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Steve Horton, Mayor
Scott Andrews, City Manager

City of Covington
MEETING OF THE PLANNING COMMISSION BOARD
February 9, 2021 @ 6PM
Meeting Minutes

(zoom Link: <https://zoom.us/j/98677932099>)

****Due to circumstances necessitated by the concern of COVID and conditions involving public safety and preservation of public services, public access to this meeting was held via Virtual Zoom.***

MEMBERS PRESENT:

Lee Aldridge (Chair)
Charika Davis
Shawn McGovern
Steve Plitt
Ruel Parker
Jared Rutberg
Bobbie Shepherd
Mike Lassiter
John Travis

STAFF PRESENT:

Tres Thomas, P & D Director
Marc Beechuk, P & Z Manager
Renee Criswell, Planner

CALL TO ORDER:

Acting chair for meeting, P&Z Manager, called the City of Covington Planning Commission Board meeting to order at 6:05PM. Chair comments at beginning of meeting, that the PCB makes for recommendations to council **only** and that The City Council will make all final decisions.

OPENING REMARKS:

Due to the volume of content to go through on text amendments, etc. and he mostly will present, Mr. Beechuk announced he will act as chair for this meeting.

DETERMINATION OF QUORUM:

Chair states a quorum present.

APPROVAL OF AGENDA:

Chair called for approval of the December 8, 2020 meeting agenda. Ruel Parker motioned to approve. Steve Plitt seconded. Motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

1. **Item 1 - P20-0003 REZONING (ZMA)**

Text amendment for SEC. 16.24.040 – Covington Town Center Overlay:

LOCATION: 10227 Alcovy Road

ZONED: Corridor Mixed-Use

TMP: #C080 002A

a. **STAFF PRESENTATION:**

- i. Acting chair presents PowerPoint. Notates address is a generic address we have on file for CTC. Text amendment deals with entire overlay. Applicant is seeking to allow an additional 275 residential units to replace the office use currently there, not site specific. This is just to change text in overlay not specific to product. The proposal would amend sec. 16.24.040 C.2. with the additional 275 changing current allowance from 350 to 625. Sec. 16.24.040 C.2.a would also add additional townhome standard with horizontal delineation of at least three but not more than six dwelling units, minimum unit width shall be 18', each unit minimum of two (2) stories, minimum of 20' of common area shall separate townhouse dwellings, townhouse dwellings may front towards public or private streets/drives, community courtyards and/or other common areas. The exterior finished materials may be used on a townhouse building could be as follows: clay masonry brick, natural stone (granite, marble, limestone, sandstone, or field stone; manufactured stone (imitation limestone, sandstone or field stone; wood siding or fiber-cement siding (vinyl siding is prohibited); traditional stucco; other exterior finished materials may be approved by the P&Z Director when requested in writing by the applicant. Front façade elements shall be used on individual dwelling units with hip returns, operable window shutters, casement windows, transoms, wrought iron railings, gas lights, brick molding, upper floor balconies, standing seam metal roofing, other elements may be approved by P&Z Director. Same exterior finished materials shall be used for the front and rear facades of the same dwelling. Same front elevation of a townhouse building shall not be duplicated on more than one-third of the buildings throughout a townhouse development. Individual dwelling units shall incorporate a covered front door. Townhouses shall either incorporate a flat roof design utilizing a decorative parapet all or have a minimum 6:12 roof pitch. HVAC units, trash and recycling receptacles shall not be visible from

- ROW. Townhouse developments shall establish a homeowner's association to manage and maintain all common areas.
- ii. Current condition of development was given by chair regarding zoning (CM) with some parcels dived but not yet fully parceled. Roadways, sidewalks, stormwater and signage are in. There is one project under construction – 350 apartment complexes with two hotel projects under review and one anchor grocery store nearing a final sale.
 - iii. Staff sees that residential need for projects to succeed, however, it conflicts with industrial property outside the project area. Sewer capacity is available, but master plan needs updating with any future upgrades being responsibility of the developer and need to minimize engagement with tractor.
 - iv. Staff does see this mixed-use neighborhood as a flexible developing project. Proposal was presented due to shifts in market and developer saw need for residential in the area.
 - v. Staff does recommend approval of proposal and asks that PC looks at opportunities to mitigate any negative impact from adjacent uses through enhanced, natural vegetative screens and prohibitions on truck traffic cutting through project. In order to make the residential impact stronger and more marketable.
 - vi. Chair turns floor to applicant for the allowed 10-minutes for presentation.

b. APPLICANT/AUTHORIZED AGENT(S) PRESENTATION:

- i. Harry Kitchen, applicant, gave the floor to Ryan Thompson who wrote the overlay district and done the masterplan for the town home.
- j. Ryan Thompson presents and states that no doubt changes of the past year were present but residential has always been contemplated here and with recent growth saw the need for specific townhome market. The buffer of the northern board will lend for special attention and inside overlay is a reference to master plan that specifically identifies where amendment allows even though the map currently does not. Mr. Kitchens invites the board to come out and see the area, walk the trails. Mixed use evolves over time and here we have had challenges and having 135 developable acres of the 180 and now down to 103 acres and getting ready to close on February 24th, 2021 with Sembler and we know who their anchor is, though not announced. Three top line hotels, Residence Inn by Marriott breaking ground in about 2 weeks and Staybridge Suites in about 6 weeks.
- k. Jared Rutberg asks for specifications on roof type – Developer relays arch shingle or standing seam can be done. Concerned about only seeing 11 students/100 units and why shifted to dropping office space. Chair reports student stats was from Home Builders based on home type statistics. Kitchens remarks that with the expansion of Cinelease studios and project 2k additional workers, found need for expansion of

residential. There are no future plans for any additional residential, other than this proposal for the 275.

c. PUBLIC COMMENT:

- i. Chair opens floor for public comment. None. Floor closed.

d. MOTION:

- i. Steve Plitt motions to recommend approval. Jared Rutberg seconded. Motion passed 8-1 with council members Davis, Parker, McGovern, Shepherd, Plitt, Lassiter and Rutberg voting in favor and council member Travis opposed.

2. Item 2 – PR21-0001 REZONING (ZMA):

Zoning map amendment in relation to newer mixed-use zoning:

a. STAFF PRESENTATION:

- i. Chair presented case stating this was a study done by the Georgia Conservancy that looked at different corridors around the city suggesting potential rezones for 35 parcels. Three main corridors being MLK Jr Ave/Hwy 142, Washington St./Turner Lake Rd. and Brown Bridge Rd/Jackson Hwy.
- ii. Study found incompatibilities between the underlying zoning, surrounding development potential. Study resulted in code changes to mixed-use building supplemental regulations and building typology. Simplify split zoned, split future land use and corridor incongruencies. The rezone recommendation is for all parcels to become Neighborhood Mixed-Use (NM).
- iii. Analysis criteria gave weighted impacts to parcel's having no proximity to feature named in zone (NM) (CM), corridor already experiencing congestion, water /sewer improvements likely, parcels over five (5) acres – density applies, and side to side adjacency with incompatible zone.
- iv. Staff recommends further examination on a block-by-block basis with discussion of proposal adding comment only.
- v. Shawn McGovern has numerous concerns, one of which being an inconsistency with reports. Now new develops in progress from housing on Hwy 36 to multi-family off Turner Lake Rd. and we are picking and choosing brand new develops to modify to say we done something. I see no added value in this.
- vi. Jared Rutberg stated that these reports were supposed to be a give and take and product is not showing that.
- vii. Mike Lassiter said he is just doesn't see what we're trying to accomplish. Haven't seen anything that would be good for community if anything, identify things that might have been bad.

- viii. Tres Thomas asked if the presentation given the Ga. Conservancy at assist with any explanation of this report; McGovern replied very lift info been given to them and what was the question asked to the Ga. Conservancy and what answer is needed to be found. Looks like generic information.
- ix. Ruel Parker said presentations seemed to be "boiler plate" and not addressing items specifically to Covington.
- x. John Travis notates main components of the Ga. Conservancy are maximum land use efficiency and affordable housing and I do know that they have done a project saying you have enough. Don't think the needs of Covington have been addressed.
- xi. Mike Lassiter commented there is a real credibility problem from PC's perspective.

b. APPLICANT/AUTHORIZED AGENT(S) PRESENTATION:

- i. N/A for this item.

c. PUBLIC COMMENT:

- i. None.

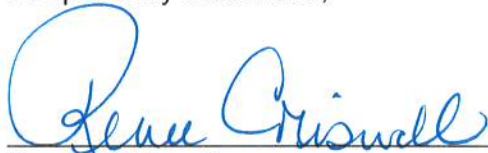
d. MOTION:

- i. No motion for vote. Discussion of item only.

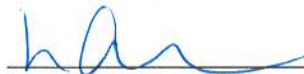
ADJOURNMENT:

Mike Lassiter motioned to adjourn the meeting. Ruel Parker seconded. Motion carried unanimously. The meeting was adjourned at 8:15 p.m. Chair stated with no other comments and/or busines, the meeting was adjourned.

Respectfully Submitted,



Renee Criswell
Planning & Development



Lee Aldridge, Chair
Planning Commission Board