

CITY OF COVINGTON
PLANNING COMMISSION
PUBLIC HEARING MINUTES

April 11, 2023

MEMBERS PRESENT:

Jared Rutberg, **Chair**
Callie Carter
John Maxwell
Shawn McGovern
Travis Moore
Ruel Parker
Felicia Sanders
Bobbie Shepherd
John Travis

STAFF PRESENT:

Renee Criswell, Interim Director
Tracy Hernandez, Planning & Code Associate
Salena Ward, Planning Specialist

1. CALL TO ORDER / OPENING REMARKS:

Jared Rutberg called the meeting to order at 6pm, stated the Robert's Rule of Order, and welcomed all in attendance.

2. DETERMINATION OF A QUORUM:

Jared Rutberg stated a quorum was present. All nine (9) PC Board Members present.

3. OLD BUSINESS:

- A. Discussion and Approval of February 14th, 2023 minutes.
- John Travis made a motion to approve the minutes.
 - Travis Moore seconded the motion, there were no comments, motion passes 8-0.

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

4. New Business

A. Special Use & Variance: #PSU22-0002 in conjunction with #PVA23-0001

Request: SUP for a 53-unit Townhome Development in conjunction with Variance request to allow front entry garages for townhomes. Sec. 16.28.020.E.8

Location: 10860 Covington Bypass

Tax Map Parcel Number: C064 007

Owner: 78 Development Partners LLC

Applicant: Danny Hermann / 78 Development Partners

STAFF REPORT:

Renee Criswell stated that the applicant is seeking a Special Use Permit for a Townhome development on over 5 acres in the Corridor Residential Zoned District (CR) to allow for 53 townhomes along with a variance request to allow thirty (30) of those units to have front entry garages instead of the ordinance required rear entry. The site is adjacent to the NR-2 single-family homes on Puckett with a wooded buffer.

Current Conditions: The site off Covington Bypass Rd with access onto the Covington Bypass. The project is proposed on the southeastern portion of the parcel and is currently a wooded, undeveloped lot having a creek running through the middle of it.

Covington Bypass and the entrance to the parcel is planned to have a deceleration lane prior to have to development approvals.

The proposed parcel is surrounded by existing single-family and multi-family homes. The entire development is north of Indian Creek Middle School and just west of Carlin Avenue shopping center, which hosts a restaurant, day care and other retail stores. This site also abuts the Magnolia Heights and Park View apartment complexes located to the west.

STAFF ANALYSIS:

Staff finds that this proposal fits into the location. It provides a multi-family development that would benefit from residents and is constructed to be walkable. The site maintains natural space and preserves environmental areas that traverse the property and will also meet the requirements for walkable service within a quarter of a mile.

Developing the property at the lower intensity, per the proposal, would respect the environmental areas and would be able to sit among the topographical changes and hardships posed by this property. The residential townhome proposal could also have positive impacts on the commercial node at the Covington Bypass and Hwy 36 intersection.

Considerations of Conditions for the project: Wood fencing to be required around the development of at least 6-feet in height.

STAFF RECOMMENDATION:

Staff recommends approval of the special use permit.

APPLICANT'S PRESENTATION:

Mr. Danny Hermann 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, two in opposition; Mr. Jerry White and Mr. Wayne Robertson.

PLANNING COMMISSION BOARD MEMEBERS QUESTIONS & COMMENTS:

Felicia Sanders – Are the townhomes rental properties or for sale?

Danny Hermann – For sale.

Bobbie Shepherd – Ask, will the homes sit higher off the land?

FS – Will there be a safety fence?

DH – Stated, yes, there will a fence around the flood plain.

John Maxwell – Asked, will there be a neighborhood HOA? How many bedroom & bathrooms? How much will they cost?

DH – HOA? 3 bedrooms; 2 bathrooms, 2 car garage. \$300,000.00

Shawn McGovern – Concerns with variance; front entry garages not meeting the recommended requirements (50% wetland approval).

Ruel Parker – Asked about the traffic study and the number of units to have double garages.

DH – Traffic study is not available.

Callie Carter – How many cars in total; garage and driveway? Is the roadway a single strip? Has some concerns with emergency vehicles being able to get through.

Travis Moore – Stated, by eliminating the rear entry, could set precedence for future developments.

Renee Criswell – stated???

Jared Rutberg – Asked if it is possible to get over 50%of the thrash hold?

DH – stated that they would suggest meeting half.

RP – Asked if there were any plans to develop across the wetland?

DH – yes, 15 lots; two (2) entries.

DELIBERATION AND MOTION: Special Use & Variance: #PSU22-0002 in conjunction with #PVA23-0001

Shawn McGovern made the motion to approve with the following staff conditions; the maximum 53 units and 50% plus one (1) for re-entry and fence. Felicia Sanders seconded. Motion passes 8-0.

B. Special Use: #PSU23-0003

Request: Automotive Repair

Location: 7159 Laseter St

Tax Map Parcel Number: C015 0005 004

Owner: Geraldine Moore, Chester Gaither, Beulah & Johnnie Smith

Applicant: Anthony Jarvis Flournoy

*****Planning Commission Member, Felicia Sanders recused her-self from Special Use item B "Automotive Repair"**

STAFF REPORT:

Renee Criswell stated that the applicant has requested a Special Use Permit to operate an automotive repair and maintenance facility.

Current conditions include an existing 1,200sq'ft structure with two roll-up doors and additional office space. Roughly 5,000sq'ft of asphalt parking surface established. Site has primary ingress and egress of Laseter St. Zoning is Neighborhood Mixed-Use (NM) & Neighborhood Residential (NR2). Entrance with existing non-conforming sign.

STAFF ANALYSIS:

In past years, the existing structure / location has been a gas station and an automotive repair. However, under special use ordinance 16.16.020/16.16.020.K any previous SUP's have since expired, requiring a newly approved SUP.

The new proposed use for Auto Repair would provide a form of retail along with goods and services, offices and frequent needs of businesses, given the supplemental regulations adopted under ordinance 16.20.100 Automotive repair and maintenance facilities (includes tire shops) are abided by. These regulations have been put into place to protect the parameters for neighboring residences as well as the environment.

Outdoor storage of automobiles, parts and equipment shall be limited to a maximum of ten (10) percent of the parcel area and shall otherwise conform to the requirements of Section 16.20.500 of this code:

- Prohibiting outdoor storage from front yards
- Outdoor storage area(s) shall not be adjacent to properties used residentially or zoned NR1, NR2 or NR3.
- Outdoor storage area shall block or prevent access to fire hydrants, FDC connections, or other identified life safety devices and,
- Outdoor storage shall be screened from view public streets and adjacent property by a permanent, opaque enclosure consisting of a minimum eight-foot-high solid fence or wall. Stored items shall not extend above the required enclosure.
- No boundary line of a property used for automobile repair and maintenance with outdoor storage shall be closer than two hundred (200) feet to the nearest boundary line of any property zoned NR1, NR2, NR3.
- All automobile repair and maintenance activity shall be conducted indoors.
- No junkyard or salvage yard shall be maintained or permitted to exist on property used for automobile repair and maintenance.

STAFF RECOMMENDATION –

Special Use: Staff recommends **approval with conditions** as laid out withing this staff report and as those conditions pertain to ordinances reflected.

Conditions

- I. Abide by all referenced ordinances under Section 16.20.100 for Automotive Repair and Maintenance;
- II. Abide by all referenced ordinances under Section 16.20.500 Outdoor storage;
- III. Should request be approved, all ordinances supplemental use standards
- IV. Before any and all operations of business can begin and/or before any and all renovations/remodeling of structures supporting said operation can occur, any and all required permits must be obtained.

APPLICANT'S PRESENTATION:

Mr. Anthony Jarvis Flournoy 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 four in favor, Gregory Shy, Curtis? Ashley Russell, and Felicia Sanders. There were none in opposition.

PLANNING COMMISSION BOARD MEMEBERS QUESTIONS & COMMENTS:

None.

DELIBERATION AND MOTION: Special Use #PSU23-0003 – Automotive Repair

Bobbie Shepherd made the motion to approve with staff recommendations. Callie Carter seconded. Motion passes 7-0.

5. General Public Comments

- Danny Hermann – 4983 Rabbit Farm Rd. Covington, Ga
- Jerry White – 7181 Hwy 36 Covington, Ga
- Wayne Robertson – 8157 Old Monticello St. Covington, Ga
- Anthony Flournoy – 10206 Waterford Rd. Covington, Ga
- Gregory Shy – 7143 Laseter St. Covington Ga
- Ashley Russell –
- Curtis Goss –
- Stephen Leathers - 55 BriarPatch Dr. Covington, Ga

6. P&D Report - February 2023 Building Report

None.

7. Discussion from Board

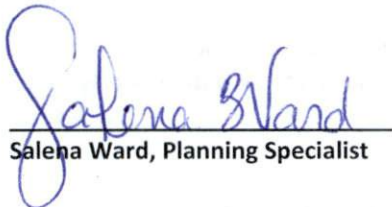
None.

8. Adjournment: Shawn McGovern made a motion to adjourn. Ruel Parker seconded. Motion carried unanimously. Time – 7:15pm

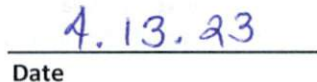
Respectfully Submitted by:

Jared Rutberg, Chair

Date



Saleha Ward, Planning Specialist



Date