

BOARD OF ZONING APPEALS
NOVEMBER 7, 2024
6:00 PM
2nd FLOOR BOARD ROOM



**Agenda for the
Meeting of the
City of Covington Board of Zoning Appeals
November 7, 2024
6:00 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. Shaketta Thompson – 615 S College St – Map 041O Group C Parcel 027.00 – Special Exceptions, Daycare in home. (R-3 District)**
 - B. Steven Poindexter dba Undisputed Treasure LLC – 1566 Andrew St – Map 018L Group B Parcel 002.00 – Special Exceptions, Landscaping, debris removal, and pressure washing business (office). (R-1 District)**
 - C. Chiquita White dba Children of Devine Learning – 962 Highway 51 North – Map 025K Group B Parcel 016.01 – Special Exception, Daycare. (B-2 District)**
- VI. Other Business**
- VII. Adjournment**

The Covington Board of Zoning Appeals met on October 3, 2024, at 6:00 pm with the following members present Chairwoman Sue Rose, Board Members: Avery Jones and Tyler Wood. Also present were Building Official Lessie Fisher, Code Compliance Technician Phyllis Mayfield, and Coretta Middlebrook.

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.

Open for Public Comment – No comments.

New Business:

Coretta Mason Middlebrook presented his request for Special Exception, Use Permitted on Appeal at 712 Town Creek Road, Parcel 51.00, on Tipton County Tax Map 025F for catering service for delivery.

Motion was made by Avery Jones and seconded by Tyler Wood to approve the exception. Motion passed.

Brendan and Brianna Wade withdrew their request for Special Exception, Use Permitted on Appeal at 891 Highway 51 North, Parcel 023.05, on Tipton County Tax Map 025K for a day care via email on October 3, 2024 at 5:30 p.m.

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

Meeting was adjourned at 6:12 pm



RADFORD PLANNING SOLUTIONS

LOCAL PLANNERS. LOCAL SOLUTIONS.

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: October 29, 2024
SUBJECT: Staff recommendations for the November meeting of the Board of Zoning Appeals.

A. Shaketta Thompson – 615 S College St – Map 0410 Group C Parcel 027.00 – Special Exceptions, Daycare in home. (R-3 District)

Daycare is a Use Permitted on Appeal in the R-3 District subject to the following regulations:

- L. Family Day Care Homes and Adult Care Centers; provided, however, a permit for such use shall not be issued until a site plan is submitted to the Board of Zoning Appeals for review, and further subject to the following minimum standards:
 - 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.

4. All outdoor play activities shall be conducted within the fenced play area. 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.
6. 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.
7. 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.

B. Steven Poindexter dba Undisputed Treasure LLC – 1566 Andrew St – Map 018L Group B Parcel 002.00 – Special Exceptions, Landscaping, debris removal, and pressure washing business (office). (R-1 District)

Home Occupations are allowed in the R-1 District subject to the following provisions:

- 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.

C. Chiquita White dba Children of Devine Learning – 962 Highway 51 North – Map 025K Group B Parcel 016.01 – Special Exception, Daycare. (B-2 District)

Daycare is a use permitted on appeal in the B-2 District subject to the following provisions:

- D. Family Day Care Homes, Adult Care Centers, Family Day Care Centers, Group Day Care Homes, Day Care Centers; provided, however, a permit for such use shall not be issued until a site plan is submitted to the Board of Zoning Appeals for review, and further subject to the following minimum standards:
 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.
 4. All outdoor play activities shall be conducted within the fenced play area. 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.
6. 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.
7. 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.

APPLICATION TO APPEAR BEFORE THE
COVINGTON BOARD OF ZONING APPEALS

901- 476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:

Street Address: 615 S. College St Zoning: R-3
Map# 0410 Parcel# 027.00

Map of the Property (Please attach a scaled drawing)

Applicant:

Name: Shaketta Thompson
Address: 615 S. College St.
Phone: 901-687-8301 Alternate Phone: _____
Email: Smgtell@hotmail.com

Reason for Application:

____ Administrative Review

☒ Special Exceptions

____ a. Lot of Record Must have minimum 4 corner survey w/application

____ b. Front Yards

____ c. Non-conforming Uses

____ d. Uses Permitted on Appeal

____ Variance

____ Advertising Fee

Explanation:

Daycare in home

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: Shaketta Thompson DATE: 10/3/24

SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

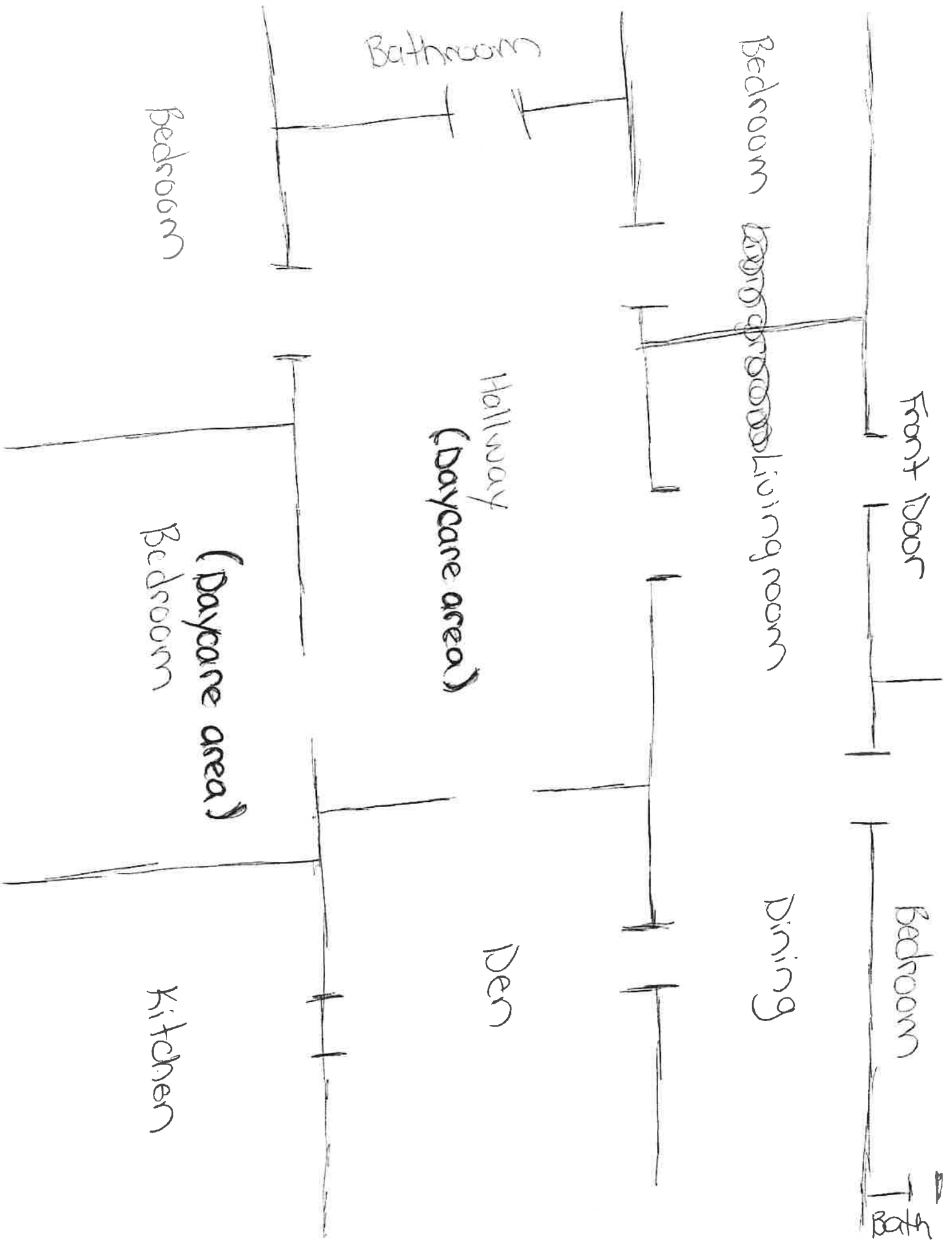
Date of Meeting: NOV 7 Time: 6:00

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

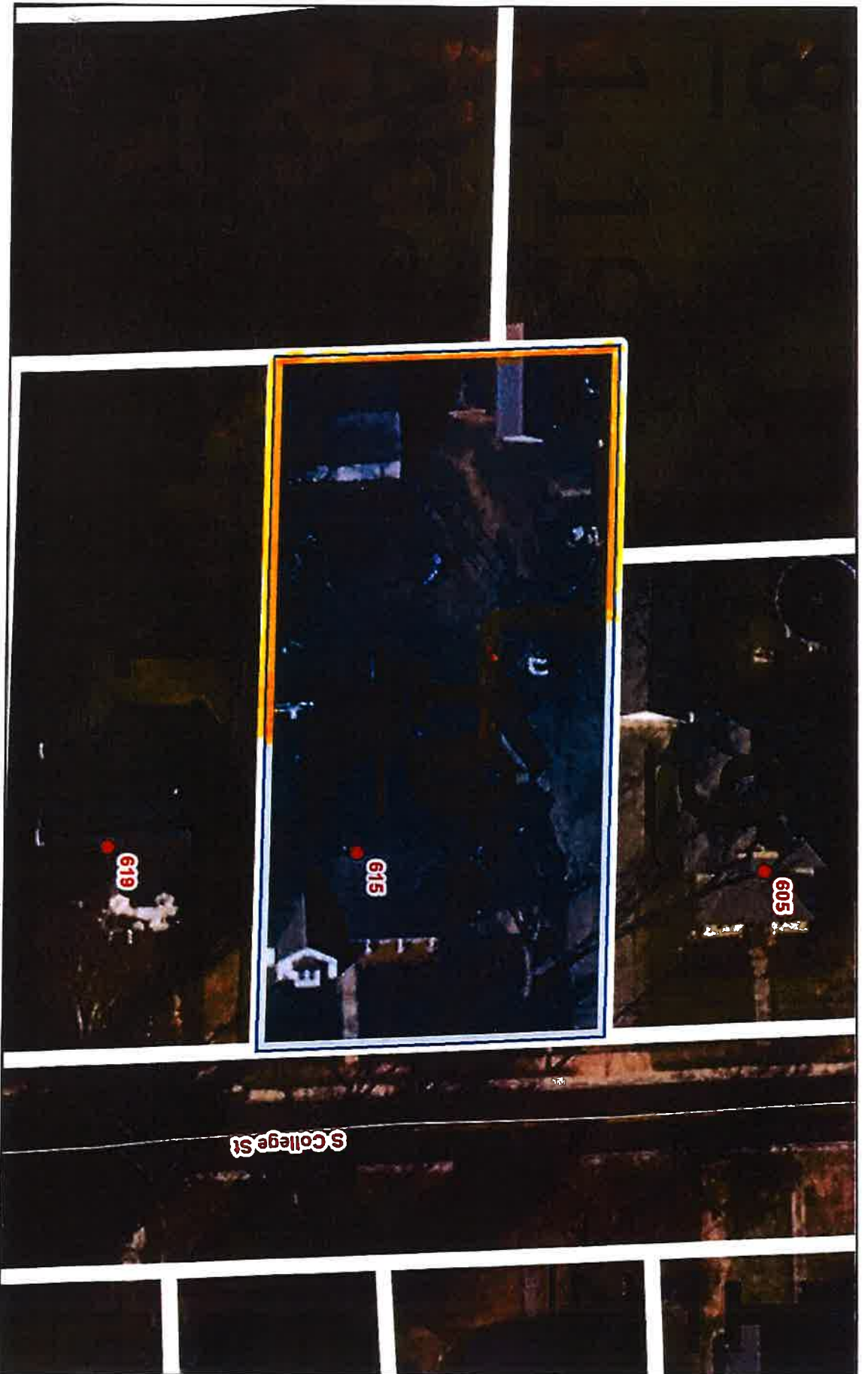
Application Fee: \$ _____ Check# _____ Cash _____ Credit Card _____

Date Paid: _____ Accepted by: _____

BZA Application revised 5-22



615 S College St

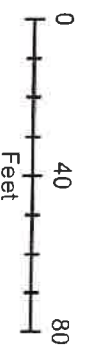


TIPTON COUNTY, TENNESSEE

6' Privacy Fence



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
MAP DATE: October 30, 2024



10-30-24
left ylm
@ 8:50

APPLICATION TO APPEAR BEFORE THE
COVINGTON BOARD OF ZONING APPEALS

901-476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:

Street Address: 1566 Andrews St. Zoning: R-1

Map# 018L Parcel# 002.00

Map of the Property (Please attach a scaled drawing)

Applicant:

Name: Steven Poindexter

Address: 1566 Andrews St.

Phone: (601) 389-0533 Alternate Phone: _____

Email: Poindexterstev@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:

Landscaping, debris removal, pressure
washing business (office) "Undisputed Treasurer LLC"

I HEREBY CERTIFY THAT THE STATEMENTS ON THIS APPLICATION AND ANY
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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: Steven Poindexter DATE: 10/21/24

SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

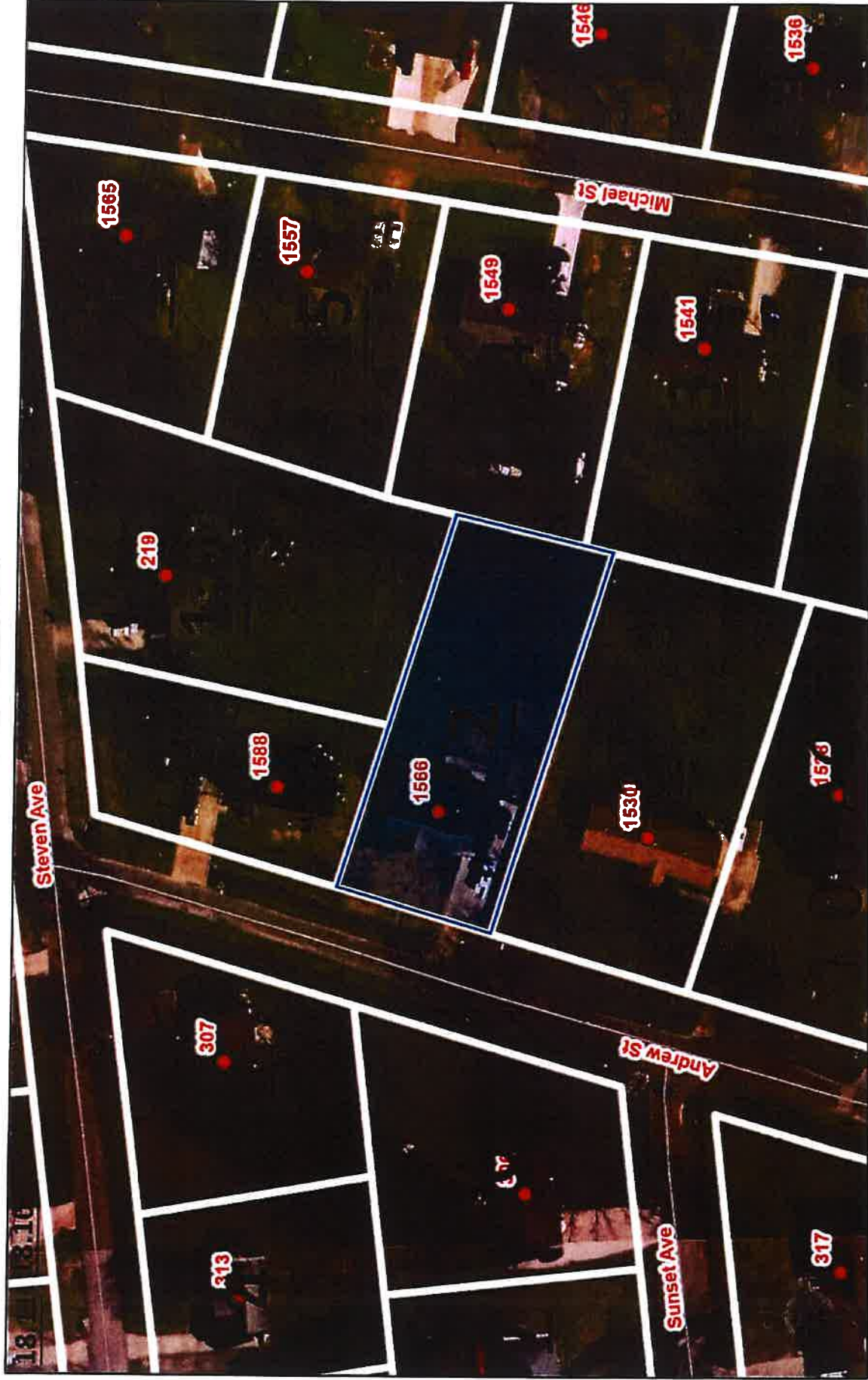
Date of Meeting: 11-7-24 Time: 6:00

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

Application Fee: \$ _____ Check# _____ Cash _____ Credit Card _____

Date Paid: _____ Accepted by: _____

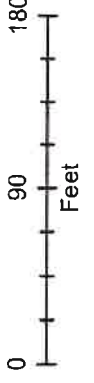
1566 Andrew St



TIPTON COUNTY, TENNESSEE

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MAP DATE: October 30, 2024



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

901-476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:

Street Address: 962 Hwy 51 N Zoning: B-2

Map# 025K Parcel# 016.01

Map of the Property (Please attach a scaled drawing)

Applicant:

Name: Chiquita White

Address: Same

Phone: 901-403-3012 Alternate Phone: 901-490-4044

Email: Children of divine learning@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:

daycare

**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: Chiquita White DATE: 10-22-24

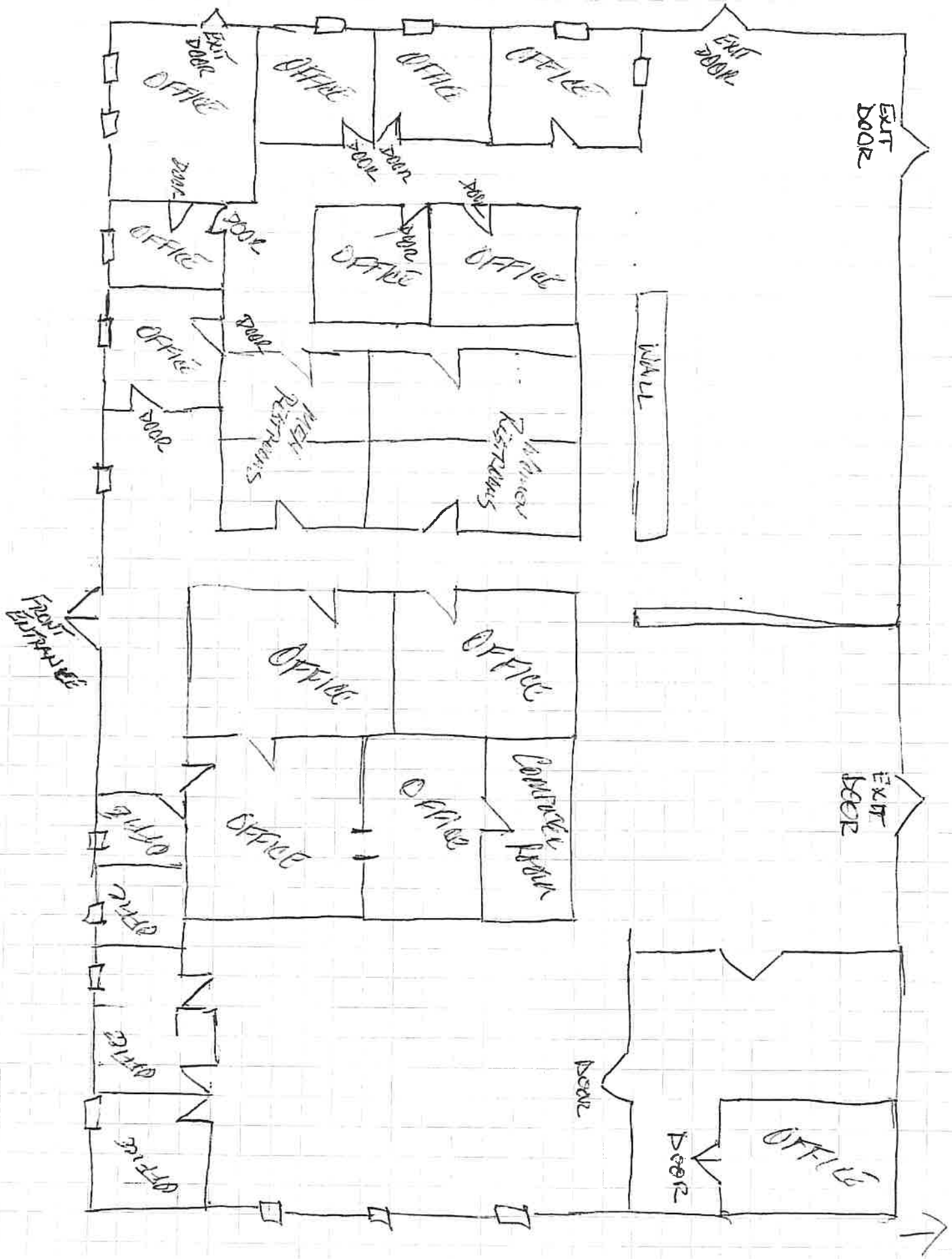
SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

Date of Meeting: 11-7-24 Time: 6:00 pm

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

Application Fee: \$ Check# Cash Credit Card

Date Paid: Accepted by:



962 Hwy 51 N



TIPTON COUNTY, TENNESSEE

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MAP DATE: October 30, 2024

