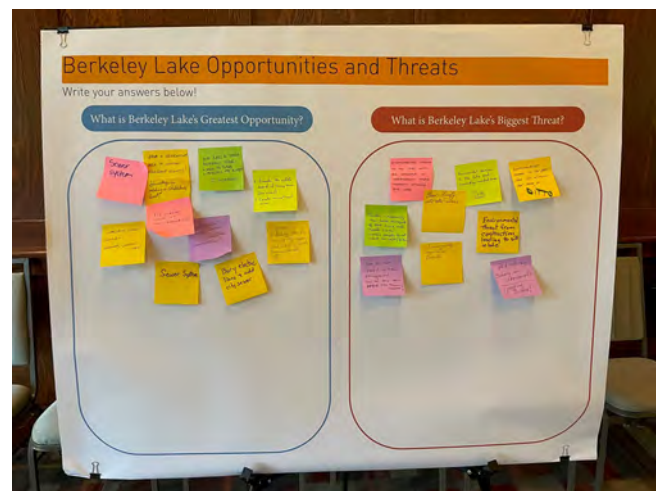
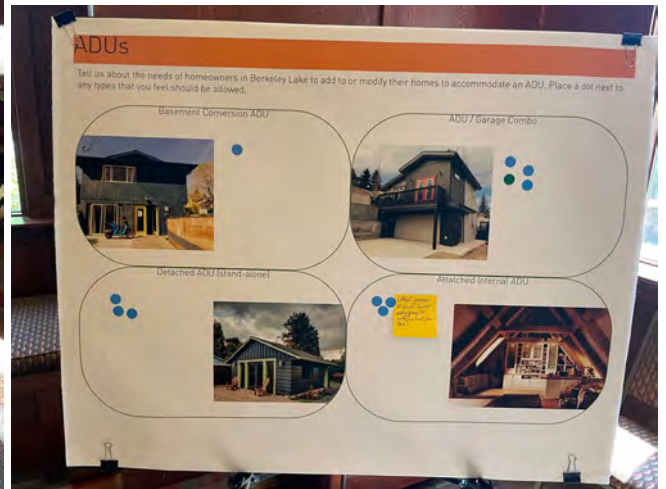
## ADUs

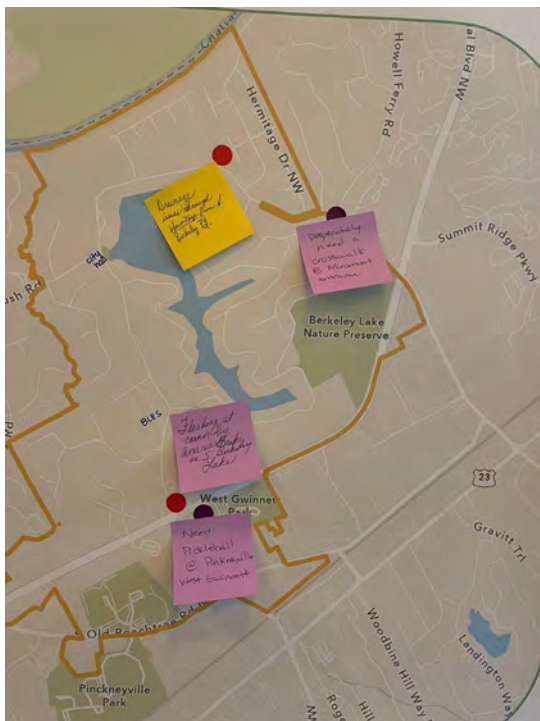
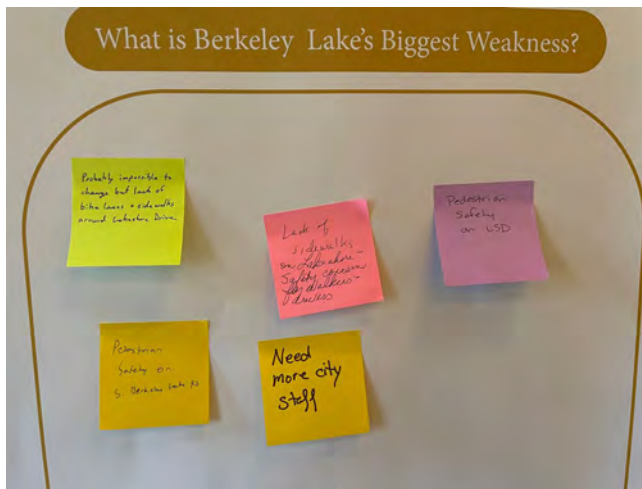
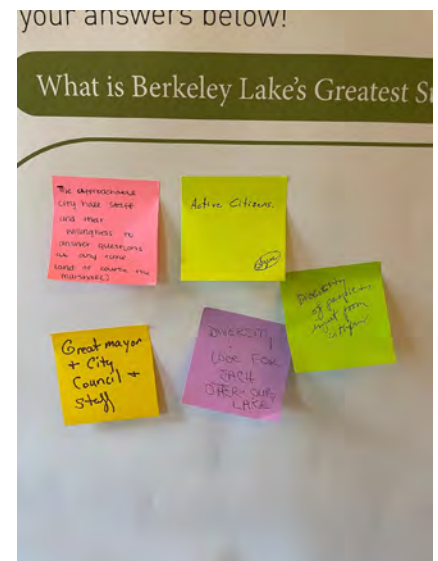
An accessory dwelling unit (ADU) is a separate accessory structure from the main house but cannot legally be sold or separated from the main house.

Examples of an external ADU include a garage or shed converted into a tiny house, or an apartment over a garage, sometimes called a granny flat.

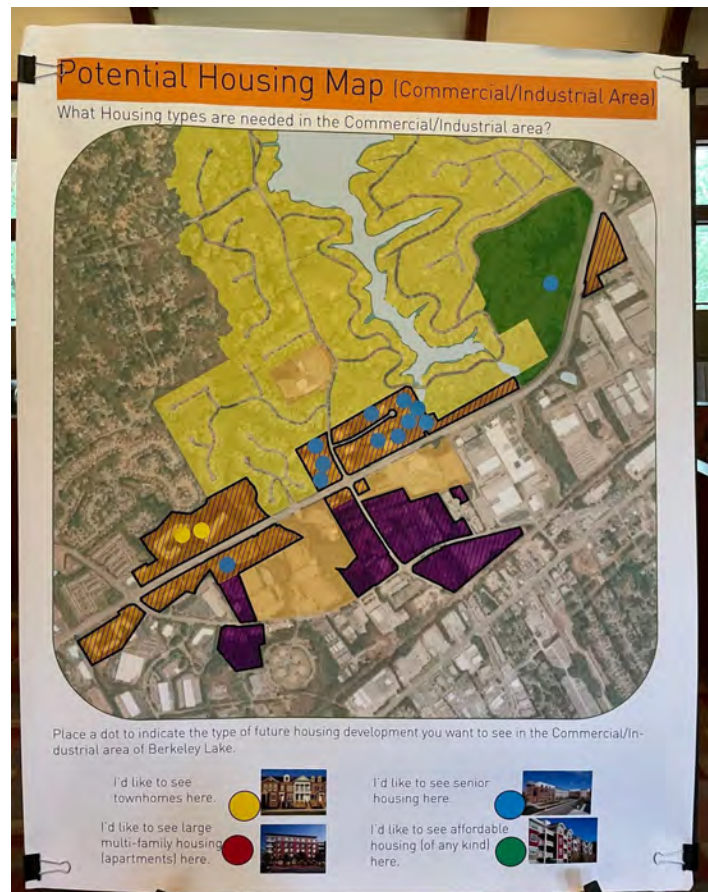
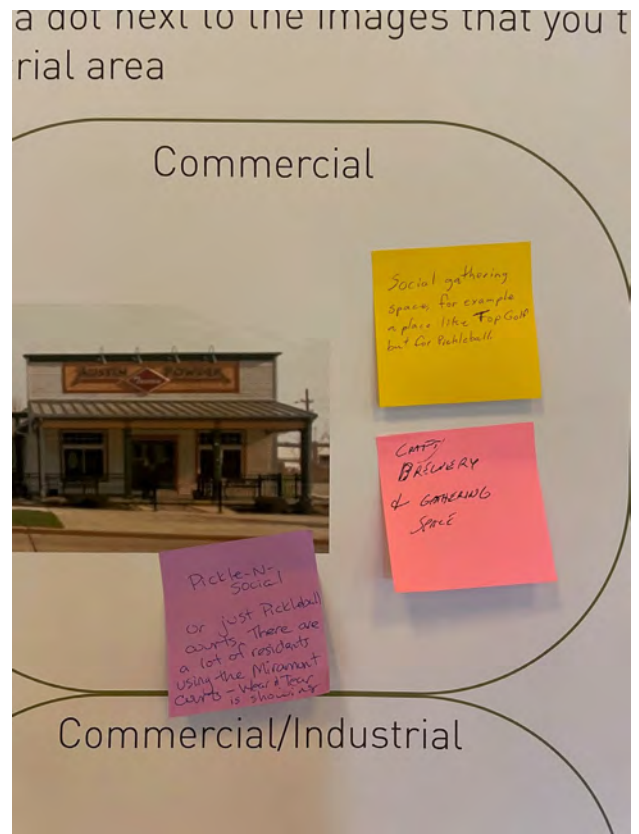
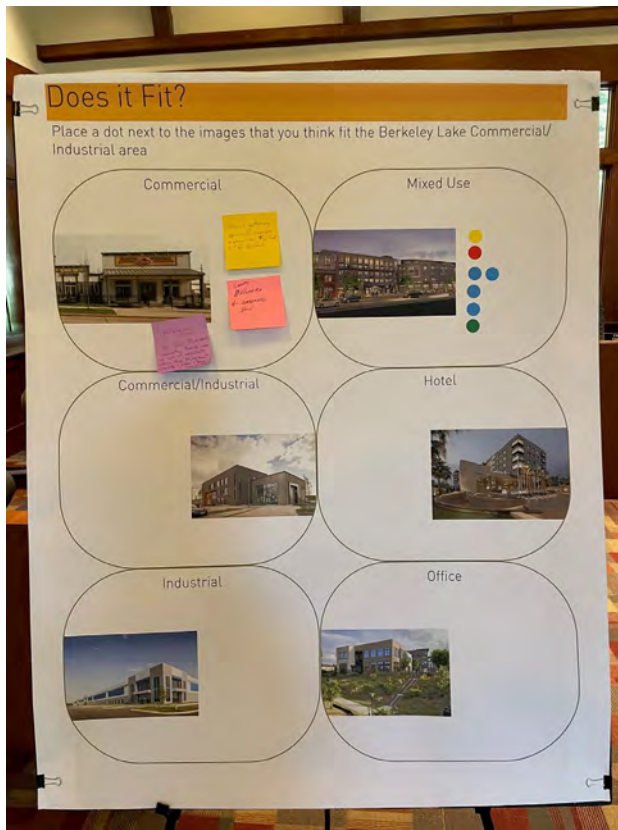
Examples of an internal ADU are converted attic space or basement conversion.

	
Internal ADU	Garage Conversion or Attached ADU
	
Basement Conversion ADU	Detached or Stand-Alone ADU



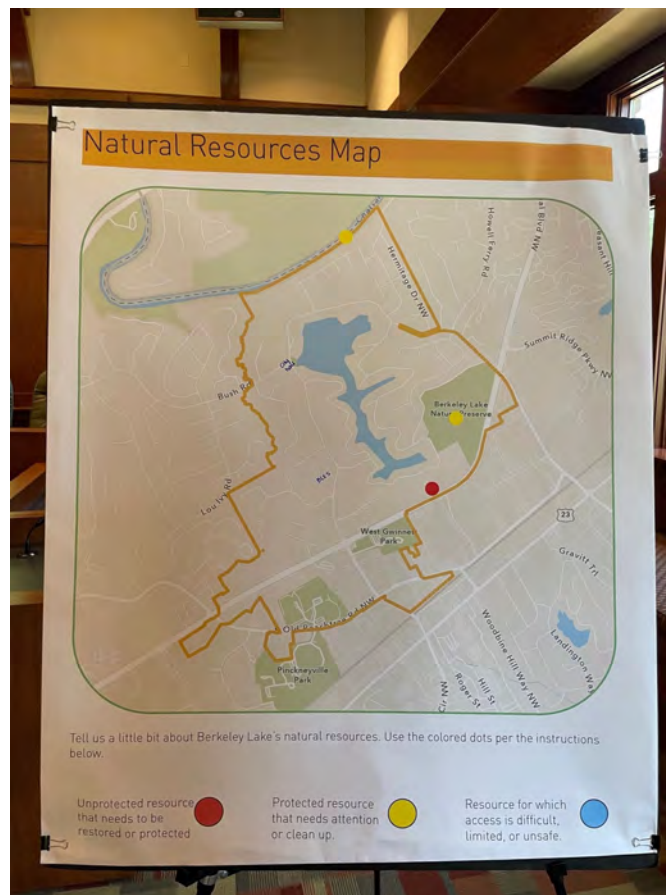








# Public Meetings and Communications





## 2024 Comprehensive Plan Update Steering Committee Meeting #1 May 31, 2023

Name	Address	Email
1. Alice Kimball	3707 Habersham Ln	
2. John Banta	4535 Lakefield Blvd	asjohn@outcast
3. Ashley Blackmon	4825 Berkeley Walk Rt	ashblackmon@gmail
4. Bill Lyons	127 Lakeshore Dr.	Du4oke@Adl.com
5. Skip Dahlstrom	4362 River District Way	smsskip@gmail.com
6. Todd Senn	514 Lakeshore Dr.	T.Senn@jhelbath
7. Scott Lee	66 Lakeshore Drive	SCOTTLLEE66@gmail.com
8. GEORGE KAFFEKIS	490 LAKESHORE DR	gkaffekis@gmail
9. SUSHMITA DE	3275 Commons GATE BND	sushmitade90@gmail.com
10. Linda Smith	45305 Berkeley Lake Rd.	Linda.Smith@gmail.com
11. Rodney Hammond	267 Lakeshore	chemweldusa.com
12. Raul Kirkus	342 LSD	Rod@hammondsm
13. Lois Salter	650 LSD	rwkirkus@gmail.com
14.		mayor@berkeleylake.co
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# CITY OF BERKELEY LAKE 2024 COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING #1  
MAY 31, 2023







*The City of Berkeley Lake Comprehensive Plan Update*  
**Steering Committee Meeting**  
Berkeley Lake City Hall, 4040 South Berkeley Lake Road  
September 5, 2023 – 7:00 p.m.

**AGENDA / MINUTES**

- I. Introductions
- II. Steering Committee #1 Poll Results
- III. Public Participation Results
  - Public Input Survey
  - Public Meeting (August 26)
- IV. Summary of Assets and Challenges
- V. Vision, Community Goal Updates
- VI. Next Steps

**[atlantaregional.org](http://atlantaregional.org)**

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229 Peachtree St, NE | Suite 100  
Atlanta, Georgia 30303

# CITY OF BERKELEY LAKE 2024 COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING #2  
September 5, 2023



2024 Comprehensive Plan Update  
Steering Committee Meeting #2  
September 5, 2023

Name	Address	Email
1. Marisa Heggen	3762 Frederica	LadameMar@gmail.com
2. John Barta	4535 Lufkin Rd	jsbarta@comcast.net
3. Alice Kimball	3707 Habersham Ln	AK30096@bellsouth.net
4. Rodney Hammer	267 Lakeshore	Rodhamm@comcast.net
5. Todd Seink	514 Lakeshore	TSeink@bellsouth.net
6. Scott Lee	66 Lakeshore	scottlee@aol.com
8. Ashley Blackmon	4825 Berkeley Walk	ashblackmon@gmail.com
9. Phyllis Tatzenhorst	876 Lakeshore Dr.	ptatzenhorst@gmail.com
10. Bill Lyons	127 Lakeshore	du406@aol.com
11. Lois Walter		
12. Kim Bury		
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17.		

GDP6421

gpn16

**NOTICE OF PUBLIC HEARING****City of Berkeley Lake**

The City of Berkeley Lake Mayor and City Council will hold the second public hearing regarding the 2024 Comprehensive Plan Update during the regularly scheduled meeting of the City Council on Thursday, November 16, 2023, at 8:00 PM in the Council Chambers at City Hall located at 4040 South Berkeley Lake Road, Berkeley Lake, GA 30096. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

All interested parties are invited and encouraged to attend. Questions should be directed to Leigh Threadgill by calling 770-368-9484 or emailing [leigh.threadgill@berkeleylake.com](mailto:leigh.threadgill@berkeleylake.com).

**10:29,2023**

## Public Meetings and Communications

The screenshot shows the official website of the City of Berkeley Lake. The header features the city's logo and a navigation bar with links to Home, Calendar, Site Map, and Contact Us. Below the header is a dark banner with the text "GOVERNMENT SERVICES RESIDENTS BUSINESSES ABOUT THE CITY". The main content area is divided into several sections:

- Search Berkeley Lake**: A search bar with a magnifying glass icon.
- City Council**: A list of links including Planning & Zoning Commission, E-Services, Historical Archives, Volunteers, Mayor's Message Newsletters, Maps, FAQs, and City Charter.
- ORDINANCES**: A section with links for "REPORT A CONCERN" and "MAKE A PAYMENT".
- UPCOMING EVENTS**: A list of events for November 15 (Council Work Session 7PM), November 16 (Council Meeting 8PM), and November 23 (Thanksgiving - City Hall Closed). A "VIEW ALL EVENTS" link is provided.
- QUICK LINKS**: A list of links including Garbage Guidelines, Popular Projects, Frequently Enforced Ordinances, Human Trafficking Hotline, Mayor's Message, Signs, Tree Removal, Business Licenses/Home Occupations, Septic Systems Inspections, Building Permits/Inspections, Street Lights, Gwinnett Police Presentation, and Recently Passed Ordinances. A "VIEW ALL LINKS" link is provided.
- NEWS & ANNOUNCEMENTS**: A section with a "VIEW ALL NEWS" link. It contains two articles:
  - 2024 Comprehensive Plan Update**: A public hearing will be held on November 16, 2023, to hear final comments before transmitting the draft plan to the Atlanta Regional Commission for review. The article includes a "Read on..." link.
  - 2023 Election - Daily Count of Advance and Absentee Ballots**: The daily counts of Advance Voting Ballots cast and Absentee Ballots issued/returned are available below. This data is unofficial. The article includes a "Read on..." link.





## 2024 Comprehensive Plan Update Public Hearing #2 November 16, 2023

Name	Address	Email
1. MICHAEL LaPREAD		
2. Tammy LaPreau		
3.		
4.		
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17.		

# City of Berkeley Lake 2024 Comprehensive Plan Update

## Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
677	178	2,735	366	32

What's one word or phrase you would use to **describe Berkeley Lake** to someone unfamiliar with the community?

An oasis in the middle of suburbia.

2 months ago

Incredible piece of natural beauty and enjoyment that we have been entrusted with preserving!

2 months ago

Peaceful family oriented community.

2 months ago

A hidden gem.

one month ago

Quiet little tucked away suburb with an excellent Lake and very active, caring community

one month ago

A wonderful community of caring and fun people!

2 months ago

A secret paradise

2 months ago

Every day is a vacation day on Berkeley Lake.

2 months ago

Special place with fun loving, caring, civic minded people.

2 months ago

A caring & supportive community surrounding a spectacular 85 acre lake.

one month ago

Lovely, quiet city with kind, friendly people

2 months ago

Public Input Survey Results

# Public Input Survey Results

Mayberry R.F.D.

The community is a modern day 'Mayberry' just like the TV show that aired in the 1960s.

2 months ago

Small town feel with big city conveniences

one month ago

Respectful, caring, fun.

2 months ago

Quiet

2 months ago

one of the few places in the suburbs that's a wildlife haven

one month ago

All of us pay for a dam and then have to pay again if we want to enjoy the lake that's owned by a private club.

one month ago

A natural escape from the concrete surroundings of our southern hub with great school ratings. A family haven for many!

one month ago

A sweet little active, community

2 months ago

Friendly and beautiful.

2 months ago

It's like a Hallmark movie that's come to life!

2 months ago

More Than a City!

2 months ago

Peaceful

one month ago

North GA Mountains meets Mayberry meets Midtown... in other words we have this beautiful "secret city" so many Atlantans have never heard of. We are a mix of ages, views, demographics all while loving on each other as a community should!

28 days ago



## Public Input Survey Results

A hidden haven with a tight knit community with continuous neighborly support, city improvement and growth, and amazing activities for the whole family throughout the year.

one month ago

Need sidewalks and shoulders along lakeshore drive for walking

one month ago

Serene

one month ago

Great little city that has a wonderful government.

27 days ago

Quiet, family friendly community

27 days ago

LOVE THE LIFE WE HAVE HERE. SO MANY WONDERFUL NEIGHBORS AND FRIENDS. GOD IS SO GOOD.

one month ago

Peaceful.

one month ago

Community

one month ago

An active, caring, relaxing, civic minded, oasis in the middle of suburbia with wonderful neighbors and a great city government.

12 days ago

A peaceful, relaxing community with wonderful neighbors and a great city government.

12 days ago

13 days ago

Where neighbor are not just acquaintances, they are friends, community and support.

13 days ago

Is this heaven? No, it's Berkeley Lake.

14 days ago

The best lake in Georgia that no one knows about.

17 days ago

A small, hidden city in between Duluth and Norcross with tons of natural resources and a beautiful lake.

18 days ago

A noise-free, nature-filled community with neighbors who care about one another.

22 days ago

unofficial wildlife sanctuary (except when hunters shoot and decapitate deer near my yard)

22 days ago

The privately owned detention ponds play a crucial role in protecting the beauty and health of Berkeley Lake. The ponds not only provide a buffer preventing trash, slit, pesticides and heavy metals from entering the lake, but also mitigate flooding which can be caused by excess stormwater runoff. The ponds are the first line of defense for safeguarding beautiful Berkeley Lake. As such, they serve as part of the infrastructure protecting the property value of all Berkeley Lake residents. Please consider incorporating ways the City can support this infrastructure in the comprehensive plan.

22 days ago

Quiet place, family oriented place

25 days ago

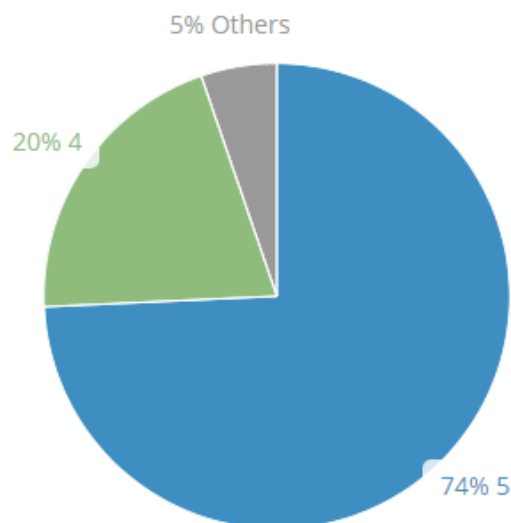
A splendid haven of tranquility and warmth, offering an inviting environment to reside, labor, and revel in moments of delight.

25 days ago

An island in the stream

one month ago

How would you rate Berkeley Lake's **quality of life** on a scale of 1 to 5, with 1 being low quality and 5 being high quality?



171 respondents

What is Berkeley Lake's primary **need** (problem or challenge to address)?

Encroaching development around Berkeley Lake property should be high priority. As we know, there is a strip mall that is proposed to come in off of Peachtree Industrial and they are asking to encroach on the buffer area. The city needs to stand firm and not allow that to happen for the sake of the health of our lake And ultimately our property values if the lake suffers due to runoff. The city also needs to be sure to keep a close eye on the developers so that even if they are not given that buffer, they don't encroach on it without permission because developers are well-known for "making a mistake " then not making it right. Also, the city should actively be making all citizens of Berkeley, like aware of encroaching developments surrounding the city of Berkeley Lake. Citizens have a need to know.

2 months ago

Walking on Lakeshore is wonderful but hazardous for drivers and quite dangerous for pedestrians. It seems inevitable that we will have an accident at some point. The sharp curves are the most perilous. While I know sidewalks are not practical for many reasons, I think we could easily add some marked areas for pedestrians to step off the road at the sharpest, blindest corners. Also, I think an education campaign aimed at both drivers and pedestrians would be beneficial. And while I hate signage, I think some signs reminding all that we are sharing a narrow road would be well worth the trouble and aesthetic cost.

2 months ago

It would be nice to create a more pedestrian friendly environment which could include restaurants and or pubs in walking distance.

2 months ago

Fully develop the sewer system and transition away from septic tanks.

2 months ago

Another challenge is the strong expression of political ideologies around the lake, but particularly on the lake. It changes the serene and peaceful feeling to a combative one. I'm all for free speech, but I'd love to have Berkeley Lake forbid political signs as many neighborhoods do.

The City of Berkeley Lake has a huge problem with being prepared to assist the residents for the inevitable power outages caused by our beautiful trees. I also think the City Marshall has an opportunity to get to know the people of the community better at our community events.. We should all know him, and he us. And we should all have his business cell number handy and in our phones in case of emergency. We rely on him to keep all of us safe and if he were more visible in person, rather than just riding around in his car, that would be really helpful to the community.

2 months ago

Careful planning of development in the area is essential. With the old SunTrust bank building vacant and a failed gas station at the intersection and the proposal for new construction/zoning change/multiple variances along PIB adjacent to the Green Space we are at risk for undesirable new businesses at the very entrance of our community.

one month ago

Sidewalks definitely.  
Sewer not septic.

2 months ago

continuing to preserve the beautiful greenspaces

one month ago



## Public Input Survey Results

We need a City Marshall like Gene was. We need a Marshall that is politically neutral. We need less private property rights killing regulation. We have way to many and way too large yellow street signage on Lakeshore.

The next major citywide project needs to be burying all power and cable wires. This would improve aesthetics and eliminate the power outages.

2 months ago

Sewer infrastructure along Lakeshore Drive and adjacent streets. With aging (50+years) septic systems around the lake, Gwinnett County has flagged the Berkeley Lake area as "High Risk". This is acknowledged by the City when it implemented an ordinance – 20 years ago to have all septic tanks pumped out every 5 years.

one month ago

Sidewalks on lakeshore

one month ago

I live on Lakeshore and do not feel comfortable letting my 10 & 7 yr old walk on the road. I have heard a great deal about folks saying we do not need sidewalks. I think if folks weren't so concerned about their mailboxes and losing a foot or two of property we could make this happen. My question too all the folks that shoot this down- "would you feel comfortable if you had kids letting them walk Lakeshore?"

2 months ago

Policing of speed limits around the community. Possibly adding flock cameras to catch and monitor drifters around the lake.

one month ago

Speeding cars and bikes around the lake is dangerous. I'm in favor of strategically placed speed humps to slow things down.

2 months ago

I am in high favor of sidewalks - and a gated community. An increase in the number of vehicles that are speeding around the lake has increased in the 10 years we've lived here - plus I notice some loitering of vehicles around and near our home.

2 months ago

Zero city resources should be spent to protect, preserve or maintain the lake until the lake truly a public lake. If the BLHA wants to protect the watershed, the BLHA should pay for it. BLHA needs to deed the lake to the city so all citizens can enjoy it without having to join "the club." We have a greenspace that was purchased with public funds to preserve the watershed. It is not easily accessed unless you live nearby. We need a parking lot so all citizens and taxpayers have equal access to the greenspace.

one month ago

## Public Input Survey Results

Another response to yet another comment pointed at the city marshal. A city Marshal is not a police officer. It is NOT their job to "keep us safe". The job consists of patrolling the city and alerting county police when necessary and enforcing ordinances. It's comprised of some rather rude and disappointing encounters with residents who've not always displayed the maturity you'd expect in correlation with their age and status. Our marshal is a retired firefighter who spent a career saving lives and property. That's an asset. He's done more to help people in the community during off-hours with his own tools and time. Again, there's no room on a survey for a city plan to call out a public servant. -Laura Lehman

22 days ago

The 4th of July fireworks are too dangerous on the boats next to the chapel dock and later in the middle of such a small lake with many spectators nearby. Also the fireworks debris landing in the lake is inconsistent with concern over the health of the lake and the fish and wildlife. Consider laser or drone alternatives as are many other towns.

one month ago

People and wants/needs of those who live on the lake vs the rest of us. Balancing expenditure of funds to help us all. Crosswalk from Miramont to the sidewalk on NBL would be nice. Enforcing speed limits and stop signs in our major roads; deterring crime; controlling the deer population; supporting and attracting local businesses

one month ago

I'd love to see more independent restaurants in our city.

2 months ago

I think one of the top goals must be to protect the lake. I was sorely disappointed to hear that BLHA decided on a 5 year payback on the silt fund payback that was used to build the pavillion. I would like to see that be a 2 year payback and defer all non-essential expenditures until that protection fund is replenished

one month ago

I live in the "annexed" area of Hermitage Plantation. Sometimes I think our neighborhood of 100 homes is an afterthought. Sidewalks here would be truly helpful. There are some "blind spots" when walking uphill on the opposite sides of the road. North Berkeley Lake Road, even with its one sided sidewalks, has challenges. The rotary at Hermitage Rd and the other islands in the middle of the road are truly hazards. Some drivers drive very fast and swerve in a concerning manner. A traffic study to learn how best to slow down traffic could help with the speeders.

Better communication would also help. I know people try and am glad for Facebook etc.

Clearer access to "rules" and "ordinances" would help as well.

one month ago

Making sure people know that Berkeley Lake is more than LakeShore drive. There are subdivisions and businesses that are part of the city. yet everything appears focused on the residents of Lakeshore. the cities of Norcross, Peachtree Corners, etc have events that are open to all .. this city focuses on events for the BLHOA. which is rather strange. if BLHOA didn't have events, then, to my knowledge there aren't events .. other than a few random recycle days. so if you don't pay up to join BLHOA ... BL is not a community. It's the 'in' and 'out' folks .. Put an extra charge on taxes so that all 'residents' of this small city can enjoy the single amenity.

22 days ago

## Public Input Survey Results

The preservation of the lake is the MOST important factor if you live ON or OFF the lake. This lake is what makes our city special AND is what helps our home values continue to increase. If we need to invest in sewer in order to protect the water- it should be a priority. if we need to stand up to development on PIB in order to protect the water- it should be a priority. Continue to protect our trees and the natural beauty of our city.

28 days ago

Our greatest need is infrastructure. We need a comprehensive approach that includes sidewalks (immediately where it is easiest, like along Ridge Road, and eventually, with some possible creativity, along Lakeshore), sewer, underground utilities, and a traffic/pedestrian safety plan. Not only do we need the sidewalks for our children, but for runners and walkers of all ages. Sidewalks go a long way to communicate to those driving in our community that we are truly a neighborhood, not just a thoroughfare. Septic protects our lake, which provides value to our city whether you choose to use it for personal recreation or not, and it protects the wildlife from accidents due to the failure of aging septic. Burying the utility lines is also a matter of public safety. Beyond the inconvenience, lines downed in storms are dangerous and lack of power can itself be a hazard for those with medical conditions.

one month ago

I'd like some agreement to limit noise and light pollution. It would be great to shorten the noise window so residents enjoy some peace, And -in this age of cheap LEDs, to develop a lighting ordinance. For example, you don't have the right to shine direct light strong enough to cast shadows in someone else's yard (or on the lake). And lights out three hours after sunset - no dusk to dawn, please.

one month ago

Drainage issues in Hermitage. Affordable senior patio homes or new homes with elevators .

one month ago

Moving to sewer systems and burying our overhead power lines.

one month ago

Sewers not septic!

one month ago

I was married to the City Marshall for 27 years. He's at every event. He's not political. That would be me, not him. You won't find a Marshall more willing to help you than he is. Calling someone out personally in a recommendation for a city plan is distasteful and not constructive. I'd like to see comments like this deleted, if possible.

22 days ago

Our phone service is pathetic. Please put a tower among the trees. We volunteer our property and our lot!

27 days ago

A lighting ordinance that would allow for more dark sky to see the stars. And residential lighting should not be able to shine across into other resident's yards & homes without consent.

one month ago



# Public Input Survey Results

We need walkable space along lakeshore with shoulder or sidewalk

one month ago

Drive through traffic on Bush Road is becoming heavier and people are driving too fast for a neighborhood setting. Also Berkeley Lake should put more pressure on Gwinnett County to convert more homes to a sewer system.

one month ago

Can the City alert the community incase the Ryerson commercial and private property along PIB behind the homes, 325 - 377 Lakeshore Dr. goes up for sale or there is a change in status?  
We also need the City's help in monitoring the Ryerson/BRI ravine on Turman Rd. for erosion and downstream silt into our storm drain pond which flows into the lake.

2 months ago

Improved power grid infrastructure. We lose electrical power with every storm

13 days ago

Lower the speed limit on North & South Berkeley Lake Rds. to 25 MPH

18 days ago

More opportunities to come together as a community that don't involve the Lake HOA. Better awareness of the diversity within Berkeley Lake so neighbors have a better idea of who makes Berkeley Lake great (not just Lakeshore residents!) And more thoughtful approaches for how to keep Berkeley Lake a great place for families for years to come - ie the next generation of residents. And that means families.

18 days ago

A sewer system

22 days ago

Initiatives that support Aging-In-Place, such as Accessory Dwelling Units ordinances, incentives to support redevelopment for the use of senior living.  
A comprehensive plan establishes the framework for moving forward with priorities that the community finds important, a more detailed resource-loaded infrastructure plan which is necessary to create a sustainable, built environment for those assets that the City has control over, should be developed and/or revised every five to ten years.  
To that end, while supportive of many of the previously stated ideas, it may be beneficial for the City to provide a primer on the website for those assets that the City has control and responsibility (e.g. city roads, publicly owned stormwater systems) and those they don't (e.g. power lines, schools). This may allow better focus for the Comprehensive Plan activities.

23 days ago

I would love stop signs put in at Cloister and Hermitage in Hermitage Plantation neighborhood. It is very dangerous.

27 days ago

PICKLEBALL COURTS !!! PLEASE!!!!

28 days ago

We need the option of being connected to a public sewer system. Failing septic systems are a danger to our amazing lake, and repairs/replacement can be exceedingly expensive.

one month ago

Speed deterrent measures on N Berkeley Lake. Current traffic circles and crosswalk signals are ineffective, confusing and dangerous. Speed cameras, speed rivet areas or both.

one month ago

Sidewalks are needed on Lakeshore Dr. and Little ridge. I was told that the people on the lake do not want this to take place but many people take walks on these roads and sometimes people cannot be seen due to shading of the trees

one month ago

Two gated housing communities appear to have disconnected the city from utilizing the natural amenities our Hooch and riverbanks provide, so clawing back options or ownership of access would be my biggest interest. / The reserved access points once required by bylaws (how do we assist someone seen drowning if there is no access to the lake, private or not, by member or not, in a timely fashion at this point?) appear sold-off and our dock/chapel is now gated and fenced off in front, yet perimeter is not enclosed as fencing on it's west side is still missing - I understood the point of the gates and fence was to keep people out, stands to reason the perimeter should be closed off then to honor this, and many residents now use the area for a dog park so enclosure also becomes an amenity for them.. I would also put in a budget plan to make the east side gate automated like the other side (why both weren't trenched/installed at same time, or why this wasn't done when all could get automated is a head scratcher as I understood this was to make BLHA and Chapel activities smoother. The main road around the lake has no area for walkers and bikers and we are getting the traffic regardless, so the immense headache of budgeting for proper drainage and a shoulder seems imperative and will have to happen at some point, might as well make it safe, highlight as an amenity and protect the roads we have on those curves before paying a lot from erosion/damages. And obviously ensuring/raising our capital reserves meet expectations after updating budget planning is required.

one month ago

The challenges associated with protecting the retention ponds and runoff buffers to protect the water quality of our beautiful Berkeley Lake and the future encroaching land development adjacent to our city limits.

12 days ago

The magic is leaving BL. There is a beautiful history about this GEM when it became its own city. The thing that made us a hidden gem, was the people. A lot has happened a dark energy has arrived. After living here 27 yrs, I know exactly when shift happened. WE NEED A CITY RESIDENT ONLY MEETING. STAT! Because I don't like what I've been seeing and hearing. It's NOT WHAT BL IS. This city has changed a lot, good and bad. I get that evolution is a part of life and growing. But we must not lose the nostalgia of our town. There is no "US" against "Them" in Berkeley Lake. You people complaining about Lakeshore, could NOT have lived here for long. Otherwise you would know, the neglect that area has gone through. I'm happy something good has happened for those lake home owners. I want a town meeting STAT!!! This pettiness needs to stop ASAP!!

13 days ago

Infrastructure that provides pedestrian access to a few amenities like a coffee shop, small grocery, etc to complete the small town feel.

13 days ago

Reduce power outages

17 days ago

Needed infrastructure improvements including: sidewalks on Lakeshore Drive, buried utilities, and public sewer system. All of this could be implemented simultaneously by converting Lakeshore Drive to a one-way street. Average access time would average no more than two minutes from any access point.

12 days ago

People who like in Berkeley lake need to support local businesses

25 days ago

We are experiencing major drainage and storm water issues in the city. We need to revisit proper drainage and erosion control and resolve some of these issues within the Hermitage neighborhood.

25 days ago

Sidewalks definitely.

one month ago

Better Zoning controls - homes and businesses

one month ago

Be able to be part of PC school system not just Gwinnett

one month ago

- Transition to sewer in all neighborhoods, not just on Lakeshore;
- The "traffic calming" devices and circle do nothing to help speeding and running of stop signs. The circle is, and has always been, a hazard. Engineers knew at the time that the road was not wide enough. For the safety of all drivers, please get the county to remove the circle.
- We need to be able to contact the City Marshall during off hours; if he has a cell phone supplied by the city, we should be able to contact him. Or a system that routes messages during off hours.
- Sidewalks on Lakeshore;
- When Gwinnett PD is in the city to pull over drivers who do not stop at the signs or for speeding, it would be nice to know the percentage of ticketed/warned drivers who are residents. Maybe broadcasting those statistics will help to make people be more conscientious.

one month ago

## What is Berkeley Lake's strongest **opportunity** (strength or asset to build upon)?

Berkeley Lake's biggest Asset is the lake and surrounding lake properties. The lake is what unifies us and the activities surrounding it adds to our lives in great measure.

2 months ago

In addition to the many great points already made, I believe we are blessed to have a strong city council and mayor and staff. Lois and the city council have led the city through good times and extremely challenging times like fighting for funding to repair the dam. We live in a city without debt which is rare these days and we have a tremendously responsive staff who work so very hard for our city and citizens. I am very proud of them.

2 months ago



## Public Input Survey Results

The willingness of our community members to support one another, our lake, and the many amenities our city has to offer.

2 months ago

We have this great bond of knowing we have found this secret paradise. City events help cement that bond.

2 months ago

Continue with open and often communication. HUGE steps have been made in this and have been seen. Keep on with this effort.

one month ago

The Lake (obviously) and the strong sense of community are what differentiates BL from the surrounding cities.

2 months ago

The biggest asset is for people to truly love one another irrelevant of social status and political ideology. Get back to the founding principle of the nation and practice it daily. Love one another. Give each other the benefit of the doubt when you feel wronged. Let Grace abide.

2 months ago

A sense of civility and community is what makes Berkeley Lake special. Preserving our natural feel is key to that. We moved here precisely because the city cares if we cut a tree, not because it would be a good real estate investment (although that's a nice side benefit!)

2 months ago

Our mayor and city council are excellent. Ours is an excellent little city in several subdivisions, both those on the lakeshore and those with their own amenities. The Green Space is an asset to us all.

one month ago

continuing to preserve the beautiful greenspace

one month ago

We need to protect our lake by implementing the sewer ASAP. Why not bury cable, electrical and add sidewalks on top of this? hate signage but if needed, please make it natural and attractive, much like Hilton Head did-even their gas stations are attractive! GET RID of the small "yellow sign islands" along N and S Berkeley, which are totally unsightly and replace with larger traffic circles with landscape in the middle at key locations like Lakeshore/S Berkeley, Lakeshore/N Berkeley, S Berkeley/Little Ridge like the entrance to Hermitage/N Berkeley-much safer and more beautiful!

2 months ago

The lake does not belong to the city, it belongs to the BLHA. The city needs to make the lake a public resource for all of us to enjoy. I resent having to pay taxes to support the dam and then having to pay again to enjoy the lake. On top of that, there are certain citizens who have free access to the lake (deed covenant property owners) without joining the BLHA. Is this brave new world of equity and inclusion, Berkeley Lake's namesake lake does not provide equal access for all.

one month ago

The lake. The river. The green space.

one month ago

## Public Input Survey Results

Keeping the trees to add quiet and a sense of pastoral living. Communities that have allowed clear cutting to build bigger and bigger homes, don't offer this kind of environment

one month ago

Our strongest asset to build on is our abundance of natural resources, whether public or private. The lake, the green space, the river, the beautiful yards, the community garden and parks, and the wildlife all contribute to the uniqueness, beauty and enjoyment of Berkeley Lake as a community. Our fantastic mayor, city council, city staff, and the residents have a great opportunity (as equally great assets in the community) to work creatively and collaboratively to best preserve, protect, and enhance those resources. Thanks for providing a series of forums for us to be a part of the process!

one month ago

Need better walking paths along lakeshore drive including shoulder and sidewalk

one month ago

Transparent communication from the Mayor. She does a fine job keeping the community informed of information that she learns about.

22 days ago

There is a small community garden available to BLHA members and there should be a larger effort to involve the whole city in growing some of our own food & become a suburban food forest. We should plant fruit & nut trees, berry bushes and other edible plants. Gwinnett county used \$300k of covid funding to do this at public parks throughout the county and we should replicate their efforts.

one month ago

Recognizing that the next generation of residents is actually what will make Berkeley Lake a sustainable place to live - and focusing on what can attract families and future residents that will keep Berkeley Lake growing and trending positively.

18 days ago

The lake is our biggest asset but believe everyone who pays City taxes should have some sort of access — perhaps not use of the amenities provided by BLHA but every taxpayer should have lake access.

one month ago

Our strongest asset is our people and their government. Our strongest opportunity is our lake.

11 days ago

Berkeley Lake is a great place to live with comfortable tax bill. Just remember the more amenities we get the higher our taxes go. One of the benefits to living in Berkeley Lake is the comfortable taxes.

25 days ago

Berkeley Lake is great!

26 days ago

It would be helpful if the city could delineate responsibilities among the city, HOA, and the chapel on it's website via an FAQ format.

12 days ago

The lake recreation and sport fishing for residents

13 days ago

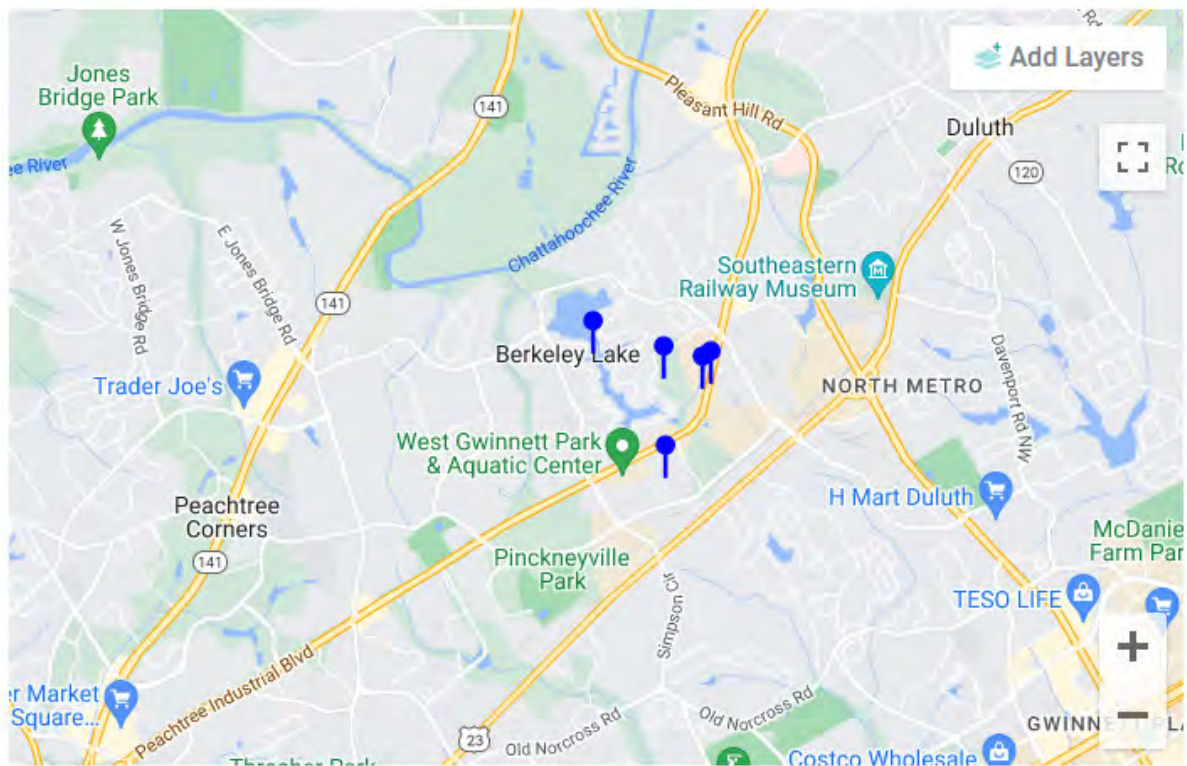
Please write or re-write guidelines for Air BNBS in our community. I have ideas and examples of how other communities have done it with common sense controls, safety and profitability for the community and individuals.

27 days ago

Improve the playground at city hall to give families with younger children a place to connect. Preserve the lake and the green space. Attract like minded businesses to BL.

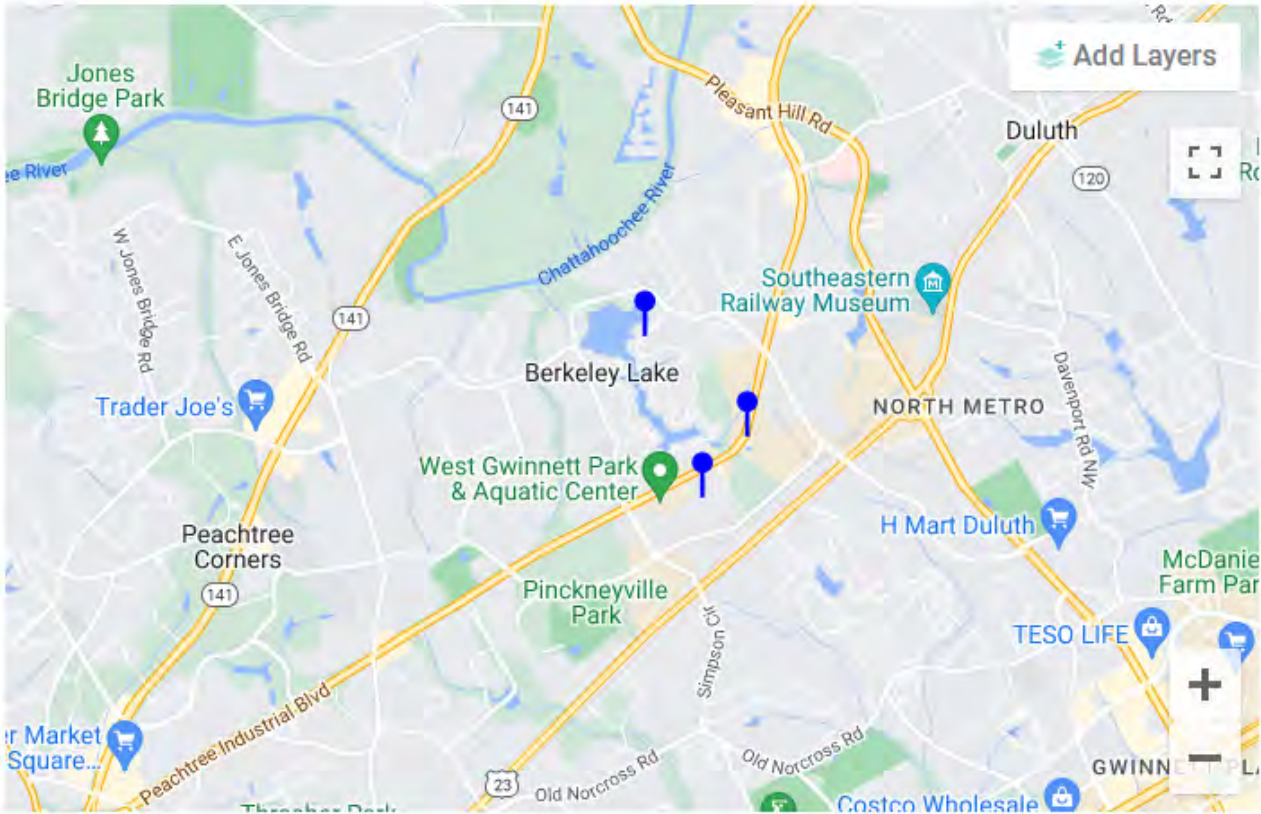
one month ago

What are Berkeley Lake's most significant **natural and environmental resources**? What role should the City play in helping to preserve and protect these?





What are Berkeley Lake's most significant **historic and cultural resources**? What role should the City play in helping to preserve and protect these?



What **recreational places** do you frequent in the City of Berkeley Lake? (check all that apply)

79%	Lake Berkeley	84 ✓
53%	City Greenspace	57 ✓
38%	Pinckneyville Park	41 ✓
33%	West Gwinnett Aquatic Center	35 ✓
24%	Chattahoochee River	26 ✓
23%	Children's Park / Playground	25 ✓
6%	Other	6 ✓

# Public Input Survey Results

Lake Berkeley is peaceful, serene, and relaxing.

11 days ago

Please, please, please keep control of dogs in the green space. And I mean on a leash. Haven't visited the green space in years because too dangerous to walk my dogs.

13 days ago

We must make sure the children's park is safe and attractive to future families of Berkeley Lake! It can't be an eye sore, nor unsafe, nor inaccessible for ALL children who want to use it.

18 days ago

I'm not aware of the 'city greenspace' ... you cannot access the Chattahoochee without going on someone's private property .. so this is not a recreational place for Berkeley Lake. You cannot access Lake Berkeley without belonging to the BLHOA .. so this is not a recreational space for the city to claim. i do enjoy walking along Lakeshore ... sidewalks not needed.

22 days ago

The stream that runs along our property fed by street runoff is eroding badly. I am not an engineer not do I want to pay for one to come in, but I can see the deterioration of the banks on each side becoming a natural resource problem. As the stream erodes and exposes roots, the trees will eventually topple into the stream and may likely back it up or block it all together. the city may want to take preemptive action and manage the waterway.

27 days ago

We have enjoyed all of these resources at various times in the life cycle of our family. It is great that Berkeley Lake has resources that connect with multiple ages and stages. We should continue to be mindful of planning for this broad spectrum moving forward with the comprehensive plan.

one month ago

Need sidewalks and shoulders along lakeshore drive for walking

one month ago

Simpsonwood park in Peachtree corners

one month ago

The lake is not a city asset or resource. It is owned and operated by a private club. The city need not waste any resources on the lake as long as it is private. From my perspective, the lake is a prime example of the divisiveness and inequity fostered by city leadership.

one month ago

Again, the lake is not a city asset. The city has no business spending money or time on the lake as long as it remains a private entity. The only element of the lake the city owns is the dam and that is off limits to those who pay for it. If the lake were public and open to all, I would consider using it. Otherwise I see the lake as a source of divisiveness and inequity. There is no equity in the way the lake is treated in Berkeley Lake.

one month ago

Hermitage Plantstion Recreation area

one month ago

We do NOT need to upgrade the playground!!!

one month ago

McCdaniel park

one month ago

So glad the city preserved the greenspace from being developed. Great plan.

one month ago

Buy up the commercial properties behind Holben Pond along PIB and make them nature preserves.

2 months ago

---

Please expand on why you visit Berkeley Lake's **recreation spaces**, and what you enjoy about these spaces.

---

The wonderful, calming experience of being in nature after dealing with the Atlanta-area traffic congestion.

12 days ago

The opportunity to be in nature with or without others.

13 days ago

We must make sure the children's park is safe and attractive to future families of Berkeley Lake! It can't be an eye sore, nor unsafe, nor inaccessible for ALL children who want to use it.

18 days ago

I enjoy my own yard the most because of the varied trees and the housing they provide to so many birds and to the beloved owls I watch year-round. I don't have lake access and don't want it, so that's not important to me. I think the hills and walking the loop around the lake are the best and I see no need for sidewalks.

22 days ago

Living with nature. The calming effect of driving down ridge road after being in the rush hour traffic. The beauty of the lake

24 days ago

If the lake were open to the public we would have many other issues. Parking, security, congestion on our roads, over crowding at the beach at the lake, trash, wear and tear expenses would increase, the liability would force us to hire a life guard/security to be there at all times. Pollution to our lake, speeding boats (because they don't live here and why should they care what happens to our lake). Increased taxes to deal with volume control in pedestrian and car traffic, crime increase and so much more.

one month ago

Agree!

22 days ago



# Public Input Survey Results

The peacefulness and tranquility of the lake is what sets our community apart.

one month ago

Need sidewalks and shoulders along lakeshore drive for walking

one month ago

That'd be a few million dollars.

22 days ago

If we added sidewalks and shoulders on lakeshore, we would loose a lot of trees, have more problems with drainage off the roads, many homes would loose there beautiful frontage area due to untility easements, upkeep would be expensive so city taxes would increase, the cost of sidewalks being installed would also increase our taxes.

one month ago

Our recreation spaces are meant to be locally frequented, not huge parks for masses to use. I'd like to see it stay that way. I want our city to remain safe, quiet and well-maintained.

one month ago

Need parking for access to the greenspace.

one month ago

Getting out in nature is a great way to relieve stress and exercise. I enjoy the serenity and few people I encounter.

one month ago

I enjoy walking around the lake on city streets. Walking from Berkeley Walk to Little Ridge Road, on to Ridge Road, and back by North Berkeley Lake, and Lakeshore is a lovely 5 mile walk. For a shorter walk, the loop on South Berkeley Lake to the chapel, and back by South Lakeshore and Little Ridge Road is great.

one month ago

easy access; beautiful surroundings; general feeling of safety

one month ago

Love the green space to walk my dog in the HOT summer months! Also the aquatic center is great for "aging in" ... lots of exercise for seniors available.

one month ago

Great exercise and so clean and well kept

one month ago

I love to fish on the lake with my husband, it is such an excellent lake for fishing and boating. Having the green space in Hermitage is a wonderful resource too, we really enjoy walking the dog there.

one month ago

My husband walks in the greenspace daily, often twice a day when the weather is cooler. It is so peaceful for him; he stops to identify different bird calls and mushrooms. Any trail markings, even discrete ones, would detract from the natural beauty. We appreciate having the beautiful area close by.

one month ago

Recommendation: With the increase in "Pickle Ball" activities. The City should coordinate input from residents to have Pickle Ball courts added to Pickneyville Park area. Given the senior demographics for the cities of Berkeley Lake, Peachtree Corners and surrounding communities the addition of Pickle Ball courts would increase the usage of the park for it's residents.

one month ago

The lake is a dream for a young family like mine. The green space and the wildlife within make this a truly special place to live.

one month ago

They are peaceful places. I also visit the playground when my granddaughter is in town.

2 months ago

Peace quiet and recreation.

2 months ago

Quiet and buffered from the hustle and bustle of the surrounding "big city" rat race.

2 months ago

WGAC is an incredible amenity to our city offering the opportunity to improve health, stimulate the brain, create friendships, and challenge to body.

2 months ago

Great places to walk for exercise.

2 months ago

Our recreation areas are unique to our city and are not available anywhere else close to us.

2 months ago

---

### What improvements might be made to Berkeley Lake's **recreation spaces**?

---

Pickleball courts please! Also make the lake accessible to everyone not just BLHA.

13 days ago

We must make sure the children's park is safe and attractive to future families of Berkeley Lake! It can't be an eye sore, nor unsafe, nor unaccessible for ALL children who want to use it.

18 days ago

if there is a greenspace .. have it easily marked. open up access to the Lake -- then it will be a recreational space for the city. Open up access to the dam. As others are noting, add some adult recreation spaces, pickle ball, tennis, basketball - rec center.

22 days ago

publish a trail map of the Greenspace on the city website.

24 days ago

Great idea, Becky!

14 days ago

# Public Input Survey Results

Pickleball and I like the idea of a splash pad and a boardwalk along the dam.

26 days ago

Tree and bush trimming around the playground. There should be a clean line of sight to the kids as you drive by or walk by the playground to insure the kids safety.

one month ago

Pickle ball and tennis courts

one month ago

Eliminate the use of Round up in the city. It's an endocrine disruptor and a dangerous health hazard. Eventually it ends up in the lake and is a persistent chemical hazard.

one month ago

Sidewalk and shoulder along lakeshore drive

one month ago

Constant security so people know we will not tolerate crime in our city.

one month ago

Pickleball courts

one month ago

Improve the playground by city hall. If it were to be inspected, it would most certainly fail in a few areas and recommend closure.

one month ago

Pickleball Courts

one month ago

Some signage along the trails through the Green Space would be nice.

one month ago

Agree with Steven: Pickelball fastest growing sport in US and is senior friendly. Make it happen

one month ago

Yeeeeeeesssss!!!

one month ago

Dog park

one month ago

Other than the greenspace, what other options are there for recreation? The county water park and Pinckneyville Park? Any other recreation spaces are offered as BLHA membership.

one month ago

Agree

one month ago



## Public Input Survey Results

Updates to the playground would be great. Equipment is old and more geared towards kids under 5. This space could be much better leveraged with updated play equipment.

one month ago

I know we are planning to improve the children's playground & I'm all in favor of that. It would be nice to also add a splash pad for kids somewhere. The greenspace no longer seems safe with all the deer shootings that have happened so I hope the city keeps that under control.

one month ago

I think they are great as they are. My only question is whether we could do more to protect them. For examples, the lake can suffer from runoff from development and the green space is sometimes used by hunters which is a very scary thing.

2 months ago

Monitor Ryerson/BRI's commercial/private property along PIB behind the homes 325-377 Lakeshore Dr. If anyone should build on it the animals will not have access to the greenspace. The construction would pollute ponds, properties and diminish property values.

2 months ago

Mark the paths in the greenspace. The main path is now in the All Trails app

2 months ago

Buy up the commercial properties behind Holben Pond along PIB and make them nature preserves to forever protect our lake from silt and runoff from PIB

2 months ago

The paths in the greenspace could be marked a little better.

2 months ago

Charge residents per use. I've paid for the year and never used the facilities. Poor investment.

2 months ago

Maintain spaces for safety (lighting, landscape).

2 months ago

Better tie up options at the beach area.. perhaps a boardwalk along the dam. The paths in the greenspace could be marked a little better.

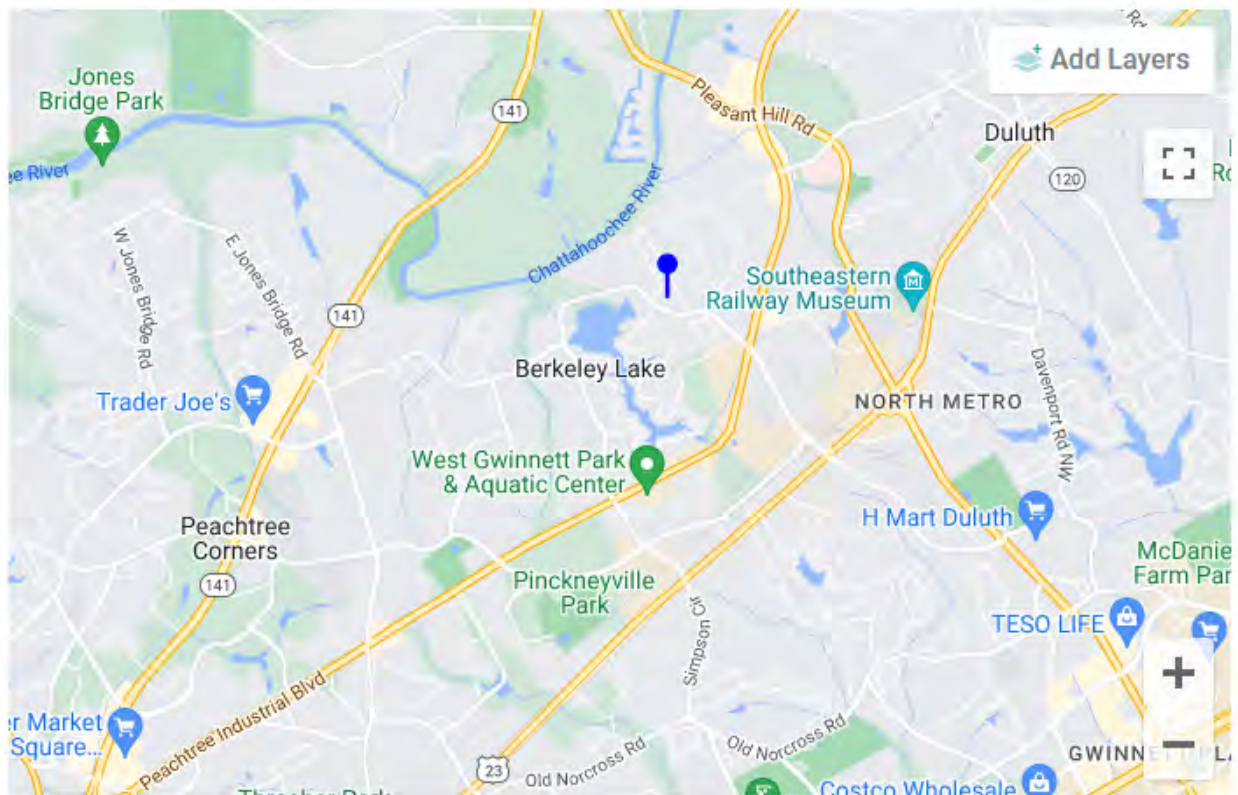
2 months ago

What is your primary reason for visiting the **Berkeley Lake Commercial and Industrial District**?



73 Respondents

What area(s) or businesses in the **Berkeley Lake Commercial and Industrial area** do you visit or patronize?



# Public Input Survey Results

Clover Cleaners, Fed Ex, Touchstone Massage, Dairy Queen, Starbucks.

12 days ago

Everything

13 days ago

CrossFit PPG

14 days ago

Xaxby's & Starbucks, Fed ex .. i think just about everything else that i frequent is actually outside of the boundaries of Berkeley Lake -- Pickneyville park appears to only have Aquatic and soccer ... so baseball/softball, skatepark etc are not in BL.

22 days ago

The food here is great

24 days ago

Publix, Clover Dry Cleaners

27 days ago

West Gwinnett Aquatic Center

one month ago

None

one month ago

Need sidewalks and shoulders along lakeshore drive for walking. Need more walkability

one month ago

West Gwinnett garden and swim and Pinkneyville sports fields, playgrounds and walking trails.

one month ago

Pinckneyville Park

one month ago

Pinkneyville park—bicycling and baseball/softball

one month ago

Zaxby's and a few restaurants that come and go in the strip center.

one month ago

None.

one month ago



# Public Input Survey Results

Grandkids play baseball out of Pinckneyville Park. Last spring many kids were involved and even a few tournaments were brought in. Good for our youth

one month ago

I go to the aquatic center every week. Love it. Also, I frequent Dairy Queen.

one month ago

The City of Berkeley Lake for seniors residents who want to move out of single family homes and remain in the city.

The city should encourage and solicit development of a 55+ style development to provide options for residents.

one month ago

Strongly agree!

one month ago

No not in next 5 years

one month ago

Pinckneyville Park for youth baseball, occasional swimming at the aquatic center, very rarely restaurant outings

one month ago

I have swam at the aquatic center and am happy it is available. i also love Pinckneyville Park and should go there more.

2 months ago

Swim at the W G Aquatic Center 4 times a week.

2 months ago

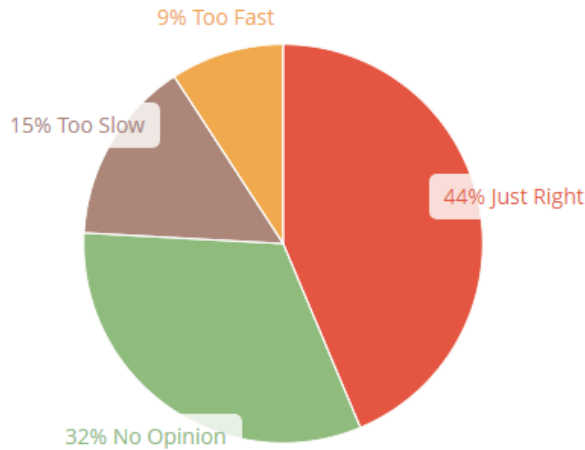
Swim 4 times a week.

2 months ago

i don't frequent these businesses, except occasional restaurant visits.

2 months ago

How would you characterize Berkeley Lake's **pace of development/redevelopment** in the **Commercial and Industrial District** in the last five years?



87 respondents

## What kind of improvements or developments should be considered to enhance the **Berkeley Lake Commercial and Industrial District**?

Require owners of vacant structures properly maintain them. Develop a walkable restaurant/entertainment zone. Mixed use to include senior residential within walking distance to shopping, groceries, and dining.

12 days ago

Additional restaurants.

12 days ago

Leave BL alone

13 days ago

Need more restaurants

13 days ago

The streets are very littered. I would like to see more efforts toward keeping them clean. Maybe having different organizations responsible for different sections, as is done in other places.

14 days ago

the commercial areas need to provide things that are not common to every strip shop .. no more nail salons

22 days ago

The last five years was seriously disrupted by the Pandemic. It will be interesting to see what the next five years bring.

23 days ago

Newer businesses on the So Old P'tree corner at least look updated and have easy access. Other strip mall type businesses have no uniform look or signage. It all looks very haphazard and random.

27 days ago

Sidewalks and restaurants

one month ago

Sidewalks and shoulders for walking along lakeshore drive. Need more walkable living community

one month ago

Require landscaping to match the natural surroundings, pristine upkeep of grounds and constant security so everyone knows we do not tolerate crime in this city.

one month ago

Improvements to the park no other commercial enhancements are needed.

one month ago

# Public Input Survey Results

100% need to build pickleball courts between the aquatics center and the gas station. The land is flat and full of weeds...an eyesore. The parking is already in place. Build it and they will come! B

one month ago

Mixed use to include senior residential within walking distance to shopping, groceries, and dining.

one month ago

The vacant bank building and failed gas station at the intersection of PIB and South Berkeley Lake are an indication of the need to carefully manage the use of the Commercial and Industrial District. Berkeley Lake is largely a residential area. Shabby and vacant buildings are a detriment to the whole community. Is there a way to ensure that businesses are maintained and consistent with the character of the community.

one month ago

keep the greenspace

one month ago

Affordable 55+ homes.

one month ago

Breweries are not needed. There are many in the area and eventually many will fail

one month ago

I support any efforts to acquire more greenspace when it becomes available. I wish the city could have purchased the land along PIB that will be developed.

one month ago

55+ facilities within City Limits as option to remaining in single family homes.

one month ago

Breweries should be added into the zoning ordinances so we can have a local option

one month ago

Even just a local pub/place to hangout and meet neighbors. I'd even go for a great (not Dunkin and Atarbucks) coffee shop!!

one month ago

Breweries should be added in to the zoning ordinances so we can have a local option

one month ago

i would like to see more green space purchased to help buffer the city more and protect the lake.

2 months ago

agree wholeheartedly!

one month ago

Would love to see this area bought by the City and added to the green space to protect us!

2 months ago

Nice restaurants and shops would be a pleasant addition.

2 months ago



Fun restaurants and pubs

2 months ago

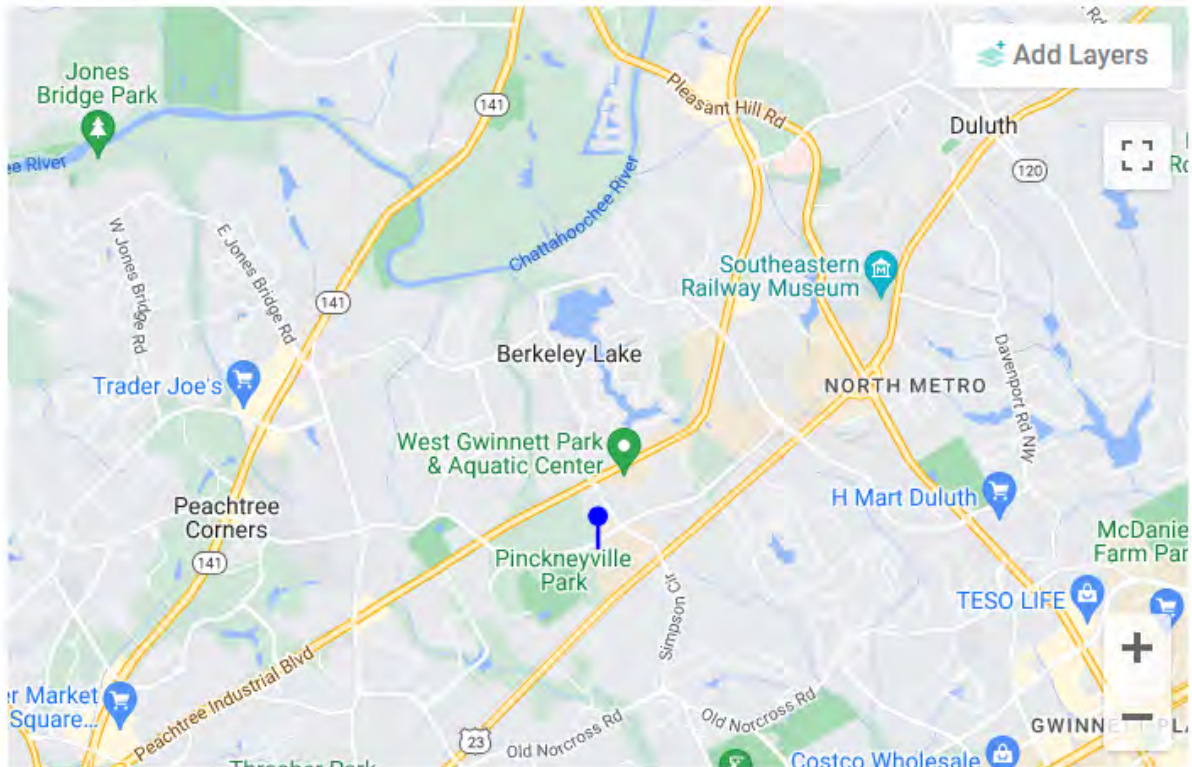
A marina or boat slips that people could rent.

2 months ago

Police officers needed to enforce the current law.

2 months ago

Where would you like to see **future development/redevelopment** focused?



We should seriously be thoughtful on what redevelopment along Peachtree Industrial we want to encourage, as this is a gateway corridor for our City. Should we require architectural standards to get the look and feel that is desired.

23 days ago

A walkable restaurant/entertainment zone. Mixed use to include senior residential within walking distance to shopping, groceries, and dining.

12 days ago

None

13 days ago

No changes. It's perfect how it is.

18 days ago

# Public Input Survey Results

We should seriously be thoughtful on what redevelopment along Peachtree Industrial we want to encourage, as this is a gateway corridor for our City. Should we require architectural standards to get the look and feel that is desired?

23 days ago

Need sidewalks and shoulders along lakeshore drive for walking. Need more walkable community

one month ago

Increase greenspace, give reverence to history and stop allowing developers to run amok, have guidelines for what your business should look like if you are located in our city limits, i.e. a uniform look for signage, minimum green/landscaping requirements, etc.

one month ago

Make our roads safer for drivers, walkers/runners and bikers alike.

Speeding is a major issue and needs to be addressed before there's a major incident.

one month ago

I would love for there to be speed bumps on North and South Berkeley Lake Rd and on Bush Rd. That might deter non-locals from using us as a cut-through between PIB and Peachtree Parkway, and would help with both speed and traffic.

12 days ago

Would like to be able to walk to a few restaurants or coffee shops.

one month ago

It is just too far to walk to many locations, so having golf-cart access or trails to access these areas could be very beneficial

one month ago

Increase greenspace when available. Improve walkability. Limit the tear-downs and mini-mansions on Lakeshore.

one month ago

I agree

one month ago

I would prefer we keep trees and the environment as natural as possible. Redevelopment of existing buildings for more restaurants and increased pedestrian access would be nice.

2 months ago

I agree

one month ago

I agree pedestrian access needs to be improved!

one month ago

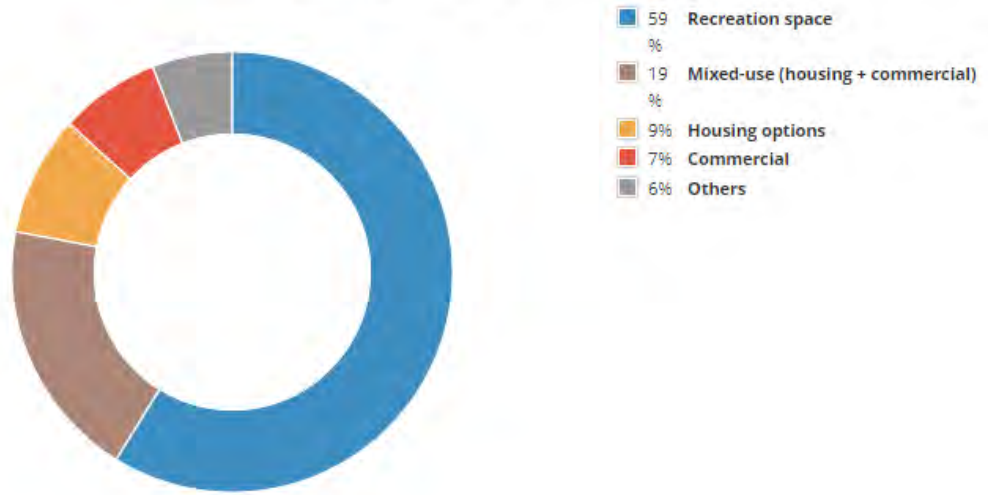
Maintain and increase Greenspace as well as the health and beauty of Lake Berkeley.

2 months ago

Away from any land that could impact the health of the lake and the ecosystem.

2 months ago

## What type of redevelopment projects in the Berkeley Lake Commercial and Industrial District would be beneficial?



68 respondents

Already to much traffic. No condos or townhomes!!

13 days ago

Some type of townhomes possibly a senior living section

13 days ago

None - it's the perfect mix right now

18 days ago

Pickleball courts also like idea if senior living community housing.

26 days ago

Facelift the businesses we have and get better - more variety of restaurants.

27 days ago

Need sidewalks and shoulders along lakeshore drive for walking

one month ago

Emphasis on businesses of use to the residents of the city should be the priority: a restaurant would fit this criterion.

one month ago

A dog park

one month ago

55+ Housing

one month ago

Senior living condos would be very nice.

2 months ago



Let lan owners have the freedom to develop their land as economic best use. Hold a high standard of morality and protect family values. Protect our children from these satanic attacks.

2 months ago

What the hellll?

22 days ago

We do not need multi family options in our city. It is too small to accomodate that many people.

2 months ago

What type of housing developments in the City of Berkeley Lake **Commercial and Industrial District** would be beneficial?

	Need More	Right Amount	Need Less
Affordable or workforce housing	6% Need More	44% Right Amount	50% Need Less
Senior housing	45% Need More	38% Right Amount	18% Need Less
Mixed-income housing	9% Need More	39% Right Amount	52% Need Less
Other housing types	4% Need More	48% Right Amount	48% Need Less

74 respondents

What would you describe as Berkeley Lake's **most important housing need**? What role should the City play in helping to support this development?

We seem to be at the right capacity. We do NOT need multi-family options in our city.

2 months ago

Senior options for BL residents who want to remain in the city.

2 months ago

No multi family. R100 and less density only.  
No " 15 minute" city planning participation.

2 months ago

I feel any future development is not needed.

one month ago

No multi family

one month ago

Depending on location, a well-planned mixed-use senior housing development with green space and local restaurants/boutique shopping, if done well, could be of benefit to the community.

one month ago

Need sidewalks and shoulders along lakeshore drive for walking

one month ago

We need no more houses.

one month ago

Senior living - smaller single home on smaller lots. So senior citizen can stay in the community

24 days ago

To keep the single family homes just that. We have too many near us that rent out their basement or have multiple families living together— increasing cars parked in driveway and the streets overnight! If any housing development is done, it should be mixed use (live, work, play) and affordable

one month ago

None of the above

13 days ago

Need senior living which may be multi resident, townhome or patio homes.

13 days ago

Housing is fine as-is. no changes

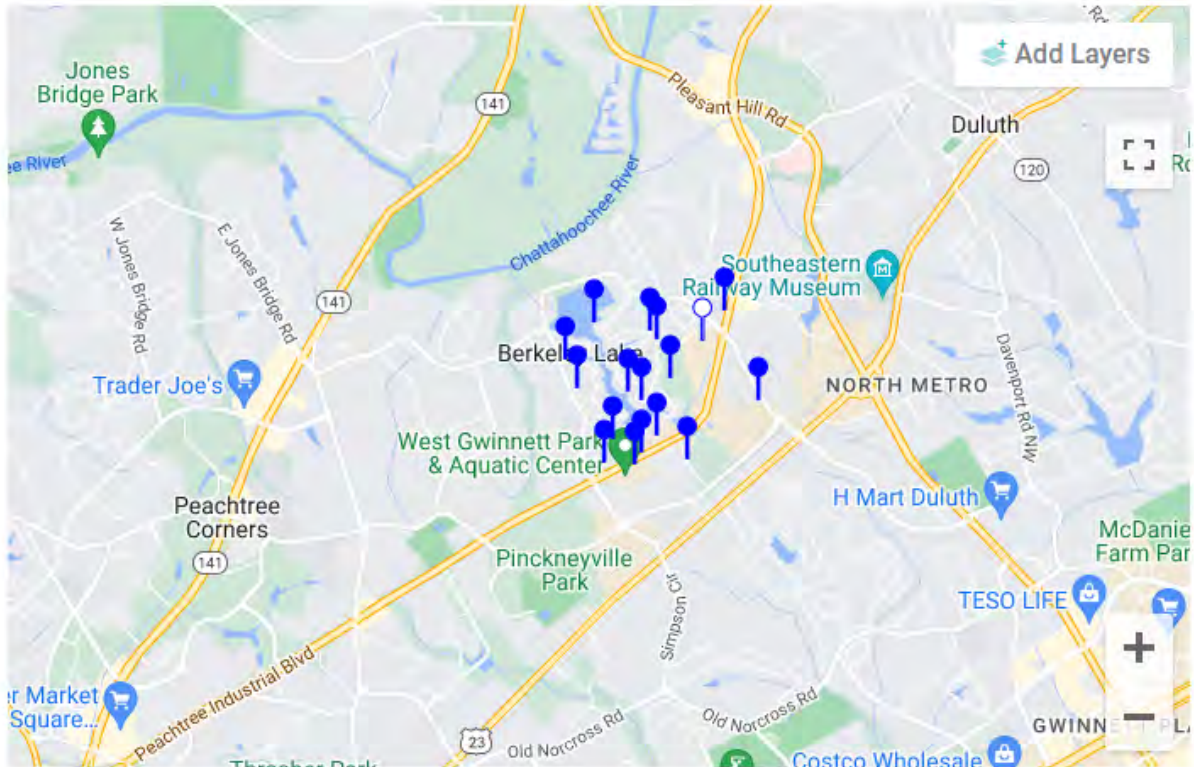
18 days ago

How would you rank your satisfaction with Berkeley Lake's **transportation system**?

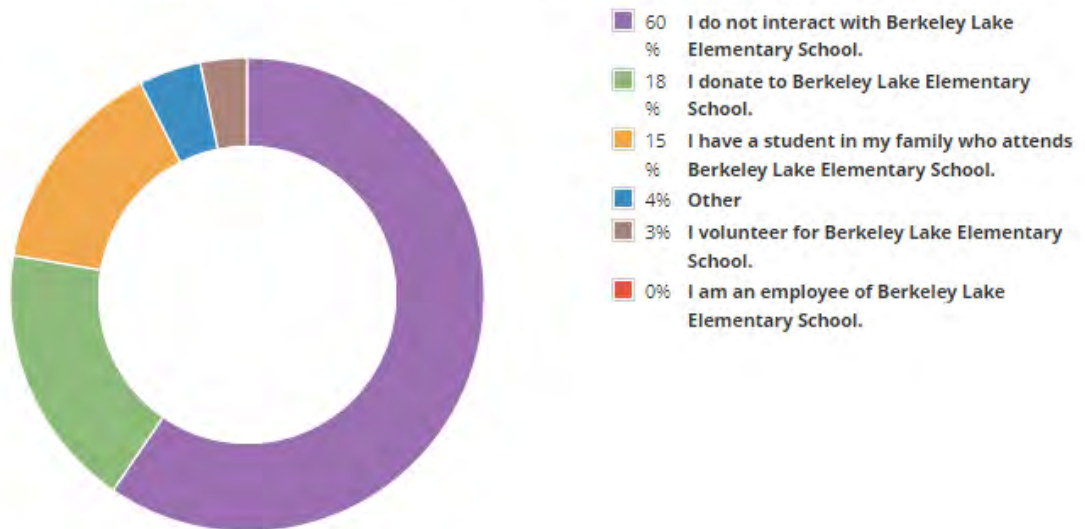
	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	8% Poor	29% Below Average	36% Adequate	20% Good	2% Excellent	6% No Opinion
Traffic Congestion	2% Poor	12% Below Average	33% Adequate	38% Good	15% Excellent	- No Opinion
Road Conditions	3% Poor	15% Below Average	33% Adequate	39% Good	9% Excellent	1% No Opinion
Pedestrian & Bicycle Safety	29% Poor	42% Below Average	21% Adequate	7% Good	- Excellent	1% No Opinion
Public Transportation	29% Poor	10% Below Average	12% Adequate	5% Good	2% Excellent	42% No Opinion

90 respondents

Are there any areas in Berkeley Lake you feel are particularly **dangerous for pedestrians or bicyclists**?



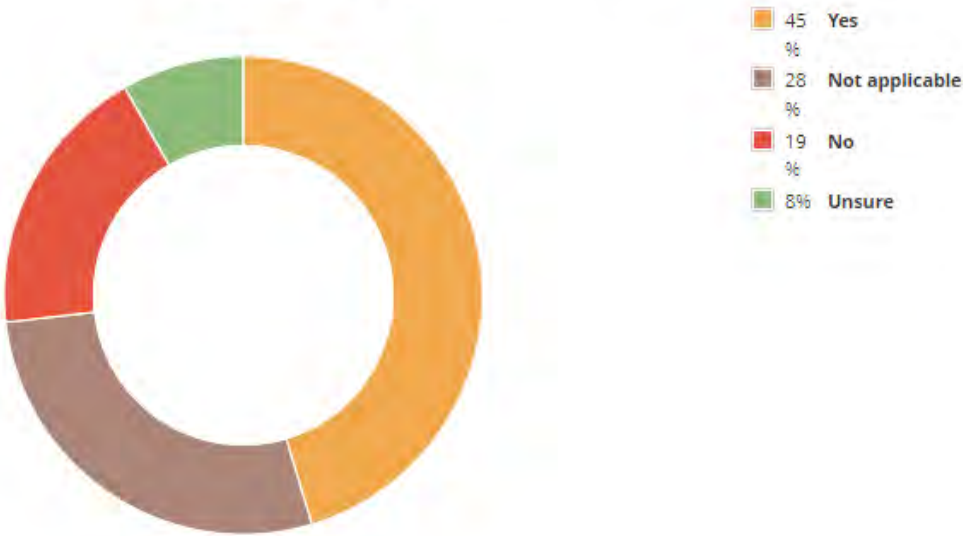
How do you interact with **Berkeley Lake Elementary School**?



94 respondents

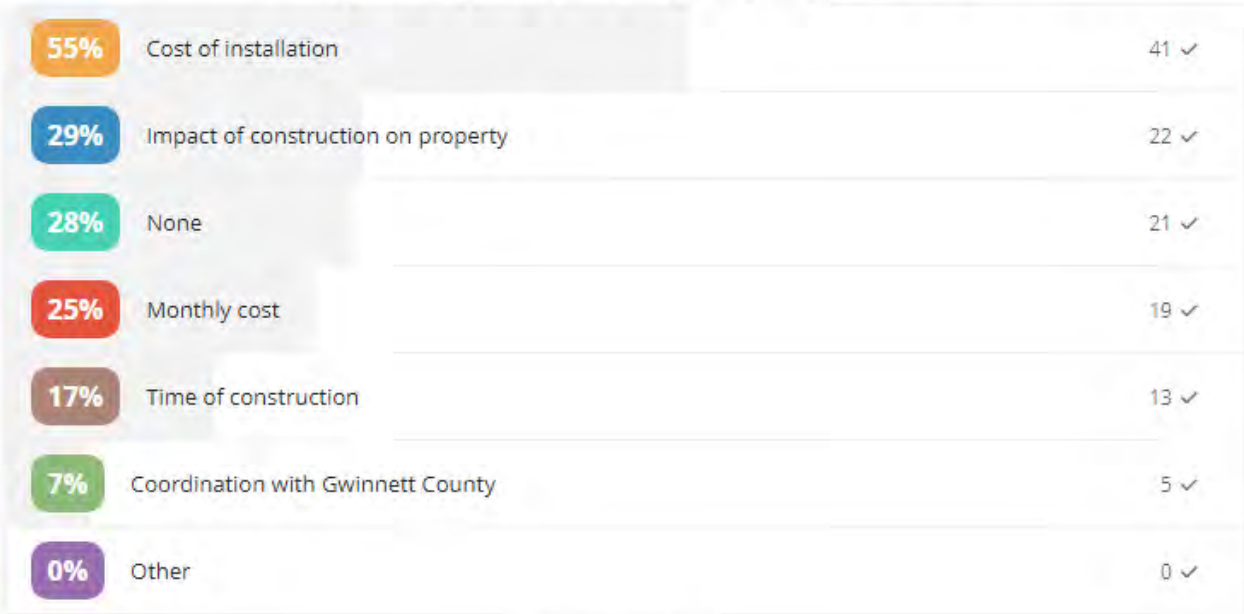


If your property is served by a septic system, are you interested in migrating to the **Gwinnett County sewer system**?



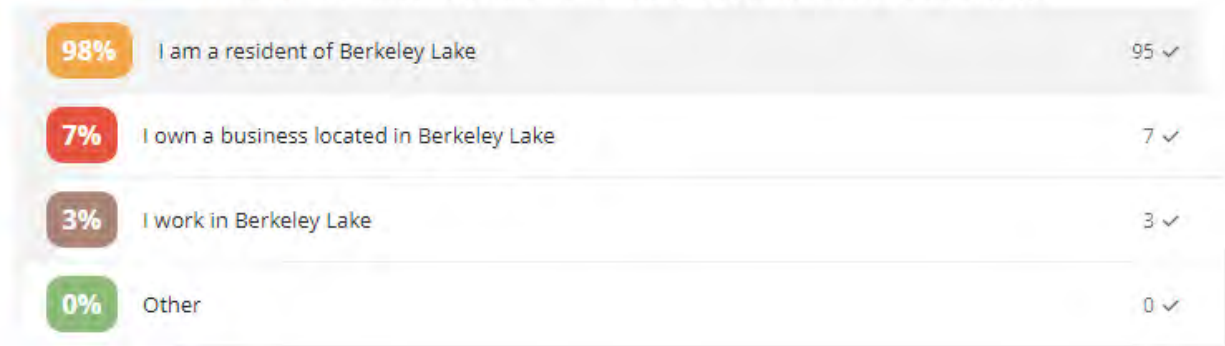
97 respondents

If your property is served by a septic system and you are interested in migrating to the **Gwinnett County sewer system**, what might impact your decision?



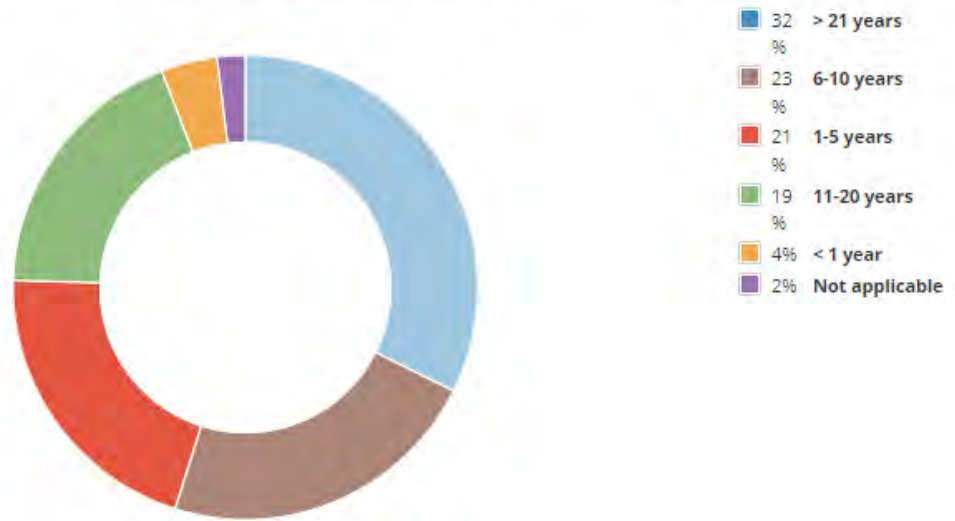
75 Respondents

Which of the following statements apply to you (select all that apply)?



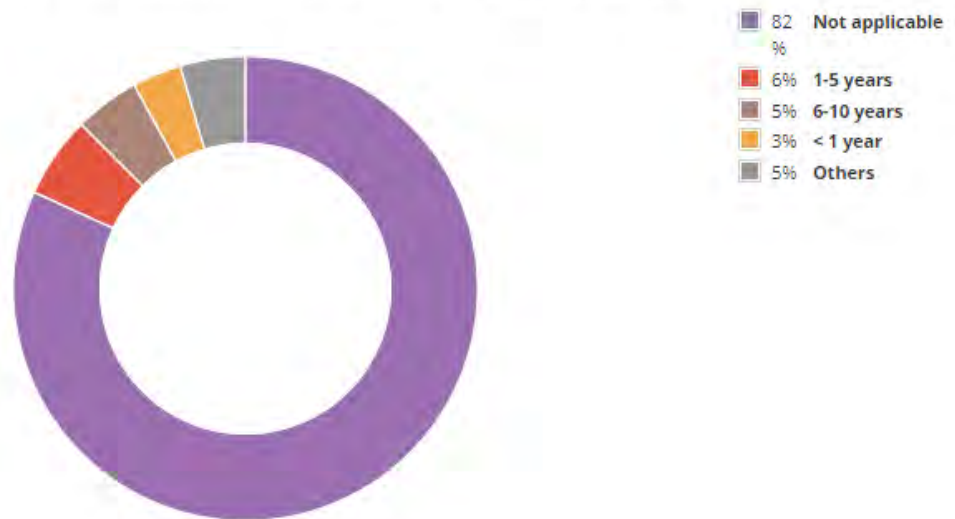
97 Respondents

If you live in Berkeley Lake, how long have you been a resident?



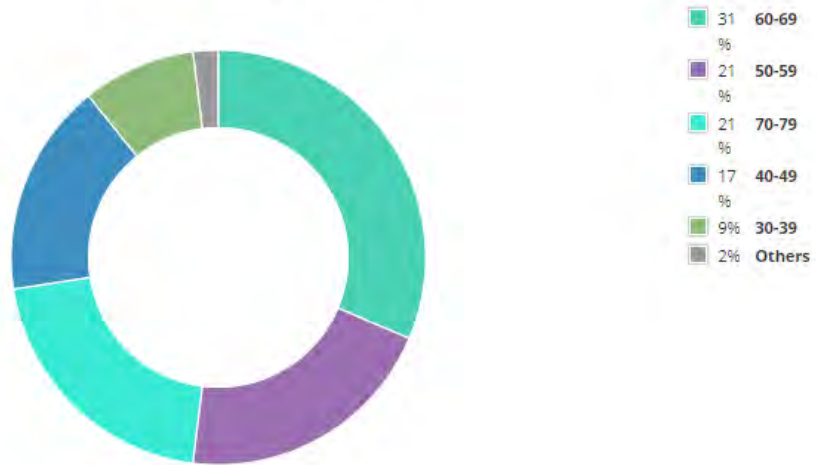
102 respondents

If you work or own a business in Berkeley Lake, how long have you done so?



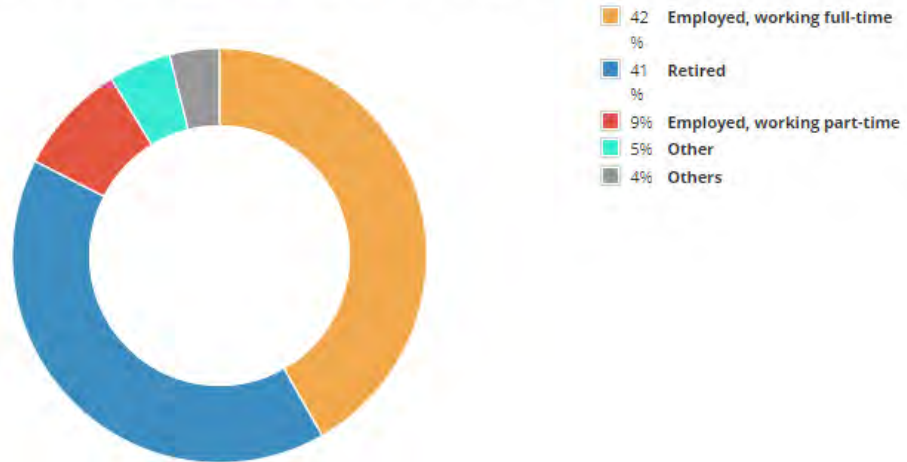
88 respondents

What is your age?



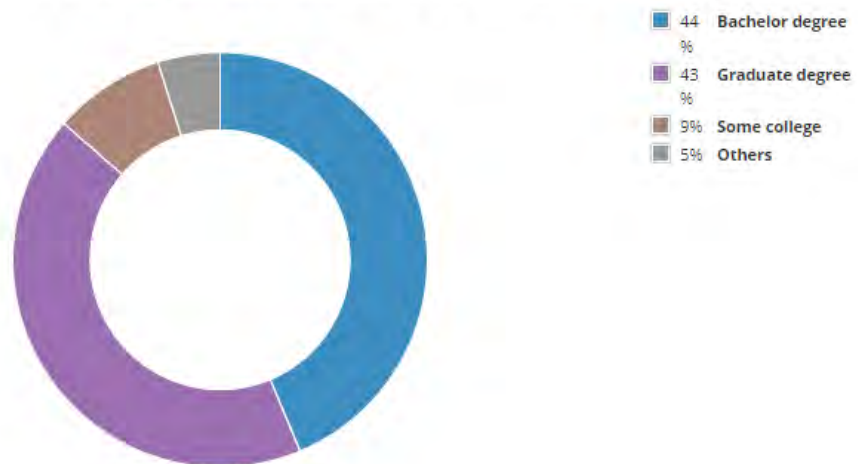
102 respondents

Which of the following categories best describes your employment status?



103 respondents

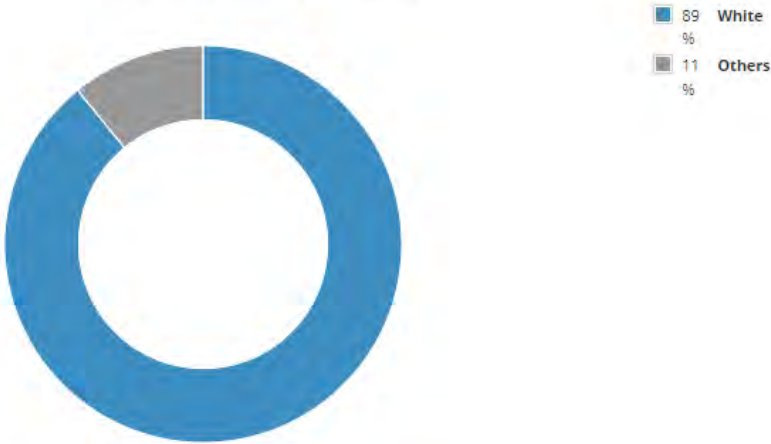
What is the highest level of school you have completed or the highest degree you have received?



103 respondents

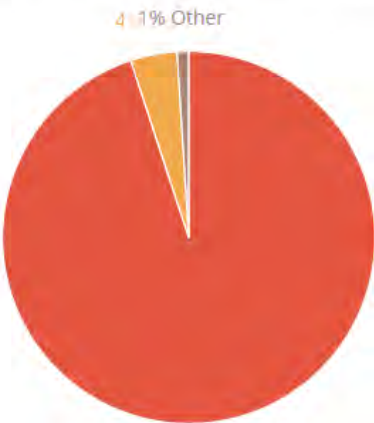


With which race do you identify?



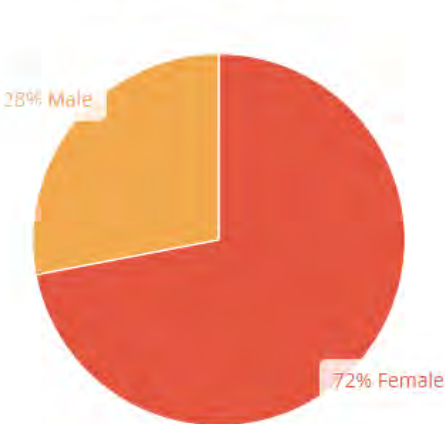
101 respondents

Do you identify as Hispanic, Latino, or Spanish?



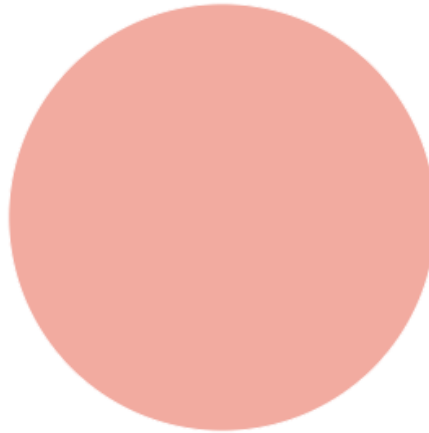
99 respondents

What is your gender identity?



100 respondents

What best describes your housing status?



100% Homeowner

102 respondents

If desired, please use the space below to list anything else you would like to be considered in Berkeley Lake's future planning efforts that was not covered by the previous survey questions.

Do not impinge on our sense of community.

11 days ago

Keep the nostalgia PLEASE

13 days ago

Please send mailers, emails, post signs, ect. So we can be involved. It's not fair that every tax payer home owner in Berkeley Lake doesn't something this important, from the beginning.

13 days ago

Would love for us to figure out how to keep drivers from blowing through stop signs all over Berkeley Lake. Very dangerous to all of our community

13 days ago

We came for the lake but moved back for the sense of community. We need to continue to move forward and work towards being inclusive without losing our sense of unity. The demographics and comments tell me there is work to do.

13 days ago

Please consider dropping the speed limit on North/South Berkeley lake Road to 25 for the safety of pedestrians. Gwinnet Police also needs to have a better presence here.

18 days ago

when we moved here 24 years ago, this was the first place we lived that was a true community.

24 days ago

We love living in Berkeley Lake and are so grateful that we were invited to visit 20 years ago or we may never have found it!

26 days ago

I would like to thank our city council members for their time and service to our citizens and our beautiful city.

one month ago

Sidewalks

one month ago

If/when sewer is installed I'm concerned about very large houses being built on the lake which increases all kinds of impacts.

one month ago

Keep up the great work! BL is amazing - green, peaceful with a huge community spirit. Thank you for all of your efforts, team!

one month ago

Set lot size limits and make sure developers follow a plan the city has laid out and not do what they wish and just pay a fine.

one month ago

Limit through traffic on NBL. A good percentage of the cars that ignore the stop signs are not residents of the city.

one month ago

I don't think the city of BL has the authority to control who drives on our streets — but putting a bunch of speed bumps on NBL would make it less desirable to use as a cut-through \*and\* reduce speeds.

14 days ago

The city needs to protect what makes our area so special: undeveloped green space.

The city needs to limit commercial and residential growth.

one month ago

Berkeley Lake needs a full time, professional police department. As response times from Gwinnett County continue to increase we are becoming increasingly vulnerable as a community. It is no secret that we are an affluent community. Our roadways are cut-throughs for commuters. The traffic and visibility make us an increasingly attractive target for those with criminal intent. It's only a matter of time before bad things will happen and we will only have ourselves to blame for failing to protect our interests.

one month ago

Security and safety needs. Also by answering the demographics I see how much we lack diversity. Would be great to improve city diversity.

one month ago

One of the biggest concerns for the area is the steady growth of PIB traffic. In the distant past, there was a proposal for making PIB an elevated road. That would destroy our lovely community. Planning for Berkeley Lake needs to take into consideration the changing nature of the larger Gwinnett Community in which we live. We simply cannot afford to be blind-sided by unexpected major changes in highways. Also, is there a need for volunteer emergency services in the city to supplement the medical and fire department services that become effectively more distant (i.e., longer response time) as traffic on PIB expands.

one month ago



# Public Input Survey Results

Better schools. More street lights and walking areas

one month ago

We love living here, I don't agree with many implementations but I wholeheartedly appreciate leadership's dedication and passion. There's a great reason our city is land-locked real-estate & most of us stick around!

one month ago

We feel that Berkeley Lake has made great improvements the 5 years we have lived here. It is so very important to keep it just like it is with a few safety processes put into place on Lakeshore Drive. The car racing and bikers are very dangerous for the residents.

one month ago

Budgeting & Maintenance plans for city owned facilities; I.E., Fowler's Mill area, Stormwater areas adjacent to the lake to limit organic material buildup in coves / streams.

one month ago

Agree with this Steve

one month ago

Prioritize keeping green spaces free from development. Leave the restaurants and shops to PTC.

one month ago

Please put a pedestrian cross walk from Miramont across N Berkeley Lake Rd for safe sidewalk access!

one month ago

I would love to see power lines buried. Perhaps, if we had an effort to convert to city sewer, we could look at burying power lines at the same time.

2 months ago

Free pass re pass lots are no longer needed. We have a HOA and gates to get into the properties owned by the HOA obviously the Lake access is for residents only. Whether you live right on the Lake or across from the Lake or in the subdivisions nearby that have chosen to join our HOA they have access to the lake. Free Pass Re Pass lots allow anyone from anywhere access we, as a community, are no longer set up this way.

2 months ago

But those are lake lots, amenities that were sold for pennies on the dollar to residents, which could have been utilized however BLHA/City required. And even though we are private, if someone is in danger and we are on other side of a fence that parent/dependent has an argument against the city. But I was told it was run by the lawyers and City should be ok, so your wish appears granted :)

one month ago

Sidewalks, gated access around the lake, sewer, and burying power lines. Thank you - great job City of Berkeley Lake - we LOVE living here and being a part of community.

2 months ago

Agree

one month ago

increasing traffic on north and south berkeley lake rd, stop sign running make dangerous conditions, also speeding, enforcement of stop signs and speed limits would make our community safer, golf carts and low speed vehicles on the sidewalks is also common sight and not allowed on north and south berkeley lake road.

2 months ago

Actually, golf carts that are "street legal" (lights, turn signals, seat belts, mirrors) are allowed on streets that are 35mph or less, which even include Bush Road. Of course, speeders go way above that and should be ticketed. More golf carts might discourage folks from cutting through on N and S Berkeley to avoid traffic on other streets.

2 months ago

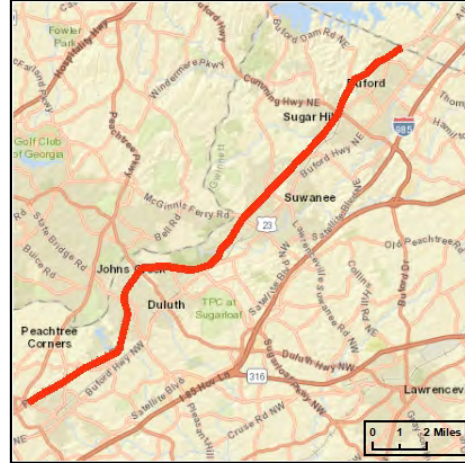
I believe the city is exceptionally well run in a responsible, nonpartisan way. My biggest worry is that our increasingly-toxic national political discourse will infect our community conversation. I think the city has a great story to tell about sound fiscal management and efforts to make key metrics more transparent would show that residents here get a great deal for their tax dollar.

2 months ago

Lower the miage rate. Quit spending extra money just to spend it. Give surplus back every year.

2 months ago

<b>Short Title</b>	PEACHTREE INDUSTRIAL BOULEVARD - SMART CORRIDOR IMPROVEMENTS FROM HOLCOMB BRIDGE ROAD TO HALL COUNTY LINE		
<b>GDOT Project No.</b>	0016068		
<b>Federal ID No.</b>	N/A		
<b>Status</b>	Programmed		
<b>Service Type</b>	Roadway / Operations & Safety		
<b>Sponsor</b>	Gwinnett County		
<b>Jurisdiction</b>	Gwinnett County		
<b>Analysis Level</b>	Exempt from Air Quality Analysis (40 CFR 93)		



<b>Existing Thru Lane</b>	N/A	<b>LCI</b>	<input type="checkbox"/>	<b>Network Year</b>	TBD
<b>Planned Thru Lane</b>	N/A	<b>Flex</b>	<input type="checkbox"/>	<b>Corridor Length</b>	20 miles

#### Detailed Description and Justification

This project address regional mobility and technology advancement. The project deployment includes equipping intersections along the route with connected vehicle technology to enable the traffic signal controllers to communicate with vehicles, cyclists, and pedestrians. A combination of radio and cellular technologies would be deployed. Emergency vehicles (for the first responders) will also be equipped to communicate with the intersections. The school beacon system will receive software updates to enable these devices to also communicate with vehicles. The pilot scheme envisaged would cover 50 intersections, 10 emergency vehicles, 5 pedestrian crossings, and 20 school beacons.

Phase Status & Funding Information	Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
				FEDERAL	STATE	BONDS	LOCAL/PRIVATE
CST Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2020	\$2,646,650	\$2,117,320	\$0,000	\$0,000	\$529,330
			\$2,646,650	\$2,117,320	\$0,000	\$0,000	\$529,330

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition  
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases



For additional information about this project, please call (404) 463-3100 or email [transportation@atlantaregional.com](mailto:transportation@atlantaregional.com).





## Short Title

GWINNETT TRANSIT ROUTE 25 - BUS SHELTER ENHANCEMENTS

## GDOT Project No.

N/A

## Federal ID No.

N/A

## Status

Programmed

## Service Type

Transit / Facilities Capital

## Sponsor

Gwinnett County

## Jurisdiction

Gwinnett County

## Analysis Level

Exempt from Air Quality Analysis (40 CFR 93)

## Existing Thru Lane

N/A

## LCI

☐

## Network Year

TBD

## Planned Thru Lane

N/A

## Flex

☐

## Corridor Length

N/A

miles



## Detailed Description and Justification

This project provides enhancements to Gwinnett County Transit Route 25, which is scheduled to begin in 2023. The construction of modern bus shelters along the route will provide safe, protective waiting areas for riders along the route.

This project is partially funded by a Congressional/FTA Community Project Funding grant.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
CST	Transit Infrastructure Grants - Community Project Funding		2024	\$2,500,000	\$2,000,000	\$0,000	\$0,000	\$500,000
				\$2,500,000	\$2,000,000	\$0,000	\$0,000	\$500,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition  
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases



For additional information about this project, please call (404) 463-3100 or email [transportation@atlantaregional.com](mailto:transportation@atlantaregional.com).



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