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

**Covington Planning Commission Board (CPC)**  
**September 10, 2024 @ 6 PM**  
**City Hall Council Chambers, 2116 Stallings Street, Covington, GA**

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**Agenda**

1. **Call to Order**
2. **Opening remarks/roll call**
3. **Discussion and approval of the August 13, 2024 minutes.**
4. **Old Business – None**
5. **New Business**
  - A. **Special Use Permit: PSU24-0002**

**Request:** Special Use request to allow structure to be used as a Single-family Home  
**Location:** 3156 Spring St  
**Tax Map Parcel Number:** C025 0009 002  
**Owner:** Charles Christian Tuller-House Inc  
**Applicant:** James & Kim Johnson
  - B. **City Initiated Text Amendment which includes a Public Hearing.**

The purpose of this amendment is to amend Auto Use to allow in M2 zoning which may also include updates or additions to definitions and/or supplemental use provisions. Amendment to Ordinance Sections include: Chapter 16.08 Definitions; Sec. 16.16.020; and Sec. 16.20.480
  - C. **City Initiated Text Amendment which includes a Public Hearing.**

Sec. 16.12.020 Planning Commission & Sec. 16.12.160 Board of appeals & adjustments. This amendment is to review criteria for board appointees and could also include Sec. 16.08.010 – Definitions
  - D. **City Initiated Text Amendment which includes a Public Hearing.**

Sec. 16.04.050 - Relationship to Comp Plan. This amendment is to review language for cohesion to the 2023 Comprehensive Plan for zoning districts and future land use districts.
  - E. **City Initiated Text Amendment which includes a Public Hearing.**

The purpose of this amendment is to consider amending the architectural variety ratio requirements for single-family residential houses. Affected sections: Sec. 16.20.235 – Dwelling, single-family detached and Sec. 16.08.010 – Definitions.
  - F. **City Initiated Text Amendment which includes a Public Hearing.**

The purpose of this amendment is to consider adding “Life Coach” and/or other uses found in NAICS code 812990 All Other Personal Services which may also include updates or additions to definitions and/or supplemental use provisions. Amendment to Ordinance Sections include: Chapter 16.08 Definitions; Sec. 16.16.020; and Chapter 16.20 – Supplemental Use Provisions.
6. **General Public Comments**
7. **Discussion from Board**
8. **Adjournment**

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 770-385-2010 promptly to allow the City to make reasonable accommodations for those persons.