COVINGTON MUNICIPAL - REGIONAL PLANNING COMMISSION MEETING

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



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

- I. CALL TO ORDER ESTABLISHMENT OF A QUORUM
- II. INTRODUCTIONS
- III. APPROVAL OF THE PREVIOUS MINUTES
- IV. NEW BUSINESS
 - A. Scooter's Coffee Shop– Site Plan
 - B. Waffle House Site Plan
- V. OLD BUSINESS
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

Next Meeting: April 4, 2023

The Covington Municipal-Regional Planning Commission met on February 7, 2023, at 12:00 p.m. with the following members present: Chairman Joe Auger, Vice Chairman Sammy Beasley, Secretary Alice Fisher, Commissioners: Sue Rose, Sara Carter, C.H. Sullivan, Annette Johnson, Louise McBride, and Laine Olesen. Also present were Building Official Lessie Fisher, Planner Will Radford, Mayor Jan Hensley, Code Officer Jennifer Nolen, Fire Inspector Jason Jenkins, Code Technician Phyllis Mayfield, and Lance Lanier.

Meeting was called to order by Chairman Joe Auger.

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

A minor subdivision plat was submitted for Vaughan Farms, LLC 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 described as Parcel 11.00 on Tipton County Tax Map 051.

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

Alice Fisher made a motion, seconded by Sammy Beasley to adjourn the meeting. There being no further business, the meeting adjourned at 12:07 p.m.



LOCAL PLANNERS, LOCAL SOLUTIONS

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MEMORANDUM

TO: The Covington Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: March 1, 2023

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

A. Scooter's Coffee Shop – Site Plan

A site plan has been submitted to construct a new Scooter's Coffee Shop near 712 U.S. Highway 51 North (Former Krystal's Location). The property can be further described as Parcel 20.01 on Tipton County Tax Map 025N, Group C. The property is zoned B-2 (Highway Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The site plan appears to use existing access points onto U.S. Highway 51. Alterations to the design shall be approved by the Tennessee Department of Transportation.

The site plan needs to be reviewed by an engineer independent of the developer in regards to drainage and grading to ensure no increased run-off onto adjacent properties.

Staff is recommending the driveway layout be reviewed by the Covington Fire Department to determine whether the turn-around areas and access to the building is sufficient.

The site plan is showing 11 parking spaces which appears to be meet the parking requirements for Restaurants:

J. Restaurants and Similar One (1) space for each

one-hundred fifty (150) square feet of gross floor area plus one (1) space for each three (3) employees

2. Each parking space shall be equal to an area of at least one-hundred and sixty (160) square feet. The width shall be not less than eight (8) feet and the length shall not be less than nineteen (19) feet.

The proposed building meets all of the setbacks of the B-2 district,

Recommendation

Staff recommends approval of the site plan.

B. Waffle House – Site Plan

A site plan has been submitted to construct a new Waffle House near U.S. Highway 51 South and its intersection with Holly Grove Road. The property can be further described as Parcel 4.03 on Tipton County Tax Map 0050. The property is zoned B-2 (Highway Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The site plan does not appear to be creating new access points onto U.S. Highway 51 or Holley Grove Road and is using existing access from adjacent property (Home Depot) which connects the property to surrounding properties.

The site plan needs to be reviewed by an engineer independent of the developer in regards to drainage and grading to ensure no increased run-off onto adjacent properties.

Staff is recommending the driveway layout be reviewed by the Covington Fire Department to determine whether the turn-around areas and access to the building is sufficient.

The site plan appears to be meet the parking requirements for Restaurants:

J	Restaurants and Similar	One (1) space for each
	Establishments Serving	one-hundred fifty (150)

square feet of gross floor area plus one (1) space for each three (3) employees

2. Each parking space shall be equal to an area of at least one-hundred and sixty (160) square feet. The width shall be not less than eight (8) feet and the length shall not be less than nineteen (19) feet.

The proposed building meets all of the setbacks of the B-2 district.

Recommendation

Staff recommends approval of the site plan.

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	September 3, 2022	September 3, 2023
Covington, TN 38019	Irrevocable Letter of Credit \$17,000.00	
Nebtenx Developments, LLC	July 1, 2022	July 1, 2023
Hidden Ridge Subdivision Street Covington, TN 38019	Irrevocable Letter of Credit \$33,000.00	
Barry J. & Melody K. Diggs	10-4-2022	September 30, 2023
247 Holly Grove Road Covington, TN 38019	Irrevocable Letter of Credit \$100,000.00	