

**CITY OF COVINGTON
PLANNING COMMISSION
PUBLIC HEARING MINUTES**

November 8, 2022

MEMBERS PRESENT:

Jared Rutberg, **Chair**
Travis Moore
Shawn McGovern
Ruel Parker

STAFF PRESENT:

Marc Beechuk, Planning and Development Director
Renee Criswell, City Planner
Salena Ward, Planning Specialist
Tracy Hernandez, Planning & Code Associate

MEMBERS PRESENT ZOOM:

John Travis
Felicia Sanders

MEMBERS ABSENT:

Bobbie Shepherd
John Maxwell
Tim Fleming

1. CALL TO ORDER / OPENING REMARKS:

Jared Rutberg called the meeting to order at 5:59pm, stated the Robert's Rule of Order, and welcomed all in attendance.

2. DETERMINATION OF A QUORUM:

Jared Rutberg stated a quorum was present. Felicia Sanders joined the meeting after quorum was established via zoom.

3. OLD BUSINESS:

Discussion and Approval of September 13th, 2022 minutes.
Travis Moore made a motion to approve the October 11th, 2022 minutes.
Shawn McGovern seconded the motion, Ruel Parker abstained, motion passes 3-0.

A. Special Use: PSU22-0005 – Withdrawn @ Applicant's Request

Request – Townhome Dev. – 60 townhome units
Location – 10860 Covington By-pass
Tax Map Parcel Number: C064 007
Owner(s)/Applicant(s) – 78 Development Partners, LLC/Danny Herman

4. NEW BUSINESS:

ITEM – A & B

REZONING: PR22-0007 **Request – From NR1(Neighborhood Residential District 1) & CM (Corridor Mixed-Use) to TCR (Town Center Residential Mixed-Use) to TCR (Town Center Residential Mixed-Use) to TCR (Town Center Residential Mixed-Use)**
SPECIAL USE: PSU22-0008 **Request: 300-Unit Multifamily Development**

LOCATION: Turner Lake Road
TAX PARCEL(S): C062 022 & C062 045
OWNER: Lois Pena, Elizabeth Dorsey, Stephen Stark, Stephanie Fortson, Billy Fortson & Elizabeth Alford
APPLICANT: Crescent Acquisitions, LLC

STAFF REPORT:

Marc Beechuk stated that the owner/applicant is requesting to rezone two parcels totaling 34.67 acres from NR-1 and CM to Town Center Residential (TCR) and a Special Use permit for multi-family residential project over 5 acres. Current conditions show a vacant site with tree coverage, a small stream and wetlands. Zoned NR-1 & CM with Mixed-Use Corridor (MXC) Future Land Use. Its site's adjacent to Turner

Lake Park and the Covington Gallery commercial center. Has access to Turner Lake Rd and the Covington Gallery driveway going into the center and connecting to the Access Rd. Close proximity to I-20 exit 90 and Hwy 278.

PROPOSAL:

Rezone two parcels from NR-1 & CM to TCR. Request a Special Use to develop a multifamily residential project over 5 acres for 300 unit (800 bedrooms) 9 unite/ac, minimum proposed unit 789 sq'ft., 421 parking spaces (329 surface & 29 in 5 garages), with amenities; clubhouse with pool, dog area, and footpath connection to Turner Lake Park.

STAFF ANALYSIS:

Connect with or work with neighboring commercial center to renovate area and provide a true mixed use. Consider a layout working with the topography. Contemplate how this project fits with the ongoing impact of the 2, 379 housing recently completed (905 single family detached units, 1474 multi-family units) recently completed, in construction or review across the city.

STAFF RECOMMENDATION – REZONING & SPECIAL USE

With the amount of ongoing residential development in Covington it is essential that we work with our comprehensive plan, integrate uses and be more intentional about housing. Staff recommends a Table by the Planning Commission at this time and continued work with applicant to address inconsistencies with the development pattern and future land use.

APPLICANT'S PRESENTATION:

Mr. Bill Fortson provided a brief overview of the request. Mr. Kyle Brock presented a power point presentation providing a more in-depth overview of the requested project. Mr. Adam Kurt; project engineer developer.

PUBLIC COMMENTS:

Jared Rutberg asked for public comments in favor or opposition of the proposed project. There were none.

PLANNING COMMISSION BOARD MEMEBERS QUESTIONS & COMMENTS:

Travis Moore – Where are we at with the ratio for rent and for sale properties? How will crime be patrolled?

Marc Beechuk – Stated that he did not include anything outside of this request.

John Travis – How will you (the Developer) arrange walking from the development to the grocery store and other shops? Are there any walk ways?

Kyle Brock – Stated that residents would walk up the access road on a side-walk.

Shawn McGovern – Stated concerns with the requested zoning for Town Center.

MB – Stated that there is only one actual Town Center residential property which is at the High Rise downtown. Town Center would set up for “the center of town”, not Covington Town Center.

SM – commented on residents walking, “their will not be anybody that’s walking who’s paying \$1800 plus in rent around to buy the grocery, simply not a realistic statement”.

JT – Zoning concern, why TCR over Corridor Mixed Use? What’s the advantage? Question directed to Marc Beechuk.

MB – stated that there are more allowances in the zoning code, more flexibility for unit size, more standards allowed in a TCR zoning.

KB – stated that TCR best fits with what they are trying to achieve with this project.

JT – What would be the impact if it was CM zoning instead as in the Future Land Use Map? Difference in density? How many will be 3 bedrooms apartments? What is the breakdown of 1, 2, 3-bedroom units?

MB – CM zoning would require commercial to be added to the project. No difference in density.

KB – 33-bedroom units, 90 (2-bedroom units), 180 (1-bedroom units)

Felicia Sanders – Pricing breakdown, will the \$1800 be for the one-bedroom?

KB – One bedroom will be about \$1500-\$1600 a month. Two-bedrooms \$1900 a month. Three-bedroom \$2400 a month.

Jared Rutberg – On Turner Lake Rd, the combo entrance, will residents be able to turn left and/or right? Is there a fence around the entire property? Stated concerns on control points so that law enforcement can act on. Questions referring to the tax breakdown.

KB – Yes, to the right and left turns. No, we will not be fencing in the entire property but will have a fence around the units between the buildings and shopping center. Apartments will be at market rate only.
SM – Comments on the rent prices. Request for more clarity on how the developers arrived at the current rent prices.

DELIBERATION AND MOTION:

Three items to vote on: Future Land Use, Rezoning, Multi-family development.

1. **Future Land Use** - Travis Moore made a motion to deny the proposal for the future land use. Shawn McGovern seconded. Motion passes 4-1
2. **Rezoning** - Ruel Parker made a motion for approval of the zoning change from NR-1 & CM to TCR. Felicia Sanders seconded. Motion failed. Shawn McGovern made a new motion to table. John Travis seconded. Motion passes 5-0.
3. **Multi-family development** - Shawn McGovern made a motion to table. Travis Moore seconded. Motion passes 5-0.

5. NEW BUSINESS

ITEM – C

REZONING: PR22-0006 Request – From M2 (Heavy Industrial) to TCR (Town Center Residential) & Amend FLU from IND (Industrial) to MXC (Mixed-Use Corridor)
Tabled @ Applicant's Request

LOCATION: Harland Dr. & Alcovy Rd.
TAX MAP PARCEL(S): C080 065
OWNER: Kawonka, LLC (Reggie McFarland)
APPLICANT: Mesa Capital Partners

ITEM – D

Special Use: PSU22-0007 Tabled @ Applicant's Request
Request – 326 Unit Multifamily Development

LOCATION: Harland Dr. & Alcovy Rd.
TAX MAP PARCEL: C080 065
OWNER: Kawonka, LLC (Reggie McFarland)
APPLICANT: Mesa Capital Partners

ITEM – E

Moved to December's Agenda
Text Amendment / Adoption – Sidewalk Bank Ordinance
Requirement for developers to provide financial contribution in lieu of sidewalk installations in locations that will not contribute to the city's sidewalk network nor serve as a pedestrian amenity.

ITEM – F

REZONING
Rezoning – City Initiated – 123 Parcels Rezonings
Tax Map Parcel Number(s): Various – See attached
City of Covington, Ga parcels below will be rezoned/downzoned as indicated.

PURPOSE:

Marc Beechuk presented the purpose for the rezoning with the GA Conservancy, hired to conduct a Housing and Land Use study along the major corridors of Covington. Identify Nodes for increased development, and align blocks with common zoning to create consistency and opportunities for redevelopment. Was brought back to the Planning Commission Board members to clean up.

PROPOSAL:

Parcels along major corridors. All recommendations are to become Neighborhood Mixed Use. Some corridors include a few up-zones; often NR-2 to NM in order to align block and provide renovation opportunities.

PUBLIC COMMENTS:

Jared Rutberg asked for public comments in favor or opposition of the proposed project. None

PLANNING COMMISSION BOARD MEMEBERS QUESTIONS & COMMENTS:

None.

DELIBERATION AND MOTION:

Ruel Parker motioned for approval. Shawn McGovern seconded. Motion passes 5-0.

7.GENERAL PUBLIC COMMENTS

- William (Bill) Fortson – 8153 Access Rd., Covington Ga
- Kyle Brock – 3340 Peachtree Rd. Suite 2500, Atlanta Ga
- Adam Kirk – 1960 Satellite Blvd. Suite 4000, Duluth, Ga

8. PLANNING MANAGER REPORTS: Marc Beechuk

October 2022 Building Report

Comp. Plan Update

9. ADJOURNMENT

Shawn McGovern made the motion to Adjourn. Travis Moore seconded. Motion carried unanimously.

Time – 7:38 pm.

Chair

Date

City Planner

Date