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Steve Horton - Mayor
E.F. (Tres) Thomas, III - City Manager

City of Covington

MEETING OF THE BOARD OF APPEALS & ADJUSTMENTS

July 19, 2022 @ 2PM Meeting Minutes

Zoom <https://us06web.zoom.us/j/86295831720>
Dial +1 646 558 8656/ Member ID# 862 9583 1720

I. ROLL CALL

Acting chair, Director Beechuk, conducted a roll call.

MEMBERS PRESENT

James "Buddy" Adams
William E Campbell
Elizabeth Harwell
LaKeisha M Thurman
Roger Tingler

STAFF PRESENT

Marc Beechuk, P & D Director
Renee Criswell, P & D Planner
Salena Ward, Planning Support Specialist

MEMBERS ABSENT

Lucinda Faulkner

II. DETERMINATION OF QUORUM

Acting Chair, Director Marc Beechuk, confirmed quorum.

III. OPENING REMARKS

Acting Chair determined a quorum with four presiding members, one via zoom.

IV. Call To Order

After quorum was determined. Acting Chair called the meeting to order at 2:15.

V. OLD BUSINESS

- A. Approval of the called, June 21st, 2022 Minutes.
Buddy Adams motioned to approved. Bill Campbell seconded. Motion carried unanimously.

VI. NEW BUSINESS

A. CASE# PVA22-0008

Request: Variance to the requirement for an arterial street driveway access under city ordinance 16.20.470.D-

Location: 8160 City Pond Road

Tax Map Parcel Number: **C080 039C**

Owner/Applicant: Foundry Investment Group/Brad Dannenbaum

STAFF PRESENTATION: RETURN TO BEGIN

Director Beechuk presented to the board that the applicant's variance request was allowance from mini-warehouses and self-storage units' requirement for arterial street access only, as listed under Supplemental Use Provision Section 16.20.470. D. Applicant was proposed to develop a three-story self-service building totaling 102,213ft. The variance request was to remove the requirement for the means of ingress and egress into the property to be attached to an arterial road. Applicant notes that a lack of arterial roads in vicinity necessitate the request.

STAFF FINDINGS:

Director reported the site was currently a vacant lot of 3.63, partially graveled and consisted of a rough means of ingress and egress off of Old City Pond Road. Approximately 30% of the site was wooded. The northern portion included a detention pond that consisted of topographical change of six to ten feet. He further reported the pond hosts stormwater from both Communication workers of America Local 3205 (C080-040) and Home Towne Studios (C080-039).

STAFF RECOMMENDATION:

Director finalized report to board stating the location and timing of surrounding development was unique, as the streets surrounding it were classified as subdivision streets in an area that was industrial in nature. Growth was requiring the city to obtain a better understanding of what changes or re-classifications might be necessary for streets and Staff felt the subject area would grow and soon have a proximate arterial road and this request was simply ahead of that curve. Staff recommended approval of the variance from the requirement of arterial street access under Section 16.20.470.D.

APPLICANT PRESENTATION/BOARD DISCUSSION:

Owner/applicant, Brad Dannenbaum, presented and reiterated Director's comments regarding future street classifications by the city, which would coincide with their request. Dannenbaum continued to say the proposed would be North of exit 92/Covington Town Center, sitting back off from City Pond Road, but the majority use of the property would come from the southern portion. Dannenbaum concluded that the subject parcel was a great location for their business and would be a will lit, well managed storage facility having operating hours from 9-6 Monday thru Saturday, closed on Sunday, but having unique, gate code access for customers to access units outside of operating hours.

Tingler inquired if units were climate controlled. Dannenbaum responded they would be.

Adams inquired if remaining area would be green space. Dannenbaum remarked it would be, but there were large areas of wetlands as well that couldn't be developed, used.

PUBLIC COMMENT

Chair opened floor to public comment. None given. Floor closed.

MOTION

Roger Tingler motioned to approve the variance request for allowance from the Supplemental Use Provision under Section 16.20.470 D. only allowing arterial road access for mini-warehouses & self-storage facilities. Buddy Adams seconded. Motion carried unanimously.

Roger Tingler motioned to approve with Staff Recommendations. Buddy Adams seconded. Motion carried unanimously.

VII. ANNOUNCEMENTS/DISCUSSIONS/PUBLIC COMMENTS

Board requested to have meetings from 2pm to 6pm starting in September 2022.
Board nominated Roger Tingler as BOAA Chairman.

MOTION

Bill Campbell motioned to approve. Buddy Adams seconded. Motion carried unanimously.

VIII. ADJOURNMENT

Roger Tingler motioned to adjourn. Buddy Adams seconded. Motion carried unanimously.

Respectfully Submitted,

Renee' Criswell
Planning & Development/City Planner

Marc Beechuk
Acting Chair/
Planning & Development Director