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



Agenda for the Meeting of the City of Covington Board of Zoning Appeals November 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. Angela A. Cobb-Norris 411 Shelton Street Map 025O, Group G, Parcel 1.00 Special Exceptions, Uses Permitted on Appeal, Day-Care (R-3 District)
- V. Other Business
- **VI. Adjournment**

The Covington Board of Zoning Appeals met on July 6, 2023, at 6:00 pm with the following present, Chairwoman Sue Rose, Board Members: Maurine Cannon-Adams, Avery Jones, and Tyler Wood. Also present were Code Compliance Officer Jennifer Nolen, Code Compliance Technician Phyllis Mayfield, and Jamie Fore.

Meeting was called to order by Sue Rose.

Motion was made by Maurine Cannon-Adams 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:

Jamie T. Fore dba JT Pool Service presented his request for Special Exception -- Use Permitted on Appeal, Pool services business at 525 Payne Avenue, Parcel 004.00 on Tipton County Tax Map 041J. Mr. Fore stated he will comply with the requirements in the currently adopted Covington Municipal Zoning Ordinance and signed affidavit.

Motion was made by Maurine Cannon-Adams and seconded by Tyler Wood to approve the pool service business as Use Permitted on Appeal, Home Occupation. Motion passed.

There being no further business Tyler Wood ma Motion passed.	de a motion to adjourn, Avery Jones seconded.
Meeting was adjourned at 6:01 pm	
Attest	Staff



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MEMORANDUM

TO:

The Covington Board of Zoning Appeals

FROM:

Will Radford, AICP

DATE:

November 2, 2023

SUBJECT: Staff recommendations for the November meeting of the Board

of Zoning Appeals.

Day Cares are allowed as a Use Permitted on Appeal subject to the following regulations:

11-321. Family Day Care Homes, Group Day Care Homes, Adult Care Centers and Day Care Centers as Accessory Uses to Churches.

In any district where a church is established as a permitted use or a use permitted on appeal, family day care homes, group day care homes, and day care centers, as defined by the Municipal Zoning Ordinance, may be approved by the Board of Zoning Appeals as an accessory use to said church, provided that the family day care home, group day care home, or day care center is operated and maintained by said church, on the church premises and further provided the following conditions are met, as determined by the Board of Zoning Appeals:

- 1. All dimensional regulations of the district shall apply.
- 2. A fence play area shall be provided. The size of the play area and the height of the fence shall be in accordance with current state standards. This section is not applicable to Adult Care Centers.
- 3. Along the site boundary of the facility, buffering, screening, and landscaping must be provided to adequately protect any abutting residential property.
- All outdoor play activities shall be conducted within the fenced play area. 4. The fenced play area shall not be located within any required front yard. This section is not applicable to Adult Care Centers.

- 5. The facilities' operation and maintenance shall meet the requirements of the Tennessee Department of Human Services.
- Off-street parking shall be provided at the rate of one (1) space for Family Day Care Homes, two (2) spaces for Group Day Care Homes, and three (3) spaces for Day Care Centers caring for up to fifteen (15) children with an extra space for every five (5) children accommodated above fifteen, plus the specific required space(s) for the district in which the facility is located. Adult Care Centers shall require parking to accommodate employees during the most active shift and fifteen percent 15% of the number of residents to accommodate visitor parking.
- In order that the Board of Zoning Appeals may make an accurate determination of the character of the proposed use, the applicant shall submit an accurately and legibly drawn site plan showing existing and proposed buildings, fences, landscaping, parking and access facilities.