



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

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

Covington Planning Commission Board (CPC)

September 9, 2025 @ 6 PM

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

Agenda

1. **Call to Order**
2. **Opening remarks/roll call**
3. **Discussion and approval of August 12, 2025 minutes.**
4. **Old Business:**
 - A. **Rezoning:** PR25-0001
Request: Rezoning from NR2 (Residential) to CM (Corridor Mixed-Use) with FLUM change from RES (Residential) to COM (Commercial)
Locations: 4110, 4141, 4101 & 4127 Gold St, 4171 Briscoe St
Tax Map Parcel Numbers: C037 0002 003, C037 0006 010, C037 0003 001, C037 0006 001 & C037 0006 002A
Owner: J Hart Development LLC
Applicant: John Andrew Nix, Maddox Nix
5. **New Business:**
 - A. **Special Use Permit:** PSU25-0007
Request: Personal Care Home, family (4-6). Sec. 16.20.550
Location: 8140 Sterling Lakes
Tax Map Parcel Number: C064A 085
Owner: Carla Hillyer
Applicant: Carla Hillyer
 - B. **General Public Comments**
 - C. **Discussion from the Board**
 - D. **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.