



City of Covington
MEETING OF THE PLANNING COMMISSION BOARD
December 14th, 2021 @ 6PM
Meeting Minutes

I. CALL TO ORDER

Chair called the Tuesday, December 14th, 2021 City of Covington Planning Commission Board meeting to order at 6:10 PM.

II. ROLL CALL

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

MEMBERS PRESENT

Jared Rutberg (Chair)
Shawn McGovern
Lee Aldridge
Mike Lassiter
John Travis
John Maxwell

STAFF PRESENT

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

MEMBERS ABSENT

Charika Davis
Bobbie Shephard
Ruel Parker

III. DETERMINATION OF QUORUM

Chair confirms quorum.

IV. OPENING REMARKS

"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."

- a. Chair requested change in agenda format to include public comments being added into end of meeting announcements/discussions. Board was in unanimous agreement.

V. APPROVAL OF MINUTES

- a. Chair called for approval of the November 9th, 2021 minutes.
Lee Aldridge motioned to approve. Shawn McGovern seconded. Motion carried unanimously.

VI. OLD BUSINESS

a. Chair called for approval of the November 9th, 2021 minutes. Lee Aldridge motioned to approve. Shawn McGovern seconded. Motion carried unanimously.

b. Short Term Rental Text Amendment discussion tabled.

c. **REZONING: PR21-0004 (in conjunction with Special Use PSU21-0011)REQUEST: Rezone parcels from M2 (Heavy Industrial) to proposed, NM (Neighborhood Mixed-Use) in order to obtain a special use permit for development of a "high-end", multifamily, residential community.**

Location: 10200 & 10020 City Pond Road

Tax Map Parcel Number: **C080 035A & C080 043**

Owners: Callaway/Sigman

Applicant: Emory Equity, LLC /Arthur Lynn

STAFF PRESENTATION

P&Z mgr. presented supporting agenda PowerPoint to board stating applicant was requesting a rezone from M2 to NM in conjunction with a special use permit for a multi-family development on over 5 acres with a proposed 396 units, dog park, clubhouse and pool, sidewalks and surface parking throughout. Beechuk further report the project would have access through Covington Town Center (CTC), via Tract 11, and proposed access off City Pond Road, having both connect to Alcovy Rd., I-20 & Greater Covington. The two parcels were the remaining undeveloped/unplanned parcels in the larger block that makes up CTC.

STAFF FINDINGS

Staff felt CTC would benefit from having more residential units close. The proposed project's zoning was compatible with the surrounding commercial uses, but not congruent with adjacent industrial. Staff continued to report traffic concerns along City Pond Road as well as the downstream infrastructure would require an upgrade to accommodate proposed, was a major concern as well as applicant was requesting variances (below) that would need to meet zoning standards and approved by BOAA.

Variances requested:

- Allow for the maximum amount of fiber cement siding (hardiboard), natural wood siding or natural wood shake to be raised from 20% to 0% (clubhouse), 65% (buildings facing St.) 85% (remaining building facades);
- 4:12 roof pitch in lieu of 6:12;
- 25-yr asphalt shingles in place of required 50-yr architectural asphalt ("lifetime") shingles;
- Requesting to eliminate the use of two (2) required façade materials, as listed under city ordinance section 16.28.025 G.2.f.

STAFF RECOMMENDATION

Staff recommended APPROVAL with below conditions, along with continued work by developer to address comments:

Conditions:

- a. Project's proposed location would eclipse peak flows for the city's sewer system basin; therefore, a downstream infrastructure upgrade would be required to accommodate with any and all agreements between the city and applicant(s)/owner(s)/developer(s) regarding those upgrades, the installation timing thereof, and applicant(s)/owner(s)/developers(s) means of funding, being met before issuance of any permits.
- b. Any and all comments regarding the traffic report submitted by applicant(s)/owner(s)/developer(s) and analyzed with return comments by the engineering firm, Keck & Wood on December 10th, 2021, must be addressed before any project construction site reviews can be signed off.

Staff reiterated the board's recommending abilities as stated under city ordinance section 16.12.020.

APPLICANT/AUTHORIZED AGENT(S) PRESENTATION

Applicant, Arthur Lynn, presented and relayed that they were requesting a rezoning from M2 to NM to accommodate a development of a multi-family community. Since case was tabled at October CPC hearing, they have worked to address concerns and produce additional requested studies (traffic).

Project planner, Matt Mitchell, went through a PowerPoint presentation highlighting items of concern, such as sidewalk connectivity and natural wooded area off to East of site to connect into that. Site will have its own amenities as well as those of Covington Town Center (CTC). Overall Masterplan has been revised to work with the existing conditions and topo (i.e., open spaces). Mitchell presented two architectural styles to relate to CTC, being one of Farmhouse and Industrial.

DISCUSSION

Owner of property, Mrs. Callaway then approached the board to explain the parcel's history stating the property was originally agricultural, about 20 years ago when industrial appeared to be coming in, the city (Covington) decided to rezone from agricultural to heavy industrial (M2). Callaway reports that they tried to fight that decision, but lost by a vote; Therefore, they are locked in. Callaway stated with the property being M2, a rezone with the proposed project would best compliment the shopping center going in (CTC). If this could not be done, she said they would have to sell to a heavy industrial buyer, which meant razing the land with heavy trucks and traffic etc.

Roy Callaway (brother of owner) tuned in via zoom. Mr. Callaway stated that he wished they could have kept their land agriculture, he understood progress was coming and felt the proposed would be beneficial as opposed to industrial.

John Callaway (brother of owner) tuned in via zoom to comment that he agreed with his family, that if the land can't be used as farm land, would best be used as proposed with the nature trails, wildlife, etc. and would best fit in with CTC.

Jeff Halliburton, engineer of project, commented that he appreciated the staff and boards input and looked forward to working with everyone to move project forward.

McGovern inquired if building 12 (concept plan) would meet the required fire safety ingress/egress. Mitchell stated those requirements were being discussed with fire marshal, Joe Doss. Halliburton added he had talked with Doss and with building 12 having only 30 units, a single entrance would pass inspection.

McGovern inquired about primary entrance. Mitchell stated both entrances would be used. Chair inquired clarification that the guest would be commuter traffic - South entrance, shopping traffic - through North? Haliburton replied that conversation was had with city staff and concluded splitting traffic 50/50 at those entrances would be reasonable, depending on direction coming/going. Intent of site plan was to orient the main entrance to include clubhouse, leasing office, etc., to Town Center Blvd. Updated traffic study did show traffic can be managed this route, but if needed to readdress with staff, can do so.

McGovern asked if drive thru Town Center to City Pond Rd. be a private drive through development. Mitchell responded gated.

Aldridge asked if there was a realistic number for the amount children that would reside in development. Lynn responded the development will have the larger percentage of units being one - two bed room, 10% being three-bedroom, targeting tenants ages 24-34, mostly single with no children; therefore, the number of children living there would be less than a typical report suggests.

Lassiter commented he was still concerned with traffic, but felt would be an enhancement with CTC, city engineering and developer will need to work out sewer issues.

Maxwell questioned phases of construction, Mitchell responded buildings 1-6 and building 12 would be part of first phase. Maxwell additional asked if any studies done for sewer. Thomas interjected the peak flow anticipated, as indicated Beechuk indicated earlier, from CTC and adding in apartment complex (zone 3), the numbers were showing not an adequate capacity.

Travis asked how was the board supposed to vote on a special use permit when variances are still in question. Chair responded developer would have to meet variances required or not move forward.

Chair asked what will surround the development? Lynn responded fence and landscaping. Chair commented he was concerned for the safety of any children coming through the areas of their development and crossing the street/City Pond Road. Chair stated something needed to be installed to help prevent that. Chair continued to ask the length of ownership. Lynn responded that is to be determined with investors, etc. Chair explained question that requested variances are typically for reduce construction costs in order to sell for profit later (i.e., 4:12 roof pitch). Lynn responded expected timeframe of 5-7 years.

Aldridge asked has Planning Commission had this many proposed variances presented, Beechuk responded Martins Crossing development had almost the same requests, aside from unit size, with a shingles variance being denied.

Note of recommendation was given by Planning Commission Board to the BOAA Board regarding any variance on roof pitch to a 4:12 should require implementing a higher quality, metal roofing or maintain ordinance required 6:12 roof pitch.

PUBLIC COMMENT

None

MOTION(S)

Shawn McGovern motioned to recommend approval for rezoning of parcels from **M2** (Heavy Industrial) to proposed, **NM** (Neighborhood Mixed-Use) on case #_PR21-0004. John Maxwell seconded. Motion carried unanimously.

John Maxwell motioned to recommend approval with below conditions for the Special Use Permit on case # PSU21-0011.

Conditions:

- a. The project will eclipse peak flows for the sewer system basin in where this tract is located. The downstream infrastructure will require an upgrade to accommodate those flows. Prior to permitting, the city and applicant must reach an agreement on how the upgrade will occur and be funded;
 - b. The traffic report submitted by the applicant has been analyzed by the engineering firm Keck & Wood, dated December 10th, 2021. Staff requires the comments made in that report to be addressed prior to signing off on construction site review of the project;
 - c. Define any separation of buildings, that does not have an existing natural barrier (i.e. wetlands), by an ordinance required, long-lasting material fence line;
- John Travis seconded. Motion passed four to one with Lassiter, Maxwell, Aldridge and Maxwell for the motion and Travis against.

VII. NEW BUSINESS

SPECIAL USE: PSU21-0014

REQUEST: Recreational (Golf Cart) Goods Rental

Location: 1174 Clark St.,

TMP# C026 0003 003

Owner: W.K. Campbell

Applicant: Noah Joyner

STAFF PRESENTATION

P&Z mgr. presented supporting agenda PowerPoint to board stating applicant was requesting a Special Use Permit to establish a recreational goods rental business in the Town Center Mixed-Use (TCM) zoning district, with allowance of 4 golf carts. Staff reported current conditions being a .06-acre tract with an accessory structure previously approved for use by a snow cone business. Proposed use being 1.5 blocks west of square and would serve the current times.

STAFF FINDINGS

Staff reported the area was walkable and near a tourist focused area around the square with roadway allowable for golf cart driving. The ingress/egress for the golf carts would be available via two curb cuts.

STAFF RECOMMENDATION

Staff recommended approval.

APPLICANT/AUTHORIZED AGENT(S) PRESENTATION

Applicant's rep., Sheri Joyner, approached stating they have four carts currently and may add more later.

DISCUSSION

McGovern asked why only four. Beechuk replied the board has the ability to set a number, but none required; other than the mathematical aspect of dedicated space for applicant's portion of lot.

Maxwell asked if carts stored on lot. Applicant replied that was the request. Maxwell also inquired if carts broke down, would they stay on lot. Applicant replied no. Beechuk added ordinance has requirements against repairs on site, out in open.

McGovern asked if scooters would be allowed as apart of rentals. Beechuk stated code would not allow scooters, section does allow for bicycles, camping equipment.

PUBLIC COMMENT

None

MOTION

Shawn McGovern motioned to recommend approval, based on stipulations within ordinance. Lee Aldridge seconded. Motion passed unanimously.

VIII. ANNOUNCEMENTS/DISCUSSIONS/PUBLIC COMMENTS

Beechuk reported study from GA Conservancy will be apart of future board agenda. Board and staff had discussions regarding boards and board process in regards to rezoning, special use permits and variance submittals. Beechuk stated he would present a process to Mayor & Council the Planning Commission board hear all three items, rezones, special uses and variances with recommendations forwarded to Mayor & Council.

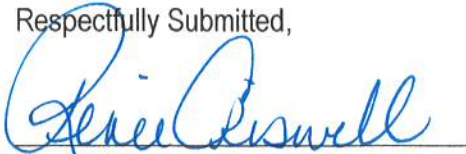
IX. CITIZENS PRESENT

John Callaway &	10020 City Pond Rd., Covington
Lucy Sigman Callaway	10020 City Pond Rd., Covington
Roy Callaway	440 Squirrel Run – Rincon, GA
John Callaway	3592 Osbourn Dr. Warrenton, VA
Sheri Joyner	808 Emory St., Oxford, GA
Noah Joyner	808 Emory St., Oxford, GA


X. ADJOURNMENT

Lee Aldridge motioned to adjourn. Mile Lassiter seconded. Motion carried unanimously.

Respectfully Submitted,



Renee' Criswell
Planning & Development



Jared Rutberg, Presiding Chair
Planning Commission Board