

Mayor and Council Work Session

700 Doug Davis Drive
Hapeville, GA 30354

February 19, 2019 6:00PM

Agenda

1. Call To Order

2. Roll Call

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

3. Welcome

4. Presentations

4.I. Hapeville/AeroATL Greenway Plan Presentation By Hannah Palmer

Background:

Hannah Palmer with the Aerotropolis CID will give a presentation regarding the Hapeville/AeroATL Greenway Plan and the next phase.

Documents:

[AEROTROPOLIS CID PRESENTATION.PDF](#)

4.II. Spin The District Presentation By Cookie Smoak And Andria Towne

Background:

Ms. Smoak and Ms. Towne will discuss event details for the Spin the District Hapeville Criterium scheduled for Saturday, May 4, 2019 and will also talk about Speed Week which attracts cyclists from across the country in late April to compete in a series of races including the largest bike event in the state, the Athens Twilight Criterium. For a snapshot of last year's Speed Week, click here: <HTTPS://FASTURDAYSRACINGALLIANCE.COM/JOURNAL/2018/5/10/USACRITS-1-SPEEDWEEK>.

Documents:

[SPINTHEDISTRICT2019HANDOUT.PDF](#)
[SPIN-HAPEVILLE-PRESENTATION.PDF](#)

5. Public Hearing

5.I. Consideration And Action On Conditional Use Permit At 1031 Virginia Avenue

Background:

Andrew Haferkamp on behalf of The Hertz Corporation requests a conditional use permit to operate a rental car business located within the Atlanta Airport Hilton at 1031 Virginia Avenue, Parcel Identification Number 14 0127LL0828 . Hertz's use of the property is limited to the use of counter space inside the hotel and 10 parking spaces for the purpose of car rental to hotel guests and the public. The property is zoned C-2, General Commercial.

The Planning Commission considered this item on December 11, 2018 and recommended the Mayor and Council grant the conditional use permit. Staff supported their recommendation.

Staff Comments:
Applicants Comments:
Public Comments:

Documents:

[1031 VIRGINIA AVENUE - CONDITIONAL USE PERMIT.PDF](#)
[PLANNERS REPORT HERTZ CORPORATION, 1031 VIRGINIA AVENUE
CONDITIONAL USE.PDF](#)
[SUMMARY MINUTES - 12-11-2018.PDF](#)

5.II. Consideration Of The 2018 Zoning Map Ordinance - 1st Reading

Background:

The zoning map is an essential element of the zoning ordinance as it is the record of property rights and limitations. As such, this map should reflect recent zoning decisions as well as proposed changes.

Staff is proposing zoning map amendments to rezone properties within the City limits that are currently zoned C-R, Commercial-Residential to V, Village. The C-R zoning is quite complex and restrictive in terms of allowable uses and dimensional requirements whereas the V, Village zoning offers compatibility in terms of intent to C-R with greater ease. According to the City of Hapeville Future Land Use Map (Figure 2), the properties proposed for rezoning are low to medium intensity mixed use.

The Planning Commission considered this item on January 15, 2019 and February 12, 2019 and recommended the Mayor and Council approve the zoning map amendment. Staff supported their recommendation.

Staff Comments:
Applicants Comments:
Public Comments:

Documents:

[ZONING MAP_02192019 \(2\).PDF](#)
[PLANNERS REPORT CR ZONING TO V REVISED 2019.PDF](#)
[ORDINANCE TO AMEND ZONING MAP \(02121701-2\).PDF](#)
[PLANNERS REPORT ZONING MAP AMENDMENT, C-R TO V.PDF](#)

5.III. Consideration And Action On Sign Ordinance Text Amendment - 2nd Reading

Background:

In reviewing the Sign Ordinance, staff found a section of the code requiring the registration and annual renewal of a fee (\$50 initial registration/\$25 annual renewal) for all non-conforming signs in the City. The Code requires all new signs to be compliant with Code and any modifications to existing signs, other than replacement of the face of the sign, to meet current Code requirements. Code requires regular maintenance of signs and prescribes remedies for those not meeting maintenance requirements.

After discussions with various Departments within the City, staff is recommending that the registration of non-conforming signs be struck from the Code. There is little to no benefit to the City for this registration given the other Code requirements.

The Planning Commission considered this item on January 15, 2019 and recommended the Mayor and Council approve the text amendment. Staff supported their recommendation.

Staff Comments:

Applicants Comments:

Public Comments:

Documents:

[PLANNERS REPORT TEXT AMENDMENT NON CONFORMING SIGN FEES.PDF](#)
[ORDINANCE TO AMEND ZONING SIGNS DELETE FEE.PDF](#)
[SUMMARY MINUTES - 01-15-2019.PDF](#)

5.IV. Consideration And Action On U-V, Urban Village Zone Text Amendment - 2nd Reading
Background:

In reviewing the U-V, Urban Village Zoning Ordinance, staff found a section of the code that is unclear. It appears to require all U-V developments provide a 15' landscape buffer to an adjacent residential zone. U-V allows for single family dwellings. A 15' landscape buffer is unnecessary and not required with other single-family zoning districts. The resulting requirement may alter the nature of contiguous single family dwellings developments.

Staff Comments:

Applicants Comments:

Public Comments:

Documents:

[ORDINANCE TO AMEND U-V REGARDING BUFFER REQUIREMENTS.PDF](#)
[SUMMARY MINUTES-01-15-2019.PDF](#)
[PLANNERS REPORT TEXT AMENDMENT U-V ZONING RESIDENTIAL.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. Consent Agenda

7.I. Consideration And Action To Authorize The Mayor To Sign A Letter Of Commitment For The AeroATL Greenway Concept Development

Background:

The next phase of the Hapeville/AeroATL Greenway Plan includes a letter of commitment from the City for the Hapeville LCI application. Staff respectfully requests Council to authorize the Mayor to sign.

Documents:

[LETTER OF COMMITMENT.PDF](#)

7.II. Consideration And Action To Authorize The Mayor To Sign Agreement With Waste Pro For Residential Solid Waste Collection And Recycling Services

On February 5, 2019, the Mayor and Council approved Waste Pro as the provider for Residential Solid Waste Collection and Recycling Services for the City of Hapeville. This new service will include bi weekly curbside recycling along with once a week pickup of garbage and yard debris. This new service will begin in May.

Staff respectfully requests Council to authorize the Mayor to sign the attached agreement pending legal review.

Documents:

[HAPEVILLE- WASTE PRO SOLID WASTE COLLECTION AGREEMENT - 2019.DOC](#)

7.III. Consideration And Action On Resolution For Tiered-Billing Rate For Irrigation Water Meter Usage

Background:

The Metropolitan North Georgia Water Planning District and the Georgia Department of National Resources Environmental Protection Division have set forth plans and policies that require local municipal water providers to implement a tiered-billing rate for irrigation meter usage. Attached is a resolution for consideration and action fixing and prescribing the tiered billing rate as \$8.78 per 1000 gallon for the First-Tier and \$17.56 per 1000 gallon for the Irrigation Rate.

Documents:

[ORDINANCE FIXING AND PRESCRIBING IRRIGATION METER BILLING RATE.PDF](#)

7.IV. Consideration And Action On Resolution To Declare Certain Property Of The Police Department Surplus Property

Background:

Attached is a resolution for consideration and action to declare property of the City of Hapeville Police Department as surplus property.

Documents:

[A RESOLUTION DECLARING CERTAIN PROPERTY TO BE SURPLUS PROPERTY.PDF](#)
[EXHIBIT A - DESTRUCTION LIST.PDF](#)
[ORDER FOR DISPOSAL OF EVIDENCE.PDF](#)

8. Old Business

8.I. Consideration And Action On FY2018 Budget Ordinance Amendment - 2nd Reading

Background:

The attached information outlines a final budget amendment for Fiscal 2017-18. This amendment reflects increased revenues and re-alignment of departmental expenditures. Typically, the City processes 2-3 amendments per year. Should you have any questions, please feel free to contact the City Manager's Office.

Documents:

[BUDGET ADJUSTMENT SUM REPORT - 2018-V3.PDF.PDF](#)
[ORDINANCE TO AMEND BUDGET -2017-2018.PDF](#)
[2017-18 FINAL UNAUDITED FINANCIAL.PDF](#)

9. New Business

9.I. Consideration And Action On Resolution Recognizing And Appreciating Hapeville Elementary School

Background:

Attached is a resolution for consideration and action recognizing and appreciating the Hapeville Elementary School as a valuable and integral entity in public education in response to the positive impact on the lives of students and families in addition to providing a safe and nurturing environment where students excel.

Documents:

[HAPEVILLE ELEMENTARY SCHOOL RESOLUTION.PDF](#)

9.II. Consideration And Action On Resolution Recognizing And Appreciating The Hapeville Service League

Background:

Attached is a resolution for consideration and action recognizing the Hapeville Service League highlighting their dedication and commitment.

Documents:

[HAPEVILLE SERVICE LEAGUE RESOLUTION.PDF](#)

9.III. Discussion Initiated By Councilman Horsley On Hapeville Parking Authority

Background:

This is an inquiry into the creation of a Hapeville Parking Authority, its benefits, and potential overlaps with existing statutory and constitutional Development Authorities (HDA and DACOH). As parking in the downtown corridor becomes more of an issue because of the vibrancy of the business community in Hapeville, a Parking Authority could offer a jurisdictional venue in which the City of Hapeville could adequately address parking and mobility issues through the geopolitical boundaries of our city.

9.IV. Discussion Initiated By Councilman Horsley On Vacant Building Fee And Vacant Property Registration Ordinance

Background:

Councilman Horsley will initiate a discussion on responding to the numerous vacant buildings in the City of Hapeville, both residential and commercial and to rid the City of the blight that can occur due to unkempt properties that are both residential and commercial. Furthermore, a directive for the City Attorney to review existing policies in other Georgia Municipalities.

Documents:

[VACANT BUILDING FEE AND VACANT PROPERTY REGISTRATION
ORDINANCE DOCUMENT.PDF](#)

9.V. Discussion Initiated By Councilman Horsley Regarding The Design Of A New City Of

Hapeville Logo
Background:

A discussion regarding the need for updated branding for the City of Hapeville, by way of the creation of a new logo. Such a process should be collaborative and inclusive of all stakeholders within our community. This discussion would propose that the ATL Airport District takes the lead on the design process, as this is already covered within our budget with the DMO.

9.VI. Discussion Initiated By Councilman Horsley Regarding Implementation Of A Non-Discrimination Ordinance

Background:

A discussion reviewing the City of Doraville, Georgia's non-discrimination ordinance, the language contained within their ordinance, the legal memo from HRC, and the implementation of such an ordinance locally within the City of Hapeville, Georgia.

Documents:

[DORAVILLE NDO \(FINAL ADOPTED VERSION\).PDF](#)
[NDO PUBLIC STATEMENT.PDF](#)
[NDO HOME RULE LEGAL OPINION.PDF](#)

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.