

BOARD OF ZONING APPEALS
FEBRUARY 8, 2024
6:00 PM
2nd FLOOR BOARD ROOM



**Agenda for the
Meeting of the
City of Covington Board of Zoning Appeals
February 8, 2024
6:00 PM**

- I. Establishment of a Quorum and Call to Order:**
- II. Open to Public Comment**
- III. Approval of Previous Minutes:**
- IV. Old Business**
- V. New Business**
 - A. Joel Hopkins – 128 E. Liberty Street -- Map 041C Group K
Parcel 038.00 – Special Exceptions, Uses Permitted on Appeal,
Central Business District Residential Apartment**
- VI. Other Business**
- VII. Adjournment**

The Covington Board of Zoning Appeals met on January 4, 2024, 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, Christine Ramsden, Brian Downs, Kurt Gray, Tim and April Butler.

Meeting was called to order by Sue Rose.

Motion was made by Maurine Canon and seconded by Avery Jones that the Minutes of the preceding meeting be approved. Motion passed.

New Business:

Christine Ramsden presented her request for Special Exception – Use Permitted on Appeal, at 40 Vandergrift Drive, Parcel 002.00 on Tipton County Tax Map 042.

Motion was made by Avery Jones and seconded by Maurine Canon to approve the Use Permitted on Appeal, Home Occupation (Real Estate Office). Motion passed.

Brian Downs presented his request for Special Exception – Use Permitted on Appeal at 315 Park Street, Parcel 004.00 on Tipton County Tax Map 041F.

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

Timothy T. Butler presented his request for Special Exception – Use Permitted on Appeal at 1510 Murphy Avenue, Parcel 018.02 on Tipton County Tax Map 025.

Motion was made by Maurine Cannon and seconded by Avery Jones to approve the Use Permitted on Appeal, Home Occupation (Minor Hauling Business Office). Motion passed.

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

Meeting was adjourned at 6:28 pm



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MEMORANDUM

TO: The Covington Board of Zoning Appeals

FROM: Will Radford, AICP

DATE: January 30, 2024

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

A. Joel Hopkins – 128 E. Liberty Street -- Map 041C Group K Parcel 038.00 – Special Exceptions, Uses Permitted on Appeal, Central Business District Residential Apartment

Residential Apartments are allowed in the B-3 District subject to the following provisions:

- A. Single-Family Dwellings or Multi-Family Dwellings limited to four (4) or less units subject to provisions and regulated by design standards contained in Section 11-602 and Site Plan review requirements contained in Section 11-324 of this Ordinance and provided the following conditions are met:
 - 1. If the provision of on-site parking is not possible or practical, uses may utilize public parking facilities provided compliance with all traffic laws and regulations and access control provisions are met.
 - 2. Any dwelling unit to be developed shall not be less than 750 square feet in area.
 - 3. The character of the building as a business structure shall not be changed by the addition of a residential use.
 - 4. The portion of the building facing the public view shall be devoted to commercial use or shall have space available for

commercial use. Residential uses shall be located only in the upstairs portion of a building or the rear of the building.

5. Detailed architectural plans prepared by a licensed architect certified by the State of Tennessee may be required by the Planning Commission to ensure compliance with all pertinent state and local codes and that the provisions of this Ordinance are met. Recommendations shall be provided by the Staff Planner, Building Official, Fire Chief, or an authorized representative prior to review and site plan approval by the Planning Commission.
6. The Building Official is authorized to waive the requirement for architectural plans by a licensed architect if it is found that the nature of the work applied for is such that review of the plans is not necessary to obtain compliance with this Ordinance and the locally adopted building code.