

Mayor and Council Session
3444 N Fulton Avenue
Hapeville, GA 30354

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September 1, 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 August 31st. 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.
 - 6.I. Consideration on a Text Amendment for Solar Energy Systems - 1st Reading
Background:
Consideration on an amendment to the Code of Ordinances, City of Hapeville, to create Article 30 (Solar Energy Systems), Sections 93-30-1 (Intent) through Section 93-30-13 (Permit fees) for the purpose of creating regulations regarding solar energy systems.

The City of Hapeville does not currently have any zoning or design codes which govern the installation of photovoltaic panels on the roofs or supplemental areas of residences and businesses. Recent applications to install photovoltaic panels have been heard by the Design Review Commission on a case-by-case basis and without any guidance from the code. Outside of the DRC, the city lacks any enforcement mechanisms to ensure for the quality and aesthetics of new solar panel installations. To address this, the following Text Amendment based on Georgia Tech's "Model Solar Ordinance" is presented for recommendation to Mayor & City Council.

The Planning Commission considered this item on August 11, 2020 and recommended approval with changes. Staff supports their recommendation.
Staff Comments:
Applicant Comments:
Public Comments:

Documents:

1. Ordinance - Solar Energy Systems_2 (02540997xA0B3B)
2. Ordinance - Text Amendment Architectural Design Standards - Solar Energy Systems (02513271xA0B3B)
3. Planner's Report Text Amendment Solar Panels
4. LEGAL ADV - 09-01-2020_Solar Energy Systems
5. SUMMARY MINUTES - 08-11-2020

6.II. Consideration on a Text Amendment to the Official Major Street Plan - 2nd Reading

Background:

Consideration of an amendment to the Major Street Plan, City of Hapeville, Georgia, Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-4 (Major street plan) for the purpose of updating the City's Major Street Plan.

The City of Hapeville received a proposal from Chick Fil A Inc. for a new consolidated site plan with properties across Sherman Road along North Central Avenue. On June 2, 2020, the Mayor and Council approved the request to abandon Sherman Road, subsequently requiring adoption of the updated Major Street Plan.

The Planning Commission considered this item on July 14, 2020 and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Ordinance - Major Street Plan (02513989xA0B3B)
2. Official Major Street Plan - Exhibit A
3. Planners Report Major Street Plan Change 040920
4. LEGAL ADV - 08-18-2020_Major Street Plan
5. MINUTES - 07-14-2020 (2)_draft

6.III. Consideration on a Text Amendment to U-V (Urban Village) for Townhome Density - 2nd Reading

Background:

Consideration of an amendment to Article 11.2 (Urban Village), Section 93-11.2-3 (Permitted uses) and Article 22.1 (Dimensional Requirements), Section 93-22.2-1 (Chart of dimensional requirements).

Staff has identified discrepancies and unclear language in the Zoning Code regarding the number of townhomes allowed per building in the U-V, Urban Village zoning district. The proposed text amendment corrects the text to reflect the requirements of the most current ordinances.

The Planning Commission considered this item on July 14, 2020 and recommended approval. Staff supports their recommendation.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

1. Ordinance - Text Amendment Town homes in UV (02421599xA0B3B)
2. Exhibit A - Chart
3. Planner's Report Text Amendment U-V Townhome Density
4. LEGAL ADV - 08-18-2020_Townhomes in UV
5. MINUTES - 07-14-2020 (2)_draft

6.IV. FY2021 Tax Millage Hearing and Consideration and Action To Set The Millage Rate At 16.00
Background:

The City adopted the Fiscal Year 2020-21 budget with no planned millage rate increase. The Fulton County digest has been provided and the revenue neutral (rollback) millage rate for the City is 16.00 mills, reduced from 16.11 mills. The Five Year History has been advertised as required and millage rate is ready for adoption by Council. Staff projects the General Fund millage of 16.00 Mills will generate approximately \$4.75M in billable Real Property Taxes. The City Budgeted \$4.75M in Real Property Taxes.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

1. Five Year History - City of Hapeville
2. PT32.1
3. Consolidation and Evaluation of Digest 2020
4. Consolidation and Evaluation of Digest 2019

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

1. Mayor and Council Session 08042020
2. Mayor and Council Work Session 08182020

8.II. Approval of Executive Session Minutes

Background:

A printed copy of the August 4, 2020 executive session minutes will be distributed to Mayor and Council prior to the start of Tuesday's meeting.

9. Old Business

9.I. Consideration and Action on Naming the Future Soccer Field at the Tom E. Morris Sports Complex the "Gary P. Cooley Memorial Field"

Background:

Alderman Rast and Councilman Horsley jointly recommend naming the new soccer field for Gary Cooley and retain the George Hudson name for the football field. This would allow the City to recognize Mr. Cooley for the work he did for the City while maintaining recognition for George Hudson. It is not their preference to rename Claire Drive at the present time.

Attached for consideration and action is a resolution naming the future soccer field.

Documents:

1. Resolution

9.II. Discussion on Academy Theatre Park Events

Background:

At the August 18, 2020 Work Session Lorene Fey, Managing Director of Academy Theatre and Artistic Director, Robert Drake, presented a proposal to provide Theatre in the Park at Jess Lucas Park for one weekend each month from September through December. Academy Theatre asked the City to sponsor the events. At the time, the estimated cost to the city was approximately \$25,000. Mayor and Council heard the request and asked staff review the 2020 and 2021 budget for cost savings of events cancelled due to COVID 19, with the eye toward applying unused event funds for the Theatre performances. Expenses not incurred due to event cancellations are approximately \$15,000. The City Manager suggests, if it is the desire of Council to proceed, we proceed with two events from the Academy Theatre list, October and November at approximately 11,000. As the City is using fund balance this fiscal year to meet budgeted expenses, this allows the City to realize some savings while offering live performing arts in the fall.

Documents:

1. Academy Theatre Performance Series final - Recommendation
2. Theatre in the Park - Rec Remaining Events

10. New Business

10.I. Consideration and action to approve and execute an easement to allow for Georgia Power to complete the necessary work for the Hapeville Library.

Background:

Fulton County has requested that the City execute the attached document in light of the pending Quiet Title Action filed for 525 King Arnold Street. City legal and Staff have reviewed and approved the document.

Documents:

1. Hapeville Library Easement

11. City Manager Report

12. 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.

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.