



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354, or visit the City's Website for live stream meetings at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes>

May 16, 2023 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chloe Alexander

3. WELCOME:

4. PRESENTATIONS:

5. PUBLIC HEARING:

- 5.I. Consideration and Action of a Special Use Permit request to operate a personal care home at 601 Coleman Street

Background:

Lonise Dorante 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 May 9, 2023 and recommended approval subject to satisfaction of the conditions outlined in the Planner's report. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Application - 601 Coleman Street_CUP_Redacted
2. Plans - 601 Coleman Street_CUP
3. Planner's Report - 601 Coleman St SUP_Personal Care Home
4. Legal Adv. 5-16-2023_601 Coleman St_CUP
5. Summary Minutes - 5-09-2023

6. 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.

7. CONSENT AGENDA:

7.I. Consideration and Action to approve the May 2nd Council Meeting minutes.

Supporting Document(s):

1. 05022023 Drafted Mins

7.II. Consideration and Action to enter into a Memorandum of Understanding with the Georgia Department of Community Affairs for participation in the Georgia Classic Main Street Program.

Background:

This establishes the City's Main Street Board as a Classic Main Street Program under the new guidelines of the Department of Community Affairs.

Supporting Document(s):

1. 2023-2024 Classic_Main Street MOU_Hapeville (1)

8. OLD BUSINESS:

9. NEW BUSINESS:

9.I. Consideration and Action to Approve a Moratorium on New Construction Multifamily Dwelling

Background:

The City has experienced a recent rapid increase in multifamily developments over the last several years. The growth is placing an added burden on public utilities, public infrastructure, public safety services, and has caused an increase in traffic congestion. Mayor and Council recognize there may be negative impacts to health, safety and welfare to the citizens of the city and the burdens on the city should the City not take immediate measures to protect against additional commercial and residential multifamily housing developments. The Mayor and Council requested the Planning Commission review, comment, and consider action on the drafted ordinance to restrict review and approval of Multifamily Developments for a period of no less than 6 months.

The Planning Commission discussed this item at their meeting on Tuesday, May 9, 2023. The summary minutes from their meeting are included in your agenda packet.

Supporting Document(s):

1. Moratorium on Multifamily Development Ordinance (003)
2. Summary Minutes - 5-09-2023

10. CITY MANAGER REPORTS:

11. 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.

12. MAYOR AND COUNCIL COMMENTS:

13. 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).*

14. 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.