

Mayor and Council Session

Join in-person at 3444 N Fulton Avenue, Hapeville, GA 30354,
Online using URL: <https://us02web.zoom.us/j/85439538730>
Or, by Dialing 888 788 0099 (Toll Free) Webinar ID: 854 3953 8730

June 2, 2020 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Alan Hallman
Mike Rast
Travis Horsley
Mark Adams
Chloe Alexander

3. Welcome

4. Pledge of Allegiance

5. Invocation

6. Public Hearing

In addition to the public comments made by citizens at the meeting, interested parties may submit written comments to the City Clerk via email or telephonically by 5PM on June 1st. In order for comments to be read into the record at the meeting, all correspondence must include the sendee's name, address, agenda item and position regarding public hearing (pro or con). All sendees must confirm receipt of their public comment with the City Clerk prior to the deadline stated above. Written public comments will be read into record alternating with in-person comments. Per the adopted zoning hearing rules, allotted time is 30 minutes total per side. No individual may speak for more than 10 minutes.

6.I. Consideration and Action on Special Use Permit to Operate a Personal Care Home at 3234 Dogwood Drive

Background:

Claudette Eley is requesting approval of a special use permit to operate a personal care home within an existing structure located at 3234 Dogwood Drive, Parcel Identification Number 14-0094-0001-013-0. The property is zoned V, Village and is subject to the zoning regulations under Sec. 93-1.1-5 of the City of Hapeville Zoning Ordinance.

The proposed use of a personal care home is compatible with the Village Zoning District and poses no foreseeable conflict with the intent of the district. There were concerns regarding parking and traffic movement during peak transition times.

The Planning Commission considered this item on April 14, 2020 and recommended the Mayor & Council grant the special use permit subject to the applicant providing a shared parking agreement to accommodate the overflow parking. Staff supported their recommendation and also recommended the City Council include the following conditions:

1. The number of total residents must be restricted by the limits imposed by State law.
2. The applicant should demonstrate with a dimensioned site plan that drop-offs and pick-ups of adult day care clients will not impede access of the shared driveway.
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 and patient permanent exit from 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 a Certificate of Occupancy.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 3234 Dogwood Drive, CUP_redacted
2. 3234 Dogwood Drive - Supplemental Information_Redacted
3. Planners Report 3234 Dogwood Dr. SUP - Personal Care Home 4.8.20
4. Fire Marshal's Report - 3234 Dogwood Drive
5. LEGAL ADV - 06-02-2020, 3234 Dogwood Drive_special use permit_personal care home

6.II. Consideration and Action on Sherman Road Abandonment Request

Background:

Chick-fil-A, Inc. is requesting to abandon Sherman Road located in Land Lot 96 of the 14th District, Fulton County (City of Hapeville) adjacent to North Central Avenue and King Arnold Street for a proposal to reconstruct the existing Chick Fil A restaurant into a new Chick Fil A restaurant, common space, additional parking and a rerouted drive-through.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Resolution to Abandon Road - Sherman Road (02422435xA0B3B)
2. Planner's Report Road Abandonment
3. Site Plan - Chick fil A_Road Abandonment Request
4. LEGAL ADV - 06-02-2020, Sherman Road Abandonment_Chick-fil-a

6.III. Consideration and Action on 3264 Springhaven Avenue Rezoning

Background:

Consideration and action on a rezoning request for a 4.17-acre parcel located at 3264 Spring Haven Avenue on land lot 98 of the 14th District, Fulton County (City of Hapeville), Parcel Identification 14-0098-0009-048-4 from V, Village to P-D, Planned Unit Development.

The proposed land use is a planned residential community consisting primarily of approximately 62 single-family homes, arranged around shared amenities and with pedestrian access to public streets and shared greenspaces.

The Planning Commission considered this item on April 14, 2020 and recommended the Mayor and Council approve the rezoning as requested. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. 3264 Springhaven Avenue - Rezoning Application_Redacted
2. 3264 Springhaven Avenue - Development Pictures
3. Planners Report 3264 Spring Haven Ave Rezoning FINAL
4. LEGAL ADV - 06-02-2020, 3264 Spring Haven Avenue_Rezoning
5. Public Comment 1 - Anne Newman, 811 North Avenue_Redacted
6. Public Comment 2 - Sharon Hope, 793 North Avenue
7. Public Comment 3 - Susan Bailey, Azalea Park NA President_Redacted

6.IV. Consideration on 2020-2021 Budget Ordinance - 1st Reading

Background:

On May 18, 2020, the City made available the initial draft Fiscal 2021 Hapeville Proposed Budget. The City advertised the public hearing in the South Fulton Neighbor newspaper. A copy of the draft line item detail budget is posted to the City website along with a copy of the detailed line items supporting the budget proposal. The 2021 COVID 19 global outbreak has significantly impacted Hapeville, and every other municipalities to varying degrees. Since March of this year, Georgia has been under a Public Health Emergency by Governor's orders. By executive orders, many businesses were stopped and are now under phased reopening. Revenue streams of the budget, particularly Local Option Sales Tax and Hotel Motel Tax, have been profoundly affected.

This FY2021 budget calls for approximately \$15.2M in General Fund expenditures. In comparison, the FY2020 budget has \$14.4M of expenditures. The increase of year over year expenditures is driven by the expected delivery of the previously fire truck, approved in FY 2020 with anticipated delivery of August 2021. Operational cash inflows are initially budgeted at \$12.9M, with the additional \$2.3M covered by City reserves. This budget is meant to be conservative in prior years. Given the changing factors in this economy, City staff expects to re-budget at least twice this year, once after the City has received its approved tax digest from Fulton County and again near January 2021 after realized collections. Some opportunities may lessen the impact of General Fund cash expenditures, and City Manager and staff will continue to work toward improving the City's net financial condition.

In fiscal 2020, the City was successful in focusing on strengthening the position of Public Safety in both staffing and equipment investments. Police officer and firefighter retention are up. The City also completed the restoration of the Academy Theatre. Railway and beautification projects were substantially completed. Currently, as of this budget hearing, City staff is not planning other considerable investments in equipment. The City is planning to effect repairs to roofs at the Police Department and City Hall. With TSPLOST, the City expects to Railroad Silent Crossings to get underway with completion in the calendar year 2021.

The budget is our initial best estimate and our projection for the next 12 months. As assumptions and actual circumstances significantly change, Mayor, Council, and staff will

revisit our plans to best steward the resources of the City.

The updated budget detail and the budget draft document will be uploaded on the City's website on Monday.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

7. 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.

8. Consent Agenda

8.I. Approval of Minutes - May 5, 2020 and May 19, 2020

8.II. Consideration and Action on Authorizing the Mayor to Sign Bright from the Start Program Addendum

Background:

On April 7, Council approved an agreement with the Georgia Department of Early Care and Learning for the Bright from the Start Summer Foods Program. The organization is requesting an addendum to the agreement reflecting authorization of Ashley Moody to act on behalf of the City of Hapeville and become Bright from the Start's point of contact.

Documents:

1. Addendum 2020

9. Old Business

10. New Business

11. City Manager Report

12. Public Comments

Members of the public wishing to speak shall sign in 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.

13. Mayor and Council Comments

14. 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).

15. 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.