

## Mayor and Council Work Session

700 Doug Davis Drive  
Hapeville, GA 30354

July 16, 2019 6:00PM

### Agenda

1. Call To Order

2. Roll Call

Mayor Alan Hallman  
Alderman Mike Rast  
Councilman at Large Travis Horsley  
Councilman Ward I Mark Adams  
Councilman Ward II Chloe Alexander

3. Welcome

4. Presentations

4.I. Recognition Of Baseball And Softball Teams By Tod Nichols

Background:

In recognition of our six teams that competed in the championship games of their respective baseball and softball leagues. We finished with three champions and three runner ups. We also had a 12 year old baseball team that finished third in the Georgia Recreation and Parks Association State Tournament.

4.II. Volta Charging Stations Presentation By Tiffany Foxx

Background:

Volta is an advertisement-based free-for-end-user electric car charging station. It is the world's only network to offer free charger installation while delivering free miles to drivers. Councilman Horsley has invited Volta to present their innovative model and explore potential locations in the downtown corridor.

5. Public Hearing

5.I. Consideration On Rezoning Request For The Property Located At 0 Porsche Drive

Background:

Porsche Cars North America, Inc. is requesting approval to rezone the properties located at 0 Porsche Drive on land lot 96 of the 14th District, Parcel Identification Numbers 14 0096 LL 0593, 14 0096 LL0601, 14 0096 LL0619 from U-V, Urban Village to B-P, Business Park for the purpose of constructing an auto service center and future development.

The Planning Commission considered this item on July 9, 2019 and recommended the Mayor and Council approve the rezoning request. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

[0 PORSCHE DRIVE - REZONING APPLICATION.PDF](#)  
[PLANNERS REPORT 0 PORSCHE REZONING\\_ \(002\).PDF](#)  
[SUMMARY MINUTES - 07-09-2019.PDF](#)

5.II. Consideration On Zoning Map Text Amendment - 1st Reading

Background:

The City is initiating a zoning map amendment for Parcel ID 14 0096 LL0627, owned by the Development Authority of the City of Hapeville and 14 0096 LL0544, owned by the City of Atlanta, from U-V, Urban Village to B-P, Business Park. The land is presently a hotel (2 Porsche Drive) and vacant land (0 Porsche Drive).

The Planning Commission considered this item on July 9, 2019 and recommended the Mayor and Council approve the zoning map amendment. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

[ORDINANCE TO AMEND ZONING MAP.PDF](#)  
[PLANNERS REPORT B-P REZONING CITY INITIATED.PDF](#)  
[PROPOSED - HAPEVILLE ZONING MAP AMENDMENT.PDF](#)

5.III. Consideration On U-V Text Amendment - 1st Reading

Background:

Consideration to amend Chapter 93 (Zoning), Section 93-11.2-3 (Permitted uses) to update the U-V Zone permitted uses.

The Planning Commission considered this item on June 13, 2019 and recommended the Mayor and Council approve the text amendment. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

[ORDINANCE TO AMEND U-V ZONE \(RESEARCH AND DEVELOPMENT FACILITIES\).PDF](#)  
[PLANNERS REPORT TEXT AMENDMENT U-V ZONING RESEARCH AND DEVELOPMENT.PDF](#)  
[MINUTES 6-13-2019.PDF](#)

5.IV. Consideration And Action On Accessory Dwelling Unit Text Amendment - 2nd Reading

Background:

Consideration and action to amend Chapter 93 (Zoning), Section 93-2-5 (Accessory uses) for the purpose of creating Chapter 93 (Zoning), Section 93-2-26 (Accessory Dwelling Units).

The Planning Commission considered this item on April 9, 2019 and recommended the Mayor and Council approve the text amendment with proposed changes. Staff supported their recommendation.

Staff Comments:  
Applicant Comments:  
Public Comments:

Documents:

[ORDINANCE - TEXT AMENDMENT ADU.PDF](#)  
[MINUTES - 4-9-2019.PDF](#)  
[PLANNERS REPORT ACCESSORY DWELLING UNIT CODE SECTIONS.PDF](#)

5.V. Consideration And Action On Zoning Hearing Procedure Ordinance Amendment - 2nd Reading

Background:

Consideration and action to amend Chapter 93 (Zoning), Section 93-25-8 (Amendment to Conditions) for procedures for removing or modifying any conditional requirement of an approved rezoning matter, a non-text amendment, special use permit, or special exception to allow for a streamlined process.

Staff Comments:  
Applicant Comments:  
Public Comments:

Documents:

[ORDINANCE TO AMEND ZONING HEARING PROCEDURE.PDF](#)

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. Old Business

7.I. Consideration And Action On Transient Merchant Ordinance - 2nd Reading

Background:

Attached is the Transient Merchant Ordinance for a second reading and action. This ordinance focuses on the person or entity who sets up or displays merchandise for sale outside of a building on any lot where the person or entity does not also lawfully conduct business regularly in a building located on that lot.

Documents:

[ORDINANCE - TRANSIENT MERCHANT.PDF](#)

7.II. Consideration And Action On Rules And Procedures Of Mayor And Council Text Amendment - 2nd Reading

Background:

Consideration and action on an amendment to Chapter 2 (Administration), Section 2-2-5 (Rules and Procedures of Mayor and Council) for the regulation of City Council meetings.

Documents:

[ORDINANCE - RULES FOR ORDER AMENDMENT FOR ZONING.PDF](#)

7.III. Consideration And Action On Hotel Occupancy Tax Ordinance Amendment - 2nd Reading

Background:

After legal review of the City's Hotel Occupancy Tax ordinance, there was an issue with a reference to law. The state law referenced under the "tax" definition only allows for the City to collect a 7% excise tax. Legal has changed the reference to reflect the 8% tax that the City currently collects.

Attached is the revised ordinance for a second reading and action.

Documents:

[ORDINANCE - HOTEL OCCUPANCY TAX.PDF](#)

7.IV. Consideration And Action On City Manager Signing Authority Ordinance - 2nd Reading

Background:

On June 18, Council discussed increasing the City Manager's signing authority up to \$10,000. Attached is the ordinance for a second reading and Council's consideration and action.

Documents:

[ORDINANCE - CITY MANAGER SIGNING AUTHORITY.PDF](#)

8. New Business

8.I. Consideration And Action On Sale Of Municipal Property Ordinance - 1st Reading

Background:

Attached for Council's consideration is an ordinance to allow the City of Hapeville sell and convey parcels of narrow strips of land pursuant to O.C.G.A. 36-37-6(g) by creating section 66-1-12 (conveyance of narrow strips of land).

Staff respectfully requests Council to waive first reading.

Documents:

[ORDINANCE - SALE OF MUNICIPAL PROPERTY.PDF](#)

8.II. Consideration On Designation Of Traffic Engineer And ResponsibilitiesText Amendment - 1st Reading

Background:

Consideration to amend Chapter 41 (Traffic and Motor Vehicles), Section 41-1-6 (Designation of traffic engineer; responsibilities) of the City Code of Ordinances to update the language to allow for an alternate decision-making body for matters relating to the traffic engineer. The City Manager is suggesting to modify the current ordinance to allow for Council to make decisions regarding traffic and motor vehicles, if need be, and to allow for consistency with decisions that may be made by Council in the future.

Attached for consideration and discussion is the draft ordinance.

Documents:

[ORDINANCE - TRAFFIC ENGINEER.PDF](#)

- 8.III. Consideration And Action On Approving An Amount Not To Exceed \$ 14,500 For Paving Of The School Student Loading Area On Scout Street.

Background:

The section of pavement on Scout Street that is used as the pick zone for school children is failing and needs new asphalt. We have received one bid from Mullins Brothers in the amount of \$ 14,500. The other bids have not been received at this time. Upon receipt of other bids, staff requests permission to award lowest responsible bid to complete paving. Funding for this will come from TSPLOST.

9. City Manager Report
10. 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.
11. Mayor And Council Comments
12. 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).
13. 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.