

**BOARD OF ZONING APPEALS**  
**MAY 4, 2023**  
**6:00 PM**  
**2<sup>nd</sup> FLOOR BOARD ROOM**



**Agenda for the  
Meeting of the  
City of Covington Board of Zoning Appeals  
May 4, 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. Troy Calvin dba Milwaukee's Best Luncheon – 216 Shelton Street -- Map 041B Parcel 001.01 – Special Exceptions, Uses Permitted on Appeal, Food delivery service. (R-2 District)**
- B. Breona Rice dba Bre's Fashion – 410 Smith Avenue– Map 041O Parcel 021.00 – Special Exceptions, Uses Permitted on Appeal, Clothes designer, will deliver & mail product. (R-3 District)**
- C. Nastassja Williamson – 1422 Howard Street – Map 041J Parcel 014.00 – Special Exceptions, Uses Permitted on Appeal, Vending machines. (R-2 District)**
- D. Nicole Adams dba Mind Your Own Beeswax – 212 South Tipton Street --Map 041C Parcel 001.00 – Special Exceptions, Uses Permitted on Appeal, Candle business, will mail product. (R-2 District)**

**V. Other Business**

**VI. Adjournment**

The Covington Board of Zoning Appeals met on April 6, 2023, at 6:00 pm with the following present, Chairwoman Sue Rose, Board Members: Maurine Cannon and Avery Jones. Also present were Code Compliance Officer Jennifer Nolen, Code Compliance Technician Phyllis Mayfield, and Ashley Edwards.

Meeting was called to order by Sue Rose.

Motion was made by Maurine Cannon 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:

Ashley Edwards dba E & H All in One Shirt presented her request for Special Exception -- Use Permitted on Appeal, Home Occupation for t-shirt business at 1842 Wooten Street, Parcel 016.00 on Tipton County Tax Map 018L. Ms. Edwards stated she will comply with the requirements in the currently adopted Covington Municipal Zoning Ordinance and signed affidavit.

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

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

Meeting was adjourned at 6:06 pm

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Attest

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Staff



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### MEMORANDUM

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

**FROM:** Will Radford, AICP

**DATE:** May 1, 2023

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

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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.

Home Occupations for the **R-3 District** are as follows:

- K. 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: 216 Shelton St. Zoning: R-2

Map# 041B Parcel# 00101

Map of the Property (Please attach a scaled drawing)

**Applicant:**

Name: Troy Calvin - Milwaukee's Best Luncheon Inc

Address: 216 Shelton St

Phone: 262 765-048 Alternate Phone: Same

Email: TroyCalvin31@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)

Karissa  
414-491-3215

**Explanation:**

cooking in the home - delivering  
no extra traffic in neighborhood  
(residential appliances)

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: Troy L. Calvin DATE: 12/23/22

\*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: 1-26-23 Accepted by: pmayfield

See  
Troy  
1-26-23  
Meeting

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

**901- 476-7191 ext. 1046**

codecompliance@covingtontn.com

**Location of Property:**

Street Address: 410 Smith Ave Zoning: R-3  
Map# 0410 Parcel# 001.00  
Map of the Property (Please attach a scaled drawing)

**Applicant:**

Name: Breonna Rice dba Bre's Fashion  
Address: 410 Smith Ave, Covington TN  
Phone: (901) 586-6319 Alternate Phone: \_\_\_\_\_  
Email: Breonnarice8@gmail.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:**

Design clothes for everyone, working on website, have a FB  
Business page, Deliver clothes & mail

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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: Breonna Rice DATE: 3-9-23

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

Date of Meeting: May 4 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: 1422 Howard St Zoning: R-2  
Map# 0413 Parcel# 014.60  
Map of the Property (Please attach a scaled drawing)

**Applicant:**

Name: Nastassja Williamson  
Address: 1422 Howard St  
Phone: (901) 317-5121 Alternate Phone: (901) 395-3121  
Email: Nastassja.williamson48@gmail.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:**

vending machines for snacks & drinks  
for 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: Nastassja Williamson DATE: 4-6-23

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

Date of Meeting: May 4 Time: 6:00

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

Application Fee: \$ 275. Check# \_\_\_\_\_ Cash \_\_\_\_\_ Credit Card \_\_\_\_\_

Date Paid: 4-6-23 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: 212 S. Tipton Street Zoning: R-2

Map# 0410 Parcel# 001.00

Map of the Property (Please attach a scaled drawing)

**Applicant:**

Name: Nicole Adams DBA Mind Your Own Beeswax

Address: 212 S. Tipton Street

Phone: 413-658-7108 Alternate Phone: \_\_\_\_\_

Email: myobhandmadeandles@gmail.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:**

Small candle + waxmelt business. Online sales,  
farmers markets, and shipping. No physical <sup>Sales</sup> business at site.

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: 4/24/23

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

Date of Meeting: May 4th Time: 6:00pm

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

Application Fee: \$ 215 Check# \_\_\_\_\_ Cash \_\_\_\_\_ Credit Card \_\_\_\_\_

Date Paid: \_\_\_\_\_ Accepted by: \_\_\_\_\_