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Steve Horton, Mayor
Scott Andrews, City Manager

City of Covington
MEETING OF THE PLANNING COMMISSION BOARD
April 13, 2021 @ 6PM
Meeting Minutes

**Due to circumstances necessitated by the concern of COVID and conditions involving public safety and preservation of public services, public access to this meeting was held Virtual Zoom via link below:*

zoom Link: <https://zoom.us/j/93632956870>
Dial in Number: 1-646-558-8656 | Meeting ID: 936 3295 6870

I. ROLL CALL

Chair conducted a roll call. The following persons were present:

MEMBERS PRESENT

Charika Davis
Shawn McGovern
Ruel Parker
Jared Rutberg
Bobbie Shepherd
Mike Lassiter
John Travis

MEMBERS ABSENT

Steve Plitt
Jared Rutberg (recused)

GUESTS

Alex Ostendorf
Josh Gentry
Preston Willard
Scott Dickinson
Ravoy Wright

STAFF PRESENT

Tres Thomas, P&D Director
Marc Beechuk, P & Z Manager
Renee Criswell, Planner

II. DETERMINATION OF QUORUM

Chair confirms quorum.

III. CALL TO ORDER

Chair called the City of Covington Planning Commission Board meeting to order at 6:08PM.

IV. OPENING REMARKS

Chair reads into record: *"This Planning Commission meeting is being recorded via Zoom for the official record. All Participants are encouraged to conduct themselves accordingly. Please keep you microphone muted unless you are called upon by the chair to speak. Planning staff reserves the right to mute participants and if repeated outbursts occur to remove a participant from the meeting. We appreciate your patience and actions in this unique time."*, as well, *"The Planning Commission makes recommendations only with final decisions being that of City Council."*

V. APPROVAL OF MINUTES

Chair called for approval of the March 9, 2021 minutes. Shawn McGovern motioned to approve; Ruel Parker seconded. Motion carried unanimously.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

**A. SPECIAL USE PERMIT: PSU21-0004-
REQUESTED USE – PERSONAL CARE HOME:**

LOCATION: 7125 Puckett St.,

Tax Map Parcel Number: #C015 0005 006

Owner/Applicant: Ravoy Wright & Keshon Nachaile

1. STAFF PRESENTATION

P&Z mgr. presented PowerPoint with staff report stating applicant was requesting the use of personal care home at the abovementioned parcel. Explained parcel was located within the NR2 zoning with quick access to Jackson Hwy via Lasseter St. and surrounded by single-family uses, a park and Nelson Heights Community Center. He confirmed the proposed site zoning is compatible with a personal care home, fits within Covington's FLU of single-family residential. Site has nearby outdoor amenities, planned shuttle services for residents to appointments entertainment and errands, with sprinkler and fire safety measures already installed. Staff recommended approval as long as the supplemental use provisions were strictly followed. Chair turned floor over to applicant for the allowed 10-min presentation of case and board discussion.

2. APPLICANT AUTHORIZED AGENT(S) PRESENTATION

Applicant, Ravoy Wright, approached stating he presented this request back in 2020 and there appeared to be an issue with communication and the previous P&Z Director and he had originally thought he was approved by council. He then moved forward with the state for licensing and sprinkling the building and all steps to open. Applicant stated that went he tried to receive a business license, he realized he would have to go through entire process again. Chair asked about garage turned into office, being the largest room of house, would that still stand. Mr. Wright explained it would still the office, fire marshal has approved all rooms but thought that would still need to be the office and staff to eat separately and leave all other rooms for patients. Chair asked if change in grade of yard and would parking spaces be made available. Beechuk stated there was some

change in topography but none to affect the area and reflected back to plat showing three (3) parking spaces. R. Parker asked exact location of fence and any feedback from neighboring properties. Applicant states there is fencing all around property, Beechuk states no neighbor concerns presented to P&Z.

3. PUBLIC COMMENT

Peggy Cofield, of 7151 Lasseter St., posed concerns regarding diminished property value and possible concerns for the type of residence in the home. Beechuk replied this type was meant to maintain a similar requirement with spacing of such facilities with the hope of keeping positive home values.

4. MOTION

Ruel Parker motioned to approved with the condition the additional parking spaces be added as shown on plat. Jared Rutberg's seconds. Motion carried unanimously.

**B. SPECIAL USE PERMIT: PSU21-0005-
REQUESTED USE -: QUICK OIL CHANGE FACILITY (TAKE-5)**

LOCATION: 3216 Hwy 278

Tax Map Parcel Number: **C024 0004 001C**

Owner: QuikTrip

Applicant/Authorized Agent: Toxaway Automotive (Preston Willard)

1. STAFF PRESENTATION

Prior to P&Z Mgr., Marc Beechuk, presenting the PowerPoint and staff report, board member Jared Rutberg announced he need to recuse himself due to his ownership of a similar facility at 10593 Hwy 36 and his family-owned business at Covington Pro-lube on Hwy 278 Beechuk stated applicant was requesting the use of a Take 5 Oil Change franchise at 3216 Hwy 278. Stated parcel was zoned CM (Corridor Mixed Use) with compatibility to an automotive oil change facility as well within the city's Future Land Use Map of MXC (Mixed-Use Corridor) and having connection to I-20 via Hwy 278 and Old Atlanta Hwy.

2. APPLICANT AUTHORIZED AGENT(S) PRESENTATION

Applicant/Authorized Agent, Alex Ostendorf, approached stating this is the second submittal with no changes other than addresses last council comments of ingress and egress. He stated they have QuikTrip's support in additional ingress/egress off Old Atlanta and solve the council concern as well as with GDOT. Ruel Parker inquired how close the Old Atlanta Hwy entrance will be to the neighboring resident. Alex stated they would make sure the required buffer is there for that resident. Board member Lassiter commented on concern for traffic with the added round-a-bout. Ostendorf responded that GDOT posed no concerns during discussions. Beechuk reported this was below level below having to do a traffic study; therefore, staff reviewed only. Director Thomas added (as incorporated within board staff report), GDOT rep., Stanley Mack, did

not find any conflicts with the proposed Take 5 Oil Change and the proposed Emory St. and Hwy 278 round-a-bout.

3. PUBLIC COMMENT

Floor was open to the public for comment, at which time Jared Rutberg presented as a citizen residing at 8183 Wood St., 30014. Per Rutberg, he had tried previously to open a similar proposed business on Hwy 278 and was told by P&Z, council boards, economic development and other area officials, there was zero interest in any additional tire/automotive facilities on Hwy 278. Given the proposed use would have required a special use permit with council denying, he did not proceed with request. He was fine with that conclusion only with the understanding that no other facility with same type business would be allowed as well. With no other public comment. Floor was closed.

4. MOTION

Shawn McGovern made a motion to deny the SUP. Ruel Parker seconded. Motion passed with board members, Parker, McGovern, Lassiter, and Travis against and members Shepard/Davis for.

VIII. ANNOUNCEMENTS/DISCUSSION

Continued discussion was had regarding the Ga. Conservancy Report with agreement from board to begin main focus for Washington St. corridor. Topic to be revisited at next month's meeting (May 11, 2021).

P&Z department extended the approval for meeting in person to the board and took into consideration who was ready for staff and board members (public remains on zoom invite). Ensuring all safety measures were upheld (social distancing and masks), all were in favor of meeting in person moving forward.

Scott Dickenson (co-owner of Take 5 franchise & Atty at Law) remained through discussions and before adjournment, asked if he could obtain a recording or transcripts of the meeting or have their company court report transcribe for presentation at the upcoming council meeting (May 17th). Beechuk relayed that he would get with the city clerk in regards to sending the zoom recording over to him via email.

IX ADJOURNMENT

Bobbie Shepherd motioned to adjourn. Shawn McGovern seconded. Motion carried unanimously.

Respectfully Submitted,



Renee Criswell
Planning & Development

Marc Beechuk, Presiding Chair
Planning Commission Board