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COVINGTON, GEORGIA 30015

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Steve Horton - Mayor

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

City of Covington

Planning Commission Board (CPC)

September 13th, 2022, | 6:00 p.m.

City Hall Council Chambers, 2116 Stallings Street, Covington, GA

Zoom Link: <http://us06web.zoom.us/j86240431158>

Dial in **1-646-558-8656** – Meeting ID: **862 4043 1158**

MEMBERS PRESENT:

Jared Rutberg (Chair)
John Travis (zoom)
Ruel Parker
Shawn McGovern
Travis Moore
Bobbie Shepherd
John Maxwell

STAFF PRESENT:

Marc Beechuk (Director)
Tracy Hernandez (Planning & Code)
Salena Ward (Planning Specialist)

MEMBERS ABSENT:

Tim Fleming
Felicia Sanders

STAFF ABENT

Renee Criswell (City Planner)

I. CALL TO ORDER:

Chair conducted a roll call. Chair then called the meeting to order at 6:04 PM.

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."

II. DETERMINATION OF QUORUM

Chair confirms quorum.

III. APPROVAL OF THE AGENDA

Agenda approved by board.

IV. OLD BUSINESS

- A. Approval of the August 9, 2022, minutes.
Motion to Approve: Bobbie Shepherd. Seconded: Ruel Parker. Motion carried unanimously.



B. Rezoning – PR21-0005

Request: Text Amendment for Clark's Grove Overlay

Location: Clark St., Land Lots #252 & 253

TMP#: C035 0007 052

Owner(s): Fowler Newton Properties, Inc.,

Applicant: Sarah Butler (PRAXIS3 Architecture)

Staff report

P & D Director, Marc Beechuk, presented to the board applicant's request to extend the Clark's Grove Overlay to the above referenced adjoining parcel having three zones, Corridor Mixed-use, Neighborhood Mixed-Use, and Neighborhood Residential 3 district. Along Clark St. on reference parcel #. The minimum changes are mostly related to the traffic. Parcel is currently vacant. It is a split zoned with two mixed use zones; CM& NM and one residential zone; NR3. Parcel sits at the intersection of Turner Lake Rd and Clark St, it is bounded on the East by the Cricket Frog Trail and the South by the unopened Old Brown Bridge Rd right-of-way. Approximately 0.85 miles from downtown and 1.25 miles of Cricket Frog Trail.

Proposal

Director Beechuk reported that the applicant was requesting to extend the Clark's Grove overlay to a parcel zoned CM, CM, NM, & NR-3 with a proposed plan of three (3) buildings towards the north for 145 apartments, 84 town homes on 4 blocks; 10 will be live/work units. That section is just under five and half acres. First section just over four acres. Below that will be a park that is a little over four and half acres. They have a future phase that will not be a part of this current plan for single family detached on the Southern portion that is a little over six acres. Proposing two access roads, one off of Clark St with potential access point of Turner Lake Rd if they can get Old Brown Bridge opened up that will be a part of the single-family future phase.

Staff Analysis

Extending the overlay fits into the location as a reasonable sized compliment to Phases I & II of Clark's Grove along with adjacency to Turner Lake Park. The proposal somewhat shifts from the identity currently in Clark's Grove and extends the residential aims of the overlay but not as much of the community or commercial plan. The town center of the original phase and denser portion of Phase II are heavily represented with brick facades and should be carried through in the proposed phase or clearly detailed by the design team.



Staff Findings

On the Planning side, staff commented they would like the park to include trails (paved or natural), connections to pedestrian infrastructure with completion prior to Certificate of Occupancy for any apartment building or 21 townhome units, whichever is first; On the architectural side, staff commented exterior doors shall be of wood, wood composite, steel or fiberglass; roofs for apartment buildings and townhomes fronting Turner Lake Rd., shall incorporate flat roofs or mansard style around the community square of Phase I

The three (3) live/work units furthest south should be shifted to a location that is served by additional or on-street parking;

Proposed connections of new phase should have road connections with Phase I; Safer opening of Brown Bridge Road would lend to a safer exit through a signalized light.

Staff Recommendation

Director Beechuk final comments concluded the traffic Study submitted for the project states multiple incidences with a potential Level of Service (LOS) F, potential for traffic to pursue alternative routes and also inadequate room for stacking at intersections. Statements about current service and assumptions about the service I improvements are made to Turner Lake Rd which have not been planned, designed, or funded.

Staff finds the extension to be reasonable request, this parcel is ideally located for a mixed-use community. Extending the concept of one of our most highly sought neighborhoods could continue to activate this area of the city. Staff recommends Approval with Conditions of the overlay text amendment.

Applicant's presentation

Applicants, Douglas Tuller stated that his family has had a 20-year history with Clark's Grove, worked with in Real Estate for seven years, as a family owner of the property in question and wants this project to be a part of Clark's Grove.

Discussion

The Board addressed the traffic study concerns, density, impact on the school system, traffic on Turner Lake now and what it will look like a year from now, Pedestrians safety going to the park. Applicant was then asked what they are proposing?

Public Comment

Chair opened floor to public comment for case presented.



Motion

Travis Moore motioned to deny with no condition. Bobbie Shepherd seconded. Three members are in favor of denial, three members is favor for approval, Chair voted to break the tie, Chair voted in favor of denial. Denied 4:3

C. **Rezoning: PR22-0003**
Request: NR1 (Neighborhood Res. District 1) to NR2 (Neighborhood Res. District 2)
Proposed Single-Family Attached Development

LOCATION: 70 McGuirts Bridge Road

Tax Map Parcel Number: **C082A 043**

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

Staff Analysis

Director Beechuk presented to board applicant's request for a rezone from Neighborhood Residential I (NR-1) to Neighborhood Residential 2 (NR-2) Parcel is approximately 32.9 acres with a single-family historic cabin. Parcel contains one single family residence and a small pond. Access is off McGuirt's Bridge Rd and connects to Hwy 278 via Fairfield Dr.

Staff Findings

Parcel does not have a Future Land Use. South connection to Wildwood cannot be permitted. Parcel has NR-2 to west and R-2 to east, current zoning is squarely in the middle of those zones. Access via McGuirt's Bridge Rd to Fairfield to turn left on Hwy 278. Five single family prelim plats in last two years, all have been NR-2. Adjacent property to the East is undevelopable. An Historic Cabin was also located on site.

Staff recommendation: Future Land Use / Rezone

Staff recommends Approval of single-family future land use but recommends denial for the rezone due to the ability for the property to function under its current zoning and allow a more reasonable transition from the denser development in Neely Farms and Wildwood to the adjacent Newton County properties.

Applicant's presentation

Charles Moore presented a power Point presentation showing a proposed layout for a 115 Single-family area homes. No section 8, rent base only luxury living facility. One, two, and Three BDRM, priced between \$2200-\$2400.

Ronnie Johnston – in favor of the proposed project and current owner of property in Question since 2014.



Motion – Shawn McGovern motioned in favor of applicant to go over the recommended 10 Minute allowance for another 5 minutes for both sides. John Maxwell – seconded. Motion carried unanimously.

Public Comment

Chair opened floor to public comment for case presented.

Opposition – 4 Members of the McGuirts Community

1. Chris Martin – would like to maintain the nice quiet, tucked away neighborhood. Voiced traffic concerns, increased crime, and decline in property value. Would like the board to deny the project.
2. Gene Gillian – Concerns of Historical Preservation and Camp Ground interference dated back to the Civil War. Would like the board to deny the project
3. Greg Moore – 27-year resident, concerned that the new development will not be consisting with the existing neighborhood, too much traffic, crime, section 8, and the amount of renter property verses ownership. Would like the board to deny the project.
4. Tony Harris – 36-year resident, concerns for 113 renter properties on a 16-acre lot and the impact it will have on the existing neighborhood. Would like the board to deny the project.

Motion

Project: Bobbie Shepherd motioned to deny the rezoning to an NR-2. Ruel Parker Seconded. Motion carried unanimously.

Future Land Use – currently NR-1 requesting single-family residential: Shawn makes a motion for single-family residential. John Maxwell – seconded. Motion carried unanimously.

V. New Business

**A. Proposed Preliminary Plat – PPP22-0002
Neely Phase 2 Plat Revision**

Location: MLK Blvd. @ Neely Farm Circle / Scenic Pkwy

Tax Map Parcel Number: C082 005D

Owner(s)/Applicant(s): Neely Farm Family Ltd

Staff report:

Marc Beechuk presented to the board to amend a preliminary plat for the internal road network of Neely Farms.

Proposal:

To remove one leg of the internal network

Staff Analysis:



Planning – see sec 16.40.020 for information on the required 20' buffer between NM/CM and NR2. Planning – What is happening at the end of Neely Farms Circle and Bowden Dr? the streets just end without any ability to turn around or show pedestrian network connection. Public works – if phasing of the remaining property is planned, it should be included as part of the submission, as it may cause delays in future requests

Staff recommendation

The preliminary plat amendment increases the size of blocks beyond the code allowance, but is close to meeting the required technical standards. Through the design review process the development will also need to meet the block size requirement and design standards. Staff would like to see as much connection as possible in the larger Neely Farms development. Creating a Master Plan would assist in that effort and allow staff to review the entire project as it works internally and connects to surrounding parcels. Staff recommends Disapproval of the preliminary plat amendment.

Applicant's presentation – None Present

Motion

Ruel Parker motioned to recommend denial. Shawn McGovern – seconded.
Motion passed unanimously.

B. **Rezoning – PR22-0005**
Request – From NR1 (Neighborhood Residential District 1) to
M2 (Heavy Industrial) – proposed distribution center

Location: 10665 Hwy 278

Tax Map Parcel Number: C099 044

Owner(s)/Applicant(s): Jane Alexander

Staff report

Beechuk stated a request for a rezone from an NR-1 to Heavy Industrial M-2.
Proposed industrial use to be adjoined to industrial use to the North.

Staff Findings

Project's proposed zoning of Industrial matches with the Future Land Use.
Access will be through Lake Forest Dr and the Lochridge Industrial Park (80' ROW). 40' buffer will be installed per code requirement. Adjacent property to the East is undevelopable.
Truck traffic and parking to be east of building and away from residential dwelling on the parent tract.



Staff recommendation

Staff recommends Approval with condition. Condition – Minor

Plat must be submitted and approved by the Planning and Development department before any construction review can begin.

Applicant's presentation: Jay Mitchell

Opposition: Elizabeth King – concerns with noise volume near her home. Feel her peace Will be compromised, 25-year resident, would like to stay in the neighborhood noise free.

Motion: Bobbie Shephard motioned to approve with conditions. Ruel Parker –seconded. Motion carried unanimously.

C. **Text Amendment**

Speed Humps

City Manager Reporting

Mayor and Council are seeking a text amendment to include Traffic Calming Measures in the Development Regulations. The purpose is to reduce speed and provide safety measures on streets within residential subdivisions. To reduce cut through traffic and control intersection flow. Its use will be available for current citizen to petition, at least 60%, or City Engineer initiated, and implemented on all new proposed subdivisions. The three types are horizontal, vertical, and volume calming.

Motion

Shawn McGovern made the motion for the approval of text amendment with the understanding or the amendment to include existing and new development along with the Fire Marshall / Chief and Engineering Department that we are meeting those requirements. John Maxwell – seconded. Motion carried unanimously.

General Public comments. None

Planning Manager Report. Building Report for August 23, 2022

Discussion from Board. None

Citizens Present

Douglas Tuller – 2141 Emory St. Covington, Ga 30014

Robert Hughes - 675 Ponce Deleon Ave Ste 8500, Atlanta Ga. 30308

Charles Moore – 1776 Peachtree St, Atlanta Ga

Ronnie Johnston – 4118 Monticello St. Covington, Ga 30014

Chris Martin – 650 Mason Dr. Covington, Ga 30014



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Gene Gaillard - 9118 Fieldcrest Walk, Covington
Jere Rutberg - 30 Riverbend Ct. Covington
Greg Malone - 1380 Fairfield Rd. Covington
Tony Harris - 1000 Todd Dr, Covington
Elizabeth King - 25 Riverbend Ct, Covington
Jay Mitchell - 33400 Peachtree Rd Ste 580, Atlanta Ga 30326

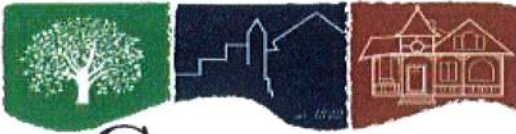
Adjournment

Shawn McGovern motions to adjourn. Ruel Parker seconded. Motion carried unanimously.

Respectfully Submitted,

Salena Ward
Planning & Development/Planning Specialist

Jared Rutberg
Covington Planning Commission Board/Chair



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currently tabled the items, but the developer lives in Buford not Covington and he was also concerned about the water quality of Lake Varner, should that annexation go through.

Citizens Present

Robert Hughes - 675 Ponce Deleon Ave Ste 8500, Atlanta GA. 30308
David Hamilton - 100 Peachtree St. Ste 1450 Atlanta GA 30303
Derck Whitsitt - (owner - 6195 Floyd St.)
Brian Frix - 130 Dr., Covington
John Marshall - 6196 Floyd St., Covington
Dinah Spillers - 6158 Floyd St., Covington
Patricia White - 45 Justin Court, Covington
Catherine Warner - 60 Harvey Ave., Covington
Shamika Tucker - Covington Housing Authority (Ex. Director)
Matt Crowe - 843 Cornish Mtn. Rd., Covington

Adjournment

Bobbie Shepherd motions to adjourn. Shawn McGovern seconded. Motion carried unanimously.

Respectfully Submitted,

Renee' Criswell
Planning & Development/Planner

Acting Chair
Planning Commission (CPC) Board