



City of Covington
BOARD OF ADJUSTMENTS AND APPEALS
July 20, 2021 @ 2PM
Meeting Minutes

I. **ROLL CALL**

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

MEMBERS PRESENT

Liz Pope
William (Bill) Campbell
James (Buddy) Adams
Elizabeth Harwell

STAFF PRESENT

Tres Thomas
Marc Beechuk
Renee Criswell

MEMBERS ABSENT

Dr. Kristian Shriver
Lee Aldridge
Roger Tingler
Lucinda Faulkner

GUESTS IN ATTENDANCE

Kevin Casteel
Praveen Vittal
Ed Merchant
Asher Dozier

II. **DETERMINATION OF QUORUM**

Chair confirms quorum.

III. **CALL TO ORDER**

Chair called meeting to order at 6:05PM.

IV. **OLD BUSINESS**

None.

V. **NEW BUSINESS**

A. **VARIANCE: PAV21-0003:**

Request: Variance to the requirement for sidewalk along Hwy 142:

Proposed parcel to be affected:

HWY 142 - Tax Map Parcel Number: **C080 045**

Owner/Applicant: USPF/SREP Covington Owner LP
c/o Kevin Casteel

1. **STAFF PRESENTATION**

Chair presented PowerPoint with explanation of applicant's request to eliminate the requirement of sidewalk under ordinance 16.28.050. Staff stated all reports and supporting documents were distributed prior to board members prior to the meeting. Staff presented to board the subject parcel was beneficial for the industrial zone and could work well with quick connection to I-20 and state highways. If a sidewalk were required, it would not connect to no other pedestrian infrastructure and serve little to no purpose. Staff's recommendation was to approve applicant's request for variance. Chair then turned the floor over to applicant.

2. **APPLICANT PRESENTATION**

Applicant, Kevin Casteel, approached and explained the proposed use for the lot would be to construct a Class A industrial warehouse. Mr. Casteel stated with the recently constructed bridge on Hwy 142, he would have to remove and replace all newly installed retaining walls, guardrails, and ditch lines constructed for that project. The topography along the road would not allow accommodation to the sidewalk ordinance as well the cost to do so would not benefit anyone.

3. **PUBLIC COMMENT**

Chair opened floor up for public comment. None given. Chair closed floor for comment.

4. **MOTION**

Liz Pope motioned to approve. Bill Campbell seconded.
Motion carried unanimously.

B. **VARIANCE: PAV21-0002:**

Request: Variance to setbacks allowing for a parcel division with existing businesses remaining on proposed divided parcels (Tract A & B).

Proposed parcel to be affected:

4122 Washington St. - Tax Map Parcel Number: **C035 0002 007**

Owner/Applicant: Praveen Vittal

1. **STAFF PRESENTATION**

Staff presented PowerPoint and applicant's request to reduce the required setbacks around the existing structures in order to divide the property and existing businesses to function individually, within its' own parcel. The requirements in question were the side and rear setbacks laid out in the space dimension table of Sec. 16.16.030. The reductions would include reducing the rear setback from 20' to 5' and side setback from 10' to 5.1' on lot A; also, the side setbacks for the "wood building" on lot B from 10' to 6.7' and 10' to 9.3'. Staff stated all reports and supporting documents were distributed prior to board members prior to the meeting. Staff's recommendation was to approve applicant's request for variance. Chair then turned the floor over to applicant.

allow

2. **APPLICANT PRESENTATION**

Applicant, Praveen Vitall, presented stating he was requesting variances in order to subdivide existing lot with existing businesses remaining. Ms. Pope asked would there be any proposed changes to those business, etc. Applicant responded no. All business would continue as in current operation.

3. **PUBLIC COMMENT**

Chair opened floor up for public comment. None given. Chair closed floor for comment.

4. **MOTION**

Liz Pope motioned to approve. Bill Campbell seconds. Motion carried unanimously.

C. **VARIANCE: PAV21-0004:**

Request: Fifteen (15) foot fuel pump canopy variance.

Proposed parcel to be affected:

5220 Hwy 278 - Tax Map Parcel Number: **C006 0006 001**

Owner/Applicant: Ed Merchant

1. **STAFF PRESENTATION**

Staff presented PowerPoint and applicant's request to eliminate the requirement for 50' setback from right-of-way for Gas Pump and Canopy.

2. **APPLICANT PRESENTATION**

Applicant, , presented stating he was requesting variances in order to replace the existing car lot with an upscale convenience store with attached retail space and small restaurant. The 50' fuel canopy would be burdensome for this deployment because it would take up to 30% of the depth from the 167-foot easter section of property and add that to the other requirements for parking, driveway and the building depth would diminish to 34 feet, which would be inadequate for the type of development they are wanting to do.

3. **PUBLIC COMMENT**

Chair opened floor up for public comment. None given. Chair closed floor for comment.

4. **MOTION**

Liz Pope motioned to approve. Bill Campbell seconded the motion Motion carried unanimously.

VI. ANNOUNCEMENTS/DISCUSSION

Board member Pope-Sullivan

IX ADJOURNMENT

Respectfully Submitted,

Renee' Criswell, City Planner
Planning & Development