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

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:01 PM
2. **ROLL CALL:** All Members of Council were present, except for Councilman Alexander, which constituted a quorum.
   - ✓ Alan Hallman
   - ✓ Mike Rast
   - ✓ Brett Reichert
   - ✓ Mark Adams
   - × Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the July 12th Meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Mayor Hallman
6. **PRESENTATIONS:**

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

   Presented by Bonnie Lapwood, Senior Planner with the Atlanta Regional Commission. Ms. Lapwood stated the commission is a regional planning agency for the 11-county metro area and part of their designated responsibilities is assisting with comprehensive plan updates. She indicated that the agency had prepared a draft document for the governing body's consideration, which is a part of the comprehensive plan update process. Ms. Lapwood stated that the last comprehensive plan was in 2017, and the fundamental changes for this comprehensive plan are an updated demographics and data section. She detailed the demographics and data, which includes up-to-date data, i.e., the broadband element. She explained that it is imperative given that Hapeville has widespread broadband access and it's 99% covered, updated needs opportunities and goals, the land use element, zoning changes, future land use map, and implementing items for the next five years. Ms. Lapwood detailed the schedule for the plan and stated that ultimately the plan does need to be adopted or transmitted to DCA and approved by October 31st of this year.

7. **PUBLIC HEARING:**

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

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

   Staff Comments: City Planner Dr. Lynn Patterson summarized to Council this is a very

narrow parcel that runs from Porsche avenue down along /adjacent to the residences that are RMU and the UV zoning. Dr. Patterson stated that the parcel is a part of the assemblage, but it was zoned RMU and has consistently been zoned this way. She informed the governing body that they would hear the other site conditions during the next agenda item (conditional use permit). Dr. Patterson stated that this is strictly the rezoning piece of it. As of now, the parcel cannot be developed on its own. Dr. Patterson gave a recommendation that the proposed zoning is required for the assemblage and development of the project in its entirety. The differences between RMU, Residential Mixed Use, and U-V, Urban Village are negligible for the proposed project. Staff recommends that Council approves the request to rezone in accordance with the Planning Commission.

Applicant Comments: South City Partners Developer Will Cassidy answered questions concerning rezoning the property at 0 South Street.

Public Comments: There were no public comments made on this item.

MOTION: Councilman Adams made a motion to approve the request to rezone the property located at 0 South Street, Alderman Rast provided a second. **Motion carried 3-0.**

7.II. Consideration and Action on a Conditional Use Permit request for a multifamily development at 464 Porsche Ave., 0 South Central Ave., and 0 South Street.

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: City Planner Dr. Lynn Patterson detailed to Council the request for a conditional use permit for the mixed-use development. As she stated in the rezoning request, the location is in the eastern gateway into the City. The mixed-use development will consist of approximately 259 units, including retail developments and first-floor retail along Porsche avenue. Dr. Patterson stated that the applicant would present to the Council renderings of the area demonstrating created green space and some open space that will welcome the community more than just the residents at that site. The proposal is 6.706 acres with a maximum allowed by the proper residential density of 200. Dr. Patterson indicated the applicant is proposing about 259 units plus and between 2000 and 4,000 square feet of retail, the Greenway trail, and the linear park. Dr. Patterson summarized the Planner's report and recommended that the proposed use of mixed-use apartments and retail and commercial development is compatible with the U-V Zoning District and meets the district's intent, the LCI Plan, and the Comprehensive Plan. The proposed greenway offers an additional amenity to the property and the City at large. The conditional use application is advised for approval with a traffic study.

Applicant Comments: South City Partners Developer Will Cassidy presented a rendering of the future project for the Council's review. Mr. Cassidy answered questions concerning the conditional use permit request for a multifamily development at 464 Porsche Ave., 0 South Central Ave., and 0 South Street.

Public Comments: There were no public comments made on this item.

MOTION: Councilman Reichert made a motion to approve a Conditional Use Permit request for a multifamily development at 464 Porsche Ave., 0 South Central Ave., and 0 South Street *pending traffic schedule*, Councilman Adams provided a second. **Motion carried 3-0.**

8. QUESTIONS ON AGENDA ITEMS: None

9. CONSENT AGENDA:

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

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

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

- 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.

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

10. OLD BUSINESS:

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

MOTION: Councilman Adams made a motion to approve the cancelation of the August 16, 2022, Council Meeting, Alderman Rast provided a second. **Motion carried 3-0.**

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"*.

MOTION: Councilman Reichert made a motion to approve the Event Request for the Hemp Minority Alliance *"Hapeville Hemp Festival of Health and Wellness"*. Councilman Adams provided a second. **Motion carried 2 Yay** *(Councilman Reichert and Councilman Adams)* **-1 Nay** *(Alderman Rast).*

11.II. Consideration and Action to Approve a Resolution to Dispose of a Portion of Arnold Street. ***Resolution 2022-10***

MOTION: Alderman Rast made a motion to approve a Resolution to Dispose of a Portion of Arnold Street. Councilman Adams provided a second. **Motion carried 3-0.**

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

Community Service Director Lee Sudduth gave a briefly to synopsis Council regarding the amendment. Mr. Sudduth stated that the City of Atlanta has increased the City's water rate. However, this is the first increase within the last ten years. He stated that in 2012, the EPD approached the City and said we need to be on a multi-tier system for water conservation. He indicated that the more water you use, the higher rate you're going to pay. Mr. Sudduth stated that this was a requirement for every municipality within the region. He said that we met requirements except for multi-dwellings. The multi-dwelling is apartments and hotels—these make up about 70% of our water usage.

Council recommended to staff to keep the non multi dwelling where they are right now and see what the revenue is, and to also see if it could be place in a tier.

DISCUSSION: This was a discussion item only; No action was taken.

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

- Upcoming LOST negotiation meeting with Fulton County.
- Completed bond closing through the Development Authority
- The roofing project for the police department is completed and has started working on City Hall.
- The drafted short-term rental Ordinance will be ready for review at the next meeting. The updated Ordinance will include all Council's recommendations.
- The County has sent out assessments for 2022 relating to the millage rate. Mr. Young plans to discuss this at the next Mayor and Council meeting.
- Upcoming events: Movie night July 15th and Downtown Live Seafood music concert, July 16th.

13. PUBLIC COMMENTS:

1. Chase Stell
2. Julie Wright-*Submitted via email*
3. Melvin Traynum

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).*

MOTION: Councilman Adams made a motion to go into recess, Councilman Reichert second. **Motion carried 3-0.**

Alderman Rast made a motion to go into executive session at 7:40PM. Councilman Reichert second. **Motion carried 3-0.**

16. ADJOURN:

MOTION: Councilman Adams made a motion to convene back into regular session, Councilman Reichert second. **Motion carried 3-0.**

MOTION: Councilman Adams made a motion to adjourn at 7:50PM, Councilman Reichert provided a second. **Motion carried 3-0.**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk