# BOARD OF ZONING APPEALS MARCH 9, 2023 6:00 PM 2nd FLOOR BOARD ROOM



# Agenda for the Meeting of the City of Covington Board of Zoning Appeals March 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. Blake Simmons 132 Tuxedo Drive -- Map 041N, Group A, Parcel 021.00 Special Exception, Use Permitted on Appeal, Flooring Business Office. (R-1 District)
  - B. Troy Calvin 216 Shelton Street Map 041B, Group B, Parcel 1.01, Use Permitted on Appeal Cooking Business (R-2 District)
- V. Other Business
- VI. Adjournment

The Covington Board of Zoning Appeals met on February 9, 2023, at 6:00 pm with the following present, Chairwoman Sue Rose, Board Members: Avery Jones and Tyler Wood. Also present were Code Compliance Officer Jennifer Nolen, Code Compliance Technician Phyllis Mayfield, Barbara Adams, Jay Smith, and Sharon Tyler.

Meeting was called to order by Sue Rose.

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

#### New Business:

Barbara Adams dba Boujee Braids presented his request for Special Exception -- Use Permitted on Appeal, Home Occupation for hair braiding salon office at 115 Killdeer Lane, Parcel 012.00 on Tipton County Tax Map 018E Group B. Ms. Adams stated she will comply with the requirements in the currently adopted Covington Municipal Zoning Ordinance and signed affidavit.

Motion was made by Tyler Wood and seconded by Avery Jones to approve the Use Permitted on Appeal, Home Occupation. Motion passed.

Jay Smith dba Bad Boy Bakery presented his request for Special Exception—Use Permitted on Appeal for bakery business at 804 Highway 51 South, Parcel 008.00 on Tipton County Tax Map 041G Group E. Jennifer Nolen confirmed the property is zoned B-2 and there will be no seating. Mr. Smith stated he will comply with the requirements in the currently adopted Covington Municipal Zoning Ordinance and signed affidavit.

Motion was made by Avery Jones and seconded by Tyler Wood to approve the Use Permitted on Appeal.

Other Business, Chair-woman Sue Rose informed Board that Mr. Paul Whitley rendered his resignation.

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

Meeting was adjourned at 6:09 pm

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Attest	Staff	



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

#### **MEMORANDUM**

TO: The Covington Board of Zoning Appeals

Will Radford, AICP FROM:

DATE: March 1, 2023

SUBJECT: Staff recommendations for the March meeting of the Board of

**Zoning Appeals.** 

Blake Simmons – 132 Tuxedo Drive -- Map 041N, Group A, Parcel 021.00 - Special Exception, Use Permitted on Appeal, Flooring Business Office. (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:
  - not more than fifteen (15) percent of the total floor area in 3. 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. Troy Calvin – 216 Shelton Street – Map 041B, Group B, Parcel 1.01, – Use Permitted on Appeal – Cooking Business (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:
  - 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<sub>e</sub> 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;
  - 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: 132 Turedo De Zoning: R-1
Map# Parcel#
Map of the Property (Please attach a scaled drawing)
Applicant:
Name: Blake Simmons dba Simmons Flooring
Address: 132 Tuxedo Pr
Phone: 901 - 426-4/13 Alternate Phone: 901 355-1267
Email: Maygen Markry Wicland. com
Reason for Application:
Administrative Review (No Charge)
Special Exceptions (\$200.00 application fee)
a. Lot of Record
b. Front Yards
c. Non-conforming Uses
d. Uses Permitted on Appeal
Variance (\$200.00 Application Fee)
Advertising Fee (\$75.00)
Explanation:
work van on property - NO traffic
Flooring business Office
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: DATE: A-3-23
*SOMEONE MUST DE DRESENT AT MEETING TO DERDESENT A DRUG TO ME
*SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION*
Date of Meeting: $3-9-23$ Time: $6:00$
Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN
Application Fee: \$ 275.00 Check# Cash Credit Card
Date Paid: 2-3-23 Accepted by: May 100
BZA Application revised 5-22

# APPLICATION TO APPEAR BEFORE THE COVINGTON BOARD OF ZONING APPEALS

901-476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:
Street Address: 2/6 Shelton St. Zoning: R-2
Map# Parcel# COSLOI
Map of the Property (Please attach a scaled drawing)
Applicant:
Name: Troy Calum - Milwaukee's Best Lunchean Inc
Address: 2/6 Shelton ST
Phone: 262 765-048 Alternate Phone: Same
Email: Tray CALVING A MILLCOM
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:
Cooking in the home - delivering
no entra traffic in neighborhood
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: June d'Calvin DATE: 12/23/22
*SOMEONE MUST BE DESENT AT MEETING TO DEPRESENT A DRIVE A TROVE
*SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION*
Date of Meeting: 3-9-23 Time: (0:00
Meeting Location: Covington Cit. Hell 200 W. W. Line A. G. C.
Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN
Application Fee: \$ 275,00 Check# Cash Credit Card
Date Paid: 1-26-23 Accepted by: prayful
BZA Application revised 5-22