



2194 EMORY STREET N.W. * P.O. Box 1527
COVINGTON, GEORGIA 30015

Phone: (770) 385-2000
Fax: (770) 385-2060

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

Covington Planning Commission Board (CPC)

December 13th, 2022 @ 6 PM

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

Zoom Link: <https://us06web.zoom.us/j/82694676878>

Dial +1 646 558 8656 Meeting ID: 826 9467 6878

Agenda (Revised 12.8.22)

1. Call to Order
2. Opening remarks/roll call
3. Old Business
 - A. Discussion and approval of the *November 8th, 2022* minutes.
 - B. **Rezoning: #PR22-0007 - In conjunction with SUP #PSU22-0008 - Request – From NR1 (Neighborhood Residential District 1) & CM (Corridor Mixed-Use) to TCR (Town Center Residential) & Amend the FLU from MXC (Mixed-Use Corridor) To MFR (Multifamily Residential)**
Location: Turner Lake Road
Tax Map Parcel Number: **C062 022 & C062 045**
Owner: Bill Fortson/Lois Pena/EtAl
Applicant: Crescent Acquisitions, LLC
 - C. **Special Use: #PSU22-0008 – In conjunction with Rezoning #PR22-0007 - Request: 300-Unit multifamily development**
Location: Turner Lake Road
Tax Map Parcel Number: **C062 022 & C062 045**
Owner: Bill Fortson/Lois Pena/EtAl
Applicant: Crescent Acquisitions, LLC
 - D. **Rezoning: #PR22-0006 - In conjunction with SUP #PSU22-0007 Request – From M2 (Heavy Industrial) to TCR (Town Center Residential) & Amend FLU from IND (Industrial) to MXC (Mixed-Use Corridor)**
Location: Harland Dr. & Alcovy Rd.
Tax Map Parcel Number: **C080 065**
Owner: Kawonka, LLC (Reggie McFarland)
Applicant: Mesa Capital Partners
 - E. **Special Use: #PSU22-0007 - In conjunction with Rezoning #PR22-0006 Request – 326-Unit multifamily development**
Location: Harland Dr. & Alcovy Rd.
Tax Map Parcel Number: **C080 065**
Owner: Kawonka, LLC (Reggie McFarland)
Applicant: Mesa Capital Partners



2194 EMORY STREET N.W. * P.O. BOX 1527
COVINGTON, GEORGIA 30015

Phone: (770) 385-2000
Fax: (770) 385-2060

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

4. New Business

- A. **Tabled at applicant's request**: Rezoning: #PR22-0008- In conjunction with ZMA District Overlay #PZO22-0001
Request: From M2 (Heavy Industrial) to CR (Corridor Residential) & Amend FLU from IND (Industrial) to MXC (Mixed-Use Corridor) - For proposed 768-unit mixed-use development (townhomes & apartments)
Location: 11145 Alcovy Rd.
Tax Map Parcel Number: C079 009
Owner(s)/Applicant(s): JBW Investments, LLC c/o Jay Williams & Eric Johansen
- B. **Tabled at applicant's request**: Zoning Map Amendment (ZMA): #PZO22-0001
Request: Proposed Overlay District addressing blocks/density/setbacks/design etc.
Location: 11145 Alcovy Rd.
Tax Map Parcel Number: C079 009
Owner(s)/Applicant(s): JBW Investments, LLC c/o Jay Williams & Eric Johansen
- C. **Special Use: #PSU22-0009**
Request: Proposed Golf Cart Storage for online WPG Golf Cart Rentals Business
Location: 2119 Emory St.
Tax Map Parcel Number: C026 0006 001
Owner: AMC Estates, LLC c/o Andre Merkerson
Applicant: WPG Golf Cart Rentals c/o Jesse Gentes
- D. **Text Amendments:**
1. **Tabled Sidewalk Bank Ordinance - Text Amendment / Adoption:**
Requirement for developers to provide financial contribution in lieu of sidewalk installations in locations that will not contribute to the city's sidewalk network nor serve as a pedestrian amenity
 2. **Board of Appeals & Adjustments – Legislative Zoning Procedures Law Amendment (M&C initiation Monday, November 21st, 2022)**
 3. **Minimum Thresholds - Text amendment adjusting minimum thresholds for commercial in CM & TCM zones as a component of stacked flats, sec. 16.28.025 F. 2. a.**

5. General Public Comments
6. Planning Manager Report
November 2022 Building Report
7. Discussion from Board
8. Adjournment