

Mayor and Council Work Session

700 Doug Davis Drive
Hapeville, GA 30354

January 22, 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. Presentation
 - 4.I. Recognition Of Promoted Officers By Chief Glavosek

Background:

Chief Glavosek will recognized the following officers for their recent promotions:

- Freda Smith
- James Carroll
- Cliff Halten
- Marlene Williams-Edwards

5. Public Hearing
 - 5.I. Consideration And Action On True Brothers LLC D/B/A Corner Market's Request For A 2019 Alcohol Beverage License At 3332 Colville Avenue

Background:

True Brothers LLC D/B/A Corner Market has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from Mayor and Council. All departmental reports have been received, advertising has been completed, and staff has no questions or major concerns with this application. City Manager and Staff recommends approval.

Staff Recommendations:

Applicant's Presentation:

Public Comments:

Documents:

[REDACTED APPLICATION_REDACTED.PDF](#)
[PLANNERS REPORT_REDACTED.PDF](#)
[FIRE MARSHAL REPORT_REDACTED.PDF](#)
[CODE ENFORCEMENT INSPECTION.PDF](#)

- 5.II. Consideration And Action To Provide A Special Exception At 917 Virginia Avenue

Background:

Rajesh Patel, applicant and developer, has submitted a revised plan for the 22,000 sf mixed- use commercial/retail building at 917 Virginia Avenue, Parcel Identification Number 14 012700040377. The building will be two stories with 13,000 sf of retail on the first floor and 9,000 sf of office space on the second floor. The site plan calls for a side drive-through window to accommodate a national food chain as part of the overall project. The property is accessed from Virginia Ave, Rainey Avenue, and Elkins Street with curb cuts only on Rainey Avenue and Elkins Avenue.

Though staff worked with Mr. Patel and his design team to re-orient the drive-through window to the rear and allow for stacking within the site and not onto Rainey, the national tenant has indicated that the queuing is not sufficient and has requested an alternate drive-through location (side).

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

Applicant presentation:

Public Comments:

Documents:

[917 VIRGINIA AVENUE - SPECIAL USE PERMIT REQUEST.PDF](#)
[PLANNERS REPORT 917 VIRGINIA AVE SPECIAL EXCEPTION_2018.PDF](#)
[MINUTES - 12-11-2018.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

7.1. Consideration And Action To Grant A 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.

Applicant's Presentation:

Public Comments:

Documents:

[1031 VIRGINIA AVENUE - CONDITIONAL USE PERMIT.PDF](#)
[PLANNERS REPORT HERTZ CORPORATION, 1031 VIRGINIA AVENUE](#)

8. New Business

8.I. Consideration And Action On Dr. Bailey's Request To Host The Hapeville 5K Run/Walk To Benefit Homeless K-12 Students

Background:

Dr. William Bailey is requesting to host a 5K Run/Walk in Hapeville on April 13, 2019 starting at 8AM to benefit homeless K-12 students. Attached is the proposed route for the 5K Run/Walk event. The event will begin at Claire Drive at the baseball fields and concession stand. Dr. Bailey is requesting to hang a start/finish line banner along Clair Drive. He is also requesting to have police assistance along the 5K Run/Walk route.

Documents:

[ONLINE FORM SUBMITTAL_ EVENT REQUEST FORM_REDACTED.PDF](#)
[5K ROUTE.PDF](#)

8.II. Consideration And Action On Resolution Setting Qualifying Fees For The November 5, 2019 General Election

Background:

Setting and publishing qualifying fees for elections are required by state law under O.C.G.A. 21-2-131. Attached is a resolution setting the qualifying fees for the November 5, 2019 General Election. The qualifying fee for the Mayor seat is \$254.00 and the fee for the Alderman at Large seat is \$234.00. The qualifying fee is based on 3% of the total gross salary of the position.

Qualifying dates will be announced at a later date.

Documents:

[A RESOLUTION FIXING AND PUBLISHING QUALIFYING FEES FOR GENERAL ELECTION \(NOV\) \(02141209XA0B3B\).PDF](#)

8.III. Consideration Of Sign Ordinance Text Amendment - 1st 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.

Documents:

[PLANNERS REPORT TEXT AMENDMENT NON CONFORMING SIGN FEES \(002\).PDF](#)
[ORDINANCE TO AMEND ZONING SIGNS DELETE FEE \(02140223XA0B3B\).PDF](#)
[SUMMARY MINUTES - 01-15-2019.PDF](#)

8.IV. Consideration Of U-V, Urban Village Zone Text Amendment - 1st 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.

After discussions with various Departments within the City, Staff is recommending that language be added to clarify commercial versus single family/residential uses within the U-V Urban Village.

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

Documents:

[ORDINANCE TO AMEND U-V REGARDING BUFFER REQUIREMENTS \(02140751XA0B3B\).PDF](#)
[SUMMARY MINUTES - 01-15-2019.PDF](#)
[PLANNERS REPORT TEXT AMENDMENT U-V ZONING RESIDENTIAL BUFFER.PDF](#)

8.V. Discussion Initiated By Mayor Hallman To Remove The Clean & Beautiful Commission As A City Body

Background:

Mayor Hallman will initiate a discussion to remove the Clean and Beautiful Commission as a City Body.

8.VI. Discussion Initiated By Councilman Adams On Concession Stand Upkeep

Background:

Councilman Adams has requested an update related to 1) more secure doors, 2) HVAC unit, and 3) security system for the concession stand area.

8.VII. Discussion On Booting Ordinance

Background:

Parking in Hapeville is an ongoing concern. The City allows businesses the right to use vehicle immobilization services to protect private parking spaces. For some time, there have been various comments and complaints from recipients of boots, about the interaction with booting companies, signage, responsiveness, personal security and the potential for fraud and theft. City management has been tasked with reviewing the ordinance, clarify expectations, and strike a better balance for businesses and customers, attempting to protect business owner rights and protect the public from potential predatory practices. City management has worked with Legal, using a

recent Atlanta ordinance as a model to put forth this draft ordinance for council review and comment.

Documents:

[BOOTING ORDINANCE DRAFT.PDF](#)

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.