

# **COVINGTON MUNICIPAL - REGIONAL PLANNING COMMISSION MEETING**

**APRIL 2, 2024  
12:00 PM NOON  
LOWER-LEVEL CONFERENCE ROOM  
AT CITY HALL**



**AGENDA FOR THE MEETING OF THE  
COVINGTON MUNICIPAL-REGIONAL PLANNING COMMISSION  
April 2, 2024  
12:00 PM**

- I. CALL TO ORDER – ESTABLISHMENT OF A QUORUM**
- II. OPEN FOR PUBLIC COMMENT**
- III. APPROVAL OF THE PREVIOUS MINUTES**
- IV. NEW BUSINESS**
  - A. Covington Elementary and Middle School Site Plan**
  - B. Text Amendment – Adoption of Distillery Regulations**
  - C. Planned Unit Development Discussion**
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

**\*Next Meeting: May 7, 2024\***

The Covington Municipal-Regional Planning Commission met on February 6, 2024, at 12:00 p.m. with the following members present: Vice Chairman Sammy Beasley, Secretary Alice Fisher, Commissioners: Sue Rose, Sara Carter, C.H. Sullivan, and Louise McBride. Also present were Building Official Lessie Fisher, Planner Will Radford, Code Officer Jennifer Nolen, and Code Technician Phyllis Mayfield.

Meeting was called to order by Sammy Beasley.

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

Election of Officers.

Motion was made by Sue Rose and seconded by Sara Carter for positions to remain the same.

Chairman – Joe Auger

Vice Chairman – Sammy Beasley

Secretary – Alice Fisher

Motion passed.

Will Radford conducted training regarding the importance of Tennessee General Assembly Legislative updates through the process.

C.H. Sullivan made a motion, seconded by Alice Fisher to adjourn the meeting. There being no further business, the meeting was adjourned at 12:43 p.m.

Next meeting to be March 5, 2024.

**APPLICATION TO APPEAR BEFORE THE  
COVINGTON MUNICIPAL-REGIONAL PLANNING COMMISSION**

**Location of Property:**

Street Address: 235 & 261 Mark Walker Jr. Blvd. Zoning R-1

Map# 050 Parcel 01101

**Applicant:**

Name A2H / Tipton County Schools- Dr. John Combs

Address 3009 Davies Plantation Rd., Lakeland, TN 38002 / 1580 U.S. 51 S, Covington, TN 38019

Phone # A2H:901-372-0404 / TCS:901-476-7148 Alternate Phone # A2H:901-592-8866 / TCS:901-428-1528

**SUBMITTAL: Check all that apply.**

☒ Site Plan Review

☐ Minor Subdivision Plat

☐ Major Subdivision Preliminary Plat

☐ Major Subdivision Final Plat

☐ One Lot Minor Subdivision Plat

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 Municipal-Regional Planning Commission.

**Signature**



**Date** 2/20/24

**\*Someone must be present at meeting to represent this application.**

**Date of Meeting:** April 2nd

**Time:** noon

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

**Granted:** \_\_\_\_\_ **Denied:** \_\_\_\_\_

**Recording Fee:** \$ \_\_\_\_\_ **Check #** \_\_\_\_\_ **Cash** \_\_\_\_\_

**Make Check Payable to:** Tipton County Register (Check or Cash Only)

**Submittal Fee:** \$ \_\_\_\_\_ **Check #** \_\_\_\_\_ **Cash** \_\_\_\_\_ **Credit Card** \_\_\_\_\_

**Make check payable to:** City of Covington

**Date Paid** \_\_\_\_\_ **Accepted By** \_\_\_\_\_



## FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

March 14, 2024

Ms. Lessie Fisher  
Planning and Building  
200 W. Washington Street  
Covington, Tennessee 38109

**RE: COVINGTON ELEMENTARY AND MIDDLE SCHOOLS  
MARK WALKER JR. BOULEVARD  
COVINGTON, TENNESSEE**

Dear Ms. Fisher:

At your request, I have completed a review of the site, grading, and drainage plans for the proposed reconstruction of the Covington Elementary and Middle schools that were destroyed during last year's severe storms. These plans were developed by AZH, Inc. Based upon my review of these plans, and subsequent Stormwater Management Report provided by their site engineer, the proposed improvements, coupled with the proposed enhanced stormwater detention improvements, should have no adverse impacts to the site and adjacent properties due to stormwater runoff.

If you have any questions concerning this matter, please do not hesitate to contact me at this office.

Sincerely,

**FISHER & ARNOLD, INC.**

Tim Verner, P.E.  
Senior Vice-President

TV/tv

9180 Crestwyn Hills Drive  
Memphis, TN 38125

901.748.1811  
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## ORDINANCE \_\_\_\_\_

### **AN ORDINANCE TO AMEND THE TEXT OF THE COVINGTON MUNICIPAL- REGIONAL ZONING ORDINANCE BY ADOPTING STANDARDS FOR DILSTILERIES IN THE B-4 (ARTISAN BUSINESS) DISTRICT**

WHEREAS, Sections 13-7-201 through 13-7-211 of the *Tennessee Code Annotated* empowered the City of Covington to enact the Covington Municipal Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals, and general welfare of the City to amend the Municipal Zoning Ordinance; and,

WHEREAS, the Covington Planning Commission has reviewed said proposed zoning amendment pursuant to Sections 13-7-203 and 13-7-204 of the *Tennessee Code Annotated* and recommends such amendment to the Board of Mayor and Alderman; and,

WHEREAS, the Covington Board of Mayor and Aldermen has given due public notice on said amendment and has held public hearing; and,

WHEREAS, all the requirements of Section 13-7-201 through 13-7-211 of the Tennessee Code Annotated, with regard to the amendment of the Covington Municipal Zoning Ordinance by the Planning Commission and subsequent action of the Covington Board of Mayor and Aldermen, have been met.

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

**SECTION 1.** That following language be added to 11-704, Section 1. H. Uses Permitted:

1. Alcohol Distillery subject to the following conditions:
  - A. Prior to development of an Alcohol Distillery a site plan shall be approved by the Planning Commission. The site plan shall include and clearly show the following:
    - (1) Site and building dimensions
    - (2) Interior functions (production, assembly, and retail) and square footage of each. Spaces designated for commercial functions should be

accessory to the production purposes of the site and should not exceed 25% of the gross floor area.

(3) Any outdoor seating and assembly

(4) Outdoor seating and assembly areas must be screened from surrounding properties.

(5) Parking provisions based on the square footage of each use. Parking must be provided on-site. Outdoor seating areas must be included in the parking calculation.

B. Taproom/Tasting Room shall be in the same building as the distillery.

C. The Planning Commission shall consider the appropriateness of the site for a distillery in context to the other surrounding land uses and zoning.

**SECTION 2.** That the following language be added to 11-201. Definitions:

*Alcohol Distillery: Large scale production of alcoholic beverages and may include accessory use tours, a taproom/tasting room, restaurant, or retail space for the consumption of alcohol made on-site and purchase of distillery related merchandise.*

**SECTION 3.** BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, this ordinance shall take effect from and after its passage, the welfare of the City requiring it."

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

\_\_\_\_\_  
Mayor

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

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

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

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

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.

<u>Developer</u>	<u>Renewal Date</u>	<u>Notice Date</u>	<u>Expiration Date</u>
Deena, LLC 80 Deena Cove Covington, TN 38019	August 3, 2023  Irrevocable Letter of Credit \$17,000.00	July 23, 2024	September 3, 2024
Barry J. & Melody K. Diggs 247 Holly Grove Road Covington, TN 38019	August 29, 2023  Irrevocable Letter of Credit \$100,000.00	August 19, 2024	September 30, 2024