COVINGTON MUNICIPAL - REGIONAL PLANNING COMMISSION MEETING

MAY 2, 2023 12:00 PM NOON LOWER-LEVEL CONFERENCE ROOM AT CITY HALL



AGENDA FOR THE MEETING OF THE COVINGTON MUNICIPAL-REGIONAL PLANNING COMMISSION May 2, 2023 12:00 PM

- I. CALL TO ORDER ESTABLISHMENT OF A QUORUM
- II. INTRODUCTIONS
- III. APPROVAL OF THE PREVIOUS MINUTES
- IV. NEW BUSINESS
 - A. Sydney Lane 5 Lot Subdivision
 - B. Dawson Highway 59 West Minor Subdivision
 - C. Multimetco, INC Site Plan
 - D. Top Convenience Store Site Plan
- V. OLD BUSINESS
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

Next Meeting: June 6, 2023

The Covington Municipal-Regional Planning Commission met on March 7, 2023, 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, Annette Johnson. Also present were Building Official Lessie Fisher, Planner Will Radford, Code Officer Jennifer Nolen, Fire Inspector Jason Jenkins, Code Technician Phyllis Mayfield, and Jennie Burrus.

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.

Site Plan for Scooter's Coffee Shop, 712 Hwy 51 North, has withdrawn from this meeting. Applicant stated they are proposing to attend the April meeting.

Site plan was submitted for Waffle House on Holly Grove near Highway 51 South. The property can be described as Parcel 004.03 on Tipton County Tax Map 050 and is zoned B-2 (Highway Business) District. C.H. Sullivan addressed entrances with Home Depot access road and Covington Commons. Suggested allowing common access for Gatlin properties future development. Walter Barineau, via phone, will make adjustments as needed to the dumpster placement to allow for future access to Gatlin properties.

Motion was made by C.H. Sullivan and seconded by Alice Fisher to approve the site plan with inclusion of access to easement. Motion passed.

Joe Auger stated that Mayor Hensley and David Gwinn are preparing a proclamation for Joe Swaim.

Lessie Fisher informed everyone that the City of Covington will be working with LRK Architects regarding future land use plans and design guidelines. This firm is also working with Tipton County.

C.H. Sullivan made a motion, seconded by Alice Fisher to adjourn the meeting. There being no further business, the meeting adjourned at 12:30 p.m.

The April 4th meeting was cancelled due to the disaster relief efforts.

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RADFORD PLANNING SOLUTIONS				
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MEMORANDUM

- TO: The Covington Municipal-Regional Planning Commission
- FROM: Will Radford, AICP
- DATE: April 28, 2023
- SUBJECT: Staff Recommendations for the May meeting of the Municipal-Regional Planning Commission.

A. Sydney Lane 5 Lot Subdivision

Background

A preliminary and final subdivision plat has been submitted on behalf of Sharon Baxter to create 5 lots on Wortham Drive. The property can be further described as Parcel 56.02 on Tipton Tax Map 018. The property is zoned R-1 (Low Density Residential) District. The property does not appear to be located in a federally identified flood hazard area.

<u>Analysis</u>

The new lots meet the minimum lot requirements of the R-1 district. (12,000 sq. ft)

The lot meets the building setback and lot width requirements of the R-1 District.

The plat is showing the necessary certificates for approval.

Recommendation

Staff recommends approval of the plat.

B. Dawson – Highway 59 West Minor Subdivision

Background

A final subdivision plat has been submitted on behalf of Mary Leslie Dawson Ramsey to create 1 lot from a 23 acre (per tax map) parent tract at the intersection of TN-Highway 59 West and Bucksnort Road. The property can be further described as Parcel 58.00 on Tipton Tax Map 040. 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 is 3 acres. It meets the minimum lot requirements of the FAR district. (1 acre)

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

The plat is showing the necessary certificates for approval.

The plat suggests an existing residence on the lot. If a septic system is currently in place, an affidavit from the owner showing the system remains in working order is required.

Recommendation

Staff recommends approval of the plat provided the septic availability is addressed.

C. Multimetco, INC – Site Plan

A site plan has been submitted to construct a new Industrial building described as "Platinum Group Metal Recovery and Refining" near 1086 Highway 54 East (near Highway 54's intersection with Solo Road) in Covington's Planning Region. The property can be further described as Parcel 43.02 on Tipton County Tax Map 42. The property was recently rezoned to I-1 (Light Industrial) District. The property does not appear to be located within a federally identified flood hazard area.

<u>Analysis</u>

The site plan appears to be creating an access point onto U.S. Highway 54. 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 7 parking spaces. Staff needs verification that the requirements from the Regional Zoning Ordinance are met:

H. <u>Manufacturing, Industrial or Wholesaling Use</u> - Not less than one (1) space for each two (2) employees anticipated during maximum production, with a minimum of five (5) spaces provided for any establishment. For establishments maintaining space for the sale of products at retail, there shall be provided one (1) parking space for each three hundred (300) square feet of floor area devoted to retail sales.

The proposed building meets all of the setbacks of the I-1 district. (100 feet for arterial roads. 30 feet rear. 20 feet side)

Recommendation

Staff recommends approval of the site plan.

D. Top Convenience Store – Site Plan

A site plan has been submitted to convert a former bank site to a new convenience store with new fuel pumps at 3080 Highway 51 South. The property can be described as Parcel 46.01 on Tipton County Tax Map 051. 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. Alterations to the existing access must be approved by the Tennessee Department of Transportation.

The site plan needs to be reviewed by an engineer independent of the developer in regard 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 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 Hidden Ridge Subdivision Street	July 1, 2022	July 1, 2023
Covington, TN 38019	Irrevocable Letter of Credit \$33,000.00	
Barry J. & Melody K. Diggs 247 Holly Grove Road	10-4-2022	September 30, 2023
Covington, TN 38019	Irrevocable Letter of Credit \$100,000.00	