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



Agenda for the Meeting of the City of Covington Board of Zoning Appeals March 7, 2024 6:00 PM

- I. Establishment of a Quorum and Call to Order:
- II. Approval of Previous Minutes:
- III. Old 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
- IV. New Business
- V. Other Business
- VI. Adjournment

The Covington Board of Zoning Appeals met on February 8, 2024, at 6:00 pm with the following present, Chairwoman Sue Rose, Board Members: Maurine Cannon, Avery Jones, and Tyler Wood. Also present were Building Official Lessie Fisher, Joel Hopkins, Buddy and Christine Christmas, and Laura Williams.

Meeting was called to order by Sue Rose.

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

New 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.

Motion was made by Tyler Wood, seconded by Avery Jones to deny the Use Permitted on Appeal, Central Business District Residential Apartment. Motion passed.

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

Meeting was adjourned at 6:08 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: March 5, 2024

SUBJECT: Staff recommendations for the March 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.

APPLICATION TO APPEAR BEFORE THE COVINGTON BOARD OF ZONING APPEALS

901-476-7191 ext. 1046

codecompliance@covingtontn.com

codecomphan	cea covingionin.com
Location of Property:	
Street Address:128 E. Liberty	Zoning:CommercialParcel# _038.00
Map#014C group: K	Parcel# 038.00
Map of the Property (Please attach a scaled di	rawing)
Applicant:	_
Name:Joel Hopkins	
Address:2677 Randolph Rd. Burlison, TN	38015
Phone:901-288-0024_	Alternate Phone: 901-268-1995
Email: <u>_ihopkins@brsupplyinc.com</u> , andrea.hopkins15@gmail.com	
Reason for Application:	
Administrative Review	
x Special Exceptions	
a. Lot of Record	
b. Front Yards	
c. Non-conforming Uses	
d. Uses Permitted on Appeal	
Variance	
x_Advertising Fee	B
Explanation: We were told by City Code Enforcement that there is no record of the Unit C	
apartment on the lower level in the rear of our building and that we must go before the	
BZA	
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: DATE: DATE: PAGE *SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION*	
Date of Meeting: 02/08/2024	
	Time:6:00 pm
Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN	
	Cash Credit Card _Visa - 8703
Date Paid:01/182024 Accepted by	by:
paid via the city online payment portal in 2 payments. Please see the attached receipts	

