



City of Covington
MEETING OF THE BOARD OF APPEALS & ADJUSTMENTS
January 19, 2023 @ 6PM Meeting Minutes
[Zoom link info here](#)

I. ROLL CALL

Chair conducted a roll call.

MEMBERS PRESENT

James "Buddy" Adams
Roger Tingler

STAFF PRESENT

Marc Beechuk, P & D Director
Tracy Hernandez, Planning & Code Associate

MEMBERS ABSENT

Lucinda Faulkner
William E Campbell
Elizabeth Harwell
LaKeisha M Thurman

II. DETERMINATION OF QUORUM

III. OPENING REMARKS

IV. Call To Order

Acting Chair called the meeting to order at 6:10pm.

V. OLD BUSINESS

VI. NEW BUSINESS

A. CASE# PVA22-0010

Request: Variance to reduce the distance a curb cut may be located from an intersection in a non-residentially zoned parcel from 200' to 91' under city ordinance 16.44.040

Location: 11500 Town Center Dr

Tax Map Parcel Number: **C080 002W**

Owner/Applicant: Covington Town Center, LLC / Bridgette Ganter, Bowman

STAFF PRESENTATION: Tracy Hernandez presented to the board that the applicant's request is to amend the approved ingress/egress curb-cut plan and reduce the allowable distance for a driveway from an intersection from 200' to 91' (Sec. 16.44.040). Applicant is proposing to develop a fast-food restaurant.

STAFF FINDINGS: The site is currently a vacant lot of 2.27 acres. It is an out-parcel in Covington Town Center which currently has multiple projects in construction and design review. The parcel has three road frontages; a main one on Town Center Dr; a side one of Esther Ln; and a third one on Alcovy Rd (no access permitted).

STAFF RECOMMENDATION: Covington Town Center is a master planned commercial development with an interior road network and a row of out-parcels along Alcovy Rd. A master curb cut plan was developed to avoid continual access concerns as the parcels get developed. Those access points require a degree of cooperation on development and siting of tenants. They have been agreed upon to assist in flow of traffic and produce a consistent entry/exit pattern.

Staff recommends **approval with conditions** of the variance for reducing the required distance of an access curb cut below 200' from an intersection for a Right-in only ingress.

Conditions:

- 1) Marking and signage shall be installed at the internal "intersection" where the drive aisle travels southwestward meeting the proposed entrance drive and beginning of the drive thru lane. Marking shall be a large "X" and signage shall say "Don't block the box" or "Don't block the intersection" with an image of the "X"
- 2) Signage shall be placed facing traffic as it enters the proposed entry drive stating "NO Stopping Permitted! If Drive Thru is blocked, traffic must circle through the parking area and line up in the drive aisle"

BOAA Questions & Comments:

Roger Tingler – Asked if applicant is good with conditions. Applicant stated yes.

PUBLIC COMMENT

Chair opened floor to public comment. None given. Floor closed.

MOTION

Roger Tingler motioned to approve with Staff Recommendations. Buddy Adams seconded. Motion carried unanimously.

B. **CASE# PVA22-0011**

(Applicant has requested to withdraw the petition without prejudice)

Request: Variance to allow for a 14,2' driveway from the required 20 feet, under city ordinance 16.44.010.D.12

Location: 9186 Malcolm Dr.,

Tax Map Parcel Number: **Co82D 040**

Applicant: Genuine Mapping & Design (Benjamin Drerup/GM)

Owner: 3D Security, Inc.

STAFF PRESENTATION: Tracy Hernandez presented that the applicant has requested to withdraw the petition without prejudice.

MOTION: Roger Tingler motioned to approve the withdrawal request. Buddy Adams seconded.

VII. ANNOUNCEMENTS/DISCUSSIONS/PUBLIC COMMENTS

There were no public comments.

MOTION

Roger Tingler motioned to approve. Buddy Adams seconded. Motion carried unanimously.

VIII. ADJOURNMENT

Buddy Adams motioned to adjourn. Roger Tingler seconded. Motion carried unanimously.

Respectfully Submitted,

Tracy Hernandez
Planning & Code Associate

Roger Tingler
Board of Appeals & Adjustments Presiding Chair