

COVINGTON MUNICIPAL - REGIONAL PLANNING COMMISSION MEETING

**DECEMBER 3, 2024
12:00 PM NOON
LOWER-LEVEL CONFERENCE ROOM
AT CITY HALL**



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**AGENDA FOR THE MEETING OF THE
COVINGTON MUNICIPAL-REGIONAL PLANNING COMMISSION
December 3, 2024
12:00 PM**

- I. CALL TO ORDER – ESTABLISHMENT OF A QUORUM**
- II. OPEN FOR PUBLIC COMMENT**
- III. APPROVAL OF THE PREVIOUS MINUTES**
- IV. NEW BUSINESS**
 - A. TCAT – Covington – Campus Replacement Site Plan**
 - B. Gene C.E. and Dorothy Butler - Rezoning Request**
 - C. Bowman – Proposed Restaurant Conceptual Site Plan**
 - D. Bowman – Rezoning Request**
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

Next Meeting: January 7, 2025

The Covington Municipal-Regional Planning Commission met on November 5, 2024, at 12:00 p.m. with the following members present: Chairman Joe Auger, Vice Chairman Sammy Beasley, Secretary Jason Poyner, Commissioners: Sue Rose, C.H. Sullivan, Sara Carter, Louise McBride and Annette Johnson. Also present were Planner Will Radford, Building Official Lessie Fisher, Code Technician Phyllis Mayfield, Fire Inspector Rusty Thigpen, City Attorney Rachel Simmons, Johnny and Pam Berryman, and Joey Goforth.

The meeting was called to order by Joe Auger.

Open Public Hearing – on the Plan of Services for proposed annexation of 279.7 acres in the east side of Hwy 179, at the end of Cotton Top Road.

Lee Wallace: Concerns with traffic, Public Works, police, and emergency medical services for the interceding properties, rental community, however not against growth.

Collin Pinner: Concerns with traffic, roads, and schools.

Tommy McDow: Concerns with City funding, rental community, and location.

Carter Ray: Concerns with connection to Hwy 54 E and rental community.

Andy Sullivan: Concerns with utility services and the installation impact on existing properties.

Clint Malone: Mentioned disturbance of land when installing electrical utilities.

Annette Johnson: Concerns proposed amenities and if they will be available to existing city residents.

Rachel Simmons: Mentioned first steps of development, there are many steps in this lengthy process. During the development process there will be many meetings and all meetings are open to the public. Information shared on social media that was not official, not correct information.

Close Public Hearing

Motion was made by C.H. Sullivan and seconded by Sue Rose that the minutes of the preceding meeting be approved. Motion passed.

Annexation on Hwy 179 and end of Cotton Top Road Plan of Services recommendation.

C.H. Sullivan recommended approval. Sara Carter seconded the motion. Motion passed.

Johnny Berryman requested re-zoning of property at 2030 South Main Street from R-1 (Low Density Residential) to R-1A (Moderate Density Residential) District.

C.H. Sullivan made a motion to approve. Sara Carter seconded the motion. Motion passed.

Joey Goforth requested re-zoning of property at 785 East Street from M-2 (Industrial) to B-2 (Highway Business) District.

C.H. Sullivan made a motion to approve. Jason Poyner seconded the motion. Motion passed.

Text Amendment for adoption of Planned Development District Regulations (PD).

C.H. Sullivan recommended approval. Sara Carter seconded the motion. Motion passed

C.H. Sullivan made a motion to adjourn the meeting. Sammy Beasley seconded the motion. Motion passed.

There being no further business, the meeting was adjourned at 12:46 p.m.



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MEMORANDUM

TO: The Covington Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: November 21, 2024

SUBJECT: Staff Recommendations for the December meeting of the Municipal-Regional Planning Commission.

A. TCAT – Covington – Campus Replacement Site Plan

Background

A site plan has been submitted on behalf of Tennessee College of Applied Technology to construct a replacement campus at 1600 U.S. Highway 51. The property can be further identified as Parcel 9.00 on Tipton County Tax Map 050A, Group A. The property is zoned B-2 (Highway Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The site plan appears to be using an existing access point onto U.S. Highway 51 S.

The site plan has been reviewed by an engineer independent of the developer in regard to drainage and grading to ensure no increased run-off onto adjacent properties.

Staff are recommending the driveway layout be reviewed by the Covington Fire Department to determine whether the turn-around areas and access to the building is sufficient.

The proposed building meets all of the setbacks of the B-2 district.

Recommendation

Staff recommends in favor of the site plan.

B. Gene C.E. and Dorothy Butler Rezoning Request

Background

A rezoning request has been submitted on behalf of Gene C.E. and Dorothy Butler's heirs to rezone property at 710 and 716 U.S. Highway 51 from B-2 (Highway Business) District to R-2 (Medium Density Residential District). The property can be further described as Parcel 2.00 on Tipton County Tax Map 041G, Group E.

Analysis

The property is located on U.S. Highway 51 South, a Major Arterial Street. This property is located near a major retail center of the City of Covington and would be conducive to commercial development.

The Covington Future Land Use and Transportation Plan Future Land Use Map has the area dedicated as "Highway Commercial".

Consideration of the potential impact of residential zoning on this property should be considered.

The application states the following reason for the rezoning request:

"We are requesting a rezoning of the property to R2 to return it to a residential use. The property was originally used for residential purposes for nearly 50 years; however, following the passing of the owners, it remained vacant for over 30 consecutive months and is no longer eligible for residential use under current zoning. We have made multiple attempts to sell the property as a commercial site, in line with its existing B2 zoning, but have been unsuccessful. Rezoning the property to R2 would allow it to be used for residential purposes once again, providing us with an opportunity to sell it".

Recommendation

Staff recommends against the rezoning request due to its location on a major arterial street and its commercial designation on the Future Land Use Map.

C. Bowman – Proposed Restaurant Conceptual Site Plan

Background/Analysis

A conceptual site plan has been submitted to construct a restaurant at the intersection of Burgess Lane and U.S. Highway 51 South. No motion for approval is needed at this time. The purpose of this is to get feedback and discussion from the Planning Commission.

Parking Requirements for Restaurants are as follows:

- | | | |
|----|--|---|
| J. | Restaurants and Similar Establishments Serving | One (1) space for each one-hundred fifty (150) square food and/or Beverage's feet of gross floor area plus one (1) space for each three (3) employees |
|----|--|---|

D. Bowman – Rezoning Request

Background

A rezoning request has been submitted on behalf of Helen Burgess Living Trust to rezone 2.46 acres of property on Burgess Lane and U.S. Highway 51 South from R-1 (Low Density Residential) District to B-2 (Highway Business) District. The property can be further identified as a portion of Parcel 3.00 on Tipton County Tax Map 041P, Group A. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The property is located north of the intersection of Burgess Lane and Highway 51 South. The property is currently vacant.

The property is located on U.S. Highway 51 south, a Major Arterial Street. This property is located near a major retail center of the City of Covington and would be conducive to commercial development.

The area for rezoning is mostly developed and has the existing infrastructure (utilities) to support commercial development.

The following policies are found in the 2030 Municipal-Regional Land Use and Transportation Plan for Commercial Development:

1. All commercial developments shall be designed in compliance with appropriate site development standards.
2. **Commercial development shall be approved in only those areas where infrastructure is available to support such development.**
3. All commercial and private service developments shall be required to provide an adequate number of paved off-street parking spaces.
4. **To the extent feasible, landscaping or other screening shall be provided between commercial and residential land uses.**
5. Sidewalks shall be installed by the developer as commercial uses develop along arterial and collector-status street.

The Covington Future Land Use and Transportation Plan Future Land Use Map has the area dedicated as "Highway Commercial".

Recommendation

Staff recommends in favor of the rezoning request.

MEMORANDUM FOR RECORD

TO: Covington Municipal-Regional Planning Commission

RE: Performance Bonds and Letters of Credit

The following is a list of performance bonds and letters of credit held by the Covington Municipal-Regional Planning Commission. Sixty (60) days before the expiration date, the Department of Code Compliance staff, will request the developer to renew the financial instrument. If the performance bond or letter is not renewed within two weeks of notice then staff will recommend that the Covington Municipal-Regional Planning Commission "call the bond "or submit a draft on the letter of credit.

| <u>Developer</u> | <u>Renewal Date</u> | <u>Notice Date</u> | <u>Expiration Date</u> |
|---|--|--------------------|------------------------|
| Deena, LLC 80 Deena Cove Covington, TN 38019 | August 3, 2023 Irrevocable Letter of Credit \$17,000.00 | July 23, 2024 | September 3, 2025 |
| Barry J. & Melody K. Diggs 247 Holly Grove Road Covington, TN 38019 | August 29, 2023 Irrevocable Letter of Credit \$100,000.00 | August 19, 2024 | September 30, 2025 |
| Taylor Ventures LLC 10355 Memphis Arlington Road Lakeland, TN 38002 | Irrevocable Letter of Credit \$142, 911.00 | August 12, 2024 | September 12, 2025 |