



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

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May 16, 2023 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:00 PM
2. **ROLL CALL:** All Members of the Council were present, which constituted a quorum.
 - ✓ Alan Hallman
 - ✓ Mike Rast
 - ✓ Brett Reichert
 - ✓ Mark Adams
 - ✓ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the May 16th Meeting.
4. **PRESENTATIONS:** None
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: City Planner Dr. Lynn Patterson summarized the background for this special use permit request to Council. Dr. Patterson acknowledged that the business practice will stay the same. She stated that the only change would be the owner and business name. Dr. Patterson recommended for Council to approve the special use permit with following recommendation: The proposed use may be more align to that of 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 the following conditions:

1. *The number of total residents should meet any limits imposed by State law.*
2. *The number of all occupants, including guests and staff, should be restricted by the occupancy load as determined by the fire marshal during his inspection of the facility pursuant to its acquisition of an Occupational Tax Permit.*
3. *The owner must furnish a list of all residents living in the facility with disabilities and*

special needs to the Hapeville Police and Fire Departments with every new admission to the facility.

4. The owner must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining the Occupational Tax Permit.

Applicant Comments: Applicant, Lonise Dorante answered questions concerning the medical services that would be provided to the patients and the medical criteria of the staff. Ms. Dorante stated that there is a check-in and out process for guests and patients will have at least two activities per week. She stated that patients will be provided three meals per day and some rooms will be double occupied. Ms. Dorante informed Council that she will be remodeling the floors and painting the outside of the building. She further stated that housekeeping will perform daily cleaning as well as a deep cleaning every Saturday.

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

MOTION: Councilman Adams made a motion to approve a Special Use Permit request to operate a personal care home at 601 Coleman Street, pending the conveyance of the required information directed from Planning Commission that focused on the mission's type related to disable assistance, Alderman Rast provided a second. **Motion carried 4-0.**

6. QUESTIONS ON AGENDA ITEMS: None

7. CONSENT AGENDA:

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

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.

MOTION: Alderman Rast made a motion to approve the consent agenda, Councilman Alexander provided a second. **Motion carried 4-0.**

8. OLD BUSINESS: None

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.

DISCUSSION: Mayor Hallman expressed that a moratorium needs to be put in place for multifamily due to the increase in development. He stated that this moratorium would not apply to development already in effect. Mayor Hallman noted that the City has a limited amount of vacant developable land to incur multifamily development. He informed Council that this moratorium could provide an opportunity for Council to review and discuss any future concerns.

Councilman Adams stated that he had the opportunity to speak with residents before

tonight's meeting, in which they expressed their concerns. Councilman Adams acknowledges his support for the moratorium, although he advocates for growth and development. He stated that he believes the City is vastly outpacing itself. He further noted that the moratorium would allow the Council and Staff to be due diligence and prudent and take an internal analysis of what's available for ability and the potential life impact, and if we have the infrastructure that will sustain the City's ability to further develop in the future.

He further noted that even though trees are coming about. The green spaces are being tremendously diminished. Councilman Adams believes that taking a pause and seeing precisely what the City of Hapeville's future will look like is essential.

Alderman Rast stated his opinion on the moratorium, expressing that the City may be a little late considering a moratorium on multifamily. However, if a moratorium is approved, are there any specific actions that Council or staff will take? Are we contemplating any zoning changes? Are we considering projects that have already been approved? Those are some of the questions Alderman Rast posted to the Staff and Council.

Mayor Hallman advised Alderman Rast that the moratorium would not apply to current development as those have already started the process and been approved.

Councilman Alexander stated that if the City imposes a pause for six months with a moratorium and does not revise the zoning, then it's pointless. She indicated it is worth having a conversation about because people who complain about things tend to be the loudest, but that doesn't mean that they don't reflect the sentiments of the majority of people. Councilman Alexander noted that most residents do agree with it. This is an opportunity for Council and Staff to look at the development objectively and rationally. She stated that multifamily alone doesn't necessarily increase traffic value. However, certain circumstances come with those types of development, like commercial property, which can generate a lot of traffic. That's where traffic comes from; mostly, people go to destinations, not necessarily coming and going home. She indicated that looking at everything from a much higher picture versus just saying, "We don't want multifamily."

A significant concern for Councilman Alexander is zoning and ensuring that if Council approves the moratorium, there is an active plan for zoning.

Councilman Reichert stated that although he is not a lifelong resident and has only lived in Hapeville for five years, he has seen a significant rate of changes, which has been mind-boggling when you consider the size and scope of the City. He further noted that from a practical standpoint, this ordinance would not affect any processes toward development. There are many areas where large-scale, high-density multi-development has already been approved. Councilman Reichert stated that he finds it hard to rationalize what the City can do by putting the brakes on development. He sustained that he notices plenty of places where they can be infilled with single-family, etc. Councilman Reichert expressed that he is still determining if the moratorium will be effective due approved development project.

AMEND AGENDA:

MOTION: Alderman Rast made a motion to amend the agenda to allow Public Comments regarding item 9.I., Councilman Adams second. **Motion carried 4-0.**

PUBLIC COMMENTS: Mayor Hallman opened the floor for those who were in favor or opposition to the public hearing item.

1. Lucy Dolan - In Favor
2. Carol Cobb- In Favor
3. Nicole Heart- In Favor
4. Susan Bailey- In Favor

5. Charlotte Rentz- In Favor

MOTION: Councilman Adams made a motion to approve a Moratorium on New Construction Multifamily Dwelling, Councilman Alexander provided a second. **Motion carried 4-0.**

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

- Staff will be presenting a balanced budget at the June 6, Council meeting.
- La Fiesta will take place on May 20th at the Hoyt Smith area from 1Pm-5PM and on May 29th, the City will host the annual Memorial Day service and celebration, which will start at 10 AM.

11. **PUBLIC COMMENTS:** Mayor Hallman opened the floor for Public comments.

1. Lucy Dolan
2. Melvin Traynum

AMEND AGENDA:

MOTION: Alderman Rast made a motion to amend the agenda to extend Public Comment speaking time for Mr. Melvin Traynum, Councilman Adams second. **Motion carried 4-0.**

12. **MAYOR AND COUNCIL COMMENTS:**

Councilman Reichert had no additional comments at this time.

Councilman Adams, Thanked everyone for coming to the Council meeting.

Alderman Rast had no additional comments at this time.

Councilman Alexander asked Staff to research on whether there is process that exists to use the tree bank to initiate a tree replacement program for developers/people who have had to remove trees for construction purposes or weather or any reason.

Mayor Hallman Thanked everyone for coming out to the Council meeting and being a part of their local government. He announced that he and Councilman Reichert attended a groundbreaking ceremony for the Public Credit Union, which took place earlier that day. Mayor Hallman thanked all that participated in the car show on Saturday. He stated that the initial car show was canceled due to inclement weather. However, this past Saturday, there were probably 75 to 80 cars, and several hundred people came in throughout the day. Mayor Hallman thanked Staff for preparing the park and keeping everything clean.

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

14. **ADJOURN:**

MOTION: Councilman Adams made a motion to adjourn at 7:23PM, Councilman Alexander provided a second. **Motion carried 4-0**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk