## COVINGTON MUNICIPAL - REGIONAL PLANNING COMMISSION MEETING

# FEBRUARY 7, 2023 12:00 PM NOON LOWER-LEVEL CONFERENCE ROOM AT CITY HALL



### AGENDA FOR THE MEETING OF THE COVINGTON MUNICIPAL-REGIONAL PLANNING COMMISSION February 7, 2023 12:00 PM

- I. CALL TO ORDER ESTABLISHMENT OF A QUORUM
- II. APPROVAL OF THE PREVIOUS MINUTES
- III. NEW BUSINESS
  - A. Vaughan Farms Minor Subdivision
- IV. OLD BUSINESS
- V. OTHER BUSINESS
- VI. ADJOURNMENT

\*Next Meeting: March 7, 2023\*

The Covington Municipal-Regional Planning Commission met on December 6, 2022, at 12:00 p.m. with the following members present: Chairman Joe Auger, Vice Chairman Sammy Beasley, Secretary Alice Fisher, Commissioners: Sara Carter, C.H. Sullivan, and Laine Olesen. Also present were Building Official Lessie Fisher, Police Chief Donna Turner, Planner Will Radford, Code Officer Jennifer Nolen, Fire Inspector Jason Jenkins, Code Technician Phyllis Mayfield, and Trey Hayden.

Meeting was called to order by Chairman Joe Auger.

Motion was made by C.H. Sullivan and seconded by Alice Fisher that the minutes of the preceding meeting. Motion passed.

A minor subdivision plat was submitted for Betty Capp regarding Parcel 13.00 on Tipton County Tax Map 040 creating a 1.13 acre lot from a 8.84 acre parent tract. Confirmed that driveway shall be located on Clowes Rd.

Motion was made by C.H. Sullivan and seconded by Sammy Beasley to approve the plat. Motion passed.

A minor subdivision plat was submitted by Joseph (Trey) Hayden to create two lots on an approximate 23,143 square foot lot, located at 621 Main Street South and also frontage on Roper Drive. Advised Historic regulations must be followed.

Motion was made by Alice Fisher and seconded by C.H. Sullivan to approve the minor subdivision plat. Motion passed.

Old Business review update on Park Place Acres.

Alice Fisher made a motion, seconded by C.H. Sullivan to adjourn the meeting. There being no further business, the meeting adjourned at 12:18 p.m.

There was no January 2023 meeting.



LOCAL PLANNERS LOCAL SOLUTIONS.

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#### **MEMORANDUM**

TO: The Covington Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: February 2, 2023

SUBJECT: Staff Recommendations for the February meeting of the Municipal-Regional Planning Commission.

#### A. Vaughan Farms - Minor Subdivision

#### Background

A minor subdivision plat has been submitted on behalf of Vaughan Farms, LLC property to create a 2.92 acre lot from a 24 (approximate) acre parent tract. The property is located near 1465 Dawson Road. The property can be further described as Parcel 11.00 on Tipton County Tax Map 051. The property is zoned FAR (Forestry Agricultural Residential) District. The property does not appear to be located in a federally identified flood hazard area.

#### Analysis

The new lot meets the minimum lot requirements of the FAR district. (1 Acre)

The lot meets the building setback and lot width requirements of the FAR District.

The plat requires either an affidavit of a working septic system or a permit for a new septic system prior to approval.

#### **Recommendation**

Staff recommends approval of the plat provided the Septic is addressed.

#### MEMORANDUM FOR RECORD

TO: Covington Municipal-Regional Planning Commission.

RE: Performance Bonds and Letters of Credit

The following is a list of performance bonds and letters of credit held by the Covington Municipal-Regional Planning Commission. Sixty (60) days before the expiration date, the Department of Code Compliance staff, will request the developer to renew the financial instrument. If the performance bond or letter is not renewed within two weeks of notice then staff will recommend that the Covington Municipal-Regional Planning Commission "call the bond "or submit a draft on the letter of credit.

Developer	Renewal Date	Expiration Date
Deena, LLC 80 Deena Cove Covington, TN 38019	September 3, 2022	September 3, 2023
	Irrevocable Letter of Credit \$17,000.00	
Nebtenx Developments, LLC Hidden Ridge Subdivision Street Covington, TN 38019	July 1, 2022 Irrevocable Letter of Cred	July 1, 2023 lit \$33,000.00
Barry J. & Melody K. Diggs	10-4-2022	
247 Holly Grove Road Covington, TN 38019	IV-4-2022	September 30, 2023 it \$100,000.00