

**BOARD OF ZONING APPEALS**  
**FEBRUARY 9, 2023**  
**6:00 PM**  
**2<sup>nd</sup> FLOOR BOARD ROOM**



**Agenda for the  
Meeting of the  
City of Covington Board of Zoning Appeals  
February 9, 2023  
6:00 PM**

**I. Establishment of a Quorum and Call to Order:**

**II. Approval of Previous Minutes:**

**III. Old Business**

**IV. New Business**

- A. Barbara Adams – 115 Killdeer Lane -- Map 018E, Group B, Parcel 012.00 – Special Exception, Use Permitted on Appeal, Hair Braiding Business. (R-1 District)**
- B. Jay Smith – 804 Highway 51 South – Map 041G, Group E, Parcel 8.00, – Use Permitted on Appeal – Bakery Business (B-2 District)**

**V. Other Business**

- A. Paul Whitley has rendered his resignation.**

**VI. Adjournment**

The Covington Board of Zoning Appeals met on January 12, 2023, at 6:00 pm with the following present, Chair-woman Sue Rose, Board Members: Maurine Cannon-Adams, Avery Jones, and Tyler Wood. Also present were Covington City Attorney Rachel Witherington, Building Official Lessie Fisher, Code Compliance Officer Jennifer Nolen, Code Compliance Technician Phyllis Mayfield, Sherri Onorati, Kathy Taylor and Willie Taylor.

Meeting was called to order by Sue Rose.

Motion was made by Avery Jones and seconded by Tyler Wood that the Minutes of the preceding meeting be approved as written and distributed to the Board. Motion passed.

New Business:

Willie Taylor presented his request for Administrative Review at 110 Spring Street East, Parcel 013.01 on Tipton County Tax Map 041C. Mr. Taylor stated he wants to get building back to code for bar and grill. Attorney Witherington noted when structures have a large number of property maintenance issues it may be better to demolish the structure and rebuild. Mr. Taylor asked about building demolition but use the existing foundation for rebuild. Mr. Taylor confirmed he would like to demo the building using the grant funds. Attorney Witherington suggested Mr. Taylor stay in touch with Code Compliance office for details on when the grant may become available.

There being no further business Maurine Cannon-Adams made a motion to adjourn, Tyler Wood seconded. Motion passed.

Meeting was adjourned at 6:23 pm

---

Attest

---

Staff



**RADFORD PLANNING SOLUTIONS**

*LOCAL PLANNERS. LOCAL SOLUTIONS.*

P.O. BOX 112 | Huntingdon, TN 38344 | 731.234.7798 | RadfordPlanning@gmail.com

**MEMORANDUM**

**TO: The Covington Board of Zoning Appeals**

**FROM: Will Radford, AICP**

**DATE: October 27, 2022**

**SUBJECT: Staff recommendations for the November meeting of the Board of Zoning Appeals.**

---

**A. Barbara Adams – 115 Killdeer Lane -- Map 018E, Group B, Parcel 012.00 – Special Exception, Use Permitted on Appeal, Hair Braiding Business. (R-1 District)**

Home Occupations for the **R-1 district** are as follows:

- 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. Jay Smith – 804 Highway 51 South – Map 041G, Group E, Parcel 8.00, – Use Permitted on Appeal – Bakery Business (B-2 District)**

2. Uses Permitted on Appeal

A. Manufacturing Uses

Following review and approval of the site plan by the Planning Commission, the Board of Zoning Appeals may approve the following uses after a public hearing is held:

1. Apparel and other finished products made from fabrics and similar materials - manufacturing (except leather tanning and finishing).
2. Office, computing, and accounting machines - manufacturing.
3. Service industry machines - manufacturing.
4. Other machinery manufacturing (except electrical), NEC. \*
5. Household appliances - manufacturing.
6. Electric lighting and wiring equipment - manufacturing.
7. Radio and television receiving sets (except communication types) - manufacturing.
8. Communication equipment - manufacturing.
9. Electronic components and accessories - manufacturing.
10. Other electrical machinery, equipment, and supplies manufacturing, NEC\*.
11. Coating, engraving, and allied services.

12. Professional scientific and controlling instruments; photographic and optical goods; watches and clocks - manufacturing.
13. Miscellaneous manufacturing, NEC\* (except tobacco - manufacturing).
14. Brooms and brushes - manufacturing.
15. Lamp shades - manufacturing.
16. Signs and advertising displays - manufacturing.
17. Umbrellas, parasols, and canes - manufacturing.
18. Other miscellaneous manufacturing, NEC\*.

(\*NEC = Not Elsewhere Coded)

**APPLICATION TO APPEAR BEFORE THE  
COVINGTON BOARD OF ZONING APPEALS**

901- 476-7191 ext. 1046

codecompliance@covingtontn.com

**Location of Property:**

Street Address: 115 Killdeer Lane Zoning: B-1

Map# 018E Parcel# 012.00

Map of the Property (Please attach a scaled drawing)

**Applicant:**

Name: Barbara Adams dba Boyjee Braids

Address: 115 Killdeer Lane

Phone: (901) 656-0540 Alternate Phone: \_\_\_\_\_

Email: BarbaraAdams1@yahoo.com

**Reason for Application:**

\_\_\_\_ Administrative Review (No Charge)

☒ Special Exceptions (\$125.00 application fee)

\_\_\_\_ a. Lot of Record

\_\_\_\_ b. Front Yards

\_\_\_\_ c. Non-conforming Uses

☒ d. Uses Permitted on Appeal

\_\_\_\_ Variance (\$125.00 Application Fee)

☒ Advertising Fee (\$75.00)

**Explanation:**

Hair braiding

**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: Barbara Adams DATE: 1/23/23

**\*SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION\***

Date of Meeting: 2-9-23 Time: 6:00

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

Application Fee: \$ \_\_\_\_\_ Check# \_\_\_\_\_ Cash ☒ Credit Card \_\_\_\_\_

Date Paid: 1-23-23 Accepted by: pmayfield

**APPLICATION TO APPEAR BEFORE THE  
COVINGTON BOARD OF ZONING APPEALS**

901- 476-7191 ext. 1046

codecompliance@covingtontn.com

**Location of Property:**

Street Address: 804 Hwy ST 5 Zoning: B-2  
Map# 041G Parcel# 008.00  
Map of the Property (Please attach a scaled drawing)

**Applicant:**

Name: Jay D. Smith  
Address: 804 Hwy ST 5  
Phone: 859-3397 Alternate Phone: 834-1871  
Email: badboybakeryco@gmail.com

**Reason for Application:**

- ☐ Administrative Review (No Charge)  
☒ Special Exceptions (\$125.00 application fee)  
    ☐ a. Lot of Record  
    ☐ b. Front Yards  
    ☐ c. Non-conforming Uses  
    ☒ d. Uses Permitted on Appeal  
☐ Variance (\$125.00 Application Fee)  
☒ Advertising Fee (\$75.00)

**Explanation:**

Bad Boy Bakery Co. Local artisan bakery. BREADS, cakes, pastries, custom orders. badboybakeryco.com

**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: Jay D. Smith DATE: 11/23/22

**\*SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION\***

Date of Meeting: ~~Dec 8th~~ Feb 9 Time: 6:00

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

Application Fee: \$ 225.00 Check# \_\_\_\_\_ Cash \_\_\_\_\_ Credit Card ☒

Date Paid: 11-23-22 Accepted by: pmayfield