



City of Covington
BOARD OF ADJUSTMENTS AND APPEALS
August 17th, 2021 @ 2PM
Meeting Minutes

I. ROLL CALL

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

MEMBERS PRESENT

Liz Pope-Sullivan
William (Bill) Campbell
James (Buddy) Adams
Elizabeth Harwell
Roger Tingler

STAFF PRESENT

Tres Thomas
Marc Beechuk
Renee Criswell

MEMBERS ABSENT

Dr. Kristian Shriver
Lee Aldridge
Lucinda Faulkner

GUESTS IN ATTENDANCE

Kyle Brock
Sam Hay
Phil Carson

II. DETERMINATION OF QUORUM

Chair confirms quorum

III. OPENING REMARKS

Chair reads into record: *"This BOAA meeting is being recorded via Zoom for the official record. All participants are encouraged to conduct themselves accordingly. Please keep your 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 BOAA."*

IV. CALL TO ORDER

Chair called meeting to order at 6:10 PM.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

A. VARIANCE: PAV21-0005:

Request: Variance to design standards/roof pitch

Proposed parcel to be affected:

HWY 278

Tax Map Parcel Number: **C081 072**

Owner/Applicant: Martins Surround, LLC/Phil Carson

1. STAFF PRESENTATION

Beechuk presented PowerPoint with explanation of applicant's variance requests to eliminate the requirement of city ordinances:

- a. Chapter 16, section 16.28.025 G. 2. d. i. - Pitched roofs shall be sloped no less than 6:12, except that pitched roof structures for attached sheds, porches, patios and balconies may be sheds, with pitches no less than 2:12. The applicant is seeking a variance to reduce the pitch to 4:12;
- b. Chapter 16, section 16.28.025 G. 2. d. ii. - Pitched roofs shall be clad in at least a 50-year year architectural asphalt shingles, natural slate, or wood shingles, except that standing seam metal may be used provided that it complements an architectural style while minimizing glare. The applicant is seeking a variance to reduce the standard to 25-yr product; and
- c. Chapter 16, section 16.28.025 G. 2. g. - A maximum of twenty (20) percent of the total building wall area, with each façade being calculated independently, may contain the following materials: i. Fiber cement siding, at least 3/8-inch thick; ii. Natural wood siding; iii. Natural wood shake. The applicant is seeking a variance to allow 80% fiber cement, wood siding or wood shake.

Beechuk report parcel's existing conditions being vacant and currently zoned Corridor Mixed-Use, being located on Ga Hwy 278. Parcel surrounds the Martin's Crossing commercial center having main frontage off Hwy 278 and secondary frontage on Covington By-Pass/Dr Martin Luther King Jr Ave. Neighboring parcels varied with the following uses (N) Newton County properties; (S) CM & NR-2 zoned Neely farms development; (E) CR zoned multi-family development; and (W) CM zoned Martin's Crossing commercial center.

2. STAFF RECOMMENDATION

The proposed development brings an influx of units to an area that has been underserved for some time now. It seeks to mix the existing commercial center and Eastside Trail with residents that can benefit from the symbiotic arrangement. Finding the right balance for a large-scale project like this one to succeed means examining our code and finding areas where compromise makes sense and doesn't diminish the end product. Staff feels that flexibility in design and personal preference regarding the applications on this project makes for sensible cooperation.

The proposed development would be a contributing factor to the area and Staff recommends the following actions:

- a. **Approval** – The difference in roof pitch allows a product that the applicant has demonstrated meets the spirit of the corresponding code. The change will be nearly imperceptible to the public and still allow a quality design.
- b. **Denial** – Staff feels that the change in shingles could lead to deterioration in the project in a quicker amount of time. The life span of multi-family products is driven by management, residents and the maintenance of the structures. If the structures begin to be dated or deteriorate the overall feel and status of a development can quickly follow.
- c. **Approval with Conditions** – Staff feels the requirement of no more than 20% fiber cement or wood siding should be raised to 60%, that is a slight change from the request by the applicant. The mix is more of a preference from the developer; however, it does reflect quality products that are on the market and provide the essence that the code requests. Staff settled on that figure by analyzing the elevations submitted by the applicant and also weighing the degree to which a masonry “base” provides a good standard to a structure of this size. The elevations show 30+% masonry on the front and side elevations. That mix looks great on the renderings and should be implemented or possibly enhanced to meet the design preference and intention of the code.

2. APPLICANT PRESENTATION

Applicant/Crescent Acquisitions rep, Kyle Brock, approached and stated Crescent’s intentions were to use architectural shingles, only concern regarding 50-yr architectural shingles was the availability of stock. Applicant presented board examples of roof pitch, facades, etc. from existing Crescent communities. Buddy Adams inquired if Crescent planned to incorporate same type design with proposed as in presentation. Brock responded will be very similar, quality development.

3. PUBLIC COMMENT

Chair opened floor up for public comment. Presented owner, Sam Hay, and gave brief presentation that he and Crescent Acquisitions planned on developing a high-end community for Covington. With no further public comments, chair closed floor.

4. MOTION

- a. Liz Pope-Sullivan motioned to approve the request for variance regarding Chapter 16, section 16.28.025 G. 2. d. i., *Pitched roofs shall be sloped no less than 6:12, except that pitched roof structures for attached sheds, porches, patios and balconies may be sheds, with pitches no less than 2:12.*, reducing the pitch of roof to 4:12. Roger Tingler seconded. Motion carried unanimously.

- b. Liz Pope-Sullivan motioned to deny the request for variance regarding Chapter 16, section 16.28.025 G. 2. d. ii., *Pitched roofs shall be clad in at least a 50-year architectural asphalt shingles, natural slate, or wood shingles, except that standing seam metal may be used provided that it complements an architectural style while minimizing glare*, and require applicant to abide by above city ordinance, as recommended by staff. Bill Campbell seconded. Motion carried four (4) to (1) with Adams voting against.

- c. Roger Tingler motioned to approve, with staff required conditions, the request for variance regarding Chapter 16, section 16.28.25 G.2.g., *A maximum of forty (40) percent of the total building wall area, with each façade being calculated independently, may contain the following materials: i. Fiber cement siding, at least 3/8-inch thick; ii. Natural wood siding; iii. Natural wood shake*, allowing applicant to the use of 60% fiber cement, wood siding or wood shake.

VII. ANNOUNCEMENTS/DISCUSSION

Board member Pope-Sullivan announced that due to the multiple board sits she currently holds, she will unfortunately, have to resign from the BOAA. Effective immediately.

IX. ADJOURNMENT

Roger Tingler motioned to adjourn. Bill Campbell seconded. Motion carried unanimously.

Respectfully Submitted,

Renee' Criswell, City Planner
Planning & Development

Marc Beechuk, Presiding Chair
Planning Commission Board