

BOARD OF ZONING APPEALS
APRIL 3, 2024
6:30 PM
2nd FLOOR BOARD ROOM



**Agenda for the
Meeting of the
City of Covington Board of Zoning Appeals
April 2, 2024
6:30 PM**

- I. Establishment of a Quorum and Call to Order:**
- II. Open for Public Comment**
- III. Approval of Previous Minutes:**
- IV. Old Business**
- V. New Business**
 - A. Chelsea Griffin and Stephanie Wylie – 193 Holly Grove Road --
Map 051D Group C Parcel 5.00 – Administrative Home Office
Pearl Legacy Interior Design – R-1 District**
 - B. Dennis Thomas – 97 Country Lake Drive -- Map 050D Group A
Parcel 5.01 – Office for Trucking Business – R-1 District**
 - C. Ann Johnson – 715 West Liberty Avenue – Map 041B Group H
Parcel 7.00 – Home Office for Mobile Food Trailer – R-2 District**
- VI. Other Business**
- VII. Adjournment**

The Covington Board of Zoning Appeals met on March 7, 2024, at 6:00 pm with the following present, Chairwoman Sue Rose, Board Members: Maurine Cannon, Avery Jones, and Tyler Wood. Also present were Code Compliance Officer Jennifer Nolen, Code Compliance Technician Phyllis Mayfield, and Joel Hopkins.

Meeting was called to order by Sue Rose.

Motion was made by Avery Jones, seconded by Tyler Wood that the Minutes of the preceding meeting be approved. Motion passed.

Old Business:

Joel Hopkins presented his request for Special Exception – Use Permitted on Appeal, at 128 E. Liberty Ave., Parcel 038.00 on Tipton County Tax Map 041C.

Joel Hopkins confirmed the apartment had been increased to 766 square feet.

Motion was made by Maurine Cannon, seconded by Avery Jones to approve the Use Permitted on Appeal, Central Business District Residential Apartment. Motion passed.

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

Meeting was adjourned at 6:02 pm



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MEMORANDUM

TO: The Covington Board of Zoning Appeals

FROM: Will Radford, AICP

DATE: March 21, 2024

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

A. Chelsea Griffin and Stephanie Wylie – 193 Holly Grove Road -- Map 051D Group C Parcel 5.00 – Administrative Office for Pearl Legacy Interior Design – 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. Dennis Thomas – 97 Country Lake Drive -- Map 050D Group A
Parcel 5.01 – Office for Trucking Business – R-1 District**

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

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 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;
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 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.

**C. Ann Johnson – 715 West Liberty Avenue – Map 041B Group H Parcel
7.00 – Home Office for Mobile Food Trailer – 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;
 - 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.