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Steve Horton - Mayor
E.F. (Tres) Thomas, III - City Manager

City of Covington
MEETING OF THE PLANNING COMMISSION BOARD
June 14, 2022 @ 6PM Meeting Minutes
Zoom Link: <https://us06web.zoom.us/j/86417828166>
Dial in 1-646-558-8656 – Meeting ID: 864 1782 8166

I. CALL TO ORDER

Chair called the Tuesday, June 14, 2022 City of Covington Planning Commission Board meeting to order at 6:03 PM.

II. ROLL CALL

Chair conducted a roll call.

MEMBERS PRESENT

Jared Rutberg (Chair)
Shawn McGovern (zoom)
Mike Lassiter
John Travis (zoom)
John Maxwell
Tim Fleming
Ruel Parker

STAFF PRESENT

Marc Beechuk, P & D Director
Renee Criswell, P & D Planner
Salena Ward, administrative assistant

MEMBERS ABSENT

Bobbie Shephard

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."

Jared Rutberg (Chair) briefly spoke on Board members receiving the Guidance Packet regarding being approached by applicants. Asked if they would send any questions to the Staff by email and CC him on them.

V. **APPROVAL OF MINUTES**

- A. Discussion and approval of May 10th, 2022 minutes.
Ruel Parker motioned to Approve. Mike Lassiter Seconded. Motion carried unanimously. 6-0

VI. **OLD BUSINESS**

- A. **Rezoning: PR21-0005 *Tabled to July 12th**
Request: Text Amendment for Clark's Grove Overlay
LOCATION: Clark St., Land Lots #252 & 253
Tax Map Parcel Number: **C035 0007 052**
Owner(s): Fowler Newton Properties, Inc.,
Applicant: Sarah Butler (PRAXIS3 Architecture)

VII. **NEW BUSINESS**

- A. **Preliminary Plat – None Presented**
Location:
Tax Map Parcel Number:
Applicant(s):
- B. **Rezoning: PR22-0002**
Request: M1 (Light Ind.) to CR (Corridor Residential)
Proposed Townhome Development
Location: 10860 Covington By-pass
Tax Map Parcel Number: **C082A 043**
Owner/Applicant: Danny K. Hermann

STAFF PRESENTATION

P& D Director started his discussion stating that at this time there is no request for townhomes. All we are looking at tonight is the Zoning of the property and future land use. Property at 10860 Covington By pass Rd currently zoned light industrial with a small portion of NR 2. They are looking to rezone to a CR and NR2. Amend the future land use from Industrial and Single family residential to multi-family residential and single family residential. Maps available to show and explain the locations of each tract and future use of the developer(s).

STAFF FINDINGS

Rezoning compatible with the surrounding residential single family and multifamily near the west and the north. Environmental area and topography make the site unsuitable for Industrial or commercial uses. Close proximity to commercial node at the intersection near the east, good potential for future commercial growth. Partially in line with Covington's FLUM making area more congruent. Site access can occur off the Covington's Bypass Rd, Carr St., and Puckett St.

CURRENT CONDITIONS

P&D Director presented to the Board various maps of a breakdown of Tracts 1, 2, and 3. Tract that is currently CR is presented as Tract 3 from the site plan. Future land use and multifamily on Tract 3. Tract that is currently NR2 are on Tracts 1 and 2. Family residential on Tract 1 and 2. Parcel is approximately 40.39 acres, currently vacant with access just off the Covington by-pass and connects into Carr St and Puckett St. near the Green Acres neighborhood. About a 1/3 of a mile from intersections of Hwy 36. Over 40ft of an elevation.

STAFF RECOMMENDATION:

Approval of both the future land use map and the rezoning.

DISCUSSION

Applicant: Danny Hermann Address: 4983 Rabbit Farm Rd. Loganville, Ga. Mr. Hermann addressed the Board, reiterating the terms and conditions spoken by P&D Director, Marc Beechuk.

Chair – Jared Rutberg opened the floor for questions from Board members.

1. Mike Lassiter – Curious as to know if any records of flooding in the area that would affect the flood plains?
2. Marc Beechuk replied – We go by the 100-year flood plain used by the Building Code.
3. Danny Hermann stated that they will do a flood plain study on the area.
4. Shawn McGovern – Not directly related to the two issues on here, but in terms of dual access shown as the proposed site plan presented on the screen, is this required to have a dual access for emergency vehicles?
5. M.B. replied stating that the code requirements on what you need have since changed and have been bumped up to a hundred, the Fire Marshall was approved on this.
6. Jared Rutberg – Are they going to be for rent or for sale?
7. Danny Hermann replied, for sale.
8. J.R. - What's the plan for sidewalks?
9. D.H. stated a plan for sidewalks will be added.
10. J.R. - Lastly, a general concern about the intersection near Hwy 36 and the bypass that is problematic, this is directly across from Indian Creek and the bus barn, something to think about. More of a comment than a question.

MOTION:

To approve Future Land Use Map – Multifamily – Tract 3 and Single family – Tracts 1&2
Mike Lassiter – Second – Ruel Parker – Motion carried – passed unanimously. Vote 6-0

MOTION:

To approve Rezoning Tract 3 -CR Tract 1&2 NR2 with Staff Recommendations
Shawn McGovern – Second – John Maxwell – Motion carried – passed unanimously. Vote 6-0

C. **Item: Case # PR22-0003 * Tabled to July 12th**

Request: NR1 (Neighborhood Res. District 1) to NR2 (Neighborhood Res. District 2)

LOCATION: 70 McGuirts Bridge Road

Tax Map Parcel Number: **C082A 043**

Owner/Applicant: Ronnie Johnston / McGinnis Ferry Dev. Group

D. **Board/Staff Discussion:**

Third meeting for the Comprehensive Plan, survey has been extended, please share with business owners, friends, family groups, PTO, church groups, anything you are involved with. There is now a link on the Planning Department page. It will now be included with utilities bill. Trying to have community event that will be enjoyable for everyone. Two more meetings in July working on the document that will come back to us for editing. We have until July 24th to complete the survey. Any questions, please reach out to Marc, Renee, or Shawn McGovern, PC Representee.

Development update is not too in-depth. Big project with Cousin's Middle School, two other big projects, include a facility seen in the newspaper at 9172 Industrial, and a few more houses. Mayor and Council. Duplexes no vote, STR all limits removed, Gov't threshold - passed, code clean up – passed. Training is still scheduled for June 23, 2022 from 4-6:30 with Allison, please come out.

VIII. PUBLIC COMMENT

Chair opened floor to public comment (general).

1. Larry Stokes – Industrial Heights Area: Would like to know how the rezoning is going to come through areas related to Puckett St.? Addressed by Marc Beechuk using the maps to explain the locations related to Puckett St, Carr St., and the Flood Plains for Single family homes.
2. Adam Kurt – 1564 Lakeland Dr. Monroe, Ga (non-citizen) – Asked in the event that a motion is approved or denied, does the applicant/application move forward to the next month meeting or is it dead as a motion to deny? Jared Rutberg responded stating we would have a motion for something to get approve. It will stay until it gets a motion. A motion to approve, deny, approve with conditions, some type of a recommendations.

IX. ANNOUNCEMENTS/DISCUSSIONS/PUBLIC COMMENTS

None

IX. CITIZENS PRESENT

1. Danny Hermann – 4983 Rabbit Farm Rd. Loganville, Ga. 30052
2. Larry Stokes - Industrial Heights Area (Covington, Ga. 30014)
3. Adam Kurt – 1564 Lakeland Dr. Monroe, Ga. 30656

X ADJOURNMENT

Tim Fleming motioned to adjourn. Mike Lassiter seconded. Motion carried unanimously.
Time 6:45

Respectfully Submitted,



Renee Criswell
Planning & Development/City Planner



Jared Rutberg
Planning Commission Board/ Presiding Chair