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Steve Horton, Mayor  
Scott Andrews, City Manager

## City of Covington

### BOARD OF ADJUSTMENTS AND APPEALS

#### Special Called Meeting March 15<sup>th</sup>, 2022 @ 2:00 PM Meeting Minutes

Accessible via Zoom Meeting

Zoom Link: <https://us06web.zoom.us/j/82622297829>

Dial in: +1 646 558 8656 Member ID: 826 2229 7829

#### I. ROLL CALL

##### MEMBERS PRESENT

Roger Tingler  
Buddy Adams  
Bill Campbell  
Elizabeth Harwell (zoom)

##### STAFF PRESENT

Marc Beechuk  
Renee Criswell  
Tres Thomas

##### MEMBERS ABSENT

Lucinda Faulkner  
Lakeisha Thurman

#### II. DETERMINATION OF QUORUM

Chair confirmed quorum.

#### III. OPENING REMARKS

Staff asked board to nominate a chair. Board discussed nomination of Elizabeth Harwell as acting chair. Harwell agreed.

Bill Campbell made the motion for nomination. Buddy Adams seconded. Motion carried unanimously.

#### IV. CALL TO ORDER

After 30 minutes of technical difficulties, Chair called the meeting to order at 2:30 PM.

#### V. OLD BUSINESS

A. Approval of the called, January 18<sup>th</sup>, 2022 Minutes.

B. Bill Campbell motioned to approved. Roger Tingler seconded. Motion carried unanimously.

#### VI.

## VII. NEW BUSINESS

### A. CASE# PVA21-0007 thru 0012:

Request: Variance for relief to specific ordinances related to one-bedroom multifamily units as found within Chapters 16.16 Space dimensions and 16.28 Civic Design, to include roof pitch, gross floor area, cladding, and parking overlook stipulations. 10200 & 10020 City Pond Road

Tax Map Parcel Numbers: **Co80 035A & 043**

Applicant: Emory Equity, LLC c/o Arthur Lynn

Owner: Callaway/Sigman

### **STAFF PRESENTATION**

Staff presented to the board applicant/developer was requesting to amend the approved ingress/egress curb-cut plan and reduce the required distance of a driveway to an intersection from 200' to 95.51' (Sec. 16.44.040).

Staff additionally added the existing condition of parcel, located at 12856 Town Center Dr., was vacant. Applicant was proposing a fast-food restaurant (submitted as Panda Express). This out-parcel is located within the Covington Town Center development, which currently has multiple projects in construction and design review. The parcel has three road frontages; a main one of Town Center Dr; a side one of Gingko Ln; and a third one on Alcovy Rd. Gingko Ln will line up with the main entrance into the parcel containing Publix and a two multi-tenant out-buildings.

### **STAFF RECOMMENDATION**

Staff reported that Covington Town Center was a master planned, commercial development with an interior road network and a row of out-parcels along Alcovy Road. A master curb-cut plan was developed to avoid continual access concerns as the parcels are developed. Those access points require a degree of cooperation on development and siting of tenants. They have been agreed upon to assist the flow of traffic and to be consist with entry/exit patterns.

Staff continued that the engineering department and outside engineering firms reviewed the proposal and felt that the right-out only access at the proposed location (95.51' from Alcovy Rd.,) could be approved with a safe traffic flow. That the proposed access point would be closer to Alcovy Rd., than the code permits by-rights limiting stacking from entering traffic would be a good option.

Staff recommended approval of the variance for reducing the required distance of an access curb-cut below 200' from an intersection for the right-out only egress.

**APPLICANT PRESENTATION**

Applicant’s representative, Erik Houston, presented to report that staff did a thorough job of explaining their request and would be more than happy to answer any questions.

Tingler asked would the request be for this parcel only. Applicant and staff confirmed only the applied parcel.

Adams inquired would this request be for the side street only. Applicant and staff confirmed side street.

**PUBLIC COMMENT**

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

**MOTION**

Roger Tingler motioned to approve requested variance. Bill Campbell seconded. Motion carried unanimously.

**VIII. ANNOUNCEMENTS/DISCUSSION**

P&D Manager, Beechuk, discussed with board upcoming training sessions with to be determined date and times.

**IX ADJOURNMENT**

Bill Campbell motioned to adjourn. Buddy Adams seconded. Motion carried unanimously.

Respectfully Submitted,



Renee' Criswell, City Planner  
Planning & Development

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Marc Beechuk, Presiding Chair  
Planning Commission Board

