



REGULAR MEETING, MAYOR AND COUNCIL, COUNCIL CHAMBERS, CITY OF COVINGTON, GEORGIA, JUNE 2, 2025, 6:30 PM.

Mayor Fleeta Baggett presided with Mayor Pro-tem Kimberly Johnson, Council Members: Anthony Henderson, Travis Moore, Charika Davis, Jared Rutberg, City Manager Tres Thomas, Deputy City Manager John King, Clerk Audra M. Gutierrez, and City Attorney Frank Turner, Jr. Council member Susie Keck attended via teleconference.

Reverend Dr. Royeese Stowe gave the invocation.

Mayor Baggett led everyone in the Pledge of Allegiance to the Flag of the United States of America.

1. Motion made by Council Member Davis, seconded by Council Member Henderson to approve the minutes from the Regular Council Meeting held on May 19, 2025.

Motion carried unanimously.

2. Motion made by Council Member Moore, seconded by Council Member Johnson to approve the **final** reading of an ordinance for the City of Covington:

“AN ORDINANCE OF THE CITY OF COVINGTON, GEORGIA, TO AMEND THE COVINGTON MUNICIPAL CODE, ENACTED AND ADOPTED ON THE 16TH DAY OF OCTOBER, 2001, AS AMENDED BY PREVIOUS AMENDMENTS, TO ALTER CERTAIN PROVISIONS OF TITLE 16 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **ADOPTING CHAPTER 3.20 (SECONDARY ELECTRIC SUPPLIERS)**; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

3. Motion made by Council Member Henderson, seconded by Council Member Davis to approve a license for alcoholic beverages for **Beer and/or Wine Retail Amenity** only for:

Oconee Bridal on The Square, LLC
1192 Clark Street

Motion carried unanimously.

4. Motion made by Council Member Henderson, seconded by Council Member Davis to approve the purchase of a skid steer in the amount of \$85,052.95, from Lashley Tractor Sales using Sourcewell Contract for the Electric Department.

Motion carried unanimously.

Executive Director Serra Hall presented an update from Newton County IDA.

A public hearing was held at 7:07 PM concerning a SUP for a Mixed-Use Development to be located at Dr Martin Luther King Jr Ave / Covington Bypass Rd. Chris Folgman and Joshua Scoggins spoke in favor of the SUP. Mr. Antwon Robbins, Ms. Tabatha Lamadieu, Ms. Chaka Robbins, Mr. Henry Thornton, and Ms. Elizabeth DeBraal spoke against the SUP.

5. Motion made by Council Member Moore, seconded by Council Member Rutberg to approve the afore-mentioned SUP with conditions:

*1) The final site plan shall be substantially consistent with the layout shown on **Exhibit "1"** attached hereto. References to "section" or "sections" herein shall mean those areas of the development shown and indicated on that site plan. This condition does not prevent the flexibility for non-residential building square footage, number of non-residential units, and layout/orientation of the residential buildings contemplated in Sections 5 and 7, or the non-residential buildings except for parking areas as identified in condition #11.*

2) Ten (10) foot wide trail head connection to Eastside Trail behind Covington Ford to be installed consistent with developer provided renderings. Trail head to be installed prior to issuance of 1st Certificate of Occupancy on the adjacent multifamily residential in Section 5.

3) Quarry Trail to be a multi-use 10' wide concrete trail installed within a 55' RW of The Quarry @Neely Farms. The trail shall extend from the Trail Head connection to the Quarry Park. Quarry trail to be completed in three sections.

a. The section adjacent to Section 5 shall be completed prior to the issuance of 1st Certificate of Occupancy on the adjacent multifamily residential.

b. The section adjacent to Section 6 shall be installed prior to the final plat of the adjacent street of Section 6.

c. The section adjacent to Section 7 shall be installed prior to the issuance of the 1st Certificate of Occupancy on the adjacent townhome residential in Section 7.

4) The multi-acre park to the east of Quarry Lake shall be constructed prior to the issuance of the first Certificate of Occupancy for the adjacent townhomes in Section 7. The park shall include the following features: a multi-use 10 foot wide Quarry Trail that connects to sidewalks along the internal road separating the townhomes in Section 7 and commercial space in Section 8B, a fenced dog park, and areas for passive recreation, such as open green spaces, seating and walking paths.

All spaces abutting the existing quarry shall have aesthetic, non-climbable fencing designed to complement the upscale nature of the development, crafted from high-quality, durable materials that enhance the visual appeal while providing safety and security around the quarry area. The fencing will feature refined, decorative elements that blend seamlessly with the surrounding landscape, offering both a sophisticated design and functionality. It will be constructed to prevent unauthorized access while maintaining an open, elegant appearance in keeping with the character of the project.

5) The overall development shall be cohesive with exterior building facades consistent with the design presented in the video shown to the Council, a copy of which is maintained in the Planning & Development Department, with administrative allowances for modifications as necessary to accommodate the interior footprint.

6) Entrance monuments and landscaping for Bowden Drive and Neely Farms Circle shall be installed Prior to the 1st Certificate of Occupancy on any residential unit.

7) Residential uses in Sections 5 through and including 8B shall be limited as follows:

a. 125 Townhome units

b. 330 Multifamily/Cottage/Condo units

c. 59 units of mixed use residential over commercial in Section 8B restricted by covenant to 55+.

8) Quarry Park, Quarry Trail and the trail head connection at Eastside Trail would be open for use by the public, subject to reasonable rules of conduct adopted by the Master Homeowners Association. The rules shall be posted at the public entrances to the Park and Trail.

9) Developer shall remit a performance bond to the city of Covington in the amount of \$2,400,000 for the performance of completing a signalized intersection at Nitro to Go within 18 months of permit acquisition from GDOT. No building permits shall be issued until the GDOT Permit for the signalized intersection is obtained.

10) Developer agrees to withdraw the current LDP application of Section 4. Future design and development of Section 4 shall comply with City of Covington zoning and design standards in effect at the time of future submission.

*11) Parking shall not be located between any building/structure affronting MLK Jr Drive in Sections 8A, 8B and 8 as identified on **Exhibit "1"** attached hereto.*

12) The developer/owner and the City agree that it is in both parties' best interests to clarify the conditions which must be satisfied in order for the Special Use Permit for The Quarry to become "vested," such that it no longer shall be necessary for the developer/owner to renew, extend, or seek a new special use permit for the uses and scope of development approved under PSU23-0007 for The Quarry @ Neely Farms. This mixed-use project is a multi-phased development with a project schedule that will take many years to complete. Accordingly, the project will require multiple land disturbance permits over a period of years in order to complete this unified mixed-us project.

To that end, following approval of PSU23-0007 by the City Council, when the developer/owner submits land disturbance permit applications, or a single land disturbance permit application, for earth-moving/grading work to develop the approved development under PSU23-0007, the initial application or applications will initially propose a scope of work that involves moving earth or grading land to achieve the topographical conditions designed to implement the approved Special Use Permit.

*The developer/owner and the City agree that once land disturbance permit applications are approved to grade land or move earth with a designated limit of disturbance area totaling 50 acres or more, the approved development in PSU23-0007 (see **Exhibit "2"** attached hereto) shall become vested for the entire property which is the subject of PSU23-0007, with the "Applicable Zoning and Development Regulations" as defined in footnote 1 below, being those regulations/ordinances that were in effect when the land disturbance permit application(s) were submitted to the City for review, processing and approval.¹ Additionally, the owner/developer shall enjoy vested rights under the Zoning Ordinance to develop the approved plans under PSU23-0007, notwithstanding any requirements contained in the Zoning Ordinance otherwise providing for the expiration of special use permits. Specifically, the City agrees that, upon the approval of land disturbance permits authorizing work over an area of disturbance of 50 acres or more, the owner/developer will not be required to renew, extend, or seek a new special use permit to develop those previously approved uses and scope of development already approved in PSU23-0007.*

The City agrees to reasonably cooperate in good faith with the developer/owner to promptly and diligently process, approve and issue the above-referenced land disturbance permit application(s) as well as any and all other permit applications, plan reviews, inspections, GDOT applications and/or any other approvals or entitlements sought by the developer/owner that are necessary to complete development and build-out of "The Quarry" project.

Exhibits are located on pages 7 & 8.

¹ For purposes of interpreting and applying this vesting Condition, the phrase "Applicable Zoning and Development Regulations" includes (1) these Conditions, (2) the Master Plan attached hereto as **Exhibit "1"**, (3) the provisions contained in Title 14 (Development Regulations) and Title 16 (Zoning) of the Covington Municipal Code, provided any such provisions do not conflict with these Conditions, **Exhibit "1"**, or cause a reduction in the number of residential units. The City and the developer/owner understand and agree that it is not the intent of this vesting Condition to prevent the City from applying and enforcing subsequent versions of building, fire and other safety codes, or requirements of state law. Rather, the intent is to ensure that once the prerequisites to vesting are met as described above, the City will not undertake any action(s) that will reduce or otherwise negatively impact the number and types of residential units approved under PSU23-0007, or alter the site layout as shown on **Exhibit "1"**.

Motion carried with Council members Keck, Moore, Davis, Rutberg, and Henderson voting in favor. Council member Johnson voting against.

6. Motion made by Council Member Davis, seconded by Council Member Johnson to approve the sole RFP from Power Pros Powerline Solutions, LLC in the amount of \$326,730.87, to provide contract labor for the extension of three phase lines on Flat Rock Rd.

Motion carried unanimously.

A discussion ensued regarding safety in city parks. Covington Police Chief Brent Fuesting gave statistics with regards to calls involving all five city parks. Chief Fuesting stated there were 460 calls since January 2024.

After a lengthy discussion, it was the consensus of the Council to implement increased patrols, install signage, and look into the cost of adding cameras.

Ms. Thelma Nolley informed the council Ms. Jeanette Perry had issues with her garbage being picked up last week.

Mr. Greg Shy expressed his concerns regarding an incident with a Covington Police officer which resulted in him receiving two tickets.

Latham Sanitation's Rick Jarvis informed the council of how well his drivers did at the recent Sanitation Rodeo.

Comments from the City Manager:

- Revised budget will be ready by Thursday
- Budget Public Hearing to be held on 6/9

Council member Henderson inquired about what type of notifications Latham gives to customers.

The City Manager stated garbage is not picked on Thanksgiving or Christmas.

Mr. Jarvis asked everyone to give them 36 hours to pick up after a holiday.

Council member Davis stated she recently had an incident with a Latham employee being rude and not picking up cardboard.

Council member Moore stated his townhomes' garbage was picked up on another day.

Council member Johnson praised Latham for picking up the garbage at the warming shelter at no cost.

Comments from the Mayor:

- This week is Spirit Week at the City
- Employee Appreciation luncheon on Thursday at Legion Field

Being no further business meeting, the meeting adjourned at 8:33 PM.

Fleeta S. Baggett, Mayor

Audra M. Gutierrez, City Clerk

EXHIBIT "1" SITE PLAN



EXHIBIT "2"

