



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 REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapeville.org/562/Agendas-and-Minutes>

November 12, 2024 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Alderman Rast at 6:03 PM
2. **ROLL CALL:** All Members of Council were present with the exception of Mayor Hallman, which constituted a quorum.
 - ☒ Alan Hallman
 - ☒ Mike Rast
 - ☒ Brett Reichert
 - ☒ Mark Adams
 - ☒ Chloe Alexander
3. **WELCOME:** Alderman Rast welcomed all to the November 12th Meeting.
4. **PLEDGE OF ALLEGIANCE:** Councilman Adams led the Pledge of Allegiance, which was recited in unison by all present.
5. **INVOCATION:** Given by Pastor Barry Odom.
6. **PRESENTATIONS:**
 - 6.I. Oath of Office for Fire Chief Nick Condrey– Administered by Alderman Rast.

Honorable Alderman Mike Rast administered the oath of office, officially appointing Chief Nick Condrey as the Chief of Fire & EMS for the City of Hapeville.
7. **PUBLIC HEARING:**
 - 7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Shortlidge Hospitality, Inc -**DBA:** Dave's Sports Bar & Grill, located at 1155 Virginia Ave Ste. K, Hapeville, GA 30354.

Staff Comments: There were no additional comments provided by staff.

Applicant Comments: David Shortlidge, owner of Dave's Sports Bar & Grill, introduced himself and his partner, Pilar Jones, to the Council, expressing his enthusiasm about joining the City of Hapeville community.

Public Comments: No public comments were made for this public hearing item.

MOTION: Councilman Reichert motioned to approve the Alcohol Beverage License Request for Shortlidge Hospitality, Inc -**DBA:** Dave's Sports Bar & Grill, located at 1155 Virginia Ave Ste. K, Hapeville, GA 30354; Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

- 7.II. Consideration and Action to Approve an amendment to the Code of Ordinances, Chapter 93 (Zoning), Section 93-29-13 (Tree preservation trust fund) - Second Reading

Staff Comments: City Planner Dr. Lynn Patterson addressed the Council regarding a proposed text amendment, explaining that this is the second reading following the initial review last month. The amendment seeks to authorize the use of the Tree Bank Fund in collaboration with nonprofit organizations or similar entities to facilitate tree planting throughout the city. Dr. Patterson invited questions from the Council. **Ordinance 2024-16**

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

MOTION: Councilman Adams motioned to approve the amendment to the Code of Ordinances, Chapter 93 (Zoning), Section 93-29-13 (Tree preservation trust fund) (**Ordinance 2024-16**); Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

- 7.III. Consideration and Action on a Conditional Use Permit to Operate a Funeral Home at 736 South Central Avenue.

Background:

Consideration of a Conditional Use Permit to operate a funeral home at 736 South Central Avenue, Hapeville, Georgia 30354, Parcel Identification Number 14-0098-0006-003-2. The property is zoned V, Village, and is subject to the zoning regulations under Section 93-11.1-4 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Applicant: Kohaleth Knight, Donehoo-Lewis Funeral Home

The Planning Commission reviewed this item on October 8, 2024, and recommended approval. Staff supports their recommendation.

Staff Comments: City Planner Dr. Lynn Patterson informed the Council that the application pertains solely to a change of ownership for a property that has operated as a funeral home since 1934. Dr. Patterson clarified that the use, layout, and operations of the facility remain unchanged. The City requires a review in cases of ownership changes, and staff supports the application.

Applicant Comments: Applicant Kohaleth Knight introduced himself as the new owner of the Donna Lewis Funeral Home and expressed his commitment to serving the community effectively and respectfully.

Public Comments: No public comments were made for this public hearing item.

MOTION: Councilman Reichert motioned to approve on a Conditional Use Permit to Operate a Funeral Home at 736 South Central Avenue; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

- 7.IV. Consideration and Action on a Conditional Use Permit to Operate a Day Care Center at 3409 Dogwood Drive.

Background:

Consideration of a Conditional Use Permit to operate a day care center at 3409 Dogwood Drive, Parcel Identification Number 14-0098-0017-017-9. The property is zoned U-V, Urban Village, and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Applicant: Jeresha Sherri White

The Planning Commission reviewed this request on Tuesday, October 8, 2024, and recommended approval, contingent upon plan revisions that address staff comments and resolve access issues raised by the Police Chief and Fire Marshal.

Applicant Comments: Applicant Jeresha Sherri White introduce herself to the Council as the owner of the building at 3409 Dogwood Drive. She shared her 16 years of experience operating boutique-style, high-quality childcare centers throughout metro Atlanta. Ms. White expressed her commitment to finding a viable solution to establish her childcare business in

Hapeville and serve the local community, as she has successfully done in other areas.

Staff Comments: City Planner Dr. Lynn Patterson provided an update to the Council regarding a proposal for a daycare facility at 3409 Dogwood Drive. Dr. Patterson outlined concerns raised by the Planning Commission, staff, and public safety officials, particularly regarding site access and safety. The site, located at the end of a narrow one-lane driveway, lacks adequate circulation for drop-off and pick-up traffic. The Fire Marshal requires a minimum 20-foot-wide access, ideally 26 feet, to ensure proper emergency vehicle entry. The current driveway is only 16 feet wide, posing significant safety risks. Four proposed options were evaluated to address these concerns:

1. **As-Is Proposal:** The original plan maintains the current driveway, which is too narrow to meet safety standards and poses a bottleneck risk on Dogwood Drive. Staff does not support this option.
2. **Valet Service Proposal:** This plan involves valet service during drop-off and pick-up times. Staff raised concerns about traffic backups on Dogwood Drive and the feasibility of managing multiple vehicles, deeming it unviable.
3. **Neighboring Property Easement:** This option suggests using a neighboring property for a one-way traffic flow. However, the narrow driveway on the neighboring property does not resolve emergency access concerns, and no formal agreements have been reached.
4. **Driveway Expansion Proposal:** The final option proposes widening the existing driveway through an encroachment easement. While this could address fire access concerns, the lack of finalized agreements and sufficient planning prevents staff from supporting this option.

Dr. Patterson emphasized that all parties, including the Planning Commission, support the need for additional daycare facilities in Hapeville but concluded that this site is unsuitable due to unresolved safety and access issues. Staff recommended either tabling the proposal for further development or denying it, which would require a six-month wait before resubmission. Public safety officials, including the Fire Marshal and Police Chief, were present to address any questions.

Public Comments: No public comments were made for this public hearing item.

MOTION: Councilman Reichert motioned to table the Conditional Use Permit for operating a daycare center at 3409 Dogwood Drive. *The motion included a provision requiring the applicant to present a civil engineer's report addressing the 150-foot radius requirement and a 20-foot span for firetruck access at the entrance. The matter will be revisited on January 25, 2025.* Councilman Adams seconded the motion. **The motion carried with a vote of 3-0.**

8. QUESTIONS ON AGENDA ITEMS:

1. John Coody- *Public Comment submitted via email.*

9. CONSENT AGENDA:

- 9.I. Consideration and Action to Approve the October 15, 2024, Mayor and Council meeting minutes.
- 9.II. Consideration and Action to Approve the October 15, 2024, Executive Session meeting minutes.

MOTION: Councilman Alexander motioned to approve the consent agenda; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

10. OLD BUSINESS:

- 10.I. Consideration and Action to Approve amending the ordinance that addresses the Metro Water District Water Efficiency Code Requirements.

MOTION: Councilman Adams motioned to approve the amending the ordinance that addresses the Metro Water District Water Efficiency Code Requirements; Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

11. NEW BUSINESS:

11.I. Consideration and Action to Approve the Purple Heart Resolution.

MOTION: Councilman Reichert motioned to approve the Purple Heart Resolution; Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

11.II. Consideration of the Mayor and Council 2025 Meeting Schedule Ordinance. - First Reading.

This was the first reading for the Mayor and Council 2025 Meeting Schedule Ordinance. **This was a discussion item only; No action was taken**

11.III. Consideration and Action to Approve the 2025 Holiday Schedule.

MOTION: Councilman Alexander motioned to approve the 2025 Holiday Schedule, *including the addition of Friday, December 26, 2025, as a staff holiday due to Christmas falling on a Thursday*; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

11.IV. Consideration and Action to Approve Police Cruiser Dispositions.

MOTION: Councilman Reichert motioned to approve the Police Cruiser Dispositions; Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

11.V. Consideration and Action to Approve Vertical Earth Inc. in the amount of \$260,387.74 for paving of Russell Street, Commerce Way, and deep patching on Porsche Avenue.

MOTION: Councilman Alexander motioned to approve the Vertical Earth Inc. in the amount of \$260,387.74 for paving of Russell Street, Commerce Way, and deep patching on Porsche Avenue; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

11.VI. Sylvan Road Rail Crossing Discussion and Options

DISSUCSION: Community Services Director, Mr. Lee Sudduth, presented an overview of the Sylvan Road crossing to the Governing Body, highlighting its unique challenges. He explained that the five-way crossing, like others in the city, has a narrow and complex layout, further complicated by a middle turn lane added in the late 1990s to alleviate traffic congestion caused by nearby train crossings. Additionally, the road was narrowed by 20 feet in 2019 during the implementation of silent crossings, improving safety but creating new challenges.

Mr. Sudduth noted a significant issue: driver confusion caused by unclear lane markings and inadequate signage, leading to vehicles misusing lanes and crowding the intersection. A traffic study on October 28, 2024, revealed 422 instances of drivers violating lane use in just eight hours. He and his team proposed two potential solutions: eliminating the middle turn lane to reduce congestion or maintaining the lane with improved striping and overhead signage to clarify traffic flow.

Alex Simmons of Keck & Wood elaborated on the challenges of implementing a traffic signal. While such signals are typically warranted by crash data or heavy traffic flow, the intersection's low-speed movements have not resulted in a significant number of crashes. However, adding a signal could introduce higher-speed collisions, particularly near the railroad tracks. Mr. Simmons emphasized that lane stripping and narrowing could better manage traffic and reduce confusion, regardless of which option is pursued.

Both Mr. Sudduth and Mr. Simmons highlighted the importance of improving signage and lane design to enhance safety and functionality at the crossing.

- **This was a discussion item only; No action was taken.**

11.VII. Consideration and Action to Approve One-Time Payment to Employees.

MOTION: Councilman Adams motioned to approve the One-Time Payment to Employees; Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

12. **CITY MANAGER REPORTS:** City Manager Tim Young provided updates on several key events and initiatives leading into December.

1. **Audit Progress:** The fiscal year ending June 30, 2024, audit is ongoing, with management comments currently under review. No significant issues have been identified by auditors thus far.
2. **Final Film Screening:** The last film series event for the year will be held on Friday November 15th at 6:00 PM at Christ Church.
3. **Holiday Festivities:**
 - **Hapeville for the Holidays:** Scheduled for Tuesday, November 26th, this event will kick off the city's holiday celebrations.
 - **Rich's Department Store Lecture:** On December 6th at 6:00 PM, a lecture on the history of Rich's Department Store will be hosted at Christ Church.
 - **Free Art Hapeville Event:** Taking place in Arts Alley on December 7th from 4:30 PM to 7:30 PM, this event will feature local art and community engagement.
4. **New Main Street Initiative:**
 - The "Slay the Holidays" competition will run from December 1st to 20th, encouraging businesses to decorate for the holidays. Residents can vote for the best-decorated business, fostering community engagement and increasing foot traffic. Details will be available on the Main Street and Economic Development web pages.

Mr. Young concluded by thanking everyone and emphasizing the city's commitment to fostering community spirit through these events.

13. **PUBLIC COMMENTS:**

1. Melvin Traynum

14. **MAYOR AND COUNCIL COMMENTS:**

Councilman Reichert expressed gratitude to attendees and stated he had no further comments. Councilman Adams thanked everyone for attending and for engaging with their local government. Councilman Alexander wished everyone a Happy Thanksgiving, noting it was the last meeting before the holiday. She also inquired about the Christmas lights map for residents to sign up. Alderman Rast expressed gratitude to everyone for attending the meeting and acknowledged those who stayed through the longer-than-usual session. He wished everyone a good evening and noted that there were executive session items to address.

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 Alexander made a motion to go into recess; Councilman Adams provided a second. **Motion carried 3-0.**

MOTION: Councilman Adams made a motion to go into executive session at 7:51PM; Councilman Reichert provided a second. **Motion carried 3-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 8:39 PM, Alderman Rast second. **Motion carried 3-0.**

EXECUTIVE SESSION ITEMS:

- 15.I. **MOTION:** Councilman Adams motioned to reject the offer of quitclaim-Parcel #1400940007010-0, and Parcel #1400940007092-8; Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

- 15.II. **MOTION:** Councilman Reichert motioned to approve the Resolution supporting Amicus Brief

(Resolution 2024-08); Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

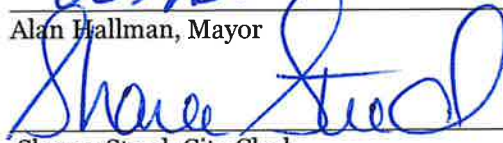
15.III. **MOTION:** Councilman Adams motioned to approve the resolution to declare the need for a new fire station facility and for other purposes **(Resolution 2024-09);** Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

16. **ADJOURN:**

MOTION: Councilman Adams motioned to adjourn at 8:42 PM; Councilman Alexander provided a second. **The motion carried with a vote of 3-0.**

Respectfully submitted,



Alan Hallman, Mayor

Sharee Steed, City Clerk