

Mayor and Council Work Session

700 Doug Davis Drive

Hapeville, GA 30354

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February 16, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Alan Hallman

Mike Rast

Travis Horsley

Mark Adams

Chloe Alexander

3. Welcome

4. Presentations

4.I. Audit Results Presentation by Doug Moses of Mauldin & Jenkins, LLC

Background:

In December 2020, the audit firm, Mauldin & Jenkins completed the Fiscal 2020 audit for the City. The City again received a "clean" audit opinion. We asked Mauldin & Jenkins, led by engagement partner, Doug Moses, to provide a presentation to Council on the general condition of the City's financial position, highlight areas for improvement, and provide recommendations for the future.

Documents:

1. City of Hapeville 2020 Audit Results Power Point Presentation

5. 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 February 15th. 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.

5.I. Consideration on an Amendment to the Code of Ordinances, City of Hapeville, Georgia, Chapter 93 ("Zoning"), Article 1 (Title, definitions and application of regulations), Section 93-1-2 (Definitions), Chapter 93 (Zoning), Article 11.2 (Urban Village), Section 93-11.2-3 (Permitted uses), Section 93-11.2-4 (Nonpermitted uses), Section 93-11.5-3(h) (Medical, including, but not limited to, private physicians, medical specialists, chiropractors, and physical therapists), Chapter 93 (Zoning), Article 12 (Commercial-Residential), Section 93-12-2 (Permitted uses),

Chapter 93 (Zoning), Article 13 (Retail Commercial), Section 93-13-3(16) (Health clinics), Chapter 93 (Zoning), Article 14 (General Commercial), Section 93-14-3(23) (Hospitals, medical and health clinics, including chiropractic), Chapter 93 (Zoning), Article 19 (Downtown Development), Section 93-19-3 (Uses; permitted and nonpermitted), and Chapter 93 (Zoning), Article 18 (Business Park), Section 93-18-2 (Permitted uses) for the purpose of updating the City of Hapeville U-V Zone (Urban Village) permitted uses.

Background:

The current Code regarding medical uses (permitted and non-permitted) is vague for various zoning districts. As the City is accepting more applications for healthcare- related businesses and industries, staff reviewed the Code to facilitate easier and more consistent identification, and where necessary, interpretation of permitted uses.

The Planning Commission considered this item on February 9, 2021 and recommended approval with the following amendment:

Allow blood plasma donation centers as a permitted use in C-2 Zone only.

Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Telephone/Email Comments:

Documents:

1. Planner's Report - U-V Text Amendment_Medical Uses
2. Ordinance - Text Amendment UV Medical
3. LEGAL ADV - 02-16-2021-U-V_Medical Uses

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.

8. Old Business

9. New Business

- 9.I. Consideration and Action on a request to donate and rename Park Street and donate an outparcel for greenspace.

Background:

Mr. Randell Brown of Stream Funding Group, LLC is requesting to donate an outparcel located between Park Street and North Fulton Avenue (adjacent to 3410 North Fulton Avenue) for greenspace and to donate and rename Park Street to Randell Street.

Documents:

1. Letter Requesting Donation and Street Renaming
2. Plans - 3410 N Fulton Ave and 3396 Park Ave

9.II. Discussion Initiated by Councilman Horsley About the Possibility of Adjusting the Lane Structure on South Central between the Regions Bank Building and South Fulton

Background:

Councilman Horsley will initiate discussion about possibly adjusting the lane structure on South Central between the Regions Bank Building and South Fulton to allow for on-street parking. The parking would benefit the abutting businesses, and transit access in the downtown corridor.

Documents:

1. Example Photo

9.III. Discussion Initiated by Councilman Horsley for Making the Lot Behind Corner Tavern (Parcel ID - 14 009500150570) into a Paid Parking Lot

Background:

Councilman Horsley will initiate a discussion on having Council make a recommendation to the Hapeville Development Authority to consider making the lot behind Corner Tavern into a paid parking lot.

9.IV. Discussion and Consensus of Mayor and Council on the Joint Effort with the Main Street Board to Memorialize Property at N Central Avenue, the Location of the 1968 Daycare Gas Explosion.

Background:

Recently, the Main Street Board voted to sponsor and pay half the cost for a plaque that would be placed in the city easement section of this property. Upon further reflection, the board decided that a more encompassing memorial would be appropriate and would allow them to also recognize the many people who aided in the rescue effort.

The Main Street Board is requesting that Mayor and Council join them in signing a letter of request to Ed Bastian of Delta Air Lines, asking that Delta donate/sell for \$1.00/give a 100 year lease to the City of Hapeville for this parcel of property, for this purpose. The parcel would then be turned into a proper Memorial Park, making tranquil and beautiful a piece of property with a dark and tragic past.

The proposal will require proper drawings being executed and details planned out prior to the request being sent to Delta. The Main Street Board is asking for a consensus from M&C at the Tuesday Work Session. This will allow the start of the proposal to Delta, hoping that a response will be received before the anniversary in May. Regardless of Delta's response, the Main Street Board would like to be able to announce a "Coming Soon" memorial of some type on the anniversary date in 2021. A budget has not been established at this time but, they are very budget conscious.

10. City Manager Report

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.