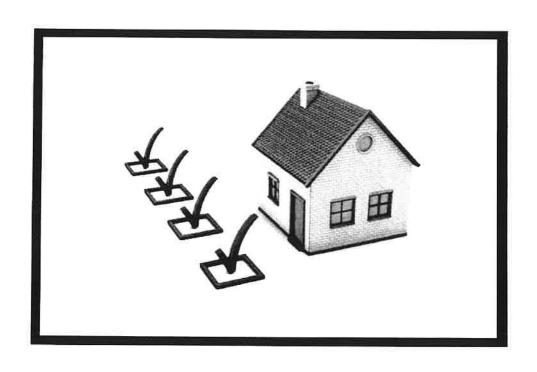
COVINGTON MUNICIPAL - REGIONAL PLANNING COMMISSION MEETING

JUNE 6, 2023 12:00 PM NOON LOWER-LEVEL CONFERENCE ROOM AT CITY HALL



AGENDA FOR THE MEETING OF THE COVINGTON MUNICIPAL-REGIONAL PLANNING COMMISSION June 6, 2023 12:00 PM

- I. CALL TO ORDER ESTABLISHMENT OF A QUORUM
- II. INTRODUCTIONS
- III. APPROVAL OF THE PREVIOUS MINUTES
- IV. NEW BUSINESS
- V. OLD BUSINESS
 - A. Top Convenience Store Site Plan
 - B. Multimetco, INC Site Plan
- VI. OTHER BUSINESS -
- VII. ADJOURNMENT

Next Meeting: July 4, 2023
(Note: Regular Meeting Date falls on a scheduled Holiday)

The Covington Municipal-Regional Planning Commission met on May 2, 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, Sue Rose, and Louise McBride. Also present were Building Official Lessie Fisher, Planner Will Radford, Code Officer Jennifer Nolen, Fire Chief Richard Griggs, Code Technician Phyllis Mayfield, Skip Erwin, Rusty Norville, Bubbie Faulk.

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.

Preliminary and final subdivision plat on behalf of Sharon Baxter, to create five (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.

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

Subdivision plat was 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.

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

Site Plan was 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. The third-party review has not been completed at the time of meeting.

Motion was made by C.H. Sullivan and seconded by Alice Fisher to move proposed site plan to the June meeting due to third party review not being completed at time of this meeting. Motion passed.

Site Plan was 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. The third-party review has not been completed at the time of meeting.

Motion was made by C.H. Sullivan and seconded by Alice Fisher to move proposed site plan to the June meeting due to the third-party review not being completed at time of this meeting. Motion passed.

C.H. Sullivan made a motion, seconded by Alice Fisher to adjourn the meeting. There being no further business, the meeting was adjourned at 12:16 p.m.

Next meeting to be June 6, 2023.



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MEMORANDUM

TO: The Covington Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: June 2, 2023

SUBJECT: Staff Recommendations for the June meeting of the Municipal-

Regional Planning Commission.

A. 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

Action on this site plan was tabled by the Planning Commission at the May Planning Commission meeting as third-party engineering review had yet to be completed.

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.

The site plan does not appear to be creating new access points onto U.S. Highway 51 but is making alterations to the existing access. Staff have been advised that these alterations have been approved by the Tennessee Department of Transportation.

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

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

Recommendation

Staff recommend approval of the site plan.

B. 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.

Analysis

Action on this site plan was tabled by the Planning Commission at the May Planning Commission meeting as third-party engineering review had yet to be completed.

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.

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.

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. Manufacturing, Industrial or Wholesaling Use - 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 front for arterial roads. 30 feet rear. 20 feet side)

Recommendation

Staff recommend approval of the site plan.

MEMORANDUM FOR RECORD

TO: Covington Municipal-Regional Planning Commission.

RE: Performance Bonds and Letters of Credit

Covington, TN 38019

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

Irrevocable Letter of Credit \$100,000.00