



ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL WORK SESSION

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<https://hapevillega.civicclerk.com/Web/Player.aspx?id=611&key=-1&mod=-1&mk=-1&nov=0>

March 15, 2022 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:01 PM
2. **ROLL CALL:** All Members of the Council were present, except for Councilman Chloe Alexander, which constituted a quorum.
 - ✓ Alan Hallman
 - ✓ Mike Rast
 - ✓ Brett Reichert
 - ✓ Mark Adams
 - × Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the March 15th Meeting.
4. **PUBLIC HEARING:**
 - 4.I. Consideration and Action of a Special Use Permit request to operate a personal care home at 601 Coleman Street.

Background:

Stacyann Wint-Barnes is requesting a Special Use Permit to operate a personal care home at 601 Coleman Street, Parcel Identification Number 14-0099-0003-120-6. The property is zoned V, Village and is subject to the zoning regulations under Section 93-11.1-5 (Special uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this item on March 8, 2022 and recommended approval subject to satisfaction of the conditions outlined in the Planner's report. Staff supports their recommendation.

Staff Comments: City Planner Dr. Patterson summarized to Council that the property was a nursing home prior. The application received is for a personal care home defined differently from a nursing home as licensed. She explained that the zoning ordinance treats nursing homes and personal homes differently. Although each requires a special use permit, the difference is with parking. Dr. Patterson indicated that a request was made to the applicant to have the parking lot add stripping. Dr. Patterson stated that the parking lot might include two handicapped spaces; however, these are not shown on the site plan. The application also refers to 7,500 SF, which is assumed to be the square footage of the building, but this is not clear. Dr. Patterson stated that the proposed use may be more akin to a nursing home rather than a personal care home and should be clarified. In either case, the use is compatible with the Village Zoning District and poses no foreseeable conflict with the intent of the district. The special use application is recommended for approval with conditions. The applicant would also have to get permission from the Board of Appeals.

Applicant Comments: Applicant, Stacyann Wint-Barnes answered questions concerning the medical services that would be provided to the patients and the medical criteria of the staff.

Public Comments: No public comments were made during this public hearing.

MOTION: Alderman Rast made a motion to approve the Special Use Permit to operate a personal care home at 601 Coleman Street, Councilman Adams provided a seconded. **Motion carried 3-0.**

AMENDED MOTION: Alderman Rast made a motion to approve the Special Use Permit at 601 Coleman Street for applicant Stacyann Wint Barnes with conditional use and subject to the Board of Appeals approval of the parking variance, Councilman Adams provided a seconded. **Motion carried 3-0.**

- 4.II. Consideration and Action of a request to rezone the properties located at 3309, 3319, and 3327 Dogwood Drive from V, Village to U-V, Urban Village.

Background:

Green River Construction Georgia, LLC is requesting to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development.

The Planning Commission considered this request on March 8, 2022 and recommended approval. Staff supports their recommendation.

Staff Comments: City Planner Dr. Patterson stated that the existing land use pattern combines single-family homes and commercial buildings along Dogwood. The location is the main corridor into the City of Hapeville from the north. Dr. Patterson expressed that the properties must have the same zoning classification as there is a proposed assemblage. The applicant has requested the U-V, Urban Village zoning for these properties to be consistent with the other two parcels to the south. There are no substantial reasons why the property cannot be used following existing regulations. She recommends approval of the rezoning, stating that the proposed zoning is required for the assemblage and development of the project in its entirety. The differences between V, Village, and U-V, Urban Village, are negligible for single-family attached dwellings.

Applicant Comments: Applicant, Briana Garcia and Monte Hewett answered questions concerning about the price range of the single family homes and performing a Tree Survey.

Public Comments: Melvin Traynum

MOTION: Alderman Rast made a motion to approve rezoning of Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from from V, Village to U-V, Urban Village, Councilman Reichert provided a seconded. **The motion carried, with Councilman Reichert and Alderman Rast voting “yes”. Councilman Adams voted “no”. Motion carried 2-1**

5. **QUESTIONS ON AGENDA ITEMS:**None

6. **CONSENT AGENDA:**

- 6.I. Consideration and Action to approve March 1, 2022, Council Meeting minutes.
6.II. Consideration and Action to approve March 1, 2022, Executive Meeting minutes.

MOTION: Councilman Adams made a motion to approve the consent agenda, Councilman Reichert provided a seconded. **Motion carried 3-0.**

7. **OLD BUSINESS:**

- 7.I. Consideration and Action on Board Appointment Ordinance.

MOTION: Councilman Reichert made a motion to table the Board Appointment Ordinance., Alderman Rast provided a seconded. **Motion carried 3-0.**

8. **NEW BUSINESS:**

- 8.I. Consideration and Action to approve the Georgia Power Easement Request.

MOTION: Councilman Adams made a motion to approve the Georgia Power Easement Request, Alderman Rast provided a seconded. **Motion carried 3-0.**

- 8.II. Consideration and Action to enter into an agreement with the state of Georgia for the Bright from the Start Summer Food Service Program, and to nominate Ashley Moody as Delegated Principle, and acceptance from Ashley Moody of this position as Principal.

MOTION: Councilman Reichert made a motion to approve the agreement with the state of Georgia for the Bright from the Start Summer Food Service Program, and to nominate Ashley Moody as Delegated Principle, and acceptance from Ashley Moody of this position as Principal, Alderman Rast provided a seconded. **Motion carried 3-0.**

9. **CITY MANAGER REPORTS:** City Manager, Tim Young spoke about the Following items:

- Budget preparation for the new FY budget will start this week.
- The city is making staff adjustments and looking into retirement plan material for Public Safety.
- Researching bond that is needed for the refurbishment of 748 Virginia Ave. and for the properties previously approved purchases of 990- 994 and 1014- 1016.
- Currently working the abonnement bid for property 3609.
- Community Service department currently working to keep the landscape and city area nice clean.

10. **PUBLIC COMMENTS:**

1. Melvin Traynum
2. Rachel Allred

11. **MAYOR AND COUNCIL COMMENTS:**

Councilmen Reichert stated no significant comments other than he will be attending training this week with the Georgia Municipal Association.

Councilmen Adams thanked everyone for attending tonight's meeting and to enjoy the daylight savings time change.

Alderman Rast stated that due to the Council retreat being postponed until May. He would like to discuss some of the topics from the retreat at the future Council meeting. City Manager Mr. Young agreed with Alderman Rast and stated that they would start working on getting some retreat topics on the agenda.

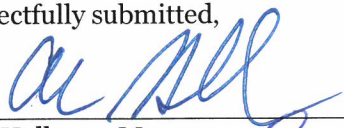
Mayor Hallman Thanked everyone for coming out to the Council meeting, noting that Hapeville is being blessed with development and growth and appreciates the public's continued support.

12. **EXECUTIVE SESSION:** An Executive Session was not conducted at this meeting.

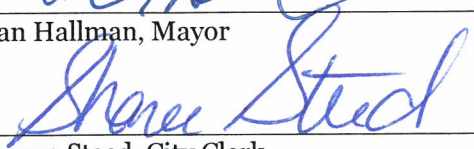
13. **ADJOURN:**

MOTION: Councilman Adams made a motion to adjourn at 7:02PM, Councilman Reichert provided a second. **Motion carried 3-0**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk