

BOARD OF ZONING APPEALS

May 9, 2024

6:00 PM

2nd FLOOR BOARD ROOM



**Agenda for the
Meeting of the
City of Covington Board of Zoning Appeals
May 9, 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. Yolonda Newkirk – 823 S Tipton St. – Map 041K
Group D Parcel 005.00 – Special Exceptions, Use Permitted
on Appeal, Home office for art studio. (R-2 District)**

VI. Other Business

VII. Adjournment

The Covington Board of Zoning Appeals met on April 2, 2024, at 6:30 pm with the following present, Chairwoman Sue Rose, Board Members: Avery Jones, and Tyler Wood. Also present were Building Official Lessie Fisher, Code Compliance Officer Jennifer Nolen, Code Compliance Technician Phyllis Mayfield, Chelsea Griffin, Stephanie Wylie, Dennis Thomas, and Ann Johnson.

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.

New Business:

Chelsea Griffin and Stephanie Wylie presented their request for Special Exception – Use Permitted on Appeal, at 193 Holly Grove Road, Parcel 5.00, Group C on Tipton County Tax Map 051D.

Motion was made by Tyler Wood and seconded by Avery Jones to approve the Use Permitted on Appeal, Home Occupation (Pearl Legacy Interior Design home office). Motion passed.

Dennis Thomas presented his request for Special Exception – Use Permitted on Appeal, at 97 Country Lake Drive, Parcel 5.01 Group A on Tipton County Tax Map 050D.

Motion was made by Avery Jones and seconded by Tyler Wood to approve the Use Permitted on Appeal, Home Occupation (Trucking Business home office). Motion passed.

Ann Johnson presented her request for Special Exception – Use Permitted on Appeal, at 715 West Liberty Avenue, Parcel 7.00 Group H on Tipton County Tax Map 041B.

Motion was made by Avery Jones and seconded by Tyler Wood to approve the Use Permitted on Appeal, Home Occupation (Mobile Food Trailer home office). Motion passed.

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

Meeting was adjourned at 6:40 pm



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

MEMORANDUM

TO: The Covington Board of Zoning Appeals

FROM: Will Radford, AICP

DATE: May 2, 2024

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

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.

APPLICATION TO APPEAR BEFORE THE
COVINGTON BOARD OF ZONING APPEALS

901- 476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:

Street Address: 823 South Tipton St Zoning: _____

Map# _____ Parcel# _____

Map of the Property (Please attach a scaled drawing)

Applicant:

Name: Yolonda Newkirk

Address: 823 South Tipton ST Covington TN 38019

Phone: 901 687 5455 Alternate Phone: Same

Email: Yolondanewkirk80@gmail.com

Reason for Application:

☐ Administrative Review

☐ Special Exceptions

☐ a. Lot of Record

☐ b. Front Yards

☐ c. Non-conforming Uses

☒ d. Uses Permitted on Appeal

☐ Variance

☒ Advertising Fee

Explanation:

Home office for Art Studio, DBA
YOLO'S Painting No classes will be offered

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: Yolonda Newkirk DATE: 3/21/2024

SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

Date of Meeting: May 9 Time: 6:00

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

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

Date Paid: 3-21-24 Accepted by: pmayfield