

Mayor and Council Session

700 Doug Davis Drive
Hapeville, GA 30354

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March 2, 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. 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 March 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.

- 6.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. - 2nd Reading

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:

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

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 02022021
2. Mayor and Council Work Session 02162021

8.II. Approval of Executive Session Minutes

Background:

A copy of the February 2 and 16 Executive Session minutes will be provided to Mayor and Council prior to the start of the meeting.

9. Old Business

9.I. Applicant Introductions for Development Authorities and Ethics Committee and Action to Appoint members to the Respective Boards

Background:

Each applicant interested in serving on the advertised boards (Hapeville Development Authority, Development Authority of the City of Hapeville, and Ethics Committee) will be given an opportunity to introduce themselves to Mayor, Council, and the public.

Documents:

1. Chase Stell Board Application_Redacted
2. Jacquie Smyth - Board Application_Redacted

3. Jason Morris - Board Application_Redacted
4. Jerome Newell - Board Application_Redacted
5. Sylvia Pace - Board Application_Redacted
6. Cecilia Reme Board Application_Redacted
7. Kayla Fortner Application_Redacted

10. New Business

- 10.I. Consideration and Action on approving a water supply agreement with the City of Atlanta and authorizing the adoption of a resolution as part of the water supply agreement.

Background:

Hapeville entered into a water supply agreement with the City of Atlanta in 1995. The 25 year agreement expired in December of 2020. Staff has been in negotiations with Atlanta on a new 30 year agreement. With this current agreement, Atlanta agreed to keep our current wholesale rate of \$3.70 per hundred cubic feet through 2021 and that rate will increase to \$4.40 in 2022 and \$5.01 in 2023. The last wholesale rate increase from Atlanta was in 2011.

Documents:

1. Agreement with Hapeville_Draft Final
2. Water Resolution

- 10.II. Consideration and Action on a Resolution in support of House Bill 600

Background:

House Bill 600 was introduced by Representative Dreyer. This Bill contains Charter amendments previously discussed by this Mayor and Council. This Resolution is necessary and required to show the City's support.

Documents:

1. Resolution - Charter Amendments_

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.