

BOARD OF ZONING APPEALS
FEBRUARY 6, 2025
6:00 PM
2nd FLOOR BOARD ROOM



**Agenda for the
Meeting of the
City of Covington Board of Zoning Appeals
February 6, 2025
6:00 PM**

I. Establishment of a Quorum and Call to Order:

II. Approval of Previous Minutes:

III. Old Business

IV. New Business

**A. Donna Foster – 246 Holly Grove Road – Map 051D Group D
Parcel 2.00 – Special Exceptions, Office for Trucking Business
(R-1 District)**

**B. Dale Simms – 110 Russwood Drive – Map 018L Group B
Parcel 002.00 – Special Exceptions, Ecommerce business
(office). (R-2 District)**

V. Other Business

VI. Adjournment

The Covington Board of Zoning Appeals met on November 7, 2024, at 6:00 pm with the following members present Chairwoman Sue Rose, Board Members: Maurine Cannon, Avery Jones and Tyler Wood. Also present were Building Official Lessie Fisher, Code Compliance Technician Phyllis Mayfield, Steven Poindexter, Chiquita White, Shenequwa Harvey, Shaketta and Justin Thompson.

Meeting was called to order by Sue Rose.

Open for Public Comment – no comments

Motion was made by Avery Jones, seconded by Tyler Wood that the Minutes of the preceding meeting be approved. Motion passed.

New Business:

Steven Poindexter dba Undisputed Treasure LLC presented his request for Special Exception at 1566 Andrew St, Map 018L Group B Parcel 002.00 for landscaping, debris removal, and pressure washing business (office).

Motion was made by Tyler Wood and seconded by Maurine Cannon. Motion passed.

Shaketta Thompson presented her request for Special Exception at 615 S College St, Map 041O Group C Parcel 027.00 for daycare in home.

Motion was made by Avery Jones and seconded by Tyler Wood. Motion passed.

Chiquita White dba Children of Devine Learning presented her request for Special Exception at 962 Highway 51 North, Map 025K Group B Parcel 016.01 for Daycare. Motion was made by Maurine Cannon and seconded by Avery Jones. Motion passed.

There being no further business Avery Jones made a motion to adjourn, Maurine Cannon seconded. Motion passed.

Meeting was adjourned at 6:07 pm



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MEMORANDUM

TO: The Covington Board of Zoning Appeals
FROM: Will Radford, AICP
DATE: January 29, 2025
SUBJECT: Staff recommendations for the February meeting of the Board of Zoning Appeals.

A. Donna Foster – 246 Holly Grove Road – Map 051D Group D Parcel 2.00 – Special Exceptions, Office for Trucking Business (R-1 District)

Home Occupations are allowed in the R-1 District subject to the following provisions:

- M. Customary incidental home occupations subject to the conditions of this Section and provided that:
1. the proposed use shall be located and conducted in the principal building only;
 2. the principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located;
 3. not more than fifteen (15) percent of the total floor area in dwelling unit shall be devoted to the proposed use;
 4. proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;
 5. no activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;

6. the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located;
7. the proposed use shall not generate noise, odor, fumes, smoke, vehicular or pedestrian traffic, nor nuisance of any kind which would tend to depreciate the residential character of the neighborhood in which the proposed use is located;
8. the provisions of this Section shall not be used under any circumstances to permit barber shops or beauty shops that contain more than one chair or serve more than one patron at a time.

**B. Dale Simms – 110 Russwood Drive – Map 018L Group B Parcel
002.00 – Special Exceptions, Ecommerce business (office). (R-2 District)**

Home Occupations regulations for the **R-2 District** are as follows:

- L. Customary Incidental Home Occupations subject to the conditions of this Section and provided that:
 1. the proposed use shall be located and conducted in the principal building only;
 2. the principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located;
 3. not more than fifteen (15%) percent of the total floor area in dwelling unit shall be devoted to the proposed use;
 4. proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;
 5. no activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;
 6. the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located;
 7. the proposed use shall not generate noise, odor, fumes, smoke, vehicular or pedestrian traffic, nor nuisance of any kind which would tend to depreciate the residential character of the neighborhood in which the proposed use is located;

8. the provisions of this Section shall not be used under any circumstances to permit barber shops or beauty shops that contain more than one chair or serve more than one patron at a time.

APPLICATION TO APPEAR BEFORE THE
COVINGTON BOARD OF ZONING APPEALS

901-476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:

Street Address: 246 Holly Grove Rd Zoning: R-1
Map# 051d 6rd Parcel# 002.00

Map of the Property (Please attach a scaled drawing)

Applicant:

Name: Donna Foster
Address: 246 Holly Grove Rd
Phone: 901-483-3699 Alternate Phone: 901-356-3891
Email: dmffrczht@gmail.com

Reason for Application:

- Administrative Review
 Special Exceptions
 a. Lot of Record – Must have minimum 4 corner survey w/application
 b. Front Yards
 c. Non-conforming Uses
 d. Uses Permitted on Appeal
 Variance
 Advertising Fee

Explanation:

Office use only for tracking company

I HEREBY CERTIFY THAT THE STATEMENTS ON THIS APPLICATION AND ANY MAPS, DRAWINGS OR OTHER ACCOMPANYING DATA SUBMITTED WITH THIS APPLICATION ARE TRUE AND CORRECT. ANY MISREPRESENTATION OF INFORMATION SHALL BE GROUNDS FOR REVOCATION OF ANY DECISION OF THE COVINGTON BOARD OF ZONING APPEALS.

SIGNATURE: [Signature] DATE: 1-23-25

SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

Date of Meeting: Feb 6 Time: 6:00

Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN

Application Fee: \$ _____ Check# _____ Cash _____ Credit Card _____

Date Paid: _____ Accepted by: _____

APPLICATION TO APPEAR BEFORE THE
COVINGTON BOARD OF ZONING APPEALS

901- 476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:

Street Address: 110 RUSSWOOD DR Zoning: R-2
Map# 050 Parcel# 007.04

Map of the Property (Please attach a scaled drawing)

Applicant:

Name: DALE SIMMS
Address: 110 RUSSWOOD DR
Phone: 901-340-7770 Alternate Phone: _____
Email: dale@niafruder.com

Reason for Application:

- Administrative Review
 Special Exceptions
 a. Lot of Record – Must have minimum 4 corner survey w/application
 b. Front Yards
 c. Non-conforming Uses
 d. Uses Permitted on Appeal
 Variance
 Advertising Fee

Explanation:

E-COMMERCE

I HEREBY CERTIFY THAT THE STATEMENTS ON THIS APPLICATION AND ANY MAPS, DRAWINGS OR OTHER ACCOMPANYING DATA SUBMITTED WITH THIS APPLICATION ARE TRUE AND CORRECT. ANY MISREPRESENTATION OF INFORMATION SHALL BE GROUNDS FOR REVOCATION OF ANY DECISION OF THE COVINGTON BOARD OF ZONING APPEALS.

SIGNATURE: Dale Simms DATE: 01-13-2025

SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

Date of Meeting: 2-6-25 Time: 6:00

Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN

Application Fee: \$ 275.00 Check# 1045 Cash _____ Credit Card _____

Date Paid: 1-13-25 Accepted by: Prayfield