

CITY OF COVINGTON
PLANNING COMMISSION
PUBLIC HEARING MINUTES

February 14, 2023

MEMBERS PRESENT:

Jared Rutberg, Chair
Travis Moore
John Travis
Shawn McGovern
Felicia Sanders
Ruel Parker
Callie Carter

STAFF PRESENT:

Marc Beechuk, Planning and Development Director
Renee Criswell, City Planner
Salena Ward, Planning Specialist

MEMBERS PRESENT VIA ZOOM:

John Maxwell

MEMBERS ABSENT:

Bobbie Shepherd

I. CALL TO ORDER / OPENING REMARKS:

Jared Rutberg called the meeting to order at 5:59pm, stated the Robert's Rule of Order, and welcomed all in attendance.

II. DETERMINATION OF A QUORUM:

Jared Rutberg stated a quorum was present. Seven (7) members in person, one (1) via zoom, one (1) absent.

III. OLD BUSINESS:

A. Discussion and Approval of January 10th, 2023 minutes.

1. John Travis made a motion to approve the November 8th, 2022 minutes.
2. Shawn McGovern seconded the motion, there were no comments, motion passes 5-0. One abstains.

B. Zoning Map Amendment (ZMA): #PZO22-0001 - **Tabled**

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

IV. NEW BUSINESS

A. Special Use: #PSU22-0010

Request: Automotive repair (Tire Sales & Replacement)

Location: 5195 Hwy 278

Tax Map Parcel Number: C007 0013 018

Owner/Applicant: Christon Holdings, LLC (Michael Pulliam)

Attorney/Agent Rep: Brittain Hunt

STAFF REPORT:

Marc Beechuk stated that the applicant is requesting approval of a Special Use Permit to operate an automotive repair and maintenance facility, mainly pertaining to tire installation, repair and replacement, at 5195 Hwy 278.

Proposed use activities to be conducted within existing structures on site. Current conditions show an established site containing two structures, one +/- 1100 sqft building with wooden and one +/- 970 sqft implement shed containing two (2) roll-up doors. Currently zoned – CM

(Corridor Mixed-Use), and has access to Hwy 278 and with close proximity to I-20, Hwy 142, and Covington Town Center Development.

STAFF ANALYSIS:

The CM district; a mixed-use development, medium density, pedestrian-friendly traditional urban form. The code section – 16.20.100 for Automotive and repair prohibits the use within 200' of NR-1 & 2. Staff concerns are back towards that property line, about 60'ft separating the East property line from an existing single-family residential with limited buffering. The size of the indoor storage and maintenance capabilities, and the safety and decibel noise level concerns regarding tire uses, storage and salvage and high-level volume.

OSHA requirements

– reference Standard #1926.600(a)(2) Safety tire racks, cages or equivalent protection shall be provided and used when inflating, mounting, or dismounting tires installed on split rims or rims equipped with locking rings or similar devices. Stored new tires are an acceptable fire hazard subject to clearances, which allow for firefighting access.

Concerns on how the shed and “office” building would accommodate not only repair/maintenance of proposed uses, pertaining to tire storage & machinery decibels.

STAFF RECOMMENDATION :

Based upon the City of Covington's supplemental use language, OSHA standards, the special use criteria and staff analysis, staff recommends **denial** of the special use application request for the operation of an automotive repair and maintenance (tire repair and replacement facility) at 5195 Hwy 278.

APPLICANT'S PRESENTATION:

Mr. Brittain Hunt provided a brief overview of the proposed project.

PUBLIC COMMENTS:

Jared Rutberg asked for public comments in favor or opposition of the proposed project. There were none in favor, one in opposition; Mr. Brian Frix.

PLANNING COMMISSION BOARD MEMEBERS QUESTIONS & COMMENTS:

1. Callie Carter – Asked if there were any plans to put up a buffer between the current building and the residential property? Concerns with setback, noise level, and follow code.
2. Brittain Hunt – stated that at this time they do not, but the recommendation will be taken into consideration.
3. Shawn McGovern – Asked if the shed was a permanent fixture on the lot?
4. Travis Moore – Shared his concerns on the setbacks, requirements not being met.
5. John Travis – Stated that we don't meet the basic criteria for setbacks. Unclear as to how this could meet code with these structures for a tire place/storage, i.e., fire, building , etc.
6. Ruel Parker – Stated that his concerns had already been expressed for meeting setbacks for the facility itself.
7. Felicia Sanders -Stated that she has the same concerns for not meeting the code and noise for residents within 60'ft.
8. John Maxwell – Asked if the business there before a car lo. After confirming that it was, John asked Marc Beechuk and the Board if there are setbacks issues with the structures on the property, and how it would change if someone else wants to come in? Agreed with the others on the concerns with storage, callability to handle it, and noise.
9. Marc Beechuk – Stated that he does not think there are setback issues on the structures. The setback discussion that's being going on is about the code requirement and supplemental use for Automotive Repair.
10. Jared Rutberg – Asked applicant if he knew where the location of the compressor is going to be? Location of the impact gun, is it being used in the metal shed closest to the residents? Has the building been insulated? Where will the scrape tires be placed? Will they be covered and how? What's the total square footage of the building?

DELIBERATION AND MOTION: : Automotive repair (Tire Sales & Replacement)

Shawn McGovern made the motion to deny. Ruel Parker seconded. No discussion presented. Motion passes 7-0.

B. Special Use: #PSU23-0001

Request: Proposed Golf Cart Storage for online WPG Golf Cart Rentals Business

Location: 2119 Emory St

Tax Map Parcel Number: C026 0006 001

Owner(s)/Applicant(s) – AMC Estates, LLC c/o Andre Merkerson. WPG Golf Rentals c/o Jesse Gentes

STAFF REPORT:

Marc Beechuk stated that the applicant is requesting a Special Use permit for Recreational Goods Rental use in the (TCM) Town Center Mixed-Use Zone. On-line operation, location used as base of operations and storage of 7 Carts. They are also renovating the facility for a very small seven (7) room hotel as well.

Current conditions include an existing historic home, accessory structure on property (off Usher St), located four (4) blocks from the Downtown Square, and an option for a rear parking area.

STAFF ANALYSIS:

Some of the benefits include a good connection to downtown as well as an opportunity to serve tourism, growth, and downtown activities. Some potential issues are storage use and where they can display the carts.

STAFF RECOMMENDATION :

With the amount of ongoing tourism and downtown activity in Covington it is best to find ways to assist in moving folks around. Mixed-use operations in the downtown area provide for a better urban environment and opportunities for redevelopment. Staff recommends **Approval with Conditions** by the Planning Commission. Applicant has been asked to address any issues with a roll out of the operation. Conditions include any display be done on an improved surface, no display in grass or landscaped areas. A map is to be displayed on golf carts, submitted and reviewed by Planning Staff prior to obtaining a business license. All off-street pavement must be within 30' of stop sign on Usher Street and be striped.

APPLICANT'S PRESENTATION:

Mr. Jesse Gentes provided a brief overview of the proposed project.

PUBLIC COMMENTS:

Jared Rutberg asked for public comments in favor or opposition of the proposed project. There were none.

PLANNING COMMISSION BOARD MEMEBERS QUESTIONS & COMMENTS:

1. Felicia Sanders -- Stated that she likes the option of go-carts and recommends approval with conditions. Asked how they will advertise? What if people do not follow the follow the rules, is there any type of penalty?
2. Callie Carter -- Stated that she likes that go-carts will give people a different way to experience Covington. Asked if its just a meeting place only (go-carts pickup) or will people drive their vehicles to meet, if so, where would they park? Will there be any upgrading to the structure at all? How many go-carts total?
3. Ruel Parker -- Asked applicant to address the parking, what kind of surface is there? What kind of surface will be there?
4. Jared Rutberg -- Addressed the stop sign on Usher St. Asked

DELIBERATION AND MOTION: : Proposed Golf Cart Storage for on-line WPG Golf Cart Rentals Business. Felicia Sanders made the motion to approve with staff recommendations. Travis Moore seconded. Motion passes 7-0.

C. Preliminary Plat(s): PPP23-0001

Request: Preliminary Plat for a proposed, 37-unit townhome development

Location: 5153 Brown Bridge Road

Tax Map Parcel Number: C040 0002 007A

Owner(s)/Applicant(s) – Ann Hodges. Provision Holdings c/o Ryan Oros

STAFF REPORT:

Marc Beechuk stated that the owner/applicant is requesting a new preliminary plat for a 37-unit townhome development off Turner Lake Rd, connecting to Cricket Frog Trail. Current conditions show that the project parcel is vacant and approximately 4.77 acres. Has access to Turner Lake Rd and Cricket Frog Trail (potential future access to the north with opening of Old Brown Bridge Rd). A parcel that sits approximately 0.1 miles north of the intersection of Hwy 81/Washington St and Turner Lake Rd. Property is zoned in a Neighborhood-Mixed (NM).

STAFF ANALYSIS:

There are technical requirements to weigh in on for preliminary plats.

1. Fire – Show Hydrant locations on the preliminary plat
2. Water/Sewer – Owner/Development shall provide water and sewer for the development
3. Planning – access needs to be a public road dedicated to the city
4. Planning – per sec. 14.16.070 D. Where a subdivision to provide a temporary vehicular turnaround within right-of-way, when the planning commission considers such to be necessary for effective traffic circulation.
5. Planning – there are conflicting sizes stated on the plat, on says 4.77 acres and the other says 23.68, please correct
6. Planning – make sure items from sec. 14.08.160 are submitted to the city engineer

STAFF RECOMMENDATION – Preliminary Plat – 37 Unit Townhome Development:

The preliminary plat amendment increases the size of the 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 Approval of the layout of the subdivision to be used as a guide to the preparation of the final plat of the preliminary plat amendment.**

APPLICANT'S PRESENTATION:

Ryan Oros provided a brief overview of the proposed project. Company Engineer; Tom Garrett was present but did request to speak.

PUBLIC COMMENTS:

Jared Rutberg asked for public comments in favor or opposition of the proposed project. There were none in favor, two in opposition; Ms. Blaney Carter and Mr. Brian Frix.

PLANNING COMMISSION BOARD MEMEBERS QUESTIONS & COMMENTS:

1. Travis Moore – Asked, as of right now the only access to the proposed development is through Turner Lake? What will that look like four (4) years from now?
2. Shawn McGovern – Stated looking towards the future at Brown Bridge Rd, if that were to open, you currently have what would be three roads extended or attached to it. Would your goal be to just attach that single main road and not bring in those other two alleys as part of the connection? Does the city have to deed that road to be approved?
3. Callie Carter – For clarification, if we didn't approve the plat, what happens next?
4. Felicia Sanders – Stated that if there was some type of emergency or catastrophe (God forbid), that stop access to that property, is there another way? Are these lot rental or purchase?
5. John Maxwell – Asked where is the proposed parking for all these units?
6. F.S. - Asked, each unit gets how many parking spots?
7. Jared Rutberg – Is there a garage in each unit? Do they have a drive-way? Parallel parking?

8. S.M. – Building C and Building F, the rear loads, how do they have a drive-way?

DELIBERATION AND MOTION: : Preliminary Plat for a proposed, 37-unit townhome development:

Ruel Parker made a motion to approve. Shawn McGovern seconded. Motion passes 7-0.

V. PUBLIC IN ATTENDANCE:

- A. Brittain Hunt – (Company) Pulliam Law Group
- B. Robert Lane – (Company) Main Street
- C. Tom Garrett – (Company) ATG Civil
- D. Brian Frix – 130 Cornish Trace Covington, Ga
- E. Jesse Gentes – 10156 Azalea Drive Covington Ga
- F. Blaney Carter – 4182 Floyd Street Covington, Ga

VI. PLANNING MANAGER REPORT:

- A. Mayor and Council passed Turner Lake Rd (34.67 acres) multi-family development
- B. Comp Plan Adopted (open to new ideas by PC Board)
- C. Mayor And Council created a 30-minute slot for PC Board members to speak at the next meeting.
- D. Banquet scheduled for Monday March 23rd, open to the PC Board members

VII. DISCUSSION FROM BOARD:

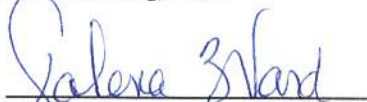
Jared Rutberg suggested that PC board members need to require the attendance of the applicant. If they are a no-show, board should have the option to table the item. Requested a way we could require multi-families to provide a letter from the Tax Assessor as of what their estimated taxes are.

VIII. ADJOURNMENT:

Shawn McGovern made a motion to adjourn. John Travis seconded. Motion carried unanimously. Time – 7:54pm.

Respectfully submitted by,

Jared Rutberg, Chair



Saleha Ward, Planning Specialist

Date

Date

2/15/23