



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

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton, Mayor
Scott Andrews, City Manager

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

I. ROLL CALL

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

MEMBERS PRESENT

Jared Rutberg (Chair)
Lee Aldridge
Charika Davis
Ruel Parker
Bobbie Shepherd
John Maxwell

STAFF PRESENT

Tres Thomas, P&D Director
marc beechuk, P&D Manager

MEMBERS ABSENT

Shawn McGovern
Mike Lassiter
John Travis

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 your 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

June 8, 2021 minutes to be approved at the July 13, 2021 meeting, along with current meeting's minutes.

- Ruel mentioned that chair elections were missing from May minutes
- Ruel moved for adoption, given the correction, 2nd by Bobbie, unanimous vote

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

A. PRELIMINARY PLAT: PPP21-0004-

REQUEST: Subdivide +/- 59 acres for a proposed 157-lot, single-family residential development:

LOCATION: 9431 ML King Jr., Ave., & ML King Jr., Ave.

Tax Map Parcel Number: **C082 005E & C082 005F** (NR2)

Owner: Don Barnette

Applicant: Blue River Development (Steve Oexmann)

- Case presented by m beechuk
- No comments from the applicant or public
- Ruel Parker asked about the outflow of the lower stormwater pond, mb pointed out on the site plan
- Jared Rutberg asked if it continues to the Alcovy, mb responded in the affirmative
- Ruel asked if the runoff will stay east of the bypass, mb – correct
- John Maxwell asked about connection to Rockingham Dr, mb mentioned the comment is in the technical standards
- Motion made for approval by Bobbie Shepherd, Ruel seconds, vote was unanimous

B. PRELIMINARY PLAT: PPP21-0006-

REQUEST: Subdivide +/- 96 acres into three (3) parcels for proposed development of Covington Logistics Center:

LOCATION: 1 Hazelbrand Road

Tax Map Parcel Number: **C097 035B**

Owner: Covington Logistics Park 1, LLC

Applicant: Georgia Civil, Inc. (Todd Peaster)

- Case presented by m beechuk
- No comments from the applicant or public
- Motion made for approval by Lee Aldridge, Ruel seconds, vote was unanimous

VIII. ANNOUNCEMENTS/DISCUSSION

- Bill Dashiell mentioned he was present to learn and mentioned projects near Neely Farms & Emory St
- mb mentioned the code clean-up work from the NEGRC, please send comments
- Ruel mentioned the info getting distributed prior to meetings along with code books

IX. ADJOURNMENT

B Shepherd_ motioned to adjourn. L Aldridge_ seconded. Motion carried unanimously.

Respectfully Submitted,



Marc Beechuk, Secretary
Planning Commission