

JUSTIN HANSON  
Mayor



TINA DUNN  
Recorder-Treasurer

# *City of Covington*

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THE MEETING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON, TENNESSEE ON OCTOBER 11, 2022, AT 5:30 P.M.

1. Meeting to be called to order by Mayor Justin Hanson.
2. Invocation to be given by Alderman Danny Wallace.
3. Pledge of Allegiance to the Flag to be led by Alderman C H Sullivan.
4. Minutes of the Preceding Meeting to be approved.
5. Report from Committees:
  - Minutes of the General Welfare - Public Safety Committee Meeting
  - Minutes of the Public Works Committee Meeting
6. Additions to the Agenda.
7. Welcome to visitors and grievances from citizens.
8. Report from Mayor Justin Hanson:
  - Updates
9. Report from Recorder-Treasurer Tina Dunn
10. Report from City Attorney Rachel Witherington.
11. Old Business:
  - Ordinance 1755 (Zoning Amendment Menefee/.Liberty - Text)(Public Hearing) ready for approval on third and final reading
  - Ordinance 1756 (Zoning Amendment Menefee/Liberty - Map)(Public Hearing) ready for approval on third and final reading
  - Ordinance 1758 (Zoning - US Hwy 54 Faulk Property)(Public Hearing) ready for approval on third and final reading

12. New Business:

- Ordinance 1759 (Zoning Bert Johnston Ave) ready for approval on first reading
- Bills Over/Under \$1,000.00 ready for Board Approval

The Board of Mayor and Aldermen met at City of Covington on September 27, 2022 at 5:30 p.m. with the following members present: Mayor Justin Hanson, Aldermen: Jeff Morris, C H Sullivan, Danny Wallace, Chris Richardson, Johnetta Yarbrough, and John Edwards. Also, present were Building Official Lessie Fisher, Public Works Director David Gray, Police Chief Donna Turner, Fire Chief Richard Griggs, Personnel Director Eboni Eaton, Parks and Recreation Director Molly Glass, City Attorney Rachel Witherington, and Recorder-Treasurer Tina Dunn.

Meeting was called to order by Mayor Justin Hanson.

Invocation was given by Alderman Chris Richardson.

Pledge of Allegiance to the Flag was led by Alderman Jeff Morris.

Motion was made by Alderman Edwards and seconded by Alderman Morris that the Minutes of the Preceding Meeting be approved as distributed to the Board (See Attached).

Motion passed.

Motion was made by Alderman Morris and seconded by Alderman Sullivan that the Minutes of General Welfare – Public Relations Meeting be approved (See Attached).

Motion passed.

Motion was made by Alderman Sullivan and seconded by Alderman Morris that the Minutes of the Finance & Administration Committee Meeting be approved (See Attached).

Motion passed.

Recorder-Treasurer Dunn presented the sales tax report for collections for July showing an increase of \$21,000 or 5.9% (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Morris to approve the report from Recorder-Treasurer Tina Dunn.

Motion passed.

City Attorney reported the public notice will be advertised for two weeks for the airport farm lease. The pre-bid meeting will be October 17<sup>th</sup>. The bid opening will be October 21<sup>st</sup> at 4:00 p.m. and will be presented to the Board for approval on October 25<sup>th</sup>.

Public Hearing for Ordinance 1753 (Employee Handbook) for third and final reading was called to order. There being no public comments, the public hearing was closed (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Richardson to approve Ordinance 1753 (Employee Handbook) on third and final reading.

Voting Aye: Wallace, Richardson, Yarbrough, Sullivan, Morris

Voting Nay: Edwards

Motion passed.

Public Hearing for Ordinance 1754 (Chapter 15-122) for third and final reading was called to order. There being no public comments, the public hearing was closed (See Attached).

Motion was made by Alderman Edwards and seconded by Alderman Sullivan to approve Ordinance 1754 (Chapter 15-122) on third and final reading.

Voting Aye: Sullivan, Morris, Edwards, Wallace, Richardson, Yarbrough  
Motion passed.

Mayor Hanson presented Ordinance 1755 (Zoning Amendment Menefee/Liberty-Text) for approval on second reading (See Attached). Alderman Wallace reported he contacted Director Fisher to inquire about the absence of one of the uses for this zoning which is the use of a warehouse facility. Director Fisher will refer discussion to the Planning Commission and bring for discussion at the Public Works Committee Meeting.

Motion was made by Alderman Sullivan and seconded by Alderwoman Yarbrough to approve Ordinance 1755 (Zoning Amendment Menefee/Liberty) on second reading.  
Motion passed.

Mayor Hanson presented Ordinance 1756 (Zoning Amendment Menefee/Liberty-Map) for approval on second reading (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Morris to approve Ordinance 1756 (Zoning Amendment Menefee/Liberty-Map) on second reading.  
Motion passed.

Mayor Hanson presented Ordinance 1758 (Zoning – US 54 Faulk Property) for approval on second reading (See Attached).

Motion was made by Alderman Wallace and seconded by Alderman Edwards to approve Ordinance 1758 (Zoning – US 54 Faulk Property) on second reading.  
Motion passed.

Public Hearing for Resolution for Adopting a Plan of Services for the Annexation of approximately 41.82 acres to the west end of the Bert Johnston Avenue cul-de-sac was called to order. Several citizens approached the Board with concerns for the passage of this annexation. It was requested for a master plan to be present before the approval of this annexation. It was also requested to not deny this annexation. The plan of services and annexation process has a temporary zoning of R-1-A. The passage of this resolution does not determine the zoning. The permanent zoning will have to be approved by Ordinance which requires three readings and public hearing.

The Public Hearing was closed. Alderman Wallace presented a split-zone option with R-1 and R-1-A for the property to A2H representative Pat Harcourt for his review.

Alderman Wallace made motion to review the split-zone proposed plan and postpone the vote for the Resolution for annexation and plan of services. Motion was seconded by Alderman Morris.

Attorney Witherington stated if the Resolution was postponed, the process will have to start over from the beginning. Alderman Morris rescinded his second.

Motion was made by Alderman Edwards and seconded by Alderwoman Yarbrough to approve the Resolution for Adopting a Plan of Services for the Annexation of approximately 41.82 acres to the west end of the Bert Johnston Avenue cul-de-sac.

Voting Aye: Sullivan, Morris, Edwards, Yarbrough, Richardson

Voting Nay: Wallace

Motion passed.

The following bills over/under \$1,000.00 were presented for approval:

A T & T	VARIOUS	TELEPHONE BILLS	2,204.96
A2H	FIRE	S FIRE BLDG ADDITION	1,990.00
BARGE DESIGN SOLUTIONS	AIRPORT	SECURITY IMPROVEMENT PROJECT-FINAL	1,400.00
BFI NORTH SHELBY LANDFILL	WWTP	SLUDGE REMOVAL	1,743.96
CARROT TOP DESIGNS	VARIOUS	FALL SHIRTS	1,260.00
CITY OF COVINGTON	ALL	UTILITY BILLING	5,970.72
COVINGTON ELECTRIC	VARIOUS	ELECTRIC BILLING	7,961.01
G & C SUPPLY	SEWER	MATERIALS	5,100.00
HARCROS	WWTP	CHEMICALS	3,932.55
HOME DEPOT CREDIT SERVICE	VARIOUS	MISCELLANEOUS	1,583.56
HOMER SKELTON FORD	POLICE	REPLACE / REPAIR STEERING	2,238.68
HUB CITY TIRE CO	FIRE	TIRES / DISPOSAL FEE	2,244.20
INEGRAED LLC	FIRE	RADIO - CHIEF'S CAR	2,286.10
J D DISTRIBUTORS	UTILITY BILL	PRINTER / TONER	1,036.96
JAMIESON & FISHER INC	BIOMASS	INSURANCE	34,168.20
KRISTIE GLASS MAXWELL	GENERAL	SEPT 2022 MIXED DRINK TAX	2,250.34
LANE FLOORING	CITY HALL	BASEMENT STORAGE ROOM FLOORING	1,200.00
MCLILLIE ENTEPRIRSES	PARKS / REC	BASEBALL JERSEYS	1,250.00
MEAC	GAS	PURCHASED NATURAL GAS	148,056.00
OWEN & WITHERINGTON	CITY ATTY	GENERAL MATTERS	1,950.00
PITNEY BOWES PURCHASE	REC/TREAS	POSTAGE	1,005.00
POLYDINE INC	WWTP	CHEMICALS	6,148.08
PURVIS INDUSTRIES	WWTP	BRUSH MOTORS REPLACEMENT	4,175.42
PURVIS INDUSTRIES	WWTP	GEAR BOX / TAPER BRUSH KIT	20,803.44
REBEL EQUIPMENT	GAS	JACK HAMMER / POINTS	1,493.00
SHELIA WYNN	POLICE	MEAL ALLOWANCE	107.00
SOUTHWEST TN EMC	AIRPORT	ELECTRIC BILLING	1,718.48
STITCH N TIME EMBROIDERY	PARKS / REC	SCREENPRINT FOR JERSEYS	1,940.00
STITCH N TIME EMBROIDERY	PARKS / REC	SCREENPRINT FOR JERSEYS	1,260.00
STITCH N TIME EMBROIDERY	PARKS / REC	SCREENPRINTING	2,460.00
SYMMETRY	GAS	PURCHASED NATURAL GAS	122,137.97

SYNCB / AMAZON	VARIOUS	MISCELLANEOUS	1,138.00
TONY DOSS	POLICE	MEAL ALLOWANCE	208.00
TONY GINN	POLICW	MEAL ALLOWANCE	107.00
WADE ELECTRIC CO	AIRPORT	SECURITY IMPROVEMENT PROJECT	10,860.71
WALKERS COMMERCIAL CUT	STREET	SHELTON PARK - TREE CLEANUP	4,500.00
WALKERS COMMERCIAL CUT	STREET	CLEAN & TRIM FENCE - 823 IRENE	2,500.00
WILLIAM NELSON	POLICE	TRAVEL	102.00
WOOTEN OIL CO	VARIOUS	FUEL	1,575.61
WOOTEN TRACTOR COMPANY	STREET	RADIATOR / HOSES / PARTS	1,908.58
XYLEM	SEWER	RENTAL EQUIPMENT	2,285.26
		<b>TOTAL</b>	<b>418,260.79</b>

Motion was made by Alderwoman Yarbrough and seconded by Alderman Morris that the preceding bills over/under \$1000.00 be paid when properly approved.

Motion passed.

There being no further business, the meeting adjourned at 6:41 p.m.

Attest: \_\_\_\_\_

Recorder-Treasurer

\_\_\_\_\_  
Mayor

The General Welfare – Public Safety Committee met at City of Covington on September 27, 2022 at 4:00 p.m. with the following members present: Chairman Alderwoman Johnetta Yarbrough, Mayor Justin Hanson, Alderman C H Sullivan, and Alderman Chris Richardson. Also, present were Police Chief Donna Turner, Fire Chief Richard Griggs, Alderman Danny Wallace, Public Works Director David Gray, Park and Recreation Director Molly Glass, Personnel Director Eboni Eaton, and Recorder-Treasurer Tina Dunn.

Alderwoman Yarbrough called meeting to order.

Fire Chief Griggs reported Fire Prevention week is October 9<sup>th</sup> – 15<sup>th</sup>. The campaign for Fire Safety Month is “Fire Won’t Wait, Plan your Escape.” There were 8 hours worked by the volunteers in August. The run report was presented showing 218 calls from August 18<sup>th</sup> to September 22, 2022. There has been a total of 1,906 calls for the year. Chief Channell, Lt. Tindall, and Firefighter Massey completed week one of two of the Fire Investigators course. The training records were audited and did not have any findings. The weather sirens on Loon and Hall are down for repairs. The care and fire inspection reports were presented for review. Three applications were received during the volunteer recruitment. Engine 4 is back in service.

Motion was made by Alderman Richardson and seconded by Alderman Sullivan to approve the fire department report.

Motion passed.

Chief Turner reported six candidates have accepted job offers for police officer which leaves four vacant positions. Officer Victoria Mills and Officer Lee Smith have been selected as the school resource officers. Officer Mills will be assigned to Charger Academy. Officer Smith will be assigned to Crestview Elementary School. Officer Ryan Bean has been selected as the neighborhood watch coordinator. The monthly activities were presented for review. The statistics for the month were presented showing 1266 calls for the month and 359 traffic stops.

Motion was made by Alderman Sullivan and seconded by Alderman Richardson to approve the police department report.

Motion passed.

There being no further business, the meeting adjourned at 4:14 p.m.

The Public Works Committee met at City Hall on October 4, 2022, at 4:00 p.m. with the following members present: Chairman Alderman Danny Wallace, Aldermen: Jeff Morris and Johnetta Yarbrough and Mayor Justin Hanson. Also present were Public Works Director David Gray, Building Official Lessie Fisher, Senior Accountant Kristin Mathis, Utilities Manager Calvin Johnson, Police Chief Donna Turner, Personnel Director Eboni Eaton, Fire Chief Richard Griggs, and Parks and Recreation Director Molly Glass.

Meeting was called to order by Chairman Alderman Danny Wallace.

Public Works Director David Gray gave an update on the 2021 Invest Prep Grant. He stated leaf removal will start October 15th and go through February 1st. Director Gray provided information on the Sierra Club heating appliance Rulemaking Petition regarding non-condensing natural gas furnaces and how it may affect the city. He informed the committee that our water plant is now a State Certified Microbiological Laboratory. This allows us to test anybody's water samples and he wanted to commend his staff for obtaining this certification. Director Gray reported on the storm damage which occurred on September 25<sup>th</sup>.

A motion was made by Alderman Morris and seconded by Alderwoman Yarbrough to approve Director Gray's report as presented. Motion passed.

Building Official Lessie Fisher gave an update on the changes to the B4 Zoning Ordinance that will be presented for the third and final reading at the Board of Mayor and Aldermen meeting on Tuesday. She informed the committee the Planning Commission will recommend R1A Zoning for the newly annexed property at Bert Johnston and that grass cutting season is coming to an end.

A motion was made by Alderwoman Yarbrough and seconded by Alderman Morris to approve the Code Compliance Department report as presented. Motion passed.

There being no further business, the meeting adjourned at 4:23 p.m.



## ORDINANCE 1755

### AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE OF COVINGTON, TENNESSEE: AMENDING TEXT OF THE ZONING ORDINANCE BY DELETING THE M-3 (ARTISAN-INDUSTRIAL) DISTRICT IN ITS ENTIRETY AND ESTABLISHING A B-4 (ARTISAN BUSINESS) DISTRICT.

WHEREAS, pursuant to *Tennessee Code Annotated* Sections 13-7-201 through 13-7-211, a municipal zoning ordinance has been adopted for City of Covington, Tennessee; and,

WHEREAS, the Covington Municipal-Regional Planning Commission has recommended the following amendment to the text of the municipal zoning ordinance, deleting the M-3 (Artisan Industrial) district, and establishing a B-4 District; and,

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, a public hearing was held before this body, the time and place of which was published with fifteen days advance notice.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF COVINGTON, TENNESSEE:

**Section 1.** That the following text, Section 11-803 be deleted as Chapter 8, Section 11-803 to the Covington Municipal Zoning Ordinance in its entirety:

**Section 2.** That the following text be added as Section 11-704, with the current section 11-704, B-P (Business Professional) District being changed to Section 11-705:

#### **B-4 (Artisan Business) District.**

Within the B-4 Artisan Business Districts, as shown on the Zoning map of Covington, Tennessee, the following regulations shall apply (Note: Uses Permitted and Uses Permitted on appeal are based on the land use codes of Standard Land Use Coding Manual, January 1965, prepared by the Urban Renewal Administration, Housing and Home Finance Agency, and the Bureau of Public Roads. Instances where the Standard Land Use Coding Manual does not sufficiently classify a land use, the Code Enforcement Officer may consult other similar classification indexes.):

#### 1. Uses Permitted

##### A. Retail Trade, limited to:

1. General Merchandise
2. Food
3. Eating and drinking places
4. Other retail trade, NEC

B. Services

1. Personal services limited to Photographic services (including commercial); Apparel repair, alteration, and cleaning pickup services; shoe repair services.
2. Repair services limited to Other repair services, NEC
3. Educational services limited to Special training and schooling

C. Cultural Activities

D. Religious Activities

E. Public Assembly excluding sports assembly

F. Parks

G. Single-Family Dwellings as accessory to commercial uses 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. One space per unit must be provided on the same lot as the residential use in addition to the required parking for the commercial use as required by 11-314.
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 an area of the building separated from the commercial use and not visible to the general public.
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 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.

H. Manufacturing - Light (Except Paper and allied products-manufacturing and Petroleum refining and related industries-manufacturing)

1. Warehousing and Storage Services. (Except Stockyards)
2. Uses Permitted on Appeal  
None
3. Uses Prohibited  
Any use not specifically permitted in this Section is prohibited
4. Procedure

- A. Before a permit is issued for any permitted use listed above, a site plan of the proposed development shall be reviewed and approved by the Planning Commission. The Planning Commission shall have the power to impose conditions regarding the location of the buildings on the site, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses.
- B. In order that the Planning Commission may make an accurate determination of the character of the proposed use and its compliance with ordinance standards, the applicant shall submit an accurately and legible drawn site plan, fourteen (14) days prior to the regular meeting, at a scale of not less than one hundred (100) feet to one (1) inch, illustrating the proposed development including but not limited to, the following:
  1. A survey, certified by a registered land surveyor or engineer showing property lines and dimensions; the gross land area of the site; existing and proposed utilities; easements, streets, and roadways; rail rights-of-way and public rights-of-way crossing and adjacent to the subject property.
  2. location, size, and arrangement of proposed buildings and existing buildings which will remain including height in stories and feet, gross floor area in square feet for individual buildings and total for all buildings, and the front (street) elevation of all buildings:
  3. the proposed use of buildings
  4. location; dimensions, and number of all vehicular and pedestrian circulation elements, including driveways, entrances, driving aisles, sidewalks, and parking spaces.
  5. any proposed regrading of the site and any significant natural, topographical, or physical features of the site including, at least, water courses and trees.
  6. existing and proposed surface and subsurface drainage facilities.
  7. location, size and arrangement of all outdoor signs and lighting.

8. landscaping and the location and height of fences or screen plantings and the type or kind of building materials or planting to be used for fencing or screening.
- C. Provided, however, the Code Enforcement Officer may issue a permit without the necessity of fulfilling the requirements of paragraphs A. and B. above for the following types of developments:
  1. construction of canopies.
  2. construction of signs.
  3. construction of accessory buildings.
  4. minor additions to an existing building. For the purposes of this section, a minor addition to an existing building shall be defined as any expansion of square footage under roof by accumulative amount during a five (5) year period of less than twenty (20%) percent of the square footage under roof of said structure prior to expansion; and
  5. installation of underground tanks.
- D. For the type of development in C. above to be exempt from the requirements of paragraphs A. and B., the property developed in paragraph c. above:
  1. cannot increase the need for additional parking nor eliminate any parking that exists that is required by the use; and,
  2. complies with all yard requirements.
- E. Requirements for issuance of a permit by the Building Official shall be provided for in Chapter 11.
- F. Certificate of Occupancy: Where there is any change of use or occupancy of property, the Building Official may issue a Certificate of Occupancy without review by the Planning Commission where the Building Official determines that all the development requirements of the use or property are currently being met.

5. Regulations Controlling Lot Area, Yards and Building Height

The principal building shall be located so as to comply with the following requirements:

- A. Minimum Required Lot Area:
  1. All Uses 10,000 sq. ft.
- B. Minimum Required Front Yard
  1. All Uses 20 feet

C. Minimum Required Rear Yard

1. All Uses 20 feet

D. Minimum Required Side Yard

1. All Uses

None required, however if buildings do not have common or adjoining walls there shall be a side yard of at least five (5) feet.

E. Notwithstanding the above position, no yard will be required for that part of a lot which fronts on a railroad siding

F. Maximum Permitted Height of Structures.

1. No building shall exceed four (4) stories or forty (40) feet in height.
2. Freestanding poles, spires, towers, antennae, and similar structures may exceed the height restrictions provided they comply with the requirements of all other codes and ordinances, and provided that they are located a distance equal to their own height plus ten (10) feet from the nearest property line.

6. External Illumination

External Illumination subject to Section 11-323 of the Ordinance.

7. Landscaping and Greenspace Requirements

Landscaping and Greenspace Requirements subject to 11-332 of this Ordinance.

8. Off Street Automobile Storage

A Parking Plan must be submitted for approval by the Planning Commission upon site plan review. To the best extent possible, the requirements for all permitted uses shall meet the standards of Section 11-314 of this Ordinance. Within the B-4 (Artisan Business) District, the Planning Commission shall have the power to reduce or waive parking requirements within this district if determined reasonable by the Planning Commission. Shared Use parking within the B-4 district shall be allowed if agreed upon in writing by all affected property owners. A Parking Plan must be submitted for approval by the Planning Commission upon site plan review.

9. Signage

A signage plan must be submitted for approval by the Planning Commission upon site plan review. Co-Location of signs, group signs, shared signs and individual signs may be allowed. Attached Signs are preferred over freestanding

signs in order to allow more vehicle and pedestrian maneuvering. Signs shall be designed in a such a way that promotes the district and reflects the character of the district to the best extent possible.

Section 3. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.

\_\_\_\_\_  
Passed First Reading

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Passed Second Reading

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City Recorder-Treasurer

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Public Hearing

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Passed Third Reading

## ORDINANCE 1756

### AN ORDINANCE TO AMEND THE COVINGTON MUNICIPAL ZONING MAP TO REZONE AREA ALONG MENEFEE STREET AND LIBERTY STREET EAST FROM M-3 (ARTISAN INDUSTRIAL) TO B-4 (ARTISAN BUSINESS DISTRICT);

- WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-201 and 13-7-202 a zoning ordinance and map have been adopted for the City of Covington; and,
- WHEREAS, the Covington Municipal-Regional Planning Commission has recommended that the following property be reclassified from its current zoning designation to the proposed zoning designation and,
- WHEREAS, a public hearing was held before Covington Board of Mayor and Aldermen pursuant to section 13-7-203, Tennessee Code Annotated, the time and place of which was published with fifteen days advance notice: and,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON:**

**SECTION 1.** That the following described property be rezoned from M-3 (Artisan Industrial) District to B-4 (Artisan Business) District:

Beginning at a point, said point being the northwestern most corner of Parcel 4 Tipton County Tax Map 41C Group D; thence moving in a northerly direction along a northerly projected line to a point, said point being the centerline of Bledsoe Avenue; thence moving in an easterly direction along the centerline of Bledsoe Avenue to a point, said point being the intersection of the centerline of Bledsoe Avenue and the centerline of Union Street; thence moving in a northerly direction along the centerline of Union Street to a point, said point being the centerline of Union Street and a westerly projected line from the northwestern most corner of Parcel 4 Tipton County Tax Map 25N Group K; thence moving in an easterly direction along said projected line to a point, said point being the northwestern most corner of Parcel 4; thence moving in an easterly direction along the northern boundary of Parcel 4 to a point, said point being the northeastern most corner of Parcel 4, thence moving in a southerly direction along the eastern boundary of Parcel 4 to a point, said point being the southeastern most corner of Parcel 4; thence moving in a southerly direction along a southerly projected line to a point, said point being the intersection of said projected line and the centerline of Liberty Avenue; thence moving in an easterly direction along Liberty Avenue to a point, said

point being the centerline of Liberty Avenue and a northerly projected line from the northeastern most corner of Parcel 13.01, Tipton County Tax Map 41C, Group F; thence moving in a southerly direction along said southerly projected line to a point, said point being the northeastern most corner of Parcel 13.01; thence moving in a southerly direction along the eastern boundary of Parcel 13.01 to a point, said point being the northwestern most corner of Parcel 13.06, Tipton County Tax Map 41C, Group F; thence moving in an easterly direction along the northern boundary of Parcel 13.06 to the Northeastern most corner of said Parcel 13.06; thence moving in a southerly direction along the eastern boundary of Parcel 13.06 to a point, said point being the southeastern most corner of Parcel 13.06; thence moving in a westerly direction along the southern boundary of Parcel 13.06 to a point, said point being the northeastern most corner of Parcel 13.09 Tipton County Tax Map 41C, Group F; thence moving in a southerly direction along the eastern boundary of Parcel 13.09 to a point, said point being the southeastern most corner of Parcel 13.09; thence moving in a westerly direction along the southern boundary of Parcel 13.09 to a point, said point being the northeastern most corner of Parcel 20, Tipton County Tax Map 41F Group E; thence moving in a southerly direction along the eastern boundary of Parcel 20 to a point, said point being the southeastern most corner of Parcel 20; thence moving in a westerly direction along the southern boundary of Parcel 20 to a point, said point being the southwestern most corner of Parcel 20; thence moving in a northerly, then westerly, then northerly direction along the western boundary of Parcel 20 to a point, said point being the northwestern most corner of Parcel 20; thence moving in a westerly direction along the southern boundary of Parcel 10, Tipton County Tax Map 41C, Group G, to a point, said point being the southwestern most corner of Parcel 10; thence moving in a northerly direction along the western boundary of Parcel 10 to a point, said point being the northwestern most corner of Parcel 10; thence moving in a southwesterly direction along the southeastern boundary of Parcel 8, Tipton County Tax Map 41C, Group G to a point, said point being the southern most corner of Parcel 8; thence moving in a northerly direction along the western boundary of Parcel 8 to a point, said point being the southeastern most corner of Parcel 7, Tipton County Tax Map 41C, Group G; thence moving in a westerly direction along the southern boundary of Parcel 7 to a point, said point being the southwestern most boundary of Parcel 7; thence moving in a northerly direction along the western boundary of Parcel 7 to a point, said point being the northwestern most corner of Parcel 7; thence moving in a northerly direction along a northerly projected line to a point, said point being the intersection



of said northerly projected line and the centerline of East Pleasant Avenue; thence moving in an easterly projected line along the centerline of East Pleasant Avenue to a point, said point being the intersection of the centerline of East Pleasant Avenue and a southerly projected line from the southwestern most corner of Parcel 18, Tipton County Tax Map 41C, Group F; thence moving in a northerly direction along said projected line to a point, said point being the southwestern most corner of Parcel 18; thence moving in a northerly direction along the western boundary of Parcel 18 to a point, said point being the northwestern most corner of Parcel 18; thence moving in an easterly direction along the northern boundary of Parcel 18 to a point, said point being the northeastern most corner of Parcel 18; thence moving in a northerly direction along the western boundary of Parcel 17, Tipton County Tax Map 41C, Group F to a point, said point being the northwestern most corner of Parcel 17; thence moving in an easterly direction along the northern boundary of Parcel 17 to a point, said point being the northeastern most corner of Parcel 17; thence moving in an easterly direction along an easterly projected line to a point, said point being the centerline of Union Street; thence moving in a northerly direction along the centerline of Union Street to a point; said point being the intersection of the centerline of Union Street and the centerline of Liberty Avenue; thence moving in an westerly direction along the centerline of Liberty Avenue to a point, said point being the intersection of the centerline of Liberty Avenue and a southerly projected line from the southwestern most corner of Parcel 4, Tipton County Tax Map 41C, Group D; thence moving in a northerly direction along said projected line to a point, said point being the southwestern most corner of Parcel 4; thence moving in a northerly direction along the western boundary of Parcel 4 to the point of beginning.

**SECTION 2.**

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.

\_\_\_\_\_  
Passed First Reading

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Passed Second Reading

\_\_\_\_\_  
Recorder-Treasurer

\_\_\_\_\_  
Public Hearing

\_\_\_\_\_  
Passed Third Reading

## ORDINANCE 1758

AN ORDINANCE TO AMEND THE COVINGTON REGIONAL ZONING MAP: TO REZONE FROM FAR (FORESTRY AGRICULTURAL RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL DISTRICT); FOR PROPERTY ALONG U.S. HIGHWAY 54 (THOMAS FAULK PROPERTY).

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-301 and 13-7-306 a zoning ordinance and map have been adopted for the City of Covington's Planning Region; and,

WHEREAS, the Covington Municipal-Regional Planning Commission has recommended that the following property be reclassified from its current zoning designation to the proposed zoning designation and,

WHEREAS, a public hearing was held before Covington Board of Mayor and Aldermen pursuant to section 13-7-303, Tennessee Code Annotated, the time and place of which was published with fifteen days advance notice; and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON:

**SECTION 1.** That the following described property be rezoned from FAR (Forestry Agricultural Residential) District to I-1 (Light Industrial) District:

**Parcel 43.01 on Tipton County Tax Map 42.**

**B**EGINNING at a found capped 5/8-inch iron rod (TN1658) & witness post in the South right-of-way of Tennessee State Highway 54 East (80-feet total width per TDOT Plans 527-C (1932)) being the Northwest corner of the Thomas Faulk property as being recorded in Record Book 1759/Page 397, said rod also being an exterior corner of the remaining Billings Brothers Partnership property (1753/98 – Tract 2);

**THENCE** in a Southeastward direction along a North line of Faulk and the North line of this parcel, also being the South right-of-way of Hwy 54, with a curve to the left having a radius of 11,499.16 feet, an arc length of 240.11 feet and being subtended by a chord of **S 70°-12'-48" E 240.10 feet** to a found capped 5/8-inch iron rod (TN1658) being an exterior corner of the Faulk property and the Northeast corner of this herein described parcel, said rod also being located in a West line of Lot 1 of the Arnold Hwy 54 East minor plat (Plat Cabinet "G"/Slide 136-B);

**THENCE** in a Southwestward direction along an interior line of Faulk and the East lines of this parcel, also being the West lines of Lot 1, the following two (2) courses:

S 08°-52'-48" W 196.42 feet to an angle point;  
thence S 13°-23'-11" W 116.84 feet to a found capped 1/2-inch iron rod (TN1658) being an interior corner of the Faulk property, the Southeast corner of this herein described parcel and the Southwest corner of said Lot 1;

THENCE in a Northwestward direction along the South line of this parcel, N 65°-06'-44" W 257.89 feet to a found steel post being located in the West line of the Faulk property and an East line of the remaining Billings property, said post being the Southwest corner of this herein described parcel;

THENCE in a Northeastward direction along the West line of Faulk and this parcel, also being an East line of the remaining Billings property, N 13°-07'-19" E 288.00 feet to the Point Of Beginning and containing **1.70-Acres** by computation.

**SECTION 2.** BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.

\_\_\_\_\_  
Passed First Reading

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Passed Second Reading

\_\_\_\_\_  
Recorder-Treasurer

\_\_\_\_\_  
Public Hearing

\_\_\_\_\_  
Passed Third Reading

THE MEETING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF  
COVINGTON, TENNESSEE ON OCTOBER 11, 2022, AT 5:30 P.M.

1. Meeting to be called to order by Mayor Justin Hanson.
  2. Invocation to be given by Alderman Danny Wallace.
  3. Pledge of Allegiance to the Flag to be led by Alderman C H Sullivan.
  4. Minutes of the Preceding Meeting to be approved.
  5. Report from Committees:
    - Minutes of the General Welfare - Public Safety Committee Meeting
    - Minutes of the Public Works Committee Meeting
  6. Additions to the Agenda.
  7. Welcome to visitors and grievances from citizens.
  8. Report from Mayor Justin Hanson:
    - Updates
  9. Report from Recorder-Treasurer Tina Dunn
  10. Report from City Attorney Rachel Witherington.
  11. Old Business:
    - Ordinance 1755 (Zoning Amendment Menefee/.Liberty - Text)(Public Hearing) ready for approval on third and final reading
    - Ordinance 1756 (Zoning Amendment Menefee/Liberty - Map)(Public Hearing) ready for approval on third and final reading
    - Ordinance 1758 (Zoning - US Hwy 54 Faulk Property)(Public Hearing) ready for approval on third and final reading
  12. New Business:
    - Ordinance 1759 (Zoning Bert Johnston Ave) ready for approval on first reading
    - Bills Over/Under \$1,000.00 ready for Board Approval
-

The Board of Mayor and Aldermen met at City of Covington on September 27, 2022 at 5:30 p.m. with the following members present: Mayor Justin Hanson, Aldermen: Jeff Morris, C H Sullivan, Danny Wallace, Chris Richardson, Johnetta Yarbrough, and John Edwards. Also, present were Building Official Lessie Fisher, Public Works Director David Gray, Police Chief Donna Turner, Fire Chief Richard Griggs, Personnel Director Eboni Eaton, Parks and Recreation Director Molly Glass, City Attorney Rachel Witherington, and Recorder-Treasurer Tina Dunn.

Meeting was called to order by Mayor Justin Hanson.

Invocation was given by Alderman Chris Richardson.

Pledge of Allegiance to the Flag was led by Alderman Jeff Morris.

Motion was made by Alderman Edwards and seconded by Alderman Morris that the Minutes of the Preceding Meeting be approved as distributed to the Board (See Attached).  
Motion passed.

Motion was made by Alderman Morris and seconded by Alderman Sullivan that the Minutes of General Welfare – Public Relations Meeting be approved (See Attached).  
Motion passed.

Motion was made by Alderman Sullivan and seconded by Alderman Morris that the Minutes of the Finance & Administration Committee Meeting be approved (See Attached).  
Motion passed.

Recorder-Treasurer Dunn presented the sales tax report for collections for July showing an increase of \$21,000 or 5.9% (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Morris to approve the report from Recorder-Treasurer Tina Dunn.  
Motion passed.

City Attorney reported the public notice will be advertised for two weeks for the airport farm lease. The pre-bid meeting will be October 17<sup>th</sup>. The bid opening will be October 21<sup>st</sup> at 4:00 p.m. and will be presented to the Board for approval on October 25<sup>th</sup>.

Public Hearing for Ordinance 1753 (Employee Handbook) for third and final reading was called to order. There being no public comments, the public hearing was closed (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Richardson to approve Ordinance 1753 (Employee Handbook) on third and final reading.  
Voting Aye: Wallace, Richardson, Yarbrough, Sullivan, Morris  
Voting Nay: Edwards  
Motion passed.

## ORDINANCE 1759

### AN ORDINANCE TO ZONE CERTAIN TERRITORY WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF COVINGTON, TENNESSEE: AN AREA KNOWN AS APPROXIMATELY 41.82 ACRES TO THE WEST END OF BERT JOHNSTON AVENUE CULDESAC

- WHEREAS, pursuant to *Tennessee Code Annotated* Sections 13-7-201 through 13-7-210 a municipal zoning ordinance has been adopted for the City of Covington; and,
- WHEREAS, the Covington Municipal-Regional Planning Commission has recommended the following amendment to the Zoning Map to zone said property R-1A (Moderate Density Residential District); and,
- WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, a public hearing was held before this body on the 25th day of October 2022, the time and place of which was published with fifteen days advance notice;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF COVINGTON, TENNESSEE:

- Section 1.** That the Covington Municipal Zoning Map be amended to zone said Area R-1A (Moderate Density Residential) District. The area is more fully described as follows:

#### **Parcel 38.01, Tipton County Tax Map 41**

BEGINNING at a found iron pin with cap (Erwin), in the southwest line of Bert Johnston Road, in the north line of the Covington Residential, LLC property (RB:1040, Pg:371); Thence North 83°15'51" West, along said north line a distance of 165.10 feet to a found iron pin (bent) at the northwest corner of said Covington Residential, LLC; Thence South 06°47'25" West, along the west line of said Covington Residential, LLC, a distance of 531.07 feet to a found iron pin, being the southwest corner of Covington Residential, LLC; Thence South 83°13'50" East, along the south line of said Covington Residential, LLC, a distance of 196.90 feet to a found iron pin with cap (Carmack), being a northwest corner of the Logan Curtis Hanks, Et Ux property (RB:1700, Pg:555); Thence South 01°59'15" West, along a west line of Hanks, a distance of 603.06 feet to a found iron pin at an interior corner of Hanks; Thence North 85°28'30" West, along a north line of Hanks, a distance of 1458.72 feet to a found iron pin with cap (Erwin), in the east line of the Ellen Tatlock Weedman, Et Al property (PMB:27, Pg:230); Thence North 03°40'22" East, along said east line, a distance of 677.71 feet to a found iron pin with cap (Erwin) in the south line of the Logan Curtis Hanks, Et Ux property (RB:1650, Pg:1066); Thence South 85°04'14" East, along said south line, a distance of 853.96 feet to a found iron pin with cap (Erwin) at an exterior corner of Hanks; Thence North 04°25'57" East, along the east line of Hanks, a distance of 1726.21 feet to a found iron pin with cap (Erwin), in the south line of Countrywood Estates, Sec "B" (PB:A, Pg:167); Thence South 84°31'35" East,

along said south line, a distance of 91.38 feet to a point in the south line of the William C. Harris, Jr Trust, Et Al property (RB:1464, Pg:499); Thence South 85°38'01" East, along said south line and along the south line of Countrywood Estates, Sec "F" (PB:H, Pg:157), a distance of 489.81 feet to a found iron pin, being the southwest corner of another tract in the name of William C. Harris, Jr Trust, Et Al property (RB:1464, Pg:499); Thence South 81°16'25" East, along the south line of said second tract of Harris, a distance of 79.04 feet to a found iron pin at the northwest corner of the Tipton County Board of Education property (RB:1033, Pg:832); Thence along the west line of said Tipton County property, the following three (3) courses; (1) South 06°52'08" W, a distance of 84.67 feet to a found iron pin; (2) North 83°25'14" West, a distance of 38.99 feet to a found iron pin; and (3) South 06°46'03" West, a distance of 1115.61 feet to a point at the southwest corner of said Tipton County Property; Thence South 83°13'56" East, along the south line of said Tipton County property, a distance of 9.16 feet to a point in the northwesterly line of said Bert Johnston Road; Thence southwestwardly, along a curve to the left having a radius of 50.00 feet, a chord bearing and distance of South 07°20'32" West - 59.16 feet and an arc length of 63.30 feet to the POINT OF BEGINNING.  
Contains 43.713 Acres of Land, more or less.

**Section 2.** BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.

\_\_\_\_\_  
Passed First Reading

\_\_\_\_\_  
Mayor

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Passed Second Reading

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City Recorder – Treasurer

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Public Hearing

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Passed Third Reading

10-11-22

[illegible]