

**REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON, GEORGIA, COUNCIL ROOM, SEPTEMBER 19, 2022, 6:30 PM.**

Mayor Steve Horton presided with Mayor Pro-tem Fleeta Baggett, Council members: Anthony Henderson, Kenneth Morgan, and Don T. Floyd, Assistant City Manager John King, City Clerk Audra M. Gutierrez, Deputy Clerk Amanda Huggins, and City Attorney Frank Turner, Jr. present. Interim City Manager Tres Thomas was absent. Council members Susie Keck and Charika Davis joined meeting via teleconference.

Mayor Horton gave the invocation and led everyone in the Pledge of Allegiance to the Flag of the United States of America.

Mayor Horton presented a proclamation honoring Newton County Emergency Director Jody B. Nolan for his service to the community and acknowledging August 21, 2022 as “Jody Nolan Day” in Covington, Georgia.

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1. Motion made by Council member Morgan, seconded by Council member Floyd to approve the minutes from the Regular Council Meeting held on September 6, 2022.

Motion carried unanimously.

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A detailed discussion ensued regarding build-to-rent single-family detached developments.

2. Motion made by Council member Baggett, seconded by Council member Morgan to approve **final** reading of an ordinance for the City of Covington, with changes to language to include requiring on-site property management and maintenance:

“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 TITLES 5 AND 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**

**16.20.315 (FOR RENT SINGLE FAMILY DETACHED DEVELOPMENT)  
TO CHAPTER 16.20 (SUPPLEMENTAL USE PROVISIONS) THEREOF,  
TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER  
PURPOSES.”**

Motion carried with Council members Morgan, Floyd, Baggett, and Davis voting for. Council members Keck and Henderson voting against.

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3. Motion made by Council member Floyd, seconded by Council member Henderson to approve **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 16<sup>TH</sup> DAY OF OCTOBER, 2001, AS AMENDED BY  
PREVIOUS AMENDMENTS, TO ALTER CERTAIN PROVISION OF  
TITLE 13 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE  
OF **AMENDING SECTION 13.08.380 (RIDERS AND ADJUSTMENTS)  
OF CHAPTER 13.08 (ELECTRIC SYSTEM) THEREOF**, TO REPEAL  
CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

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4. Motion made by Council member Davis, seconded by Council member Morgan to remove Item 15 from the agenda, “Discussion of bids for new GIS hardware and software to create data storage environment in order to move City GIS data from Newton County servers to in house servers.”

Motion carried unanimously.

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5. Motion made by Council member Morgan, seconded by Council member Baggett to add agenda item, “Discussion of Conyers Street Gym.”

Motion carried unanimously.

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Mr. Jeff Bulloch, developer in charge of Neely townhomes, spoke in favor of request from Neely Farms Residential L.L.C. to grant a 12-month extension for City of Covington to approve final plat and obtain Land Disturbance Permit for townhomes and traffic light.

6. Motion made by Council member Morgan, seconded by Council member Henderson to approve request by Neely Farms Residential L.L.C for a 12-month extension for City of Covington to approve final plat and obtain Land Disturbance Permit for townhomes.

Motion carried unanimously.

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Mr. Carl Westmoreland of 3343 Peachtree Road NE Atlanta, GA spoke in favor of a request for a 12-month extension of SUP for 10200 and 10020 City Pond Road. Mr. Westmoreland stated a letter from City Manager Tres Thomas explained issues of traffic and water sewer capacity were resolved.

7. Motion made by Council member Morgan, seconded by Council member Baggett to approve request for a 12-month extension of SUP for 10200 and 10020 City Pond Road.

Motion carried unanimously.

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A public hearing was held at 7:19 PM concerning future land use and zoning of 39.91 acres located at 70 McGuirts Bridge Road from NR-1 to NR-2 proposed single-family residential development. Planning and Zoning Director Marc Beechuk gave detailed report from staff. Mr. Charles Moore of 1776 Peachtree Street NW Atlanta, GA spoke in favor of single-family future land use and zoning designation from NR-1 to NR-2 of said property, presenting a detailed proposal of future development. Mr. Chris Martin of 650 Mason Drive spoke against, stating the proposed development does not fit in with already established neighborhoods, increased traffic is concerning, and investment in the community from renters is not typical. Mr. Greg Maloney of 1380 Fairfield Road spoke against, voicing increased traffic and density concerns along with possibilities of poor future property management. Mr. Tony Harris of 1000 Todd Drive spoke against, stating proposed development would greatly disrupt already established neighborhoods. Mr. Charles Moore explained GDOT and City engineers address traffic concerns. Council member Baggett stated part of McGuirts Bridge is on National Registry and GDOT cannot do any work on it, as well as voiced concerns of high density. Council member Henderson questioned if proposed development is allowed under City ordinance. Council member Floyd voiced concerns of traffic volume from new Eastside High School as well as ingress and egress for emergency vehicles. Council member Davis questioned how many for rent homes are permitted under current zoning and where the subdivisions were in City with homes not selling. City Attorney Frank Turner, Jr. stated 10% of houses in development have to be rentals to qualify as build to rent. Council member Henderson and Council member Baggett stated all renters

are not bad people and can be productive, viable members of community. Council member Baggett stated she is not a supporter of compact rentals, and location is bad for this project.

8. Motion made by Council member Morgan, seconded by Council member Davis to approve future land use and zoning of 39.91 acres located at 70 McGuirts Bridge Road from NR-1 to NR-2 Proposed Single-Family Residential Development.

Motion withdrawn by Council member Morgan.

9. Motion made by Council member Morgan, seconded by Council member Davis to approve future land use as a single-family residential development of 39.91 acres located at 70 McGuirts Bridge Road.

Motion carried unanimously.

10. Motion made by Council member Morgan to approve rezoning of 39.91 acres located at 70 McGuirts Bridge Road from NR-1 to NR-2.

Motion **dies** for a lack of second.

11. Motion made by Council member Baggett, seconded by Council member Floyd to **deny** rezoning of 39.91 acres located at 70 McGuirts Bridge Road from NR-1 to NR-2.

Motion carried with Council members Keck, Floyd, Baggett, Henderson, and Davis voting for. Council member Morgan voting against.

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A public hearing was held at 8:12 PM concerning a **first** reading of an ordinance concerning traffic calming measures.

Planning and Zoning Director Marc Beechuk gave a detailed report from staff. Mayor Horton mentioned the design of speed bumps at FFA Camp as an option as well. Council member Keck stated we have failed the community by not providing safety via speed control and mentioned the several types of speed control measures in the City of Bostwick. Council member Morgan clarified with City Attorney Frank Turner, Jr. the text amendment pertained to newly built communities only. Council member Floyd stated speed bumps slow response times of emergency vehicles.

12. Motion made by Council member Morgan, seconded by Council member Baggett to approve a **first** 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 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 **ADOPTING SECTION 14.12.120 (TRAFFIC CALMING MEASURES)**; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

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City Attorney Frank Turner, Jr. recused himself from meeting at 8:16 PM. Attorney David Henderson sat in on behalf of City Attorney.

A public hearing was held at 8:30 PM concerning a text amendment to the Clark’s Grove Overlay Zoning District.

Planning and Zoning Director Marc Beechuk gave a detailed report from staff. Mr. David Hamilton of 100 Peachtree Street Ste. 1450 Atlanta, GA 30303, Mr. Douglas Tuller of 2141 Emory Street, and Mr. Scotty Scoggins of 5122 Swann Street spoke in favor of Clark’s Grove Overlay. Mr. Hamilton stated none of the single-family complex buildings are over three stories, with 145 apartments and 84 townhomes. Mayor Horton questioned developers if repairing and re-opening Old Browns Bridge Road was an option, and developer stated traffic studies showed repair would not help traffic, but they would be willing to consider repair work cost.

13. Motion made by Council member Morgan, seconded by Council member Davis to approve a **first** 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 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 16.24.050 (CLARK’S GROVE OVERLAY ZONING DISTRICT) OF CHAPTER 16.24 (OVERLAY ZONING DISTRICTS)**; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried with Council members Keck, Morgan, Baggett, Henderson, and Davis voting for. Council member Floyd voting against.

City Attorney Frank Turner, Jr. returned to Council meeting at 8:45 PM.

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A public hearing was held at 8:54 PM regarding public future land use and zoning of 17.8111 acres of a 66.47 acre parcel located at 10665 Hwy 278 from NR-1 and CM (Corridor Mixed-Use) to M-2 (Heavy Industrial). Planning and Zoning Director Marc Beechuk gave a detailed report from staff. Mr. Jay Mitchell of 4545 Wieuca Road Atlanta, GA 30342 spoke in favor of proposed future land use and zoning designation. Council member Floyd questioned if intent was to build a spec building. Mr. Mitchell informed the intent was to build a spec building. City Attorney Frank Turner, Jr. informed future land use map is appropriate and a map amendment is not required.

14. Motion made by Council member Morgan, seconded by Council member Floyd to approve zoning of 17.8111 acres of a 66.47 acre parcel located at 10665 Hwy 278 from NR-1 and CM (Corridor Mixed-Use) to M-2 (Heavy Industrial) with conditions recommended by staff.

Motion carried unanimously.

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15. Motion made by Council member Floyd, seconded by Council member Baggett to approve sole source bid from Municipal Emergency Services for rescue equipment requested by Fire Department totaling the amount of \$26,326.00.

Motion carried unanimously.

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16. Motion made by Council member Morgan, seconded by Council member Henderson to approve sole source bid from Equipment Controls Company Inc. for gas meters, gas angled-body regulators, and gas regulators totaling the amount of \$86,035.40.

Motion carried unanimously.

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17. Motion made by Council member Baggett, seconded by Council member Henderson to approve sole source bid from Axim Geospatial for new server implementation and data migration in order to move City GIS data from Newton County servers to in-house servers. The 12-month contract includes a

prepaid bank of 92-hours support in the amount of \$20,000.00 and an exception to the purchasing policy to directly contract with the County's consultant.

Motion carried unanimously.

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18. Motion made by Council member Morgan, seconded by Council member Floyd to approve sole bid by Newton County Minister's Union for Thanksgiving Meal Giveaway and to have legal draft contract.

Motion carried unanimously.

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A discussion ensued regarding Conyers Street gym. Mayor Horton stated the building has deterioration, and research of grants to fund restoration were ongoing. Mayor Horton stated community surveys showed restoration of Baker's Field and Conyers Street gym for community use was majority. Mayor Horton stated Ms. Dianne Jennings has shown interest in purchasing the gym. Mayor Horton requested Council members to think about a plan for Baker's Field and Conyers Street gym, and stated discussion will continue at a work session arranged by Assistant City Manager John King.

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Council member Baggett questioned if a meeting was arranged with the County in regards to the dog park by Chimney Park.

City Attorney Frank Turner Jr. stated a letter has been drafted and sent to the County Attorney and a response is pending.

Council member Morgan stated the trashcan on Turner Lake Road beside the bench is overflowing again.

Assistant City Manager John King stated he will address the overflowing trashcan on Turner Lake Road and whom shall be responsible for it.

Comments from the Assistant City Manager:

- Free concert on September 24th, 2022 to celebrate City of Covington's Bicentennial. The gates of Legion Field open at 4:00 PM and music begins at 5:00 PM. Covington's own Drive Time Band, Blu Maxx, and Drew Parker will be performing.
- Covington Christmas Parade scheduled for December 3, 2022

Comments from Mayor:

-City Manager Tres Thomas sent email stating Eastside Sanitary Sewer project is to be rebid.

-Mayor came *off* Newton County Tomorrow Board last week and if a Council member would like to serve, they can.

-Citizens to please call Mayor Monday-Friday before 4:30 PM and call 911 for emergencies and after-hours City number for utility emergencies.

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19. Motion made by Council member Morgan, seconded by Council member Henderson to enter into Executive Session at 9:37 PM for the purpose of discussing land opportunities.

Motion carried unanimously.

City Clerk Audra Gutierrez left meeting at 9:37 PM and returned at 9:39 PM.

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20. Motion made by Council member Morgan, seconded by Council member Henderson to enter back into Regular Session at 9:42 PM.

Motion carried unanimously.

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21. Motion made by Council member Floyd, seconded by Council member Morgan to approve a request by Mr. Jay Williams for a 30-day extension of a closing deadline in regards to his purchase of City/County property.

Motion carried unanimously.

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Being no further business meeting adjourned at 9:43 PM.

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Steve Horton, Mayor

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Audra M. Gutierrez, City Clerk