



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 at
<https://hapeville.org/562/Agendas-and-Minutes>

January 21, 2025 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:

4.I. **Championship Ring Ceremony:** Celebrating the 5-Year-Old Boys Atlanta Youth United League Champions.

4.II. **Championship Ring Ceremony:** Celebrating the Girls Atlanta Youth United Seven-year-old Division Champions and their 5–8-year-old Grand Champions.

5. PUBLIC HEARING:

5.I. 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.

This item was tabled at the November 12, 2024, Mayor and Council meeting, with a requirement for the applicant to provide a civil engineer's report addressing the 150-foot radius requirement and the 20-foot span needed for fire truck access at the entrance.

Staff Comments:

Applicant Comments:

Public Comments:

Support Document(s):

1. Application - 3409 Dogwood Drive_CUP_Daycare_Redacted
2. Plans - 3409 Dogwood Drive_Site Plan_R1_01-08-2025

3. Comment Letter - 3409 Dogwood Drive_01-08-2025
4. Police Department Report - 3409 Dogwood Drive_CUP_Daycare_1-16-2025
5. Fire Marshal Report - 3409 Dogwood Drive_1-16-2025
6. Minutes - 10-08-2024_draft
7. Legal Ad - 11-12-2024_3409 Dogwood Drive_Text Amendment_Ad#436803

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 December 3, 2024, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. 12032024 Drafted Minutes

- 7.II. Consideration and Action to Approve the January 7, 2025, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. 01072025 Drafted Minutes

- 7.III. Consideration and Action to Approve the January 7, 2025, Executive Session Meeting Minutes.

8. OLD BUSINESS:

9. NEW BUSINESS:

- 9.I. Consideration and Action to Approve A Resolution to Declare the Need for New Public Facilities and for Other Purposes.

Background:

The City has determined that there is a need for additional public facilities for municipal buildings, administrative office space, and a new fire station facility. The City intends to pursue acquisition of real property sufficient to meet the needs for new public facilities and to undertake necessary measures associated with the potential property acquisition. Approval is requested to authorize the City's employees, agents, or both to take all actions necessary for the acquisition of property to meet the City's need for new public facilities.

Supporting Document(s):

1. Resolution to Declare Need for Public Facilities

- 9.II. Consideration and Action to Approve a CDBG award from the Fulton County Board of Commissioners in the amount of \$ 84,971 for the construction of a bicycle pump track in John Lewis Memorial Park.

Background:

This CDBG award is to provide facilities and environments that primarily serve low to moderate-income persons. Bicycle pump tracks have been growing in popularity with cities such as East Point, Roswell and Powder Springs. With the ever-increasing organizations that provide bikes to those in need, this pump track will provide a place for kids and adults to ride and improve their overall health and well-being. After bidding and award, construction should begin sometime early this summer.

Supporting Document(s):

1. CDBG Award

- 9.III. Consideration and Action to Approve the Event Request for Delta Scholarship Fund 5k.

Background:

The Delta Care & Scholarship Fund, a 501(c)(3) organization, is pleased to present a proposal for the 13th Annual Delta Scholarship 5K Run. This event serves as a crucial fundraiser, with all proceeds supporting the Delta Scholarship Fund, which provides educational scholarships to Delta Air Lines employees and their eligible dependents worldwide.

In 2023, the Delta Scholarship Fund awarded over 700 scholarships, totaling \$1.5 million, made possible by the generosity of Delta employees and community supporters. The organization aims to continue this tradition of community engagement and support in 2024.

The proposed 5K course is USATF-certified and serves as an official qualifying event for the AJC Peachtree Road Race. Details about last year's race are available here: [Delta Scholarship Fund 5K Run/Walk and Fun Run](#).

The event is planned for May 3rd, starting at 7:30 AM, with the race beginning and ending at the Delta Community Credit Union. A course map has been attached for reference.

The Delta Care & Scholarship Fund respectfully requests approval to proceed with the necessary arrangements for this event. The support of the City Board will help ensure the continuation of valuable educational opportunities for Delta employees and their families. Thank you for your consideration.

Supporting Document(s):

1. Online Form Submittal_ Hapeville Event Request Form_Redacted
2. Delta JPG - Redacted
3. Delta Scholarship Fund 5k-map certified

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.

24-PC-09-11

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Jeresha Sherri White
Mailing Address: 1972 River Birch Lane Atlanta, GA 30316

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Early Achievers Preschool Academy Inc
Mailing Address 3409 Dogwood Dr, Hapeville, GA 30354

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 3409 Dogwood Drive Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0098-0017-017-9

Present Zoning Classification: UV Size of Tract: [REDACTED] acre(s)

Present Land Use: Office Building

Please check the following as it applies to this application

☒ Site Plan Review
☒ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) [REDACTED]

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's signature

Date: 8/30/24

Sworn to and subscribed before me

This 30 day of Aug, 2024

[Signature]
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

See Attached



3409 Dogwood Drive
Hapeville, Ga 30354
678-860-0372

8/23/24

RE: Written Summary of Proposed Project for Childcare Center at 3409 Dogwood Drive

Success Souvenirs Dogwood Park proposes to care for children ages Walking -9 years old. The capacity for the center is slated to be licensed for approximately 40-50 children based on allowable sq ft per Bright From The Start Licensing agency rules. Success Souvenirs is an upscale boutique style childcare center that provides high quality care to a low number of children for personalization and individualized attention. More information about the enterprise can be found at www.atlantapremiumchildcare.com

Operating Hours . Success Souvenirs Dogwood Park Proposes for its operating hours to be:

Operating Months: January -December

Operating Days: Monday – Friday

Operating Hours: 6:30 AM – 6:00 PM

Site Plan:

Please find attached a site plan that is to scale, and that indicates the number of parking spaces, flow of traffic, outdoor play area size (equipment, fencing, etc)

Current Tenants and Parking Operational Plan:

There is a total of 8 parking spaces located in the front of the building that will house Success Souvenirs

Dogwood Park, and approximately a minimum 10-15 more parking spaces in the rear.

There is currently one other tenant who shares the building located at 3409 Dogwood Drive

1. Belle Lux Day Spa (987 sq ft): This business belongs to my daughter who is a service-based salon with the only employee being herself, her lease includes a maximum of 2

parking spaces in the front with additional parking in the rear of the building if needed. The makeup artists for her business, Whipped by Kiara (216sq ft), also has one parking spaces in the front of the building leaving 5 parking spaces designated to Success Souvenirs Dogwood Park in the front of the building.

- 2. There is also a parking agreement with the business across the street Co-Cre8tive Arts. This agreement has been attached and allows for this business to use the rear parking in the event there is a need for overflow parking for his business. Please note this agreement has a contingency that allows for an agreement cancellation of 21 days. Should this agreement be deemed to interfere with this proposition, the agreement with co-cre8tive can be altered, or voided as this business takes priority.**

3. Success Souvenirs Dogwood Park: The proposed business will have, based on the licensing capacity/ child enrollment size, a total of 3-5 employees who if mobile will always all park in the rear of the building. 5 dedicated parking spaces for the operation of the childcare program will be housed in the front of the building, with the option for parents to park in the back at their discretion when front parking is fully occupied.

Pick up and Drop off Times:

Success Souvenirs Dogwood Park will operate on a pickup and drop off schedule. Parents will be able to drop off their kids Monday-Friday between 6:30 am and 8:40 am, afternoon pick up is designated from 4:00pm- 6:00 pm. Parents will arrive various times between those hours to drop their children off and pick their children up from school.

Please note, the other business (Belle Luxe) are not open during morning drop off hours of 6:30 am and 8:40 am opening up 4 additional parking spaces in the morning time.

Entry and Exit Points for parents and children:

Parents will be able to enter from the front of the building located directly off of Dogwood Drive if they are parked in one of the 5 designated spaces located in the front of the building, and parents will also be able to enter the building from the back of the building, should they choose to park in the rear of the building. All staff who drive to work are to always park and enter in the rear of the building.

Loading Dock adjacent to playground:

There is a permanent brick wall that measures approximately 3ft in height that separates the property lines for the proposed daycare center, and the property that houses the loading dock. In addition to this barrier, the playground fencing will start approximately 1 ft off of the brick wall, and will measure 6ft in height creating no access or adjoining of the playground and loading dock.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3409 Dogwood Drive
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Teresha S White

Address of Applicant 1972 River Birch Lane Atlanta, GA 30316

Telephone of Applicant [REDACTED]

[Signature]

Signature of Owner

Teresha White Early

Print Name of Owner

Adrienne's
Preschool
Academy Inc

Personally Appeared Before Me this 30 day of April, 2024

[Signature]
Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

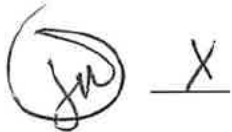
(Please **initial** each item on the list above certifying the all required information has been included on the site plan)



A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.



Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.



The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.



Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional siting of adjoining structures, etc).

(sw) X

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

(sw) X

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

(sw) X

Existing and proposed grades at an interval of five (5) feet or less.

(sw) X

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

(sw) X

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

(sw) X

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

(sw) X

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

(sw) X

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

ju X

Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

ju X

Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

ju X

Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

ju X

Site area (square feet and acres).

ju X

Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

ju X

Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

ju X

Total floor area ratio and/or residential density distribution.

ju X

Number of parking spaces and area of paved surface for parking and circulation

GN X

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature

Date 8/30/24

Exhibit "B"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH LAND DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF NORTH CENTRAL AVENUE (HAVING A VARIABLE WIDTH, PUBLICALLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF DOGWOOD DRIVE (AKA STATE ROUTE #3 AND US HIGHWAY #19/41) (HAVING A VARIABLE WIDTH PUBLICALLY DEDICATED RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY OF DOGWOOD DRIVE NORTH 23 DEGREES 22 MINUTES 28 SECONDS EAST A DISTANCE OF 431.50 FEET TO A MAG NAIL SET, SAID MAG NAIL BEING THE TRUST POINT OF BEGINNING. THENCE LEAVING SAID RIGHT OF WAY NORTH 54 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 310.33 FEET TO A 5/8- INCH REBAR FOUND; THENCE NORTH 24 DEGREES 16 MINUTES 56 SECONDS EAST A DISTANCE OF 96.22 FEET TO A 1-INCH OPEN TOP FOUND; THENCE 20 DEGREES 53 MINUTES 38 SECONDS EAST A DISTANCE OF 6.37 FEET TO A 3/4-INCH ROD FOUND; THENE SOUTH 54 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 309.61 FEET TO AMAG NAIL SET ON THE NORTHWESTERLY RIGHT OF WAY OF DOGWOOD DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF DOGWOOD DRIVE SOUTH 23 DEGREES 22 MINUTES 28 SECONDS WEST A DISTANCE OF 100.16 FEET TO A MAG NAIL SET; SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING; AS PER THAT CERTAIN SURVEY DATED MAY 13, 2020 AS PREPARED FOR MILLER LOWERY DEVELOPMENT, LLC AND AS PREPARED BY MITCHELL LOWRY GRLS#3109; SAID TRACT OF PARCEL OF LAND CONTAINING 0.706 ACRES MORE OR LESS

And also the following:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING PART OF LOT 21 OF ADAIR PROPERTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE INTERSECTION OF LAKEWOOD AVENUE AND ADAIR AVENUE; THENCE NORTHERLY WITH LAKEWOOD A VENUE 59.1 FEET TO PROPERTY NOW OR FORMERLY OF WATKINS OR RUSH; THENCE WESTERLY WITH WATKINS/RUSH 117 FEET MORE OR LESS TO PROPERTY NOW OR FORMERLY OF H.L WATTS OR RUSH; THENCE SOUTHERLY WITH WATTS/RUSH 59 FEET TO ADAIR A VENUE; THENCE EASTERLY WITH ADAIR AVENUE 114 FEET TO THE POINT OF BEGINNING: BEING KNOWN AS 1755 LAKEWOOD A VE SE ACCORDING TO THE PRESENT SYSTEM NUMBERING IN FULTON COUNTY, GEORGIA.

PARCEL ID#: 14-0057-0025-017-8



Outside Parking Agreement

Additional Parking Space Agreement

This Additional Parking Space Agreement is made and entered into as of 6/04/24, by and between the owner of Co-Cre8ive Arts, Antoine Carmichael located at 3400 Dogwood Dr. Hapeville, GA 30354, and Sherri White, owner of 3409 Dogwood Drive Hapeville, GA 30354.

1. Property Address:

Street 3409 Dogwood Drive, Hapeville, Georgia 30354

2. Additional Parking Space:

The owner hereby agrees to provide Co-Cre8ive Arts with three additional parking spaces located at 3409 Dogwood Drive, Hapeville, GA rear of the building only.

3. Term/Rate

This Agreement shall commence on 6/04/24 until otherwise stated and shall continue on a month-to-month basis until terminated by either party. When needed, the rate for parking will be \$50 per day to be paid at the end of each day via cash or zelle, payment not received at the end of each day will result in suspension of parking privileges until the payment is received

4. Use of Parking Space:

The Co-Cre8ive Arts agrees to use the three additional rear parking spaces solely for the purpose of overflowing customer parking only. Co-Cre8ive Arts shall NOT use the parking space for over-night parking, storage, repair work, or any other purpose.

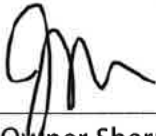
5. Maintenance and Condition:

Co-Cre8ive Arts agrees to keep the three additional parking spaces clean and free of debris.

6. Termination:

Either party may terminate this Agreement with twenty one (21) days written notice to the other party. Upon termination, Co-Cre8ive Arts shall remove any vehicles and any personal belongings from the additional parking spaces.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.



[Property Owner Sherri White]

[Tenant / Co-Cre8ive Arts / Antoine Carmichael]

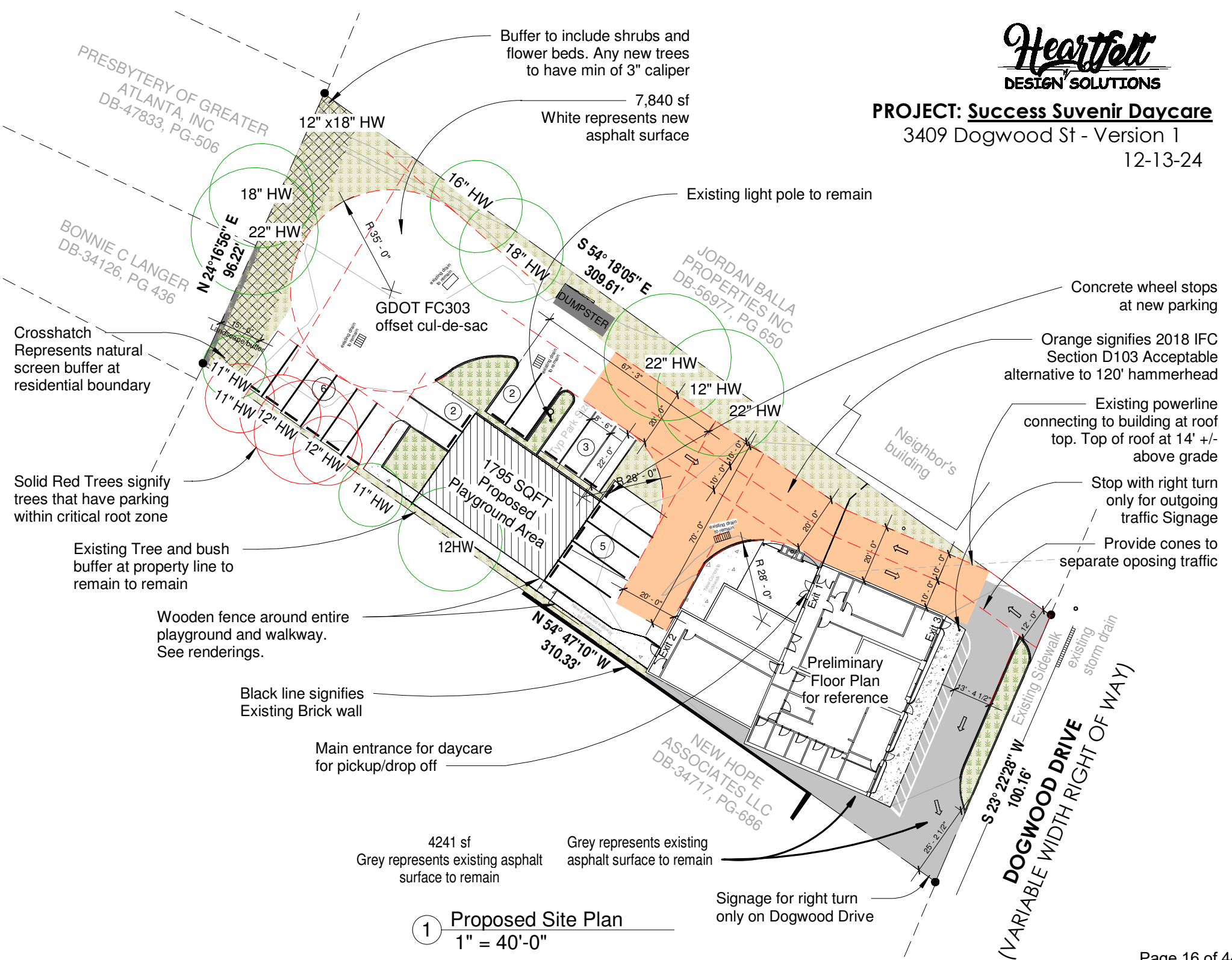
Tenant

Date: 06/19/2024

PROJECT: Success Suvenir Daycare

3409 Dogwood St - Version 1

12-13-24



Attn: Lynn Patterson
lynnpatterson@hapeville.org

12/13/2024

RE: 3409 Dogwood Drive Site Plan City Council Review comments

To Whom it may concern:

1. Comment: Can you provide the height of the low-hanging power lines across the driveway? The power pole with the X. (Poles with x are light poles, Overhead power poles show OHE lines connecting to them)

Response: Powerline attaches to building above roof, Building roof at +/- 14' height. IFC 16.04.015 (A) Height clearance 13'6" is met

2.Comment: What are the distance requirements for a bus stop next to the driveway?

Response: GDOT does not designate distance from driveway clearance for bus stops. The only distance required is from the curb edge at 4'.

3.Comment: Use traffic cones to direct exiting vehicles to the right (no left turn while exiting).

Response: cones added to help direct traffic

4.Comment: Make use of the full queue lanes at all times.

Response: Lanes will be used for queue at all times

5.Comment: Place appropriate signage at the exit directing vehicles to turn right only onto Dogwood Drive.

Response: Signage placed at exit onto Dogwood for right turn only

6.Comment: Drop off and pick up children ONLY at Exit number one at listed on the most current plan, not at the front exist.

Response: Drop off will be at rear of property at exit 1 located on plans.

-Heartfelt Team

January 16, 2025

Approved. Looks like they have complied with all staff requests. Many thanks!

v/r

Bruce

Bruce M. Hedley
Chief of Police
Hapeville Police Department

January 16, 2025

I am fine with the outside plans; I still have questions and concerns with life safety regarding the spaces inside. The classrooms on the inside that do not exit directly to the outside. This building requires a sprinkler system.

William Pildner
Division Chief/Fire Marshal
Hapeville Fire Department



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

October 8, 2024 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of September 10, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of September 10, 2024, subject to corrections. Lucy Dolan seconded the motion. Motion Carried: 4-1; Jeanne Rast abstained.

4. New Business

4.I. 736 South Central Avenue

Conditional Use Permit

Background:

Kohaleth Knight of Donehoo-Lewis Funeral Home requested 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.

Findings

This is a change of ownership with no modifications to the signage, parking lot, entrance and exit, or the building. The property has been used as a funeral home since 1934.

The application and included survey show parking provided on the site to the rear (23 parking spaces, including 2 ADA compliant at the rear building entrance).

The property is located in the V, Village Zoning District and in the Arts Overlay Zoning District. A funeral home is permitted as a Conditional Use within the V Zoning District and is subject to the provisions of Article 11.1.

Recommendation

The proposed use of a funeral home is compatible with the Village Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to give a favorable recommendation to Mayor & Council for the requested Conditional Use Permit at 736 South Central Avenue to operate a funeral home. The motion was seconded by Leah Davis. MOTION CARRIED: 5-0.

4.II. 3409 Dogwood Drive Conditional Use Permit

Background:

Jeresha Sherri White requested a Conditional Use Permit to operate a daycare 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.

Findings

The center will serve between 40 and 50 children between the ages of “walking” and 9 years. The center will be licensed through Bright from the Start Childcare.

The property, zoned U-V, Urban Village, requires kindergarten schools/day care center to obtain a conditional use permit.

Operating hours: The application states that the care provided is 12 months per year, 5 days per week (Monday through Friday), from 630am to 6pm. Drop-off is typically between 630a and 840a. Pick-up is typically between 4pm and 6pm. The applicant has noted that Belle Luxe is not open during the morning drop-off period.

The application states there will be between 3 and 5 employees on-site during business hours who will park at the rear.

Building layout: The location of the daycare in the building, including entrances and exits have been shown. There are two entrances, one at the front and one at the rear of the building. The floor plan does not seem correct as Whipped by Kiara space does not indicate any restrooms and is closed off from the rest of the building. Please provide correct floor plancorrect.

Site plan: The site plan provided shows 10 parking spaces in the rear, an enclosed play area, and illegible landscaping plans.

Circulation: The application proposes that drop-off would occur either at the front or rear of the building. The front parking requires drivers to back onto Dogwood Drive, a state highway. The proposed layout, which differs from the current layout, shows a two-way drive starting at the rear of the building with an inadequate turn radius to accommodate cars changing direction. Furthermore, the width between the property line and the front of the building is narrow and not wide enough to accommodate two-way traffic. It would only allow for either an entering car or a departing car. This could create a back up on Dogwood Drive during drop-off or pick-up times. There is no secondary exit from the rear.

Buffer: A 15' evergreen landscape buffer with a fence or wall is required. The landscaping plans indicate the remainder of the property will be softscaped with trees and presumably grass or ground cover.

There is a 3' brick wall that separates the adjacent property loading dock. Playground fencing (6') will further separate the property.

Parking: The application and view of the site indicate 8 parking spaces at the front of the building, however only 7 are shown on the plan, and "10-15" more parking spaces in the rear, however, 10 are shown on the proposed site plan for a total of 18 parking spaces. There are three tenants with active occupational tax permits with the city. Tenant spaces include Whipped by Kiara (396 SF) requiring 2 parking spaces, Belle Luxe Day Spa (1400 SF per OTP), and Tax Academy (1500 SF). The proposed childcare facility will replace Tax Academy. The remaining two tenants require 5 spaces, so 13 would be available for the daycare. The front spaces are not recommended for pick up and drop off. Should the 3 to 5 employees of the childcare utilize the rear parking spaces, that would limit the available parking to 5 to 7 spaces.

Note: the property owner also has a parking agreement for 3 of the remaining 13 spaces, reducing the available spaces to 10. approved by the Board of Appeals, with Co-Creative Arts for overflow parking as needed. The applicant noted this arrangement may be terminated, however, if it is required for the operation of the childcare.

In addition, please note most of the site plans are illegible. Please resubmit so they can be clearly read.



Recommendation

Please correct the floor plan as per above for the correct layout for Whipped by Kiara and also ensure all documents are legible.

Please also provide the total square footage for the proposed childcare center.

There are two key circulation issues as determined by the Chief of Police (see attached). The driveway to access the rear parking can only accommodate one lane of traffic to the rear of

the building. There are only 5 to 7 spaces available after staff has parked in the rear. The turnaround at the rear of the property does not have an adequate turning radius. Vehicles parked in the front of the building would be required to back into traffic onto Dogwood Drive, a state highway.

The site plan should be clarified for softscape areas and the evergreen buffer/opaque fence. While the proposed use of the property as a day care is consistent with the U-V zoning district, the circulation and parking for this property remains problematic and with consequences to the surrounding street and properties.

The proposed use of a childcare center serving 40 to 50 children is not supported by City Staff.

Chairman Wismer addressed the comments outlined in the staff reports.

Commissioner Davis addressed concerns regarding traffic, parking, and pickup/drop-off logistics

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to recommend approval to the Mayor and Council for the operation of a daycare center at 3259 Dogwood Drive, contingent upon plan revisions that address staff comments and resolve access issues raised by the Police Chief and Fire Marshal. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

4.III. Text Amendment Regulations for Event Centers

Background:

Consideration of an amendment to the Code of Ordinances, Article 1 (Title, Definitions and Applications of Regulations), Section 93-1-2 (Definitions), Article 11.2, U-V Zone (Urban Village), Section 93-11.2-5 (Conditional uses), Article 11.1 V Zone (Village), Section 93- 11.1-4 (Conditional uses), Article 11.5 RMU Zone (Residential Mixed Use), Section 93- 11.5-5 (Uses requiring a special use permit), Article 14, C-2 Zone (General Commercial), Section 93-14-3 (Permitted uses) to update the regulations for event centers.

Dr. Patterson requested that this item be tabled until the November 19, 2024 meeting.

MOTION ITEM: Leah Davis made a motion to table the text amendment for regulations for event centers until November 19, 2024. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

5. Next Meeting Date: November 19, 2024 at 6:00 PM.

6. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:05 p.m. The motion was seconded by Jeanne Rast. **MOTION CARRIED: 5-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

South Fulton Neighbor

136 Pryor Street, Suite CB14
Atlanta, Ga. 30303
470-990-4415

AFFIDAVIT OF PUBLICATION

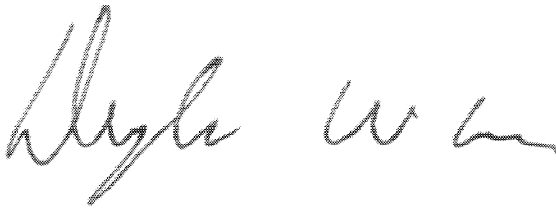
STATE OF GEORGIA
COUNTY OF FULTON

I, Douglas W. Crow, do solemnly swear that I am the Vice President of Operations, Times Journal Inc., of the South Fulton Neighbor printed and published at South Fulton in the State of Georgia and that from my own personal knowledge and reference to the files of said publication, the advertisements for: **FN3655 NOVEMBER 12, 2024** was published in the South Fulton Neighbor on the following date(s):

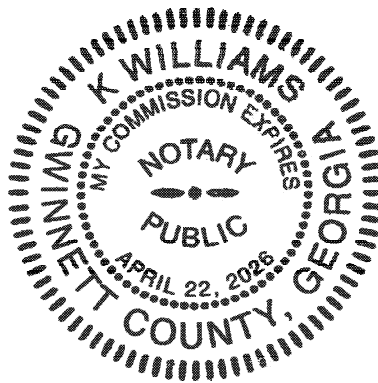
10/09/2024

Ad No.: **436803**

Subscribed and sworn to before me this 9th day of October, 2024



Douglas W. Crow, Vice President of Operations, Times Journal Inc.



Notary Public

Ad text :
FN3655
GPN16
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on Tuesday, November 12, 2024, at 6:00 p.m. at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. The meeting will be made available to the public by live streaming only via teleconference/videoconference in accordance with O.C.G.A. § 50-14-1(g) at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes> to consider the following:

Consideration of an amendment to the Code of Ordinances, Article 1 (Title, Definitions and Applications of Regulations), Section 93-1-2 (Definitions), Article 11.2, U-V Zone (Urban Village), Section 93-11.2-5 (Conditional uses), Article 11.1 V Zone (Village), Section 93-11.1-4 (Conditional uses), Article 11.5 RMU Zone (Residential Mixed Use), Section 93-11.5-5 (Uses requiring a special use permit), Article 14, C-2 Zone (General Commercial), Section 93-14-3 (Permitted uses) to update the regulations for event centers.

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

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssreed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on November 11, 2024. When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via teleconference/videoconference.
#10:09-AS



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>

December 3, 2024 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:04 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 December 3rd meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Pastor Barry Odom.
6. **PRESENTATIONS:**
 - 6.I. Purple Heart City Proclamation

Mayor Hallman read a proclamation officially recognizing and designating the City of Hapeville as a "Purple Heart City." Members of the Military Order of the Purple Heart Association, along with Representative Kim Schofield, attended to commemorate the occasion. During the ceremony, the Military Order of the Purple Heart proudly presented an award in recognition of the City's dedication and support in honoring America's combat-wounded veterans through its designation as a Purple Heart City.

7. PUBLIC HEARING:

- 7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Thai Heaven, located at 632 N. Central Ave, Hapeville, GA 30354.

Staff Comments: City Manager, Tim Young noted that there were no additional staff comments, except to mention that a recent fire inspection conducted last week identified some items that were red-tagged. However, upon reinspection on Monday, all issues were resolved, and the business was cleared to operate.

Applicant Comments: The applicant had no additional remarks.

Public Comments: There were no public comments for this item.

MOTION: Councilman Adams motioned to approve the Alcohol Beverage License Request for Thai Heaven, located at 632 N. Central Ave, Hapeville, GA 30354; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

- 7.II. Consideration and Action to Approve the Alcohol Beverage License Request for Ace Brewing, Inc **-DBA:** Chattabrewchee the Hangar, located at 3361 Dogwood Dr, Hapeville, GA 30354.

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

Applicant Comments: Latimer Neal, owner of Ace Brewing, introduced himself to the Council, sharing his background and intentions for the brewery. He noted that he has owned a brewery in Columbus for three years and is a retired Air Force Delta pilot. While he has been connected to the Hapeville area for the past decade, he expressed excitement about becoming more actively involved in the community. Addressing concerns about noise issues, Mr. Neal acknowledged the reputation left by the previous establishment but assured the Council that he does not plan to host bands regularly or disrupt the peace of the neighborhood. He emphasized his understanding of noise disturbances, having grown up next to a bar, and reiterated his commitment to fostering a family-friendly environment where everyone can enjoy themselves without causing disturbances to residents. He concluded by thanking the Council for their time and consideration.

Public Comments:

1. Susan Bailey

MOTION: Councilman Reichert motioned to approve the Alcohol Beverage License Request for Ace Brewing, Inc **-DBA:** Chattabrewchee the Hangar, located at 3361 Dogwood Dr, Hapeville, GA 30354; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 7.III. Consideration of the 2024-Bridge Budget amendment Ordinance - First Reading

Background:

Fiscal Year 2024-Bridge Period Budget was adopted on June 18, 2024. This adopted budget called for \$\$4.5M in General Fund expenditures with revenues listed as \$1.86M and \$2.6M supplemented by an apportionment from the City's Fund balance.

FY2024 Proposed Amended Bridge Period Budget calls for approximately \$3.9M in General Fund expenditures. A review of the City's expenditures and budget realignment has allowed Finance to project the following summarized departmental increases to the General Fund budget. Explanations of these projected increases are included in the attached budget document.

- Department 1540 – Human Resources – Budget increase requested for increase in Funding for Medicare/Stipend expenditures for Retirees - \$32K
- Department 2650 – Municipal Court – Budget increase requested for additional services and fees - \$28K
- Department 4100 – Public Works – Budget increase requested for additional expenditures related to supplies, repairs & maintenance and site improvements - \$74K

Proposed operational inflows are budgeted at \$3.9M, which includes \$1.6M supplemented by an apportionment from the City's Fund balance. Projected Fund Balance usage decreased by \$1M from \$2.6M to \$1.6M.

The proposed 2024 Bridge Period Budget is our best estimate and projection for the Period July 2024 – September 2024. This budget will be the final submitted budget before we transition to our full fiscal year, which started October 1, 2024.

The updated 2024-Bridge Period Budget will be uploaded to the City's Website after Mayor and Council Approval.

DISCUSSION: Staff Comments: Finance Director, Randy Brewer presented the Council with a budget amendment summary and was available to address any questions or concerns from the governing body.

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

No action was taken; this stood as the first reading of this item.

8. **QUESTIONS ON AGENDA ITEMS:** There were no questions on agenda items at this meeting.

9. **CONSENT AGENDA:**

- 9.I. Consideration and Action to Approve the November 12, 2024, Mayor and Council meeting minutes.
- 9.II. Consideration and Action to Approve the November 12, 2024, Executive Session meeting minutes.
- 9.III. Consideration and Action to approve a Resolution to add Membership in a Fund Of Georgia Interlocal Risk Management Agency (Girma).
- 9.IV. Consideration and Action to Approve the Civility Resolution.

MOTION: Alderman Rast motioned to approve the consent agenda; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

10. **OLD BUSINESS:**

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

MOTION: Alderman Rast motioned to approve amending the ordinance that addresses the Metro Water District Water Efficiency Code Requirements; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

- 10.II. Update on Sylvan Road Rail Crossing Improvements.

DISCUSSION: Community Services Director, Lee Sudduth, provided an update to the Council regarding ongoing traffic concerns on Sylvan Road. He explained that after meeting with the contractor, it was discovered that the lead time for the necessary poles is significantly long, delaying potential resolutions. While at the site, staff observed continued traffic violations, including vehicles improperly using the turn lane.

To address this, Mr. Sudduth proposed an extended trial to block the turning lane for one week to determine if its closure alleviates the issue. A previous one-day trial showed no significant problems, and staff believed removing the middle turn lane and re-stripping the area could effectively reduce the violations. He noted that even with signage and additional measures, violations might persist. Mr. Sudduth also highlighted that the shorter train delays currently experienced, compared to the extensive blockages during the Motor Ford period, would allow for this adjustment without major disruption.

No action was taken; this was a discussion item only.

11. **NEW BUSINESS:**

- 11.I. Consideration and Action to Approve the Mayor and Council 2025 Meeting Schedule Ordinance. - Second Reading. **Ordinance 2024-18**

MOTION: Councilman Adams motioned to approve the the Mayor and Council 2025 Meeting Schedule Ordinance (**Ordinance 2024-18**); Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 11.II. Consideration and Action to Approve temporary traffic on College Street, between Perkins & S. Fulton, for the First Baptist Church Hapeville's Live Nativity & Christmas Market.

MOTION: Councilman Alexander motioned to approve temporary traffic on College Street, between Perkins & S. Fulton, for the First Baptist Church Hapeville's Live Nativity & Christmas Market; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

- 11.III. Consideration and Action to Approve the expansion of Airport West Community Improvement District (CID).

MOTION: Alderman Rast motioned to approve the expansion of Airport West Community Improvement District (CID); Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

12. **CITY MANAGER REPORTS:** City Manager, Tim Young provided an update to the Mayor and Council on several key items and upcoming activities as the City approaches the holiday season.

1. **Audit Status**

Mr. Young reported that all materials for the June 30, 2024 audit, including transmittals and engagement letters, have been submitted to the auditors. The city expects to receive the completed audit by the end of December.

2. **Tax Collections**

Over 90% of real and personal property taxes have been collected, following the due date last week. Mr. Young noted the positive progress in collections.

3. **Holiday Events and Initiatives**

Several events and initiatives were highlighted to engage the community during the holiday season:

- **Residential Neighborhood Decoration Competition – "Light Up the Holidays"**

Residents can register their decorated homes to be included on the competition map. The registration deadline is Friday, December 6th, with voting running from December 13 through December 31st.

- **Main Street Business Decoration Contest – "Slay the Holidays"**

Businesses in the Main Street area are participating in a decoration competition that runs through December 20th.

- **Free Art Hapeville Event**

Scheduled for Saturday, December 7th, from 4:30 PM to 7:00 PM in Arts Alley, this event will feature free art, jazz music, and community engagement.

- **Rich's Southern Institution Exhibit**

Opening Friday, December 6th, at Christ Church, this exhibit will run through January at the Depot Museum. The event celebrates the history and legacy of Rich's Department Store.

4. **Holiday Luncheon and Trash Pickup Schedule**

- The City's annual staff holiday luncheon is scheduled for December 13th.
- Mr. Young reminded residents of the City's trash pickup policy during the holidays. If the holiday falls on a weekday, trash will be collected the following business day. For example, if the scheduled pickup day is Friday, it will be moved to the following Monday.

Mr. Young concluded by wishing everyone a happy holiday season and encouraged participation in the City's holiday events.

13. **PUBLIC COMMENTS:** There were no public comments during this meeting.

14. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander extended holiday greetings to all, wishing everyone a happy holiday season.

Alderman Rast had no comments at this time.

Councilman Adams thanked everyone for attending the meeting and wished everyone happy holidays.

Councilman Reichert echoed the sentiments of his fellow council members and the Mayor, expressing gratitude to staff for their efforts. He encouraged everyone to be mindful of those in need during the cold winter months, suggesting donations of food, jackets, gloves, and blankets, which many may already have at home.

Mayor Hallman expressed gratitude to the city staff for their hard work organizing the recent tree lighting event. He noted the large turnout, possibly the biggest yet, and remarked on the festive atmosphere, highlighting Santa Claus's remarks about Hapeville being his favorite stop. He also thanked the Council for covering for him during the November meeting while he attended out-of-town training.

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 Reichert made a motion to go into recess; Councilman Adams provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to go into executive session at 7:06PM; Councilman Alexander provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 7:32 PM, Councilman Alexander second. **Motion carried 4-0.**

EXECUTIVE SESSION ITEMS:

15.I. **MOTION:** Councilman Alexander motioned to approve an addendum, allowing the City Manager to be eligible for cost-of-living adjustments (COLA); Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

16. ADJOURN:

MOTION: Councilman Reichert motioned to adjourn at 7:37 PM; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk



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>

January 7, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:05 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 January 7th meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Pastor Barry Odom.
6. **PRESENTATIONS:**

- 6.I. Introduction of Deputy Chief Brock Robertson.

Fire Chief, Nick Condrey introduced Deputy Fire Chief, Brock Robertson to the Hapeville City Council, highlighting his 26 years of service and extensive experience, which will greatly benefit the department and the community. Deputy Chief Robertson expressed his gratitude for the opportunity to serve Hapeville, reflecting on his deep family roots in the city and his long-standing career. He shared his dedication to preparing the department for future challenges by focusing on training and equipping staff during his remaining years of service. He also commended Hapeville's remarkable growth and development over the years.

- 6.II. HB 581 – Its Impact and the City of Hapeville - Presented by Mr. Ed Wall

Financial Advisor, Ed Wall provided an explanation of House Bill 581, detailing its implications for the City of Hapeville and its millage rate. He outlined three primary components of the bill:

1. **Floating Homestead Exemption:** Mr. Wall explained that the bill introduces a new floating homestead exemption tied to inflation. This exemption would apply to homesteaded properties and adjust annually based on the difference between assessed property value increases and the inflation rate. He emphasized that once the City opts for the exemption, it cannot reverse the decision, making it a critical choice. Conversely, if the city opts out, it cannot opt back in later.
2. **New Floating Local Option Sales Tax (FLOST):** The bill establishes a new sales tax like the existing LOST (Local Option Sales Tax), but it can be implemented in increments as small as 0.05%. The FLOST is designed to reduce property taxes.
3. **Simplified Rollback Rate Calculation:** The bill purports to simplify the process of calculating and adopting rollback rates for millage, though Mr. Wall noted that it appears to be as complex as the current process.

Mr. Wall explained the operation of the floating homestead exemption using examples, illustrating its impact on property tax calculations based on assessed value and inflation adjustments. He highlighted how it would help homeowners manage tax increases due to rising property assessments. Additionally, he stressed the importance of careful consideration regarding whether to opt in or out, as the decision is irrevocable.

He concluded by noting that City staff, including the City Manager, are working to synthesize information from various sources, including ACCG and GMA, to better understand the bill's full impact and provide informed guidance to Council.

7. PUBLIC HEARING:

- 7.I. Consideration and Action to Approve the 2024-Bridge Budget Amendment - Second Reading. **(Ordinance 2025-01)**

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

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

MOTION: Alderman Rast motioned to approve the 2024-Bridge Budget Amendment *(Ordinance 2025-01)*; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

8. QUESTIONS ON AGENDA ITEMS: There were no questions regarding agenda items at this meeting.

AMEND AGENDA:

MOTION: Alderman Rast motioned amend the agenda and remove item 9.I; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

9. CONSENT AGENDA:

- 9.I. ~~Consideration and Action to Approve the December 3, 2024, Mayor and Council Meeting Minutes.~~ **-Removed**
- 9.II. Consideration and Action to Approve the December 3, 2024, Executive Session Meeting Minutes.
- 9.III. Consideration and Action to Approve the Qualifying Fee Notice.

MOTION: Alderman Rast motioned to approve the consent agenda; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to Approve the Organizational Appointments Ordinance. **(Ordinance 2025-02)**

MOTION: Alderman Rast motioned to approve the Organizational Appointments Ordinance. *(Ordinance 2025-02)*; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 11.II. Consideration and Action to Approve the Board Appointments Ordinance. **(Ordinance 2025-03)**

MOTION: Councilman Adams motioned to approve the Board Appointments Ordinance *(Ordinance 2025-03)*; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

- 11.III. Consideration and Action on Financing Bank and Financing Terms – Fire Department Ambulance Vehicle.

MOTION: Councilman Adams motioned to approve ***Regions Equipment Finance Corporation*** as the financing bank and the financing terms for the Fire Department Ambulance Vehicle; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

12. CITY MANAGER REPORTS: City Manager Tim Young provided updates on several matters.

1. Audit Updates:

- The June 30th audit has been completed, and the audit firm Malden Jenkins is scheduled to present the results at the next Council meeting.
- The September 30th audit process has begun, with an expected completion timeline for March or April. A presentation of those findings is anticipated by April or May.

2. Recognition and Awards:

- Another youth championship team will be recognized at the next meeting for their recent achievements.
- The "Slay the Holidays" competition winner was announced as Folk Art for their festive and creative holiday decorations on Main Street.

3. Depot Museum Events:

- A preservation workshop is planned for January 25th (weather permitting).
- A "Riches History" lecture by Jeff Clemons will take place on January 25th.
- Author Hannah Palmer will be present on January 18th.
- The "Riches" exhibit will conclude on January 31st.

City Manager Young encouraged participation in these community events and expressed gratitude to staff and residents for their continued engagement.

13. PUBLIC COMMENTS:

1. Melvin Traynum
2. Anne Cruise

14. MAYOR AND COUNCIL COMMENTS:

Councilman Alexander extended wishes for a Happy New Year to everyone, encouraging residents to stay warm and safe during the holiday season.

Alderman Rast had no comments at this time.

Councilman Adams reiterated Councilman Alexander's sentiments, emphasizing the importance of staying warm and safe as temperatures drop. He advised residents to stay indoors during extremely cold weather whenever possible.

Councilman Reichert conveyed gratitude to City staff for their efforts during the holiday season, noting how beautiful the city looked. He congratulated Deputy Chief Robertson on his new role and reminded staff and residents to prepare for freezing weather as a winter storm approaches.

Mayor Hallman expressed condolences to the family of Betty Barnett, a former Council Member, Alderman, and Mayor pro-tem, who passed away at the age of 97. He acknowledged the City's support during her service, including sending flowers and the attendance of residents and Council members. Mayor Hallman also highlighted the recent Aerotropolis event, announcing a \$60 million federal non-matching grant for a new regional trail system connecting the Tri-Cities area to the Atlanta Beltline. He commended the collaborative efforts of Hapeville, East Point, and College Park and recognized Hannah Palmer for her leadership in the initiative. Mayor Hallman expressed excitement for the project's potential and shared that updates would follow as it progresses.

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 Alexander provided a second. **Motion carried 4-0.**

MOTION: Alderman Rast made a motion to go into executive session at 6:59PM; Councilman Reichert provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 7:24 PM, Alderman Rast second. **Motion carried 4-0.**

EXECUTIVE SESSION ITEMS:

15.I. MOTION: Councilman Reichert motioned for the City to enter into a settlement agreement for the property located at o Perkin Street as discussed in executive session; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

16. ADJOURN:

.
MOTION: Councilman Alexander motioned to adjourn at 7:25 PM; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk

RESOLUTION NO. _____

**A RESOLUTION TO DECLARE THE NEED FOR NEW PUBLIC FACILITIES AND
FOR OTHER PURPOSES.**

WHEREAS, the City of Hapeville, Georgia, (“City”) is a municipal corporation existing under the laws of the State of Georgia;

WHEREAS, the City has determined that its current fire station located at 3468 North Fulton Avenue, Hapeville, Georgia 30354 is no longer sufficient to meet the needs of the City as a fire station facility;

WHEREAS, the City has further determined that it needs additional and new administrative office space;

WHEREAS, the result of the foregoing determinations, the City concludes that it needs additional public facilities, such as municipal buildings, that could serve as administrative and office space, or as a new fire station facility;

WHEREAS, the City intends to pursue acquisition of real property sufficient to meet its needs for new public facilities;

WHEREAS, the City is authorized by the Georgia Constitution and state law to perform this undertaking.

**NOW, THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED,
THE FOLLOWING RESOLUTION IS HEREBY ADOPTED:**

1.

THAT the above preamble is incorporated here.

2.

THAT the Mayor and Council of the City hereby authorize the City’s employees, agents, or both, to identify real property sufficient to meet the needs of the City for new public facilities, including administrative office space or a new fire station facility, and to undertake preliminary measures associated with the potential acquisition of such property, such as through having such potential properties appraised.

3.

THAT the Mayor and Council of the City further authorize the City’s employees, agents, or both, to take all actions necessary or convenient to effectuate the purposes of this Resolution.

4.

THAT to the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

5.

THAT all resolutions or parts or resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

6.

THAT this Resolution shall take effect immediately upon adoption.

SO RESOLVED, this ____ day of December, 2024.

ALAN HALLMAN, Mayor

ATTEST:

SHAREE STEED, City Clerk

[SEAL]

APPROVED AS TO FORM:

City Attorney



137 Peachtree Street, S.W.
Suite 300
Atlanta, Georgia 30303
Phone: (404) 613-7944
Fax: (404) 612-0708
Georgia Relay Number 711

January 8, 2025

The Honorable Mayor Alan Hallman
City of Hapeville
3468 North Avenue
Hapeville, GA 30354

RE: City of Hapeville – 2024 CDBG Award Notification \$84,971
Project: City Park Improvements

Dear Mayor Alan Hallman:

The Fulton County Board of Commissioners, by and through its Department of Community Development, has approved an award to the City of **Hapeville** for Community Development Block Grant (CDBG) funds in the amount of **\$84,971 for Hapeville City Park Improvements**. In addition, the County has completed the environmental review process in accordance with requirements from the U.S Department of Housing and Urban Development (HUD).

Should you have any CDBG program and or project timeline related questions in this regard, please do not hesitate to contact Kim Benjamin at (404) 612-8077 or via email at kim.benjamin@fultoncountyga.gov.

Sincerely,

Stanley Wilson

Stanley Wilson
Director

cc: Robb L. Pitts, Chairman, Fulton County Board of Commissioners
Richard Dick Anderson, County Manager
Dr. Pamela Roshell, Chief Operating Officer
Mia Redd, Deputy Director
Miranda Barney, Division Manager
Kim Benjamin, Community Development Manager



From: noreply@civicplus.com
To: [Wayne Stephens](#); [Fabiola Tadeo](#); [Ashley Moody](#); [Sharee Steed](#)
Subject: Online Form Submittal: Hapeville Event Request Form
Date: Tuesday, November 19, 2024 11:09:14 AM

Hapeville Event Request Form

Contact Information

Please note that approval by the Hapeville Mayor and Council may be required for events that include any of the following:

- More than 75 attendees
- Use of City staff, services, utilities, or the placement of a banner on City property
- Charges for admission or other event activities

After you submit this form, you will be contacted regarding date availability, cost estimates, and, if applicable, a date to go before the Mayor and Council for approval (typically either the 1st or 2nd Tuesday of each month).

Today's Date	11/19/2024
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Contact Person	Randy Riebel
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Name of Organization	Delta Air Lines
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Full Mailing Address	
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City	Decatur
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State	GA
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Zip Code	30030
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Telephone #:	
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Cell #:	
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E-mail Address	randal.riebel@delta.com
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Event Information

Name of the Event: Delta Scholarship Fund 5K

Date of the Event: 05/03/2025

Start time: 7am

End time: 11am

Arrival Time for Set-Up 5am

Location of the Event: Other

If other was selected,
please explain 5K run

How many attendees? 500

Banner: No

If yes, where is the
banner to be placed?: *Field not completed.*

Specify dates banner
will hang in proposed
location: N/A

If placing a banner on
City property, provide a
description of the
banner
(measurements, color,
etc.): N/A

Upload a pdf version of
the banner: *Field not completed.*

**Banners placed on the Jess Lucas Park fence facing S. Central Avenue must be placed to the left of the telephone pole of Christ Church.*

Will there be alcohol at
this event? No

Will there be a
DJ/Music at this event? Yes

Additional information *Field not completed.*

about this event:

City Services

Check all that apply Road Closures

Do you need City Staff
to assist you with your
event Yes

If yes, please specify: Hapeville Police Officers

If requesting road
closures, please
specify which roads: See attached map

Will there be a charge
for admission or other
event activities? Yes

If yes, please specify: race entry fee

Vendor(s)

Will there be food
vendors? Yes

Required to check box I understand that it is the responsibility of the event organizer to ensure that all food vendors obtain a Transient Vendor or Mobile Food permit from the City Clerk.

Will there be any other
kinds of vendors? If so,
what will they be
selling? Homemade crafts and jewelry

Required to check box I understand that it is the responsibility of the event organizer to ensure that all non-food vendors obtain a Transient Vendor permit from the City Clerk.

Liability Insurance

Do you or the
organization currently
possess liability
insurance? N/A

Required to check box I understand that I may be required to provide a certificate of insurance totaling \$1,000,000 General Liability for events that require Mayor and Council approval.

(Section Break)

Road Closure Request

An application for temporary road closure will be needed with the Hapeville Police Department. [Please click here to submit a request.](#)

Email not displaying correctly? [View it in your browser.](#)



Road Running Technical Council
USA Track & Field
Measurement Certificate



Name of the course Delta Scholarship Fund 5K Distance 5 km
Location (state) Georgia (city) Hapeville
Type of course: road race ☒ calibration course ☐
Measuring method: bicycle ☒ steel tape ☐ electronic distance meter ☐
Measured by (name, address, phone & e-mail) Doug Jones, [REDACTED] Lawrenceville, GA 30046
See below for more information

Race contact (name, address, phone & e-mail) Chad Staples – 1030 Delta Blvd. Atlanta, GA. 30353
[REDACTED] chad.staples@delta.com

Date(s) when course measured: March 29, 2019

Number of measurements of entire course: 2 Course Configuration: out/loop/back

Elevation (meters above sea level) Start 295.9m Finish 295.9m Highest 308.7m Lowest 295.9m

Straight line distance between start & finish 0 Drop 0 m/km Separation 0.0 %

Type of surface: paved 100 % dirt % gravel % grass % track %

Effective date of certification: April 2, 2019 Certification code: GA19013DJ

Notice to Race Director: Use this Certification Code
in **all** public announcements relating to your race.

Be It Officially Noted That

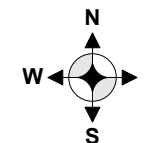
Based on examination of data provided by the above named measurer, the course described above and in the map attached is hereby certified as reasonably accurate in measurement according to the standards adopted by the Road Running Technical Council. If **any** changes are made to the course, this certification becomes void, and the course must then be recertified.

Verification of Course — In the event a National Open Record is set on this course, or at the discretion of USA Track & Field, a verification remeasurement may be required to be performed by a member of the Road Running Technical Council. If such a remeasurement shows the course to be short, then all pending records will be rejected and the course certification will be cancelled.

This certification expires on December 31 in the year **2029**

AS NATIONALLY CERTIFIED BY:

Doug Jones Date: April 2, 2019
Doug Jones – USATF/RRTC Certifier
895 Cremins Rd, Lawrenceville, GA 30046 Phone: 770-682-9962 E-mail: dwjones895@gmail.com



Delta Scholarship Fund 5K

USATF Certificate GA19013DJ
Effective: 04/02/2019 to 12/31/2029

