



City of Berkeley Lake Comprehensive Plan 2019

1/17/2019

prepared by the



Atlanta Regional Commission

Acknowledgements

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Unless otherwise specified, all photos are by ARC staff.



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CHAPTER 1

Executive Summary



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, in large part due to annexations.

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 four goals for the City:

- Deliver quality services to residents and businesses in cooperation with neighboring governments.
- Promote recreational opportunities, guided by an ethos of environmental stewardship.
- Provide opportunities for residents to age in place.
- Foster a strong sense of community through events and volunteer opportunities.

These goals provide the basis for 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.

CHAPTER 2

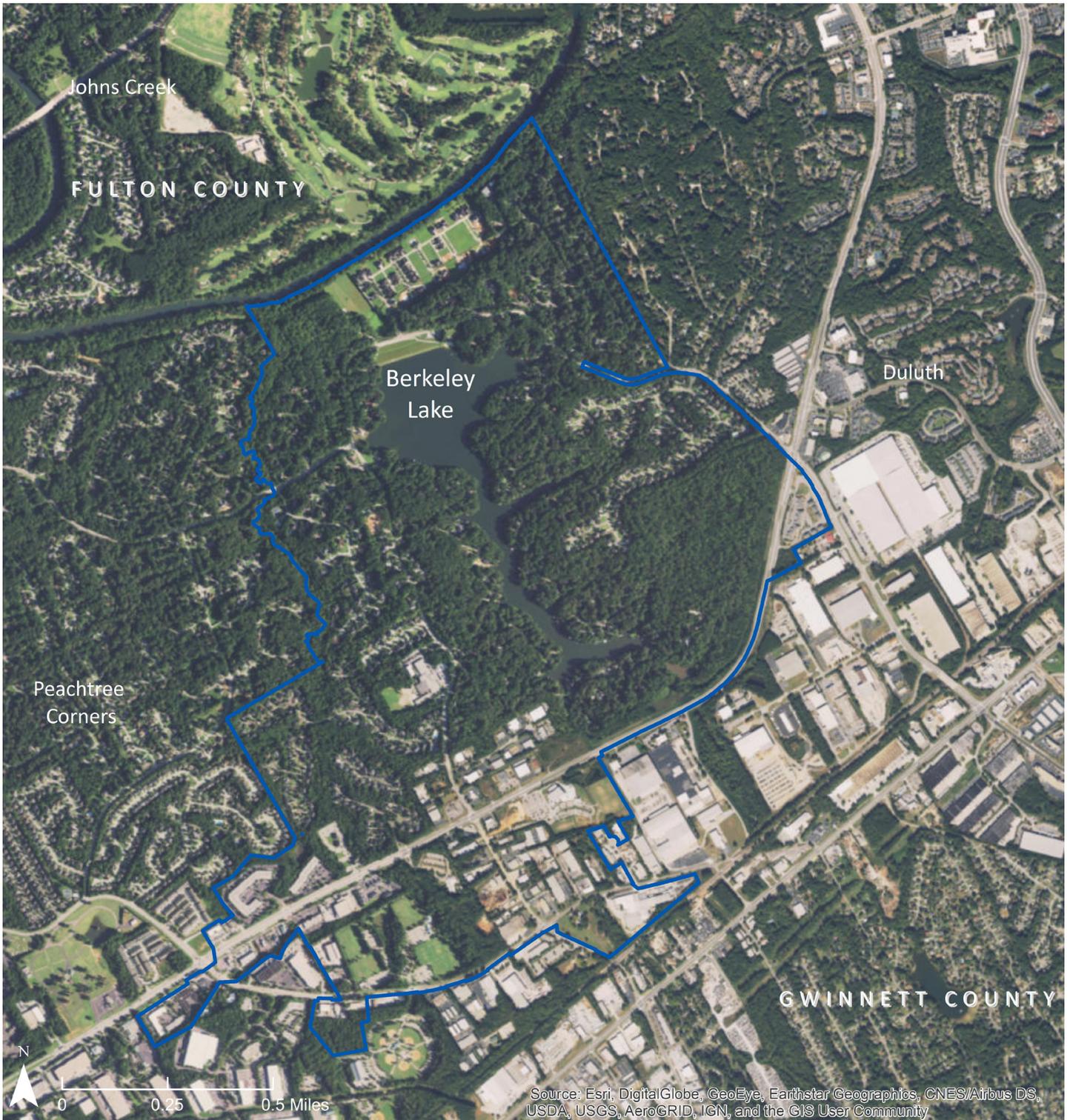
Data & Demographics

4300

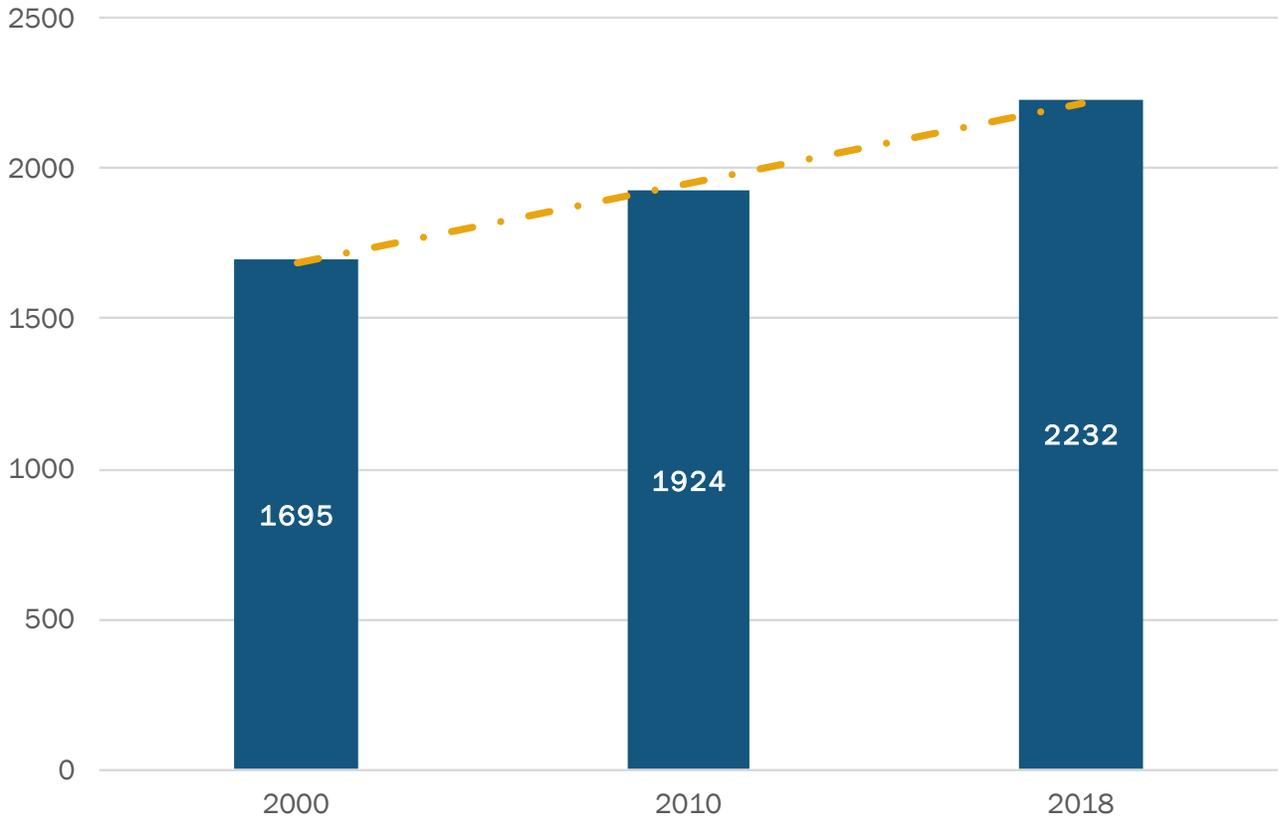
BERKELEY
LAKE
ELEMENTARY
SCHOOL

4300

Berkeley Lake, Georgia



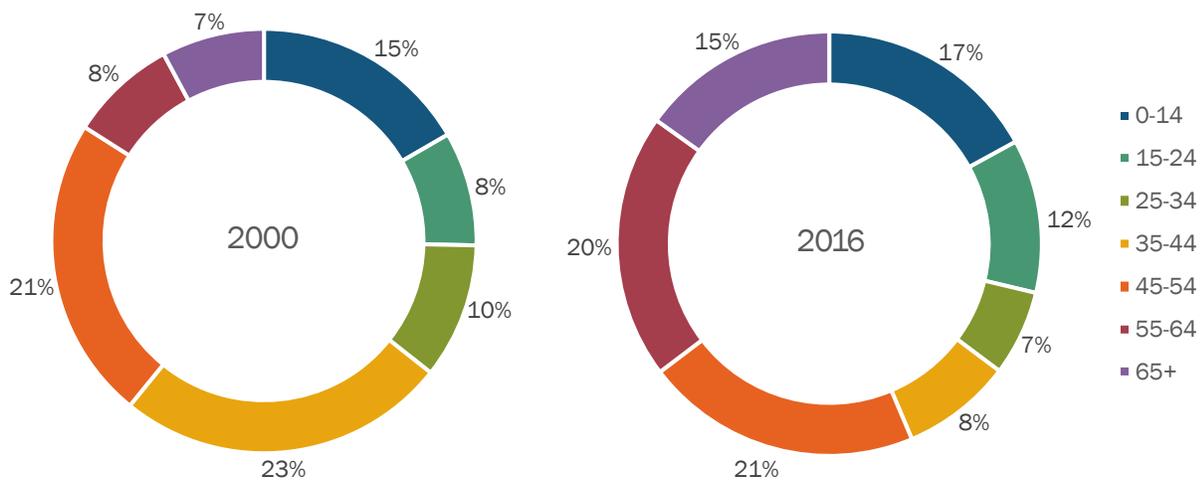
Population



Between 2000 and 2018, the population in the City of Berkeley Lake has grown steadily, with a total increase of around 500 residents since 2000.

Data Sources: US Census (2000, 2010); American Community Survey (2012-2016).

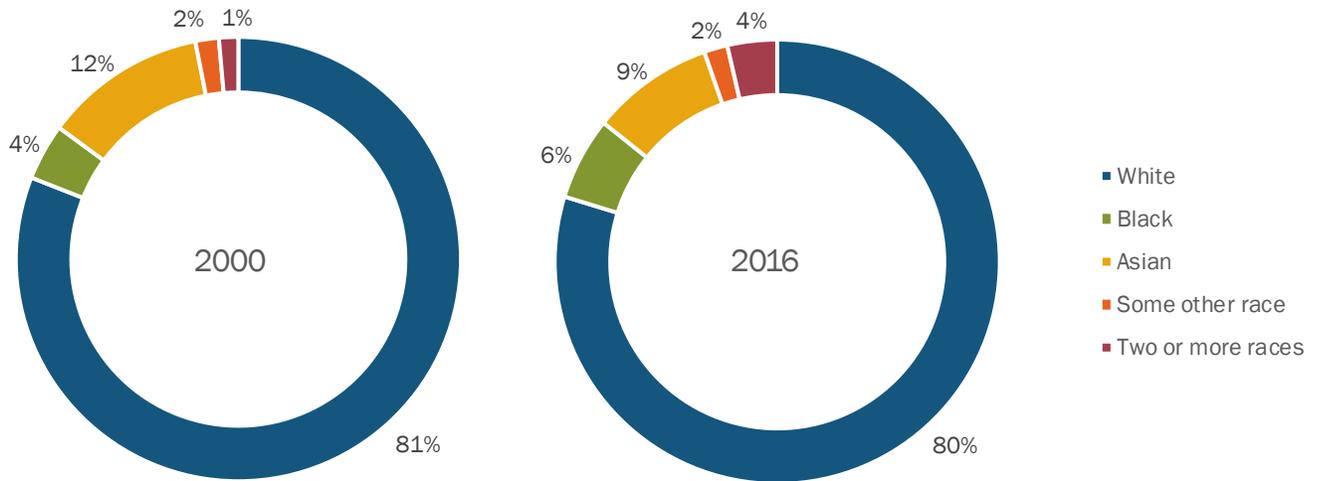
Age Distribution



The population in Berkeley Lake overall has aged since 2000, when over half the residents were between the ages of 25 and 54. In 2016, that portion of the population has fallen into the over 45 range, while the population between 25 and 44 has decreased significantly.

Data Sources: US Census (2000, 2010); American Community Survey (2012-2016).

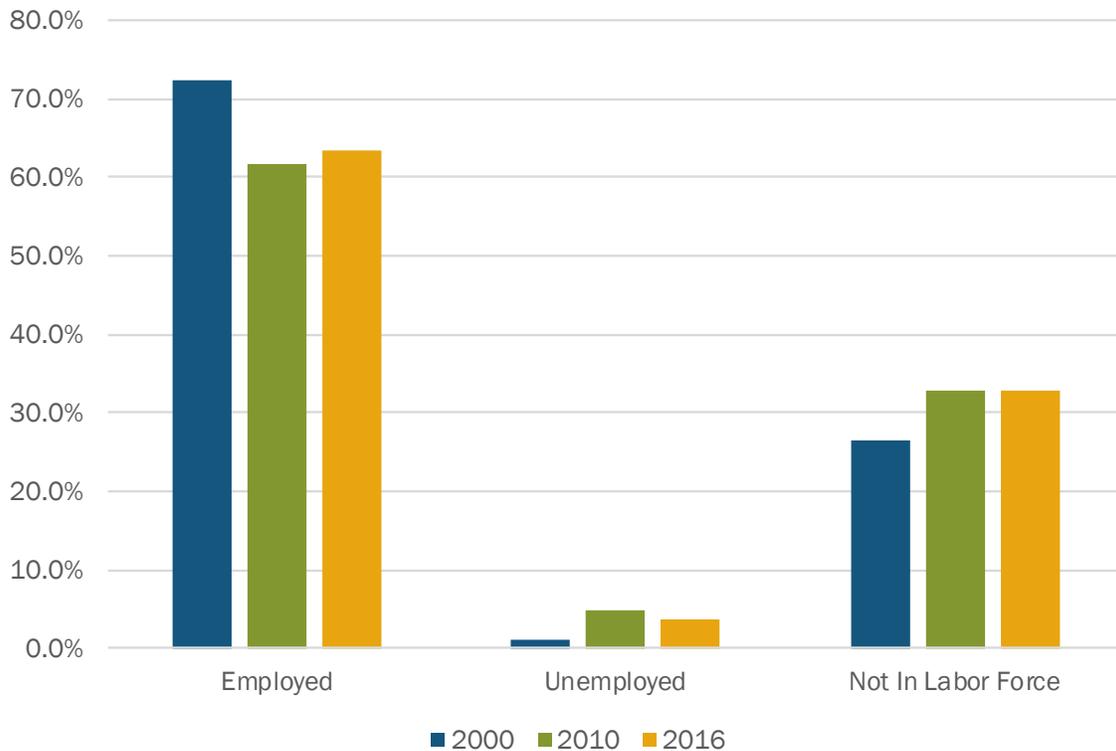
Race Distribution



There has not been much change in the racial makeup of Berkeley Lake since 2000. While the percentage of the population that is White remained steady from 2000 to 2016, the breakdown of other races shifted slightly. The Asian population decreased, while the Black population increased by 2% between 2000 and 2016.

Data Sources: US Census (2000, 2010); American Community Survey (2012-2016).

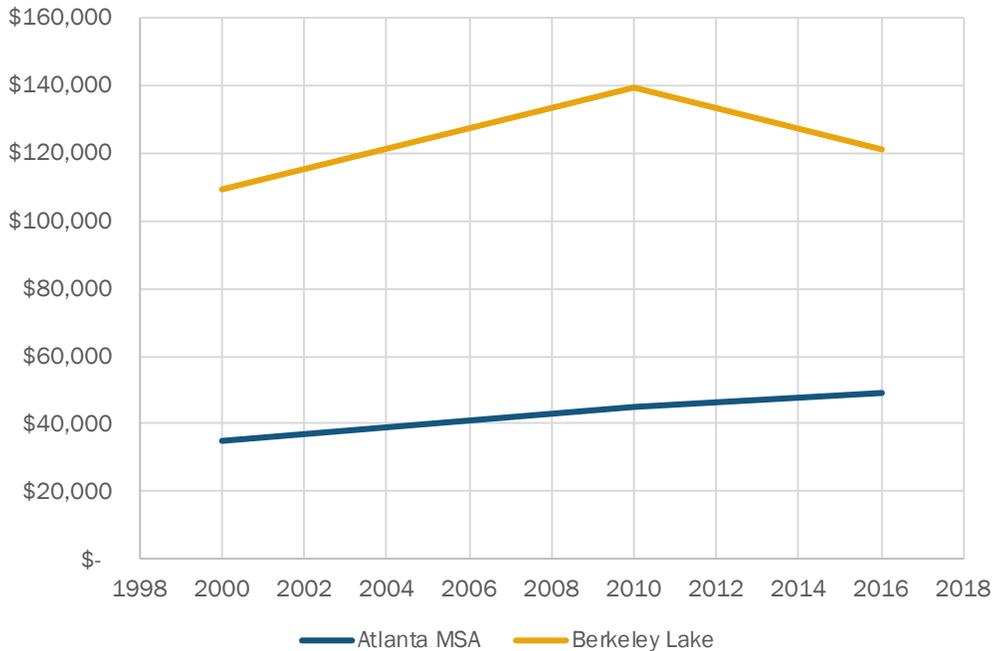
Employment



The employment rate has not changed significantly since 2000, although the percentage of employed decreased slightly while the percentage of those not in the labor force increased.

Data Sources: US Census (2000, 2010); American Community Survey (2012-2016).

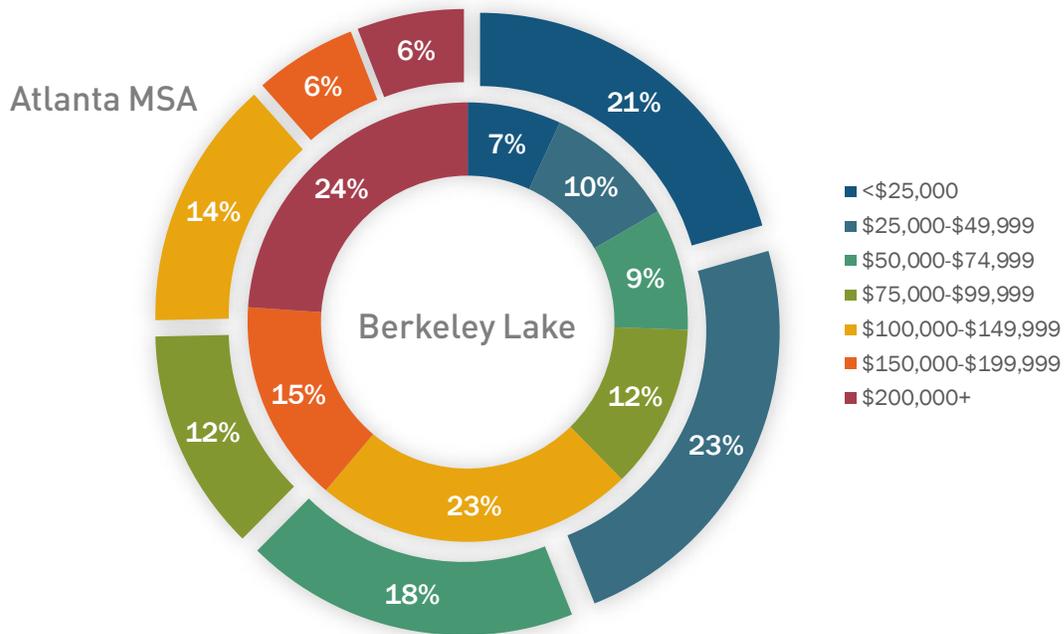
Median Household Income



Median household income in the City of Berkeley Lake overall has increased by approximately \$10,000 between 2000 and 2016. However, the City has seen a \$20,000 decrease in median household income since 2010. In 2016, the median household income in Berkeley Lake was nearly three times greater than that of the Atlanta MSA.

Data Sources: US Census (2000, 2010); American Community Survey (2012-2016).

Income Distribution



Households earning more than \$100,000 made up over 60% of the population of Berkeley Lake in 2016. Meanwhile, just over 25% of the population of the Atlanta MSA falls into this category.

Data Sources: US Census (2000, 2010); American Community Survey (2012-2016).

CHAPTER 3

Vision



Community Goals

The City of Berkeley Lake will:

- Deliver quality services to residents and businesses in cooperation with neighboring governments;
- Promote recreational opportunities, guided by an ethos of environmental stewardship;
- Provide opportunities for residents to age in place; and
- Foster a strong sense of community through events and volunteer opportunities.

Assets & Challenges

ASSETS

Location and the Lake: The lake is both a unique benefit to residents as well as an attraction for prospective new residents.

Local Pride: Due to the close-knit nature of the community, the City should place a strong emphasis on continued programs and events to bring the community together.

Recreation: In addition to the lake, residents have identified better connection to the Chattahoochee River and promotion of the greenspace off of Ridge Road and Peachtree Industrial Boulevard as key areas for recreation.

Peachtree Industrial Boulevard Corridor: The annexation of parts of Peachtree Industrial Boulevard provides the city with a non-residential tax base.

CHALLENGES

Redevelopment and Attracting Businesses: As there are no opportunities for further annexation of commercial property, the City should invest in planning to maximize the potential of existing commercial areas, making them attractive for investment and redevelopment.

Safety: Larceny/theft is the most prevalent crime, and is particularly concentrated along Peachtree Industrial Boulevard.

Aging Population: The City and County will need to develop strategies to accommodate an aging population. Solutions can be planned around providing housing and transportation options, encouraging healthy lifestyles, and expanding access to services.

Transportation: Traffic and speeding are two major concerns for Berkeley Lake residents. The City should continue to study cut-through traffic volumes and implement measures to control speeding. The City should make street improvements that make them safer for all users, especially pedestrians.

The results from a survey distributed to all Berkeley Lake residents were used to help inform both the Community Goals and the Assets & Challenges. A full list of responses can be found in the Appendix, and key themes from these responses have been highlighted here.

What do you love about Berkeley Lake?

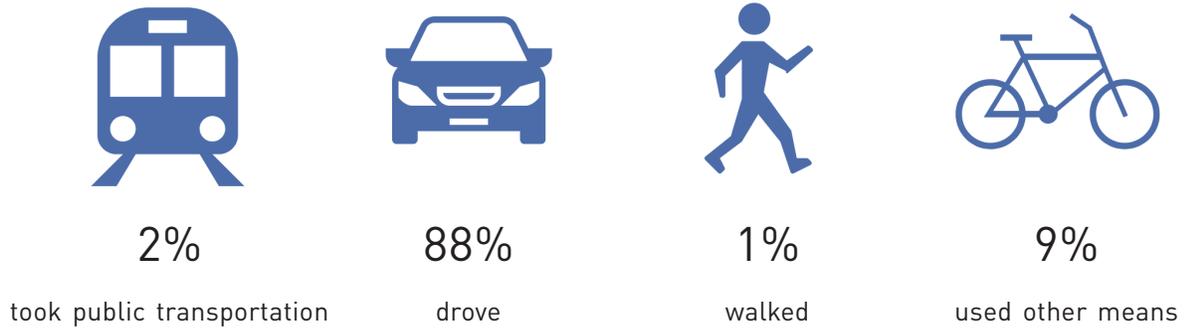


Transportation

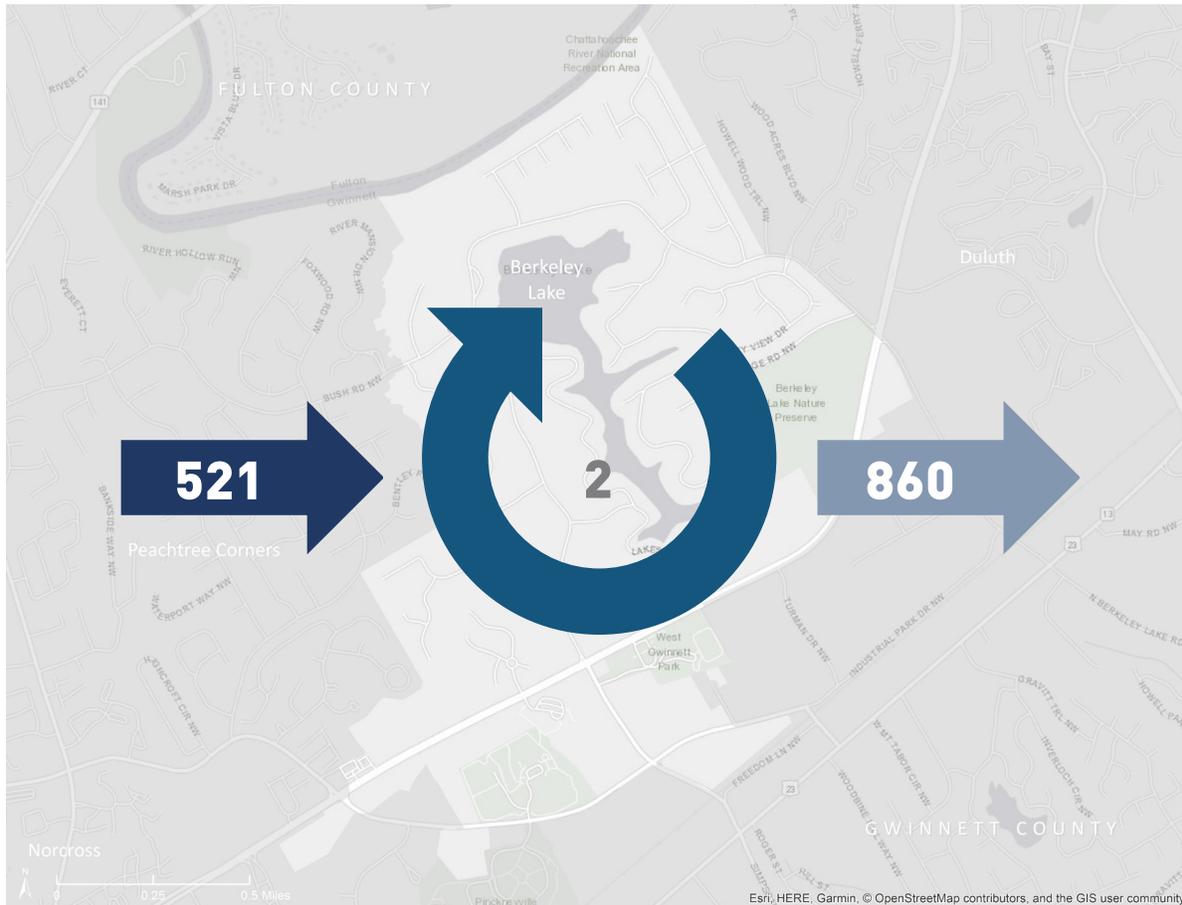
**Hermitage Plantation
Recreation Area**

Residents Only - No Trespassing

Transportation to Work



The majority of Berkeley Lake residents drive to work, whether alone or by carpooling. Nearly 10% use other means; most of those work from home.



In 2015, there were 521 individuals employed in the City of Berkeley Lake but lived outside the City. 860 Berkeley Lake residents worked outside the City. Just two individuals both worked and lived in Berkeley Lake.

Data Sources: US Census (2000, 2010); American Community Survey (2012-2016); US Census On The Map (2015).

Comprehensive Transportation Plan

The Gwinnett County Comprehensive Transportation Plan will provide a framework to improve quality of life for everyone in the County by facilitating the mobility of people and goods safely and efficiently across all modes of transportation. This framework will be established through the following short- and long-term goals.

GOAL: IMPROVE CONNECTIVITY

- Improve overall connectivity within Gwinnett County by tying activity centers to each other and by enhancing cross-county movements
- Improve connectivity between Gwinnett County and the rest of the region
- Improve connectivity and reliability regardless of mode or purpose

GOAL: LEVERAGE THE COUNTY'S TRANSPORTATION SYSTEM TO IMPROVE ECONOMIC VITALITY AND QUALITY OF LIFE

- Connect people to jobs and educational opportunities through coordinated transportation and land use investment decisions
- Use transportation investments to encourage development/redevelopment in strategic locations throughout the County
- Facilitate the efficient movement of goods
- Preserve community livability and attractiveness; respect and value existing community open spaces and prioritize transportation projects that positively impact the human and natural environment

GOAL: IMPROVE SAFETY AND MOBILITY FOR ALL PEOPLE ACROSS MODES OF TRAVEL

- Prioritize projects and programs that improve safety, acknowledging all users in project design
- Continue to evaluate innovative design as well as improved technologies and products for use in the County's transportation network
- Consider mobility needs of all population groups when investing in the transportation system

GOAL: PROACTIVELY EMBRACE FUTURE TRANSPORTATION OPPORTUNITIES

- Anticipate and plan for technological advances in transportation
- Educate the community about transportation options, funding, and processes
- Work with local, regional, state, and federal partners to plan future improvements
- Integrate long range comprehensive transportation plan with other County planning efforts
- Build additional capacity into transportation corridors, when feasible, to anticipate future needs

GOAL: CONTINUE TO SERVE AS RESPONSIBLE STEWARDS OF TRANSPORTATION RESOURCES

- Invest in rehabilitation and maintenance of existing transportation infrastructure
- Prioritize projects that maximize the benefit of taxpayer dollars and alternate funding sources

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.

Project	Project Group	Project Type	Status	Project Description	Extents	Sponsor	GDOT PI
GW-413	Roadway	Roadway/ Operations & Safety	Programmed	Peachtree Industrial Boulevard - Smart Corridor Improvements	From Holcomb Bridge Road to Hall County Line	Gwinnett County	0016068
GW-384	Last Mile	Last Mile	Programmed	Western Gwinnett Bikeway Extension	From west of Rogers Bridge Road to McGinnis Ferry Road	Gwinnett County	0012883

PROJECT DETAILS:

GW-413: 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.

GW-384: Develop final design for a multi-use trail along key corridor in Gwinnett County; closes a gap in the network and connect at least 5 large county and city parks.

CHAPTER 5

Housing

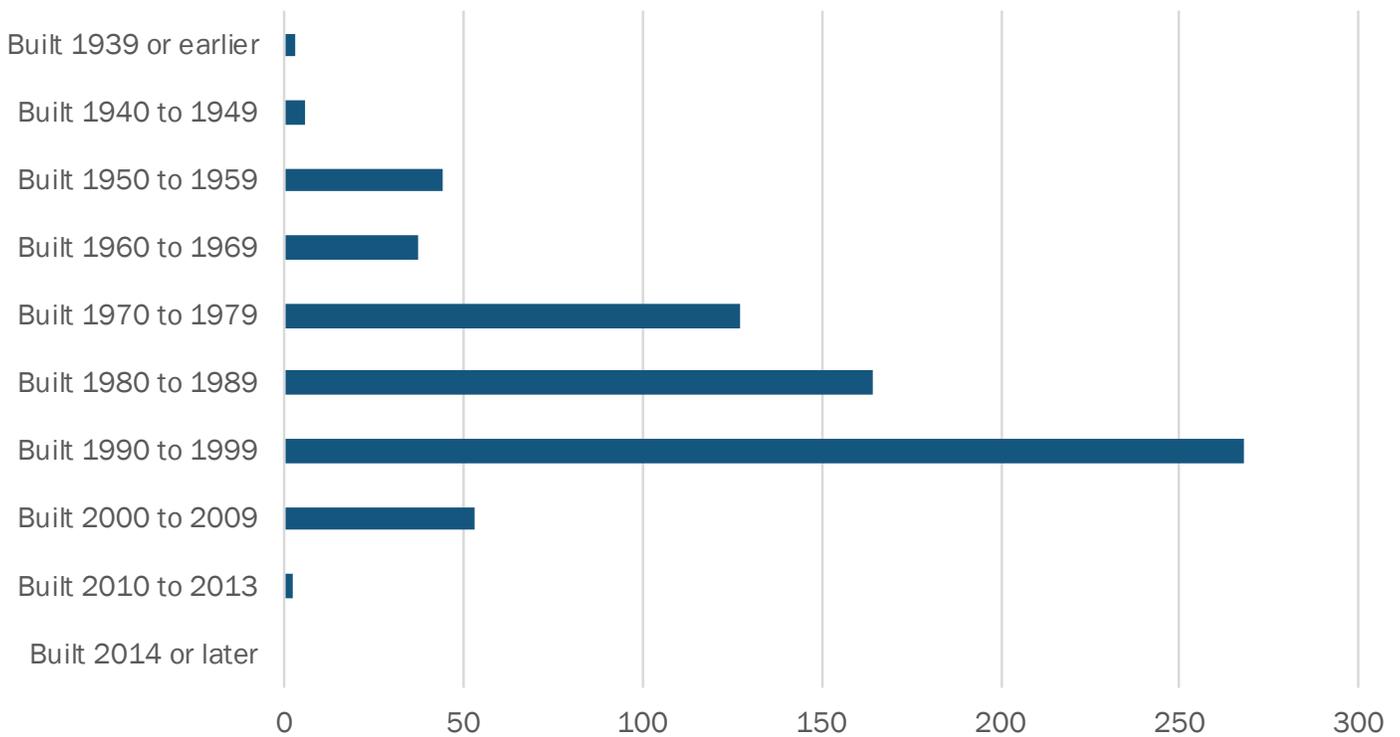


Housing

The Gwinnett County HUD Consolidated Plan establishes three goals for the County’s investment in housing and community development: to provide safe, sanitary, decent, affordable housing; to provide a suitable living environment; and to expand economic opportunities. The plan specifically addresses issues of homelessness and affordable housing in the County. One-third of Gwinnett households cannot afford to purchase a home, and there is a lack of affordable rentals for low- and moderate-income residents. Most recent housing development in the County has been higher-priced homes, which causes many to be priced out of the marketplace, contributing to an increase in homelessness. The plan also discusses the need to eliminate substandard housing, particularly for low- and moderate-income individuals. Many older units, often occupied by these lower income residents, are in need of repairs. The County plans to implement housing rehabilitation programs to address these issues.

Age of Housing Stock

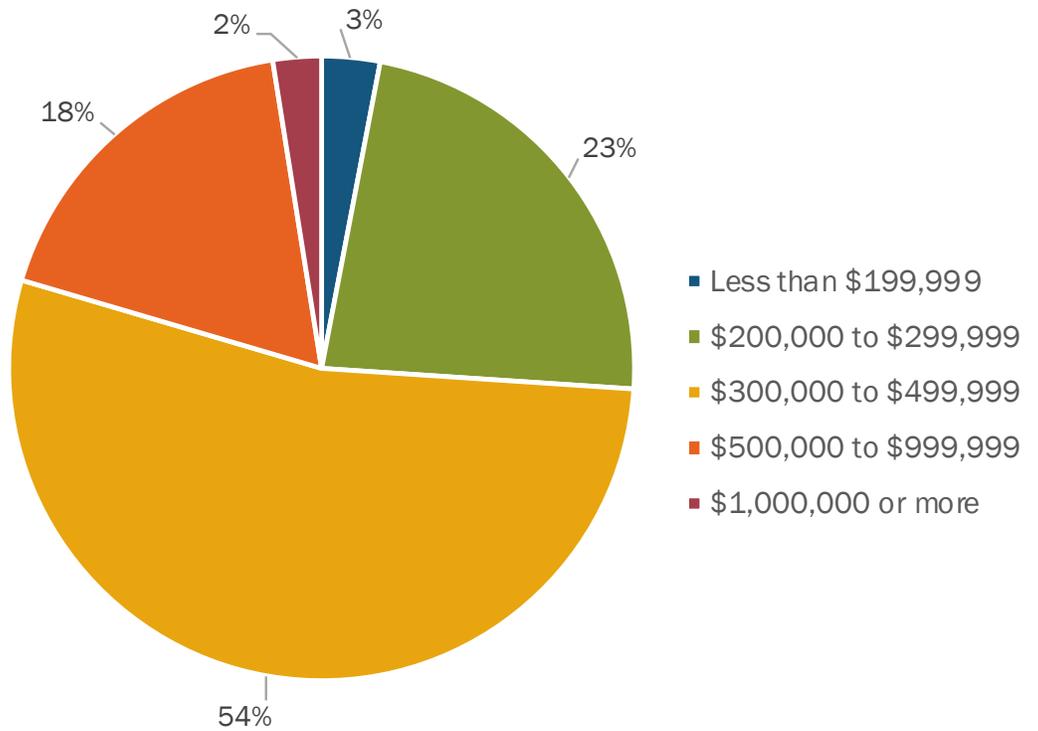
The majority of homes in Berkeley Lake were built between 1980 and 2000, which is a trend consistent with much of Gwinnett County. Other parts of the County have seen continued growth in construction since 2000, but Berkeley Lake has had just over 50 homes built in the past 20 years. The City has consistently been home to nearly exclusively detached single-family houses, which is what the City should continue to encourage.



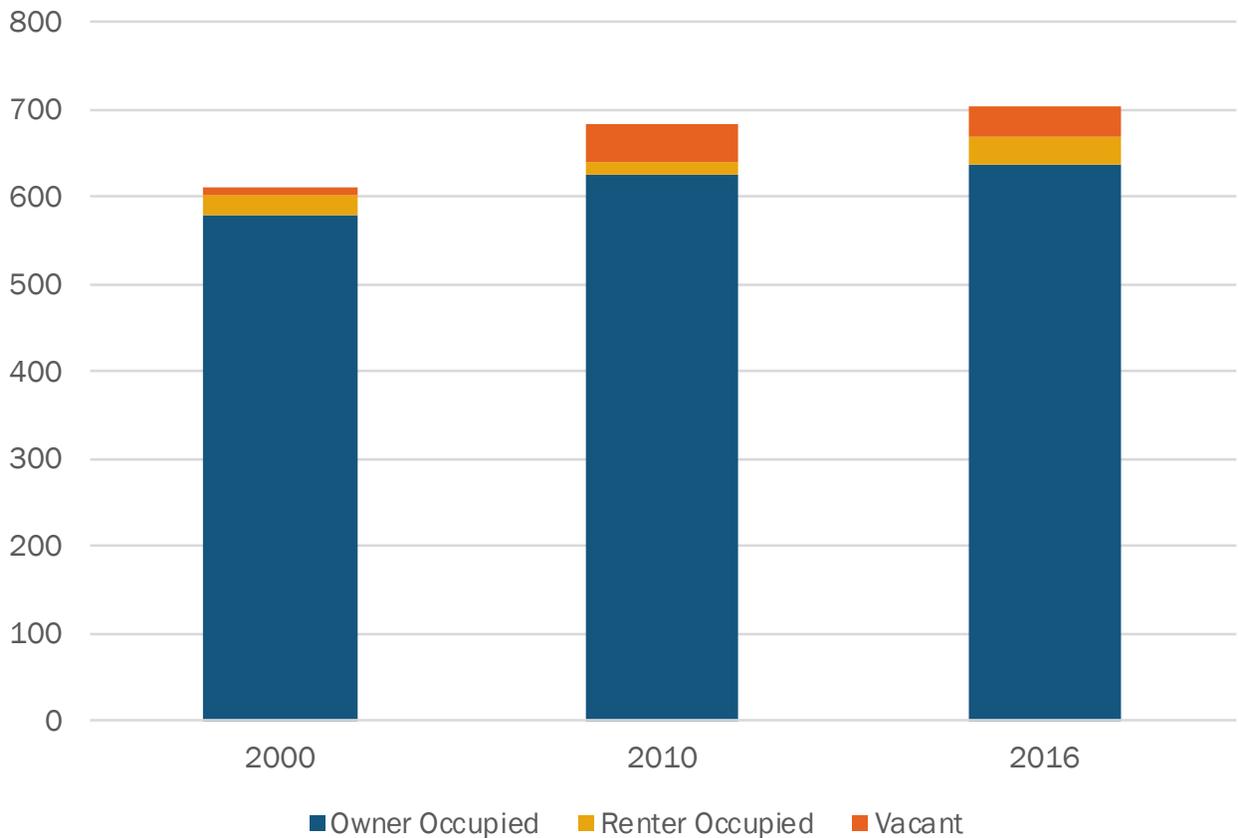
Data Sources: US Census (2000, 2010); American Community Survey (2012-2016).

Housing Values

The total housing stock in the City of Berkeley Lake has grown by nearly 100 between 2000 and 2016. The number of vacant units was highest in 2010, but has fallen again since then. There has also been a slight increase in the number of renter-occupied units in the City. Of the owner occupied units, nearly 75% of homes are valued at over \$300,000. The median home value in Berkeley Lake is \$362,300, and median monthly rent is \$1,833.



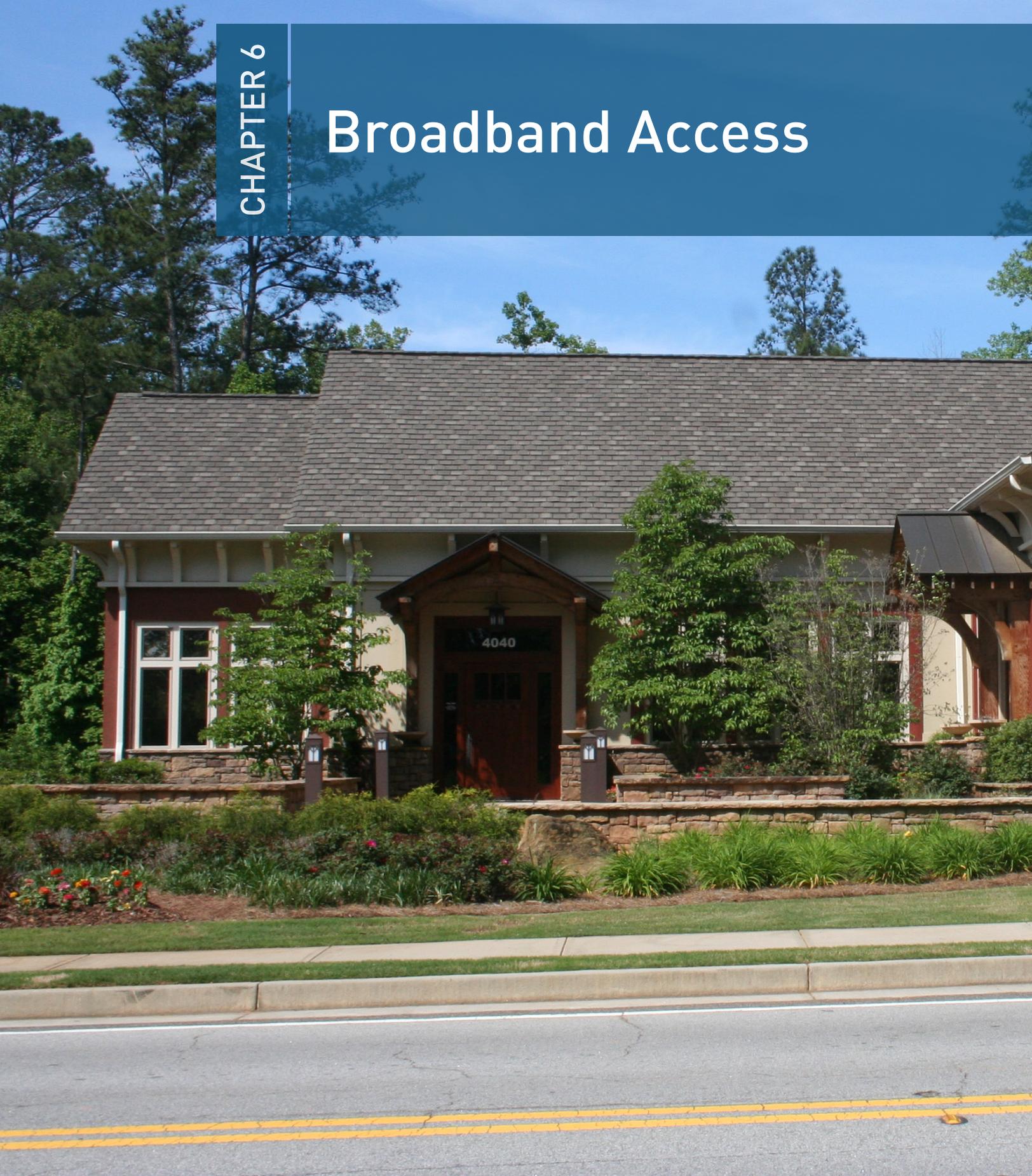
Housing Occupancy



Data Sources: US Census (2000, 2010); American Community Survey (2012-2016).

CHAPTER 6

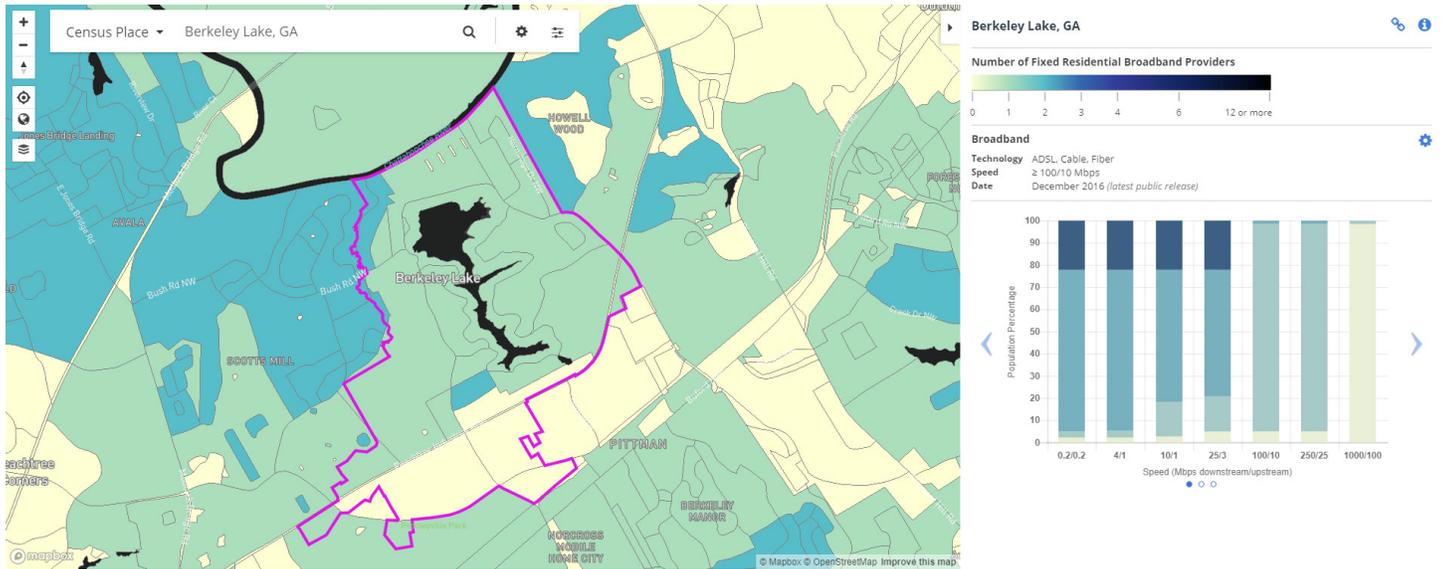
Broadband Access



Broadband Access

Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow up steps must be identified based on the community’s determination of whether it is served by broadband.

The following map identifies broadband service in the City of Berkeley Lake:



As used in this section: “Broadband services” means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.

And “Broadband services provider” means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

Metro Atlanta, Gwinnett County and the City of Berkeley Lake, generally enjoy widespread access to broadband technology from a variety of service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Berkeley Lake seems positioned to ensure that access to the technology will be available in their market.

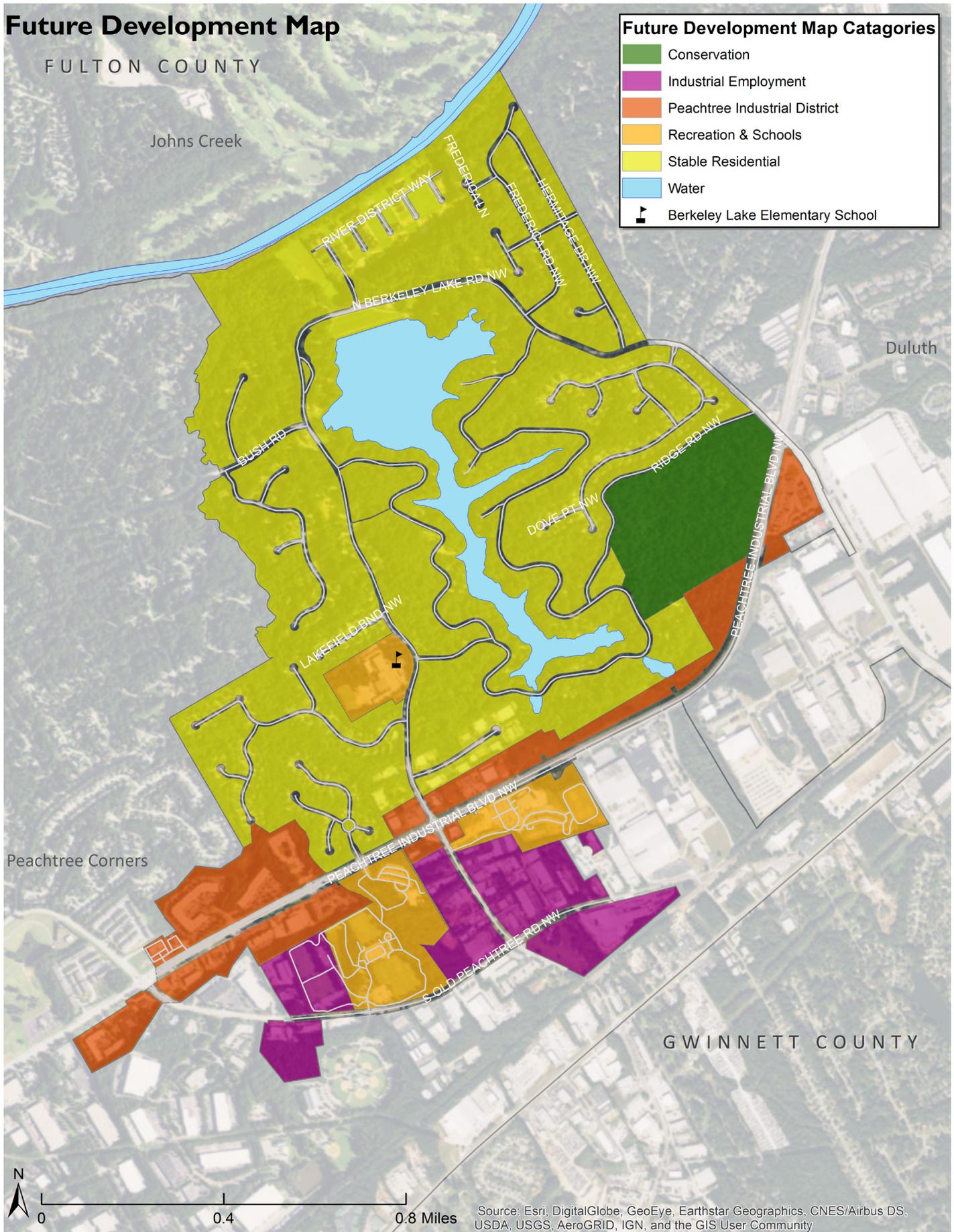
CHAPTER 7

Future Land Use



Future Development Map

FULTON COUNTY



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:

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

CHALLENGES FOR THE FUTURE:

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

Conservation

This category describes areas under a conservation easement. 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 Gwinnett County, or Gwinnett County School System. These areas attract visitors and residents throughout the day.

USES:

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 contribute 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 Corridor

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 maintain occupancy of the area.

CHAPTER 8

Report of Accomplishments



Report of Accomplishments

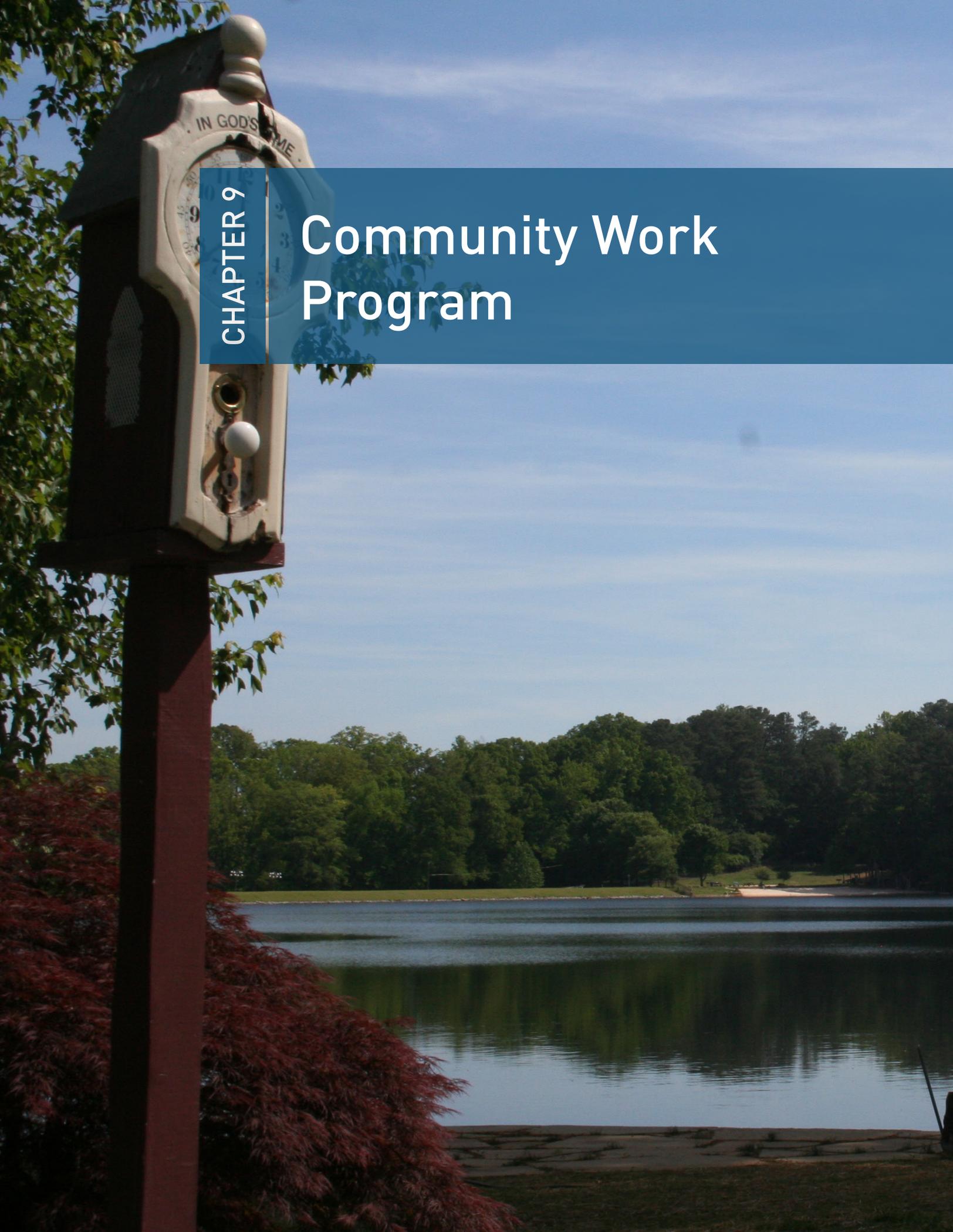
Key to Terminology:

Items that are **Complete** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Canceled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Project	Status	Explanation
Consider studying options for the Zoning Code to allow for accessory housing existing structures or neighborhoods	Underway	Revised in the new Community Work Program to read “Continue studying options for accomodating accessory housing units in residential areas.”
Consider amending the City Tree ordinance	Complete	
Develop programs for newly annexed businesses areas	Underway	Revised in the new Community Work Program to read “Develop programs for business areas.”
Explore options for City Hall vacant space	Underway	Revised in the new Community Work Program to read “Develop concepts for use and build-out of City Hall unfinished space.”
Implement the recommendations of the Street Smart traffic study and 2014 Pedestrian Study	Underway	Funding was included in the 2017 SPLOST program. Implementation will begin in 2019-2020.
Continue to enforce the septic system inspection regulations	Canceled	Improvements in procedures enacted in 2015. This is an on-going function of government.
Explore options for branding and marketing opportunities	Underway	This item is still being explored, and is carried into the new Community Work Program.
Expand Sewer in Peachtree Industrial Areas	Complete	
Consider creation of a Redevelopment Plan for the South Berkeley Lake Road commercial area	Underway	Improved economy revitalized the area, making this a longer-term priority.
Expand Contract Security Work Hours to nights and weekends for the business areas	Complete	Hours expanded from 20 hours per week to 64 hours per week in 2018.

A large, ornate cuckoo clock is mounted on a dark brown wooden post. The clock face is white with black numerals and hands. Above the clock face, the words "IN GOD'S TIME" are visible. The clock is positioned on the left side of the frame. In the background, a calm lake reflects the sky and the surrounding green trees. The sky is a clear, light blue. The overall scene is peaceful and scenic.

CHAPTER 9

Community Work Program

Community Work Program

Description	2019	2020	2021	2022	2023	Estimated Cost	Responsible Party	Possible Funding Source
Continue studying options for accomodating accessory housing units in residential areas	X	X				Staff time	City staff	General fund
Develop programs for business areas		X	X	X	X	Staff time	City staff	General fund
Develop concepts for use and build-out of City Hall unfinished space	X	X				TBD	City staff	2017 SPLOST
Implement the recommendations of the Street Smart traffic study and 2014 Pedestrian Study			X	X		Staff time	City staff	2017 SPLOST
Explore options for branding and marketing opportunities		X	X			Staff time	City staff	General fund
Consider creation of a Redevelopment Plan for the South Berkeley Lake Road commercial area				X	X	TBD	City staff	General fund

CHAPTER 10

Appendix



Steering Committee



Atlanta Regional Commission

City of Berkeley Lake Comprehensive Plan
Steering Committee Meeting
September 26, 2018
5:00 pm
Agenda

- I. Welcome and Introductions
- II. Comprehensive Plan Update Process
- III. Berkeley Lake Demographics Presentation
- IV. Current Issues and Opportunities
- V. Schedule
- VI. Questions and Next Steps

2019 Comprehensive Plan Update
STEERING COMMITTEE MEETING
 September 26, 2018

LAST NAME	FIRST NAME	REPRESENTING	Signature
Stone	Christina	Berkeley Commons HOA	
Mertz	James	Berkeley Field HOA	
Jansen	Renee	Berkeley Lake HOA	
Carroll	Barbara	Berkeley Walk HOA	<i>Barbara Carroll</i>
Byrd <i>Burke</i>	Chuck <i>Robert</i>	Hermitage Plantation HOA	<i>Chuck</i>
Berg	Kaye	Miramont HOA	
Wilson	Scott	River District HOA	
LaPread	Michael	River Mansions HOA	
Kimball	Alice	Habersham on the River HOA	<i>James Kennedy</i>
Schaap	Neil	P&Z Commission	<i>Neil</i>
Smith	Bob	City Council	
Horbal	Brad		
Nevins	Ginny		
Baker	Brad		<i>Brad Baker</i>
Zell	Ron	<i>AT-Large</i>	<i>RAZ</i>
Stivers	Mike	<i>AP / my</i>	
Lombard	Jared	ARC	
Sandlin	Liz	ARC	
Chapman	Pat	City Staff	
<i>LaVoie</i>	<i>Terence</i>	<i>HP HOA</i>	<i>Terence LaVoie</i>
<i>SANSONE</i>	<i>ROBLN</i>	<i>MIRAMONT</i>	<i>Robln</i>
<i>Settlage</i>	<i>Tracey</i>	<i>Miramont HOA</i>	<i>Tracey Settlage</i>

Mayor's Messages

Below are examples of communication of the Comprehensive Plan process to residents. Information about the process and opportunities for public input were advertised in the Mayor's Message from June, July, September, and October of 2018.



June 27, 2018

Our city works hard to keep the big picture in mind and to plan ahead, rather than just reacting to things as they pop up. To do that proactively we hold meetings with our “stakeholders” every few years to reconsider what we’ve accomplished and what needs doing. We meet with these community leaders and regular citizens to solicit their input and suggestions which are then incorporated by our City Council into a **Comprehensive Plan**. This is used to guide the city into the next few years with clarified goals and measurable outcomes. You may read our last Comprehensive Plan [here](#) and if you want to participate in the planning process, let me know or call Pat Chapman in City Hall. We value your opinion and your time.

Several of you contacted me after the last Mayor's Message wherein I asked for citizens willing to share their opinions about the future direction of our city. Remember that we hold meetings with our “stakeholders” every few years to reconsider what we’ve accomplished and what needs doing. We meet with these community leaders and regular citizens to solicit their input and suggestions which are then incorporated by our City Council into a **Comprehensive Plan**. This is used to guide the city into the next few years. You may read our current Comprehensive Plan [here](#). We're about to begin work on an update to:

- (1) measure the city's progress for the past 5 years,
- (2) determine if there are any significant changes that would affect the plan's current goals, and
- (3) set the next 5-year work program.

The official kick-off will be a public hearing during the September 20 City Council meeting. If you want to participate in the planning process, let me know or call Pat Chapman in City Hall. (770) 368-9484. We value your opinions and your time.

As you know, the city is reviewing and updating our **Comprehensive Plan** with the assistance of staff from the Atlanta Regional Commission. All of our homeowner association presidents and other community leaders have been invited to participate on the Steering Committee, but the input from interested citizens is welcome as well at the following meetings in City Hall:

- Thursday, September 20, 2018, 8:00 PM – Initial public hearing with City Council
- Wednesday, September 26, 2018, 5:00 PM – First Steering Committee Meeting
- Wednesday, October 17, 2018, 5:00 PM – Public Open House

As you may recall from a previous Mayor’s Message, our city is working on a regular update of its **Comprehensive Plan**. This is a minor update upon the completion of the five-year work program cycle outlined in the 2014 Comprehensive Plan document which can be found on the city’s website at this [link](#). The purpose of this update is to assess the city’s progress on the 2014 work program, determine if there are any significant changes that would affect the plan’s stated goals, and set the next 5-year work program. Professional staff from the Atlanta Regional Commission are facilitating the planning process for the city. We appreciate the participation of our homeowner association presidents and other community leaders who recently attended a Steering Committee meeting; and all interested citizens are invited to attend the **Open House and the public hearing with the city council** offered to the public at large. The Open House is coming up on **Wednesday, October 17, 2018, 5:00-7:00 PM** and the public hearing will be **Thursday, November 15, 2018, 8:00 PM**. Both of these events will take place at City Hall. The goal is to have the final plan update document approved by the council at their November 15, 2018 meeting. From there, it will be transmitted to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review. If you have any questions about our planning process, please call City Hall.

Survey Results

What do you love about Berkeley Lake?	What are some of Berkeley Lake’s community assets that the City can build upon in the future?	What are some of Berkeley Lake’s challenges that the City needs to address to continue to be a great place?	If I could fix one thing in the City of Berkeley Lake it would be...	If someone was thinking about moving to Berkeley Lake and you could tell them only one thing to convince them to move here, what would it be?
The flags displayed to honor our veterans.				
Lake natural beauty		Security issues ...still interested in gates or other around our precious resources and citizens must be a way to keep all those out who wander the lake...and worse break and enter	Security gates	
Trees, nature, peaceful, tight-knit community, patrol	Walking experience....but dangerous....we need sidewalks	Dangerous walking due to cars too fast and no shoulder for safety	Add sidewalks	Nature

Small town community of caring, engaged people.	Environment: trees, green space, lake. Involvement of citizens in making decisions.	Bicyclists causing hazards on our roads; many don't follow rules of the road. The streets are too narrow, hilly, and curvy to add bicyclists to cars and walkers. Cars impeding traffic is a ticketable offense. Why isn't bicycling in car lanes? Let's not become another Peachtree Corners.	Inconsistent application of zoning regulations, especially regarding tree removal (clearing), mailbox-type restriction, and obstruction of free pass, repass lots.	Heaven away from, but close to, the city.
Peaceful and safe city. restaurants and shopping nearby. superb city admin. quiet.	Free access to lake and beach	Through traffic, speed bumps or other methods to slow down autos	Do something to eliminate traffic from going through the city to PIB and Hwy 141	Quiet community
Nature and peace and quiet.	Preserving nature and slowing growth. The Lake, the river should remain untouched by urban sprawl.	Traffic is getting worse. North Berkeley lake is used as a cut through to 141 and will only get worse.	Protect our citizens from crime. I have lived here 4 years and seen a sharp increase in crime - car and home break ins are alarming.	If you want tranquility with nature, access to a lake and the river with walking trails, this is the best place to live. It's like living in the mountains, but only 30 minutes from Atlanta!
Natural beauty	Sense of community cooperation	Take an active role at county commission meeting and try to upgrade quality of apartments and commercial places going north on Peachtree Industrial. I do not feel safe there anymore.	Plant trees for shade along sidewalk and elsewhere	Because it is such a small city, anyone can make a suggestion for change or make a difference
The beautiful trees and lakeside	Home value The city leadership	The traffic on Berkeley Lake Road during rush hour.	Homeowners parking on the streets. It is very dangerous. Can't always see around the parked car	Great neighbor atmosphere

The lake and the small city.	Location	Speeders from outside the area	Put gates on lakeshore drive to keep speeding traffic out.	Move on the lake, nothing special about the rest of it
Natural beauty	Very intelligent and cohesive citizens	Lower taxes	Ability to age in place. Homeowners should be able to rent out accessory apartments in their homes without negatively impacting their neighbors	People seem to care about each other.
The lake, greenspace, neighbors, history	The people	Peachtree Industrial noise speed on Lakeshore Dr., Ridge Rd	Traffic on Lakeshore	The people, our sense of community
That so many people don't know we are here	Cleanliness	Make the lake public instead of owned by lakers. If not, then make the lakers own the dam.	Adhere to community rules (junk cars, parking) Also control speeders	It's not a big city!
Peaceful quiet environment	Volunteerism and inclusion	Community support for local public schools-the feeling that you should send your child to private school	The feeling that we are exclusive to the point of forgetting to be inclusive	It is a quiet oasis within 15 minutes of any resource you can ever need
Nature and community	Sense of community, volunteer spirit, sense of giving, strength of faith in the community	Growth surrounding it, Gwinnett County has grown and so has the crime	Keep it like it is	Community and nature
Small, quiet, and friendly community.	Complete City Hall basement to allow space citizens could use for small meetings, functions, activities, etc.	Add curbs, replace sidewalks, and stop the speeding on South Berkeley Lake Road.	South Berkeley Lake Road conditions.	Nice safe community.
People	Chapel	Crime	Bikers on weekend	Beauty of it all

<p>The setting with all of Nature and the river.</p>	<p>Not sure! They have annexed so many properties but do not seem interested in incorporating the assets of these properties into anything “Berkeley Lake”. City council is too short sighted to recognize the qualities of the annexation.</p>	<p>They are still living in the 19th and 20th century. Take a few notes from Peachtree Corners and reach out to ALL citizens not just those in the original settlement of Berkeley Lake.</p>	<p>City Council Elections!</p>	<p>Peaceful surroundings</p>
<p>The lake is beautiful, but I love the people most of all. It is a true community.</p>	<p>The lake is an asset which the City and BLHA could work together to leverage more. We have no debt as a city which is a huge plus. That said, there may be some things we could do which would require some short term debt. Being debt free is a great asset. The innovation and creativity of citizens is an asset, but a difficult one to tap sometimes.</p>	<p>It would be wonderful if there was some space for casual and spontaneous gathering like a coffee shop which was walkable for most of the residents. This would build even more community spirit. More events.</p>	<p>I really can’t think of things that need fixing, but something I would love is city water so we didn’t have to have septic systems. maybe some very strategically places “speed humps” to discourage packs of cyclists and speeders.</p>	<p>I’d focus on the people and the lake life.</p>
<p>The lake, trees and surrounding peaceful area.</p>	<p>More environmentally friendly events Berkeley Lake charity guild</p>	<p>Traffic</p>	<p>Not scaring kids at the beach. Some adult men like to scare teenagers and ask them where they live. Creepy.</p>	<p>Community</p>

