

**ZONING COMMISSION
REGULAR MEETING
Minutes
CITY OF COVINGTON
MONDAY, January 13, 2020 6:30pm**

Planning Commissioners

Teddy Boone - Chairman
Joseph Fetter
Donald Mastio
Bruce Davidson
Robert Celestine
Ron Vaccaro
Bert Duvic

Staff

Nahketah Bagby, City Planner
Julian "Rod" Rodrigue, City Attorney
Bob Moeinian, City Engineer
JoAnn Rucker, Secretary
Christopher Brown, Building Official

Commissioner called the meeting to order at 6:30P.M.

Roll call:

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|------------------|--------|
| Teddy Boone | Yes |
| Joseph Fetter | Yes |
| Donald Mastio | Yes |
| Bruce Davidson | Yes |
| Robert Celestine | Absent |
| Ron Vaccaro | Yes |
| Bert Duvic | Yes |

Commissioners Present: Teddy Boone, Bert Duvic, Ron Vaccaro, Joseph Fetter, Robert Celestine, Donald Mastio and Bruce Davidson

Commissioners Absent: None.

Staff Present: Rod Rodrigue, City Attorney, Nahketah Bagby, City Planner, Bob Moeinian, City Engineer and JoAnn Rucker, Secretary.

Commissioner Boone announced that the Zoning Meeting will be moved first instead of the Planning Meeting.

Commissioner Boone led the Pledge of Allegiance.

Commissioner Vaccaro made a motion to approve the minutes from the November 18, 2019 meeting, **Commissioner Duvic** seconded the motion.

Roll call:

| | |
|------------------|--------|
| Teddy Boone | Yes |
| Joseph Fetter | Yes |
| Donald Mastio | Yes |
| Bruce Davidson | Yes |
| Robert Celestine | Absent |
| Ron Vaccaro | Yes |
| Bert Duvic | Yes |

Commissioner Celestine arrived at 6:33pm

Zoning Case;

1. Case # 20-01-01 MAJOR PUD AMENDMENT Request: A request to amend the Planned Unit Development (PCUD) of the 12.577-acre parcel at Privette Boulevard and Regina Coeli Road to develop up to 80 multifamily residential units (Single Family Cluster Development with common open space areas) for the Cottages at Faubourg St. John on a single 12.577-acre parcel. This is the Faubourg St. John Townhouse Subdivision tract which was granted final subdivision plat approval in 2008.

Petitioner: Victor Smeltz

Owner: Renaissance Neighborhood Development Corporation

Engineering: Fairway

Architects: MSH

Nahketah Bagby, City Planner gave a brief overview of the case application and stated the petitioner is seeking to amend the PUD that was granted to this property in 2008 by the planning commission.

Mr. Bob Moeinian, City Engineer gave a brief report on the utilities at this development.

Rod Rodrigue, City Attorney reminded the Commissioners that the PUD is a zoning classification. This property has a Zoning Classification that adopted the existing PUD layout which is 110 single family lots. The Zoning Commission is allowed to consider to amend the PUD with in that Zoning Classification that it currently has. The proposal that has been presented to the board is changing the 110 single family lots to 80 units on one lot with zero lot lines. The fact of reducing the density by 27% of the residential unit perusing their original request. Also, the streets are all private streets and the City of Covington is not assuming maintenance and repair of the streets and they will remain private as originally dedicated on the original PUD.

Shiloh Moates, MSH Architects presented a power point presentation. She explained in detail that there will be 80 single family homes. Sixteen of them will be two bedroom homes approximately 950-100 square feet with porch and the remaining 65 homes will be 1250-1300 square feet also with porches. The homes will be seven feet apart with no lot lines. The Community Center will connect to the internal walkway and the walkway will be more than a quarter mile.

Please refer to the power point attached to the minutes for more details.

Mr. John Thacker and Mr. Clarence Romage both residents in neighborhoods close to this projected development expressed concerns about the traffic, fill and drainage affecting the surrounding areas.

Shiloh Moates, MSH Architects confirmed that the development will be complying with the fill ordinance with the City of Covington. She also stated that she had confirmed with the City of Covington Fire Department that the radius of the streets and entrance were assessable by the new ladder truck.

Commissioners Mastio and Vaccaro ask concerns of the traffic and the previous traffic studies.

Rod Rodrigue, City Attorney suggested that the Planning Department can contact DOTD and advise them of the project and the implication to see if they have any traffic information and an additional traffic study for this development.

Commissioner Duvic stated in the Case of 20-01-01 MAJOR PUD AMENDMENT request and subject to an acceptable response from DOTD after their review of the former TIA. He moved for acceptance of this lower density change to this PUD amendment. **Commissioner Vaccaro** seconded the motion.

Roll call:

| | |
|------------------|-----|
| Teddy Boone | Yes |
| Joseph Fetter | Yes |
| Donald Mastio | Yes |
| Bruce Davidson | Yes |
| Robert Celestine | Yes |
| Ron Vaccaro | Yes |
| Bert Duvic | Yes |

Other Business-None

There being no further business the meeting was adjourned at 7:04 pm.