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

City of Covington  
**MEETING OF THE PLANNING COMMISSION BOARD**

July 12<sup>th</sup>, 2022

Zoom Link: <https://us06web.zoom.us/j/81983319747>

Dial +1 646 558 8656 Meeting ID: 819 8331 9747

**I. CALL TO ORDER**

Chair called the Tuesday, July 12<sup>th</sup>, 2022 City of Covington Planning Commission Board meeting to order at 6:07 PM.

**II. ROLL CALL**

Chair conducted a roll call.

**MEMBERS PRESENT**

Jared Rutberg (Chair)  
Shawn McGovern  
Travis Moore  
John Travis  
Felicia Sanders  
Tim Fleming  
Bobbie Shephard  
Ruel Parker

**STAFF PRESENT**

Marc Beechuk, P & D Director  
Renee Criswell, P & D Planner

**MEMBERS ABSENT**

John Maxwell

**III. DETERMINATION OF QUORUM**

Chair confirms quorum.

**IV. OPENING REMARKS**

*"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**

A. Approval of June 14<sup>th</sup>, 2022 minutes.

1. Ruel Parker motioned to approve. Tim Fleming seconded. Motion passed unanimously.

VI. OLD BUSINESS

- A. Rezoning: PR21-0005 **\*Tabled to August**  
Request: Text Amendment for Clark's Grove Overlay  
LOCATION: Clark St., Land Lots #252 & 253  
Tax Map Parcel Number: **C035 0007 052**  
Owner(s): Fowler Newton Properties, Inc.,  
Applicant: Sarah Butler (PRAXIS3 Architecture)
- B. Rezoning: PR22-0003 **\*Tabled to August**  
Request: NR1 (Neighborhood Res. District 1) to NR2 (Neighborhood Res. District 2)  
Proposed Single-Family Attached Development  
LOCATION: 70 McGuirts Bridge Road  
Tax Map Parcel Number: **C082A 043**  
Owner/Applicant: Ronnie Johnston / McGinnis Ferry Dev. Group

VII. NEW BUSINESS

- A. Annexation: PAR22-0002  
Request: Annexation of Tax Map County Parcel #0061014  
Location: 233 Williams Road  
Current county zoning: AR (Agricultural Residential)  
Proposed city zoning: M2 (Heavy Industrial)  
Owner/Applicant: City of Covington

STAFF PRESENTATION

P&D Director Beechuk presented to board applicant's request to annex the Newton County property referenced under Case# PAR22-0002, located on TMCP #0061014. Director's PowerPoint gave an overview of the parcel's location, current Newton County zoning of AR (Agriculture Residential) with proposal to M2 (Heavy Industrial) city zoning for an aeronautical proposed use, which matched adjacent Covington properties and the Future Land Use of southern Newton County properties. He further stated that the parcel contained 38.20 acres, was adjacent to larger residential parcels.

STAFF FINDINGS

Director stated staff found the proposed zoning was partially in conflict with Oxford residential properties to the west and the streets would require upgrades to handle future truck traffic from the proposed use. Director further commented that the city planned to provide a stream buffer along Dried Indian Creek.

STAFF RECOMMENDATION

P&D Director Beechuk reported the Newton County BOCC approved the annexation at the hearing they held on June 21<sup>st</sup>, 2022 and the P&D staff also recommended **approval with conditions** for the annexation of 233 Williams Road property with conditions being:

- a) **Roadway improvements for the proposed use be required, prior to a Certificate of Occupancy.**

- b) **Buffering along the western property line be enhanced by additional space beyond the state water regulations and bolstered by a mix of planting, including large canopy trees, evergreens and shrubs.**

#### DISCUSSION

Chair asked if anyone was present to represent the subject case. There was no one from the city to come forward to represent. Director Beechuk would be city representation for any Q&A.

Parker stated he initially had some concerns regarding the added volume of traffic that would come from the proposed use and push back possibly from the City of Oxford, but after Director Beechuk presented and explained the situation, he had no further concerns. Parker also inquired if the facility proposed would be a daytime operation, Director confirmed.

Sanders also commented that she had concerns for additional traffic as well for the City of Oxford, but was more at ease after staff's presentation regarding.

Shephard commented she agreed with staff recommendations.

Chair inquired about the city owning county property. Director replied that wasn't unusual as county owned city property as well. Chair asked how was the city planning to handle all the additional heavy duty truck traffic the proposed would bring. Director responded that there was a plan in place, it was a costly plan that would take place over the course of some years, but the city was working on it.

#### PUBLIC COMMENT

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

#### MOTION

John Travis motioned to recommend approval with conditions presented by staff on the annexation of Newton County property addressed as 233 Williams Road on TMCP\_#0061014. Shawn McGovern seconded. Motion carried unanimously (7/0).

#### B. **Annexation: PAR22-0001**

**Request: Annexation of Tax Map County Parcel #s 0097 039, 0097 050 & 0097 051**

Location: Hazelbrand Road

Current county zoning: M1 (Light industrial)

Proposed city zoning: M1 (Heavy Industrial)

Owner/Applicant: RDL Holdings, LLC/Ryan Loew

#### STAFF PRESENTATION

P&D Director Beechuk presented to board the applicant's request to annex the Newton County properties referenced under Case #PAR22-0001 on TMCP #s 0097 039, 0097 050 & 0097 051. Director stated that the approximate 35.45-acre tract was bordered by vacant heavy industrial Covington property to the West with developing heavy industrial Covington property to the South. With residential county property to both North and East. Further, he stated that the proposed conceptual plan would be for four (4) buildings yielding approximately 60,000 sq.ft. for fabrication and milling. Development would have access via Hazelbrand Road.

#### STAFF FINDINGS

P&D Director Beechuk stated that staff found that the proposal matched adjacent Covington properties and Future Land Use as well the applicant intended on the use of landscaping to buffer surrounding properties. Staff felt the zoning was partially in conflict with Newton County's residential properties to the East and North. The proposed use would be an expansion of an already existing Covington Industrial operation.

#### STAFF RECOMMENDATION

P&D Director Beechuk reported the Newton County BOCC approved the annexation at the hearing they held on June 21<sup>st</sup>, 2022 and the P&D staff also recommended **approval** of annexation for the Newton County property located on Hazelbrand Road under TMCP #s 0097 039, 0097 050 & 0097 051.

#### DISCUSSION

Chair asked if anyone was present to represent subject case. Owner/Applicant, Ryan Loew (RDL Holdings), approached. Loew reported to the board that his family resided in Newton County as well as the subject business had been in business in Newton County for years and wished to continue doing so. He continued that his wife also had a small business and her office operated out of the building too. Loew commented that the existing (county) and proposed (city) business would remain with the family and not be sold and that the main operating functions of the business were steel fabrication and being an automotive robotic OEM (original equipment manufacturer). He continued that their business, along with the use of local vendors, would generate additional tax monies to the city.

Parker asked Loew to confirm that the business would not be sold and would remain a family business. Loew confirmed.

McGovern commented that he had no issues for the annexation other than the original buffering verbiage from staff's presentation be changed from "intent to buffer" to applicant being required to meet the buffering regulations as set forth under city ordinance 16.40.020 – *Buffer Required*.

#### PUBLIC COMMENT

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

#### MOTION

Ruel Parker motioned to recommend approval with conditions:

- a) **All buffering requirements under city ordinance 16.40.020 Buffer Required are met.**

John Travis seconded. Motion carried unanimously (7/0).

#### **VIII. Planning Director's Report**

P&D Director Beechuk reported there wasn't a vast change in development, but mention the large battery recycling factory being developed at 9172 Industrial Blvd. Director also gave a brief summary of the last comp. plan meeting that was held on July 11<sup>th</sup>, 2022 and that P&D staff would be holding an event to further promote the surveys for comp. plan. Director also asked if board members knew of any organizations or church groups that staff could send survey information to for assistance with obtaining surveys from diverse groups, that the city definitely needed input from a diverse perspective.

**IX. Board/Staff Discussion:**

McGovern wanted to emphasize his comments made at the previous night's comp. plan meeting regarding the concern he has for the city not meeting the income level as its neighboring counties. He stated that Covington's income level was below what it should be and that the city did not have the transportation options in place to assist its residents with finding and getting to employment in order to boost their income. He also commented that the city desperately needed input from our diverse communities in order to hear from the those that are unable to advance their income due to issues that need to be addressed by the city.

**X. ANNOUNCEMENTS/DISCUSSIONS/PUBLIC COMMENTS**

None

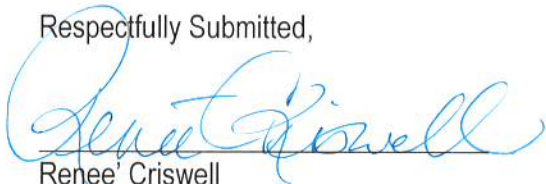
**XI. CITIZENS PRESENT**

A. Ryan Loew (Stephanie) – RDL Holdings

**XII. ADJOURNMENT**

A. Shawn McGovern motioned to adjourn. Felicia Sanders seconded. Motion carried unanimously (7.0).

Respectfully Submitted,



Renee Criswell  
Planning & Development/City Planner



Jared Rutberg  
Planning Commission Board/ Presiding Chair