



**REGULAR MEETING, MAYOR AND COUNCIL, COUNCIL CHAMBERS, CITY OF COVINGTON, GEORGIA, OCTOBER 20, 2025, 6:30 PM.**

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

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.

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1. Motion made by Council Member Rutberg, seconded by Council Member Henderson to approve the minutes from the Regular Council Meeting held on October 6, 2025.

Motion carried unanimously.

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2. Motion made by Council Member Henderson, seconded by Council Member Davis to approve the **final** reading of an ordinance to Amend section 12.24.030 -Public Cemetery Hours and restricted activities:

“AN ORDINANCE OF THE CITY OF COVINGTON, GEORGIA, TO AMEND THE COVINGTON MUNICIPAL CODE, ENACTED AND ADOPTED ON THE 16<sup>TH</sup> DAY OF OCTOBER, 2001, AS AMENDED BY PREVIOUS AMENDMENTS, TO ALTER CERTAIN PROVISION OF TITLE 12 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **ADOPTING SECTION 12.24.030 (PUBLIC CEMETERY HOURS OF OPERATION AND RESTRICTED ACTIVITIES)** TO CHAPTER 12.24 (CEMETERIES) THEREOF, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

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

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3. Motion made by Council Member Henderson, seconded by Council Member Davis to amend the agenda to add:

-Discussion of initiating a text amendment to Chapter 16 with regards to Special Event Permits and Temporary Commercial Use Permits.

Motion carried unanimously.

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4. Motion made by Council Member Davis, seconded by Council Member Henderson to approve licenses for **on-premises consumption** only for:

Tubby Tom's	9148 Hwy 278
Your Pie	1115 Washington Street

Motion carried unanimously.

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5. Motion made by Council Member Davis, seconded by Council Member Henderson to approve licenses for **off-premises consumption** only for:

Alcovy Road Chevron	10176 Alcovy Road
Emory Mart	2117 Emory Street
Ingles Markets # 439	9176 Hwy 278 NE
Ingles Markets # 452	7173 Turner Lake Road
Walmart # 459	10300 Industrial Blvd, NE

Motion carried unanimously.

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6. Motion made by Council Member Davis, seconded by Council Member Henderson to approve a license for **off-premises consumption and ancillary tastings** only for:

Town Square Olive Oil, LLC	1130 Church Street
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Motion carried unanimously.

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7. Motion made by Council Member Davis, seconded by Council Member Henderson to approve a license for **on-premises and off-premises consumption** only for:

Mystic Grill	1116 Clark Street
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Motion carried unanimously.

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8. Motion made by Council Member Davis, seconded by Council Member Henderson to approve the best bid from Range Systems in the amount of \$95,249.00, for the installation of a Turning Target System at the CPD Range.

InVeris Training Solutions	\$115,500.00
Theissen Training Systems	\$80,220.00
Action Target	\$98,200.00

Range Systems	\$83,449.00
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Peach State Construction Concrete pad(foundation)	\$3,800.00
Hopi Construction (2)24x24x36 3/8" AR500 Steel	\$3,000.00
Construction Material Barrier Wall	\$5,000.00

Motion carried unanimously.

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A Public Hearing held at 6:45 PM regarding a SUP to allow a Tutoring & Micro School (K-12) to be located on Hazelbrand Road. Owner/applicant, Dr Tiffany Richardson, spoke in favor of the SUP.

9. Motion made by Council Member Rutberg, seconded by Council Member Johnson to approve a SUP to allow a Tutoring & Micro School (K-12) to be located at 8141 Hazelbrand Road, with recommended conditions:

*-Prior to operation, the applicant shall obtain all required building, fire safety, and occupancy permits from the appropriate departments.*

Motion carried unanimously.

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Council Member Moore recused himself and left the Council room at 6:47 PM.

A Public Hearing held at 6:57 PM regarding a rezoning request to CM (Corridor Mixed-Use) and to amend zoning conditions to allow for a beer, wine, and liquor store to be located on Eagle Drive. Brent Fisher was in attendance to speak in favor of the request.

10. Motion made by Council Member Rutberg, seconded by Council Member Johnson to approve rezoning request to CM (Corridor Mixed-Use) with conditions recommended from Covington Planning Commission:

*-A minimum 20-foot wide landscaped/natural buffer shall be provided along any property line adjoining residential zoning.*

~~*-No drive-through alcohol sales.*~~

*-All outdoor lighting fixtures installed on the property shall be full cut-off type fixtures, oriented downward and adequately shielded to prevent glare, light trespass onto adjacent properties, and upward light pollution. Fixtures shall be installed and maintained in a manner that limits illumination strictly to within the site boundaries.*

*-Prior to the development or use of any new curb cut or access point to the property, the applicant shall obtain approval from the Georgia Department of Transportation (GDOT), as required.*

*-Site design and signage shall comply with all applicable design standards and city development regulations.*

Motion carried with Council Members Keck, Johnson, Davis, Rutberg, and Henderson voting in favor. Council Moore recused himself from the vote.

Council Member Moore returned to the meeting at 7:03 PM.

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A Public Hearing held to at 7:29 PM to discuss Zoning Ordinance amendment to Sec. 16.16.020 to add the use for a Taphouse to the Use Table, Sec. 16.08.010 to add definitions pertaining to the use of a Taphouse, and Chapter 16.20 to add Supplemental Use Provisions for the use as a Taphouse. Casey Durden, owner, and Adam Holcombe spoke in favor.

11. Motion made by Council Member Keck, seconded by Council Member Johnson to approve the **first** reading of an ordinance for the City of Covington, as amended:

“AN ORDINANCE OF THE CITY OF COVINGTON, GEORGIA, TO AMEND THE COVINGTON MUNICIPAL CODE, ENACTED AND ADOPTED ON THE 16<sup>TH</sup> 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 **AMENDING SECTION 16.08.010 (DEFINITIONS) OF CHAPTER 16.08 (INTERPRETATIONS AND DEFINITIONS), AMENDING SECTION 16.16.020 (PERMITTED USES) OF CHAPTER 16.16 (STANDARD ZONING DISTRICTS) AND ADOPTING SECTION 16.20.705 (TAPROOM) TO CHAPTER 16.20 (SUPPLEMENTAL USE PROVISIONS)**, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

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12. Motion made by Council Member Keck, seconded by Council Member Henderson to approve the initiation of an ordinance to amend guidelines for special events permits and temporary commercial use permits.

Motion carried unanimously.

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13. Motion made by Council Member Davis, seconded by Council Member Henderson to approve a Resolution in support of the City’s application to the Georgia Department of Transportation for grants through the 2025 TIP solicitation.

Motion carried unanimously.

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14. Motion made by Council Member Keck, seconded by Council Member Johnson to approve a Change Order in the amount of \$520,051.00, for the Utilities Facility.

Motion carried unanimously.

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15. Motion made by Council Member Henderson, seconded by Council Member Davis to approve ECG's FY25 Year-End Settlement (YES) and Contract Payment Reimbursement in the amount of \$18,341.68, to be refunded via check.

Motion carried unanimously.

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16. Motion made by Council Member Henderson, seconded by Council Member Davis to approve 2026 Council Meeting calendar:

January	5 <sup>th</sup> & 20 <sup>th</sup>
February	2 <sup>nd</sup> & 16 <sup>th</sup>
March	2 <sup>nd</sup> & 16 <sup>th</sup>
April	6 <sup>th</sup> & 20 <sup>th</sup>
May	4 <sup>th</sup> & 18 <sup>th</sup>
June	1 <sup>st</sup> & 15 <sup>th</sup>
July	6 <sup>th</sup>
August	3 <sup>rd</sup> & 17 <sup>th</sup>
September	1 <sup>st</sup> & 21 <sup>st</sup>
October	5 <sup>th</sup> & 19 <sup>th</sup>
November	2 <sup>nd</sup> & 16 <sup>th</sup>
December	14 <sup>th</sup>

Motion carried unanimously.

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Ms. Rosie Crawford discussed the Citizen Review Board and wants proposed requested items to move forward.

Council member Henderson asked for an update regarding Avery Street stop signs and mentioned speeding inside neighborhoods.

Transportation Manager John Hendrix informed the Council the engineers stated the intersection meets the 3-way criteria and will look at the Traffic Calming Manual regarding the speeding issue.

City Manager Tres Thomas congratulated Mike Jewell & Ashlan Webb for their recent awards, acknowledged Nathan Roper has been promoted to interim Electrical Director,

and thanked John Hendrix, Larry Banes & John Cox for their help with pavers issues on the square.

Council Member Davis also thanked everyone that Tres recognized. She mentioned a sight issue due to dirt piled up at Washington and Avery Streets.

City Manager Tres Thomas said he will have the debris looked into.

Council Member Moore thanked both John Hendrix & the City Manager.

Council Member Johnson stated that she recently received a Certificate of Achievement for the Basic Course of the Certified Retirement Plan Fiduciary Program.

Council Member Keck announced she has two remaining council meetings and encourages everyone to vote as only 211 people have voted thus far.

Mayor Fleeta Baggett invited everyone to Rainbow Bridge Ribbon Cutting Ceremony Tuesday at 11 AM at Legion Field and asked everyone to keep Officer Henry in their prayers. Mayor Baggett stated she would like to have City look into options to replace the pavers on square as they have been a safety hazard.

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Being no further business meeting, the meeting adjourned at 8:01 PM.

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Fleeta S. Baggett, Mayor

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Audra M. Gutierrez, City Clerk