



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 REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapevillega.civicclerk.com/Web/Player.aspx?id=615&key=-1&mod=-1&mk=-1&nov=0>

July 12, 2022 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chloe Alexander

3. WELCOME:

4. PLEDGE OF ALLEGIANCE:

5. INVOCATION:

6. PRESENTATIONS:

6.I. City of Hapeville Comprehensive Plan Update - Presentation of Draft Plan

Background:

The Department of Community Affairs (DCA) Local Comprehensive Planning Rules require that each local government update its Needs and Opportunities, Community Work Program, and Land Use Element portions of its Comprehensive Plan every five years. The City, along with the Atlanta Regional Commission, has worked with the Steering Committee and has received input from residents, businesses, property owners and other stakeholders. Atlanta Regional Commission's Senior Planner, Bonnie Lapwood, will present an overview of the draft 2022 Comprehensive Plan Update.

Supporting Document(s):

1. City of Hapeville 2022 Comprehensive Plan_DRAFT070622

7. PUBLIC HEARING:

7.I. Consideration and Action on a request to rezone the property located at 0 South Street

Background:

SCP Acquisitions, LLC Is requesting to rezone the property located at 0 South Street on Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia, Parcel Identification Number 14 0096 LLO502 from RMU, Residential Mixed Use to U-V, Urban Village for the purpose of constructing a multifamily development.

The Planning Commission considered this request on June 28, 2022 and recommended approval. Staff supports their recommendation.

Staff Comments:
Applicant Comments:
Public Comments:

Supporting Document(s):

1. Application - o South Street_Rezoning_redacted
 2. Plans - o South Street_Rezoning
 3. Planners Report RMU to UV Rail Spur Rev
 4. Legal Adv. 464 Porsche Ave., o S. Central Ave., o South Street
 5. Minutes - June 28, 2022_draft
- 7.II. Consideration and Action on a Conditional Use Permit request for a multifamily development at 464 Porsche Ave., o South Central Ave., and o South Street

Background:

SCP Acquisitions, LLC is requesting approval of a Conditional Use Permit to construct a mixed-use development at 464 Porsche Avenue (14 009600050118), o South Street (14 0096 LLO502), and o South Central Avenue (14 009600050183). The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Article 11.2 (U-V Zone, Urban Village), Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this item on June 14, 2022 and recommended approval subject to completion of a traffic analysis. Staff supports their recommendation.

Staff Comments:
Applicant Comments:
Public Comments:

Supporting Document(s):

1. Application - 464 Porsche Ave and) S. Central_CUP
2. Plans - 464 Porsche Ave and o S. Central_CUP
3. Porsche Ave Conditional Use Application - SCP Acquisitions
4. Planners Report - 464 Porsche Ave., o South St., and o S. Central Ave._Conditional Use Permit
5. Legal Adv. 464 Porsche Ave., o S. Central Ave., o South Street
6. Minutes - 06-14-2022_draft

8. QUESTIONS ON AGENDA ITEMS:

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

9. CONSENT AGENDA:

- 9.I. Consideration and Action to approve June 21, 2022, Council Meeting minutes.

Supporting Document(s):

1. Minutes 6212022

- 9.II. Consideration and Action to approve May 21, 2022, Retreat Meeting minutes.

Supporting Document(s):

1. 05212022 Retreat Meeting Minutes and attached report

- 9.III. Consideration and Action on Parking - Code Enforcement Staff

Background:

On May 21st, 2022, during the Mayor and City Council retreat, Chief Glavosek introduced

a couple of proactive measures to mitigate problems associated with parking throughout the city. The first item proposed was to add a staff member to the Code Enforcement division, with its sole function to manage parking enforcement. To ensure continuous, uninterrupted parking management, all three code enforcement officers would be trained in parking management, and all three would be rotated in and out of the assignment. The cost would add approximately \$42,500. plus benefits annually and a one-time purchase of equipment of around \$20,000.

Staff is requesting consideration to proceed with adding a staff to enhance parking management.

9.IV. Consideration and Action to Create Dedicated Ride Share Parking in Police Department Lot

Background:

In addition to adding a staff for Parking Enforcement, there was discussion and recommendation to assign four parking spots in the front west corner of the police department parking lot for Ride-Share vehicles to safely park while waiting on fares. This is intended to help prevent ride-share vehicles from stopping and standing on city streets and in neighborhoods. The cost would be approximately \$4000.00 annually for the addition of a Flock LPR Cameras and signage and striping.

10. OLD BUSINESS:

10.I. Consideration and Action to cancel the August 16, 2022, Council Meeting.

Background:

At the June 21st meeting, a discussion was had about reducing meeting schedules in the summer period. Council agreed with the cancellation of the August 16th meeting, rather than conducting both meetings in August. Regularly scheduled meetings would resume in September.

11. NEW BUSINESS:

11.I. Consideration and Action to Approve the Event Request for the Hemp Minority Alliance *"Hapeville Hemp Festival of Health and Wellness"*.

Background:

The Hemp Festival will be a one-day event for local and regional hemp farmers, holistic health care manufacturers, and industry stakeholders with a concentration on diversity and equity for small business owners. We are expecting 150 - 200 people. The time requested is from 10 am to 7 pm. The Holistic Health and wellness will include vendors, Industry Featured Speakers, Sustainable Hemp Apparel Fashion Show, and Health Practitioners. There will be a round table of Holistic Health Benefits from Hemp Oils.

There will be no alcohol, but there will be a live DJ playing meditation music, and soft jazz. We will need access to power and restrooms.

Supporting Document(s):

1. Online Form Submittal_ Event Request Form_Redacted

11.II. Consideration and Action to Approve a Resolution to Dispose of a Portion of Arnold Street.

Background:

On June 7, 2022, the City declared abandoned a portion of Arnold Street located in Land Lot 96 of the 14th District, Fulton County (City of Hapeville) adjacent to Sunset Avenue and King Arnold Street and authorized the disposal of said property through sealed bid. The City received one sealed bid from Epic Development for a proposal to construct townhomes on the property. The bid is being brought before Mayor and Council for consideration and action to either award or reject.

Supporting Document(s):

1. Notice of Sealed Bid

2. Bid Packet
3. Bid Tabulation Sheet
4. Resolution to Accept Arnold Street Highest Bidder

11.III. Discussion on a future Resolution amending the current City of Hapeville water rates.

Background:

On January 1, 2023, the City of Atlanta will increase their wholesale water rates to the City of Hapeville from \$ 3.70 per hundred cubic feet to \$ 5.01 per hundred cubic feet. That increase translates into a \$ 1.75 per thousand increase on a single-family residential water bill. This \$ 1.75 residential increase is a pass-thru increase only. However, multi-dwelling rates will increase from a rate of \$ 10.98 per thousand gallons to \$ 13.98 per thousand. Unlike single-family residential rates, which are on a tiered usage system, the multi-dwelling accounts (42) are on a flat rate system, and their increase would be more than just a pass-thru. The last water rate increase in Hapeville was in 2012. If passed, these new proposed Hapeville water rates would go into effect on January 1, 2023, and the total estimated annual revenue would be about \$ 291,000. A sample water bill is provided for reference.

Supporting Document(s):

1. sample bill

12. CITY MANAGER REPORTS:

13. PUBLIC COMMENTS:

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

14. MAYOR AND COUNCIL COMMENTS:

15. EXECUTIVE SESSION:

When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).

16. ADJOURN:

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.