

Mayor and Council

700 Doug Davis Drive  
Hapeville, GA 30354

July 19, 2016

6:00PM

1. Call To Order

2. Roll Call

Mayor Alan Hallman  
Alderman at Large Ruth Barr  
Councilman at Large Michael Randman  
Councilman Ward I Joshua Powell  
Councilman Ward II Diane Dimmick

3. Welcome

4. Presentations

4.I. Paint The Town Presentation

5. Public Hearing

5.I. Consideration And Action On A Special Use Application For Hilton Hotels

**Background**

The issue of airport parking services being offered by the Hilton Hotel was brought to the City Manager's attention by a local citizen. The process outlined under Ordinance No. 2013-02 requires a Public Hearing be conducted and that the City Council approve a Special Use Permit to allow the use.

Attached is staff's report on this issue. Given the long-time business practice established at this location and the significant economic benefits that result from the activities at the Airport Hilton Hotel, staff recommends approval of this request.

Public Comment

Staff Comment

Mayor and Council Comment

Documents:

[2013-02 AIRPORT-COMMERCIAL PARKING 3-19-13.PDF](#)  
[SPECIAL USE REPORT FOR 1031 VIRGINIA AVENUE AIRPORT PARKING.PDF](#)  
[HILTON SPECIAL USE APPLICATION.PDF](#)

5.II. 1st Reading Ordinance 2016-18 Extended Stay Ordinance

**Background**

Council tabled this item until July 19, 2016 to allow the Planning Commission (PC) to evaluate and discuss this item. Staff has now reviewed the attached Ordinance with the Planning Commission and the Planning Commission's recommendations are attached. The PC supported the attached version (as red lined) and staff concurs as well. In addition, staff would also like to request that Council entertain a proposal for a new Extended Stay project near the existing Staybridge location off Norman Berry.

Representatives from a project proposer plan to be present and review the \$10-12M dollar facility that would be constructed if Council were to adopt the proposed Ordinance. Such a project would obviously be of great interest to the City and improve our existing tax base.

For additional information, please contact the City Manager.

Staff Comment  
Public Comment  
Mayor and Council Comment

Documents:

[EXTENDED STAY HOTELS ORDINANCE \(FINAL\).PDF](#)  
[EXTENDED STAY HOTELS ORDINANCE \(TRACKED CHANGES\).PDF](#)  
[PLANNING COMMISSION MINUTES 7-12-2016.PDF](#)  
[TEXT AMENDMENT APPLICABLE TO EXTENDED STAY HOTELS \\_3\\_.PDF](#)  
[WEB.PDF](#)

#### 5.III. 1st Reading Ordinance 2016-19 Zoning Map Ordinance (Amendment)

**Background:**

Currently, two sections exist in the City's code of ordinances that establish the City's official zoning map—Section 93-3.1-2 ("Article 3.1 Ordinance") and Section 93-3-1.2 ("Article 3 Ordinance"). Due to the transposition of a dash and a point, the Article 3 Ordinance was incorrectly inserted into the City's code of ordinances in 2007 when the City Council readopted the zoning map, and the error has not been noticed until now.

The Article 3.1 Ordinance is the correct ordinance and it has been amended several times since 2007; however, when the City Council last readopted the zoning map, on April 5, 2016, the Article 3 Ordinance was amended (instead of the correct ordinance, the Article 3.1 Ordinance).

The ordinance currently before you deletes the currently existing text of the Article 3.1 Ordinance and renumbers the Article 3 Ordinance to the Article 3.1 Ordinance. The result will be that the current zoning map is the April 5, 2016 zoning map and only one code section establishing the zoning map remains. The zoning map will not be readopted and the designation of the April 5, 2016 zoning map remains the same as the official zoning map of the City.

For additional information please contact the City Manager's Office.

Documents:

[TEXT AMENDMENT FOR RE-ADOPTION OF THE HAPEVILLE ZONING ORDINANCE \(2\).PDF](#)

#### 5.IV. 1st Reading Ordinance 2016-21 Interim Sign Ordinance

**Background**

Recently the City has begun to experience new construction again at various commercial sites. In closely reviewing our sign ordinance it was discovered that no category existed to address permits for signs that were not permanent for the site. It is common practice for commercial companies to want signage that announces and identifies the project investment that is being constructed.

Staff has worked with the legal team to draft language addressing this need without

regulating content as provided in the most recent Supreme Court cases. This Ordinance was reviewed by the Planning Commission on July 12, 2016 and was recommended for approval to the City Council. Second reading by the Council would be on August 2, 2016 unless waived by the Council.

Please contact the City Manager if you have any questions.

Staff Comment  
Public Comment  
Mayor and Council Comment

Documents:

[SIGN ORDINANCE - MATERIALS AND CONSTRUCTION SIGNS.PDF](#)  
[TEXT AMENDMENT TO SIGN ORD RE ANNOUNCEMENT SIGNS REVISED PER LACK OF CUMULATIVE AREA AND 200 SF MAX REVISION 2.PDF](#)

#### 6. Public Comments 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. New Business

##### 7.I. Discussion Of Mileage Rate Adoption Schedule

###### **Background**

The FY 2016-17 budget was recently adopted with no millage rate increase. The proposed millage rate to support the budget remains at 16.61 mills. Under Georgia statutes the adoption process for this millage rate requires several hearings. Staff would like to discuss the attached schedule of adoption so that the rate is affirmed and the preparation for the tax billing can go forward as scheduled in early September, 2016.

Should you have any questions, please feel free to contact the City Manager's Office.

Documents:

[MILEAGE RATE RECOMMENDED SCHEDULE 7-19-2016.PDF](#)

##### 7.II. 1st Reading Ordinance 2016-20 Stormwater Utility Ordinance

###### **Background**

For years, the City has failed to make investments in the needed infrastructure to properly manage and control run off from storm water. Ever increasing State and Federal regulatory requirements to clean up this key source of non-point source pollution are being implemented in the Atlanta metro area.

This ordinance recognizes the importance of controlling the effects of stormwater runoff throughout the City. Efforts to protect the public health, safety, environment and general welfare require the construction, operation and maintenance of Hapeville's stormwater facilities. The establishment of a stormwater utility fee is vital tool in addressing the funding of operational and capital investment needs of Hapeville's stormwater management program now and in the future. The stormwater service fee rate or Equivalent Residential Unit (ERU) will be set at \$ 3.50 per month for the calendar year. This rate is far below many of our neighboring communities. An detailed informational sheet on the Stormwater Utility and how it works will be

available on the City's website. We will also be putting together educational information in the upcoming newsletters. The first bill for storm water will be sent out in a stand alone bill in January of 2017 for the 2016 months after the ordinance is approved. Subsequent annual stormwater utility bills will be sent out with the tax bill in August/September. Staff has discussed this proposal as part of the budget process. We see this as a critical step in our overall environmental stewardship to clean and protect our environment.

For further information, please contact the City Manager.

Documents:

[STORMWATER UTILITY PRESENTATION 4-28-16.PDF](#)  
[HAPEVILLE STORMWATER UTILITY ORDINANCE.PDF](#)

8. City Manager Report
9. Update By Department
  - Recreation
  - Economic Development
  - Planning & Zoning Consultant
  - Fire
  - City Clerk
  - Finance
  - Community Services
  - Police
  - Legal
  - Economic Development Consultant
10. Mayor And Council Comments
11. Executive Session (If Needed)
12. 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.