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Steve Horton, Mayor
Scott Andrews, City Manager

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

**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 Virtual Zoom via link below:*

zoom Link: <https://zoom.us/j/91279764305>

Dial in Number: 1-646-558-8656 | Meeting ID: [912-7976-4305](https://zoom.us/j/91279764305)

I. ROLL CALL

Chair conducted a roll call. The following persons were present:

MEMBERS PRESENT

Charika Davis
Shawn McGovern
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

GUESTS

Ricky Mock
Denise White
Shalay Terrell
Shane Steele

II. DETERMINATION OF QUORUM

Chair confirms quorum.

III. CALL TO ORDER

Mr. Beechuk informed all in attendance that due to passing of Chair Aldridge's husband, Jerry, he would serve as acting chair. He then called the City of Covington Planning Commission Board meeting to order at 6:05PM.

IV. OPENING REMARKS

Chair reads into record: *"This Planning Commission meeting is being recorded via Zoom for the official record. All Participants are encouraged to conduct themselves accordingly. Please keep you microphone muted unless you are called upon by the chair to speak. Planning staff reserves the right to mute participants and if repeated outbursts occur to remove a participant from the meeting. We appreciate your patience and actions in this unique time."*, as well, *"The Planning Commission makes recommendations only with final decisions being that of City Council."*

V. APPROVAL OF MINUTES

Chair called for approval of the February 9, 2021 minutes. Ruel Parker motioned. Bobbie Shepherd seconded. Motion carried unanimously.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

**A. SPECIAL USE PERMIT: PSU21-0001-
REQUESTED USE - DANCE SCHOOL**

LOCATION: 7121 Turner Lake Road

Tax Map Parcel Number: #C062-046

Owner: KNA Family LLC/Bhushan Khanna

Authorized Agent/Applicant: Shalay Terrell

1. STAFF PRESENTATION

Chair presented PowerPoint stating applicant was requesting a dance school at 7121 Turner Lake Road within the corridor mixed-use (CM) district, which requires a special use permit. Applicant is in attendance. Chair presented parcel location/address, Future Land Use being corridor mixed-use. Location has access to Turner Lake Rd., Access Rd., & Hwy 278 with connections easily to town via Hwy 278, south via Turner Lake Rd., & Washington St., regionally via I-20. Commercial center has approximately 800 joint use parking spaces. Existing facilities support the use as proposed. School will be required to meet all safety standards as per the Fire Marshall prior to a Certificate of Occupancy. Staff mentioned applicant needed to look at ways to minimize conflict on parking and traffic. Staff recommended approval of permit. Chair turned floor over to applicant for the allowed 10-minutes to present case.

2. APPLICANT/AUTHORIZED AGENT(S) PRESENTATION

Applicant/Authorized Agent, Shalay Terrell presented to board stating the age range of participants would be between four (4) years of age to adult with classes from 4:00PM to 9PM and various dance courses. Classes will be structured. With no further comments from applicant, chair turned floor over to board for questions/comments. Ruel Parker asked the approximate number of attendances for classes. Ms. Terrell reported about twelve (12) kids per class, no more than twenty (20) per class. Parker inquired if she would be the only adult on site. Ms. Terrell said other staff members will be on site. Two (2) to three (3) at a time, one at desk, and maybe one additional instructor.

3. PUBLIC COMMENT

Chair opened floor for public comment. None. Floor closed.

4. MOTION

Shawn McGovern motioned to recommend approval of a special use permit for a dance school at 7121 Turner Lake Rd. Ruel Parker seconded. Motion carried unanimously.

**B. SPECIAL USE PERMIT: PSU21-0002-
REQUESTED USE - AUTO BODY REPAIR FACILITY:**

LOCATION: 8425 Hazelbrand Road

Tax Map Parcel Number: **C081-090A**

Owner: STP Holdings

Applicant: Shane Steele

1. STAFF PRESENTATION:

Chair presented PowerPoint stating the applicant requests to allow an automotive repair shop at 8425 Hazelbrand Rd, currently zoned M-1 (Light Industrial), which requires a special use permit. Building is approximately 10k sqft with 2 store maintenance bays in rear, offices in front. Location has good connections to Hwy 142 & 120 via Wheat St., & Hwy 278 via Hazelbrand Rd. There are eleven (11) parking spaces on parcel with twenty-two (22) on adjacent parcel. Surrounded by similar uses, including another automotive repair shop. Fits within the Future Land Use and existing facilities to support the proposed use. Staff recommended approval of permit. Chair turned floor over to applicant for the allowed 10-minutes to present case.

2. APPLICANT/AUTHORIZED AGENT(S) PRESENTATION

Owner/Applicant, Shane Steele, presented to say he was the owner of adjacent building (8415 Hazelbrand) and that he has ran an auto collision facility at this location for seven (7) years and looked for an opportunity to expand so he purchased the adjacent 8425 Hazelbrand Rd. lot. Current building at 8415 is where mostly body repair and paint work was done and 8425 to be body repair with front offices. Both addresses share same parking with privacy fence. Wanting to expand footprint. With no further comments from applicant, chair turned floor over to the board for questions/comments. No questions presented.

3. PUBLIC COMMENT

Chair opened floor for public comment. None. Floor closed.

4. MOTION

Jared Rutberg motioned to recommend approval of a special use permit for an automotive repair shop at 8425 Hazelbrand Rd. Shawn McGovern seconded. Motion carried unanimously.

**C. SPECIAL USE PERMIT: PSU21-0003-
REQUESTED USE - PREPARATORY SCHOOL, K-8TH:**

LOCATION: 7188 Turner Lake Circle

Tax Map Parcel Number: **C040 0002 150**

Owner: Mock Properties I, LLLP

Authorized Agent/Applicant: Georgia Preparatory School/Denise White

1. STAFF PRESENTATION

Chair presented PowerPoint stating the applicant's request to allow a preparatory school at 7188 Turner Lake Rd. Location is zoned corridor-mixed use district, which does require a special use permit for proposed use. Building has approximately 15,600 sqft, ten (10) classrooms, commercial kitchen, four (4) offices, assembly space/café, and restrooms. Existing building from 2008, has connections north to Hwy 278, south via Turner Lake Rd., & Washington St., regionally via I-20. Sits inside a cul-de-sac street with six (6), low-intensity commercial uses, a water tower and seven (7) vacant lots. Fits with the Future Land Use Map and the existing facility can support the use proposed. School would be required to meet safety standards of the Fire Marshall prior to obtaining a Certificate of Occupancy. Staff asked to minimize the conflict with drop-off and pick-up by possibly staggering pick-up times. Staff recommends approval. Chair turned floor over to applicant for the allowed 10-minutes to present case.

2. APPLICANT/AUTHORIZED AGENT(S) PRESENTATION

Applicant/Authorized Agent, Denise White, presented to report they are a small facility school with ten (10) to fifteen (15) per classroom. Stated the school tries to stay at max of 100 students to keep a more intimate setting for families and children to learn. Parents will drop-off/pick-up and continue on. There will be a drop-off and pick-up time to keep timely traffic with dropping students off. Give a 45-minute, staggered drop-off/pick-up morning and afternoon to maintain this standard. Offer students outside activities along with a Christian based curriculum. Ten people on staff. No further comments from applicant, chair opened floor to board for questions/comments. Mr. Lassiter questioned if applicant was aware of the homeless in the area and was concerned for any potential problems for school. Owner, Ricky Mock, reported has never known of any issues regarding the safety for this area. Applicant replied that they were a bit concerned, but have been given ok by Mr. Mock to add security or additional lighting, etc. just in case. Chair talked with Police Chief, Stacy Cotton, as well and he mentioned there they typically see no issues with homeless but will keep alert to any issues, if presented. Mr. Rutberg asked if the church in area conflict with any school traffic? Mr. Mock said he has never been in the area when the church had events and typically don't have large events, but even so, did not see any problems with that being a conflict. Mr. Charika Davis asked about additional lighting. Mr. Mock said applicant could add any additional lighting and security cameras she felt necessary.

3. PUBLIC COMMENT

Chair opened floor for public comment. Owner, Ricky Mock, presented to speak in favor of applicant. He stated Ms. White's facility had a good history behind them and felt their school would make a good fit.

4. MOTION

Ruel Parker motioned to recommend approval of a special use permit for a preparatory school located at 7188 Turner Lake Circle. Jared Rutberg seconded. Motion carried unanimously.

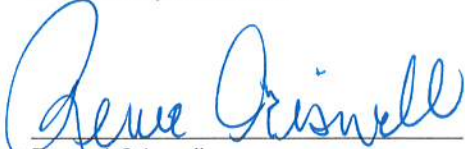
VIII. ANNOUNCEMENTS/DISCUSSION

Chair gave a brief update on the Georgia Conservancy final report and will distribute. Chair proposed to revisit discussion next month after information is reviewed.

IX. ADJOURNMENT

Mike Lassiter motioned to adjourn. Jared Rutberg seconded. Motion carried unanimously.

Respectfully Submitted,



Renee Criswell
Planning & Development

Marc Beechuk, Presiding Chair
Planning Commission Board