

BOARD OF ZONING APPEALS
May 7, 2026
6:00 PM
2nd FLOOR BOARD ROOM



**Agenda for the Meeting of the
City of Covington Board of Zoning Appeals
May 7, 2026 @ 6:00 PM
Covington City Hall 2nd Floor Board Room**

I. Establishment of a Quorum and Call to Order

II. Open for Public Comment – Reserved to provide the public with the opportunity to comment on matters that are germane to the items on the agenda for the meeting.

III. Approval of Previous Minutes

IV. Unfinished Business

V. New Business

A. Covington Middle Substation – Use Permitted on Appeal

B. Echo Rose – 1609 Kimbrough Drive – Digital News Business Office – Home Occupation Request – R-1 District

C. Felicia Smith - Quail Road Minor Subdivision – Special Exception/Lot of Record

VI. Other Business

VII. Adjournment

The Covington Board of Zoning Appeals met on April 9, 2026, at 6:00 pm with the following Board members present: Avery Jones, Tyler Wood, and Mayor Jan Hensley. Also present were Building Official Lessie Fisher, Code Compliance Technician Phyllis Mayfield, Johnston White, Brenda White and Helen Tyus.

Meeting was called to order.

Open for Public Comment --No public comments were received.

Motion was made by Mayor Jan Hensley, seconded by Tyler Wood that the Minutes of the preceding meeting be approved. Motion passed.

New Business:

Johnston White dba Grace2Care at 208 S. Maple St., Map 041C Group E Parcel 013.00 presented request for caregiver business office. Mr. White agreed to comply with current adopted conditions.

Motion was made by Tyler Wood and seconded by Mayor Jan Hensley to approve the request as submitted. Motion passed.

Helen Tyus representing Macel Frost dba Frost Integrated Tech at 902 Hatchie Ave., Map 0250 Group B Parcel 020.00 presented request for security system equipment storage, and business office. Ms. Tyus stated that Mr. Frost informed her that he would comply with the current adopted conditions. Mr. Frost came to office and signed Affidavit of Compliance.

Motion was made by Mayor Jan Hensley and seconded by Tyler Wood to approve the request as submitted. Motion passed.

There being no further business Tyler Wood made a motion to adjourn, Mayor Jan Hensley seconded. Motion passed.

Meeting was adjourned at 6:07 pm



RADFORD PLANNING SOLUTIONS
LOCAL PLANNERS. LOCAL SOLUTIONS.

P.O. BOX 112 | Huntingdon, TN 38344 | 731.234.7798 | RadfordPlanning@gmail.com

MEMORANDUM

TO: The Covington Board of Zoning Appeals
FROM: Will Radford, AICP
DATE: April 28, 2026
SUBJECT: Staff recommendations for the May meeting of the Board of Zoning Appeals.

NEW BUSINESS:

A. Covington Middle Substation – Use Permitted on Appeal

Background

Covington Electric System is applying for a Use Permitted on Appeal for the Covington Middle Substation. The property is located near the intersection of East Street and U.S. Highway 54 East. The property can be further identified as Parcel 22.00 on Tipton County Tax Map 41. The property appears to be in a federally identified Zone AE Flood Hazard District according to FIRM #47167C0170F, effective on 12/19/2006.

Analysis

The following language allows for the proposed use to be allowed as a Use Permitted on Appeal:

2. Uses Permitted on Appeal

Within the R-1 Residential Districts, the uses listed below will be permitted by the Board of Zoning Appeals provided that the use requested is to be located on a route designated as either an arterial street or a collector street on the recorded Covington Major Road Plan, and that requirements

set forth in this Section and Sections 11-313, 11-314 and Chapter 12 of this Ordinance are met:

H. Utilities;

11-313. Access Control.

In order to promote the safety of motorists and pedestrians and to minimize traffic congestion and conflict by reducing the points of ingress and egress to and from public thoroughfares, the following regulations shall apply:

1. *No access point shall be allowed within thirty (30) feet of the right-of-way of any public intersection or within thirty (30) feet of any access point on the same property.*
2. *No access shall be allowed within twenty (20) feet of any access point on neighboring property, with the exception of shared access between adjacent properties.*
3. *Except for dwellings with one or two dwelling units, all off-street parking facilities shall be so arranged that no automobile shall have to back into any street.*

Recommendation

Staff recommend approval provided all above requirements can be met.

B. Echo Rose – 1609 Kimbrough Drive – Digital News Business Office – Home Occupation Request – R-1 District

Home Occupations for the **R-1 district** are as follows:

- M. Customary incidental home occupations subject to the conditions of this Section and provided that:
 1. the proposed use shall be located and conducted in the principal building only;
 2. the principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located;
 3. not more than fifteen (15) percent of the total floor area in dwelling unit shall be devoted to the proposed use;
 4. proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere; proposed use shall be visible from any public way;

6. the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located;
7. the proposed use shall not generate noise, odor, fumes, smoke, vehicular or pedestrian traffic, nor nuisance of any kind which would tend to depreciate the residential character of the neighborhood in which the proposed use is located;
8. the provisions of this Section shall not be used under any circumstances to permit barber shops or beauty shops that contain more than one chair or serve more than one patron at a time.

Recommendation

Staff recommend approval provided all above requirements can be met.

**C. Felicia Smith/Peyton J. Smith - Quail Road Minor Subdivision –
Special Exception/Lot of Record**

Background/Analysis

Staff are currently reviewing the application with the City Attorney's office in response to a question about the future development of this property. The property is located at 145 Quail Road. More information and correspondence will be available to the Board of Zoning Appeals prior to the meeting.



FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

March 18, 2026

Ms. Lessie Fisher, Building Official
City of Covington
200 W. Washington Ave/P.O. Box 768
Covington, TN 38019

**RE: USE ON APPEAL - COVINGTON ELECTRIC SYSTEM
SANFORD AVENUE AND EAST STREET – PARCEL 041 022.00
COVINGTON, TENNESSEE**

Dear Ms. Fisher:

On behalf of Covington Electric System, we are pleased to submit this application for a Use on Appeal Application to allow an Electric Substation (Utilities) on this property as required by Chapter 5, Provisions Governing Residential Districts., 205 R-1 (Low Density Residential) Districts.

The subject property is located at the northeast corner of the intersection of Sanford Avenue and East Street. The subject property is due south and adjacent to the communications tower and Southwest Tennessee Electric Membership Easement. The subject property is in R-1 Single Family Residential District and contains approximately 4 acres. The proposed use is an electrical substation and accompanied with this request are a Subdivision and Site Plan Applications.

We are basing our justification of our request due to the need to be located near the existing Southwest Tennessee Electric Membership and Tennessee Valley Authority easements that are in this area. Additionally, there is an existing communications tower adjacent to our site, which has established utilities as an appropriate use in this area. Based on these factors, we believe that the proposed use is appropriate and will not be a detriment to the area.

We look forward to working with the City of Covington and appreciate your consideration of our request. If there is anything you may need to assist with your review of our proposal, please do not hesitate to contact me.

Sincerely

FISHER & ARNOLD, INC.

David Baker

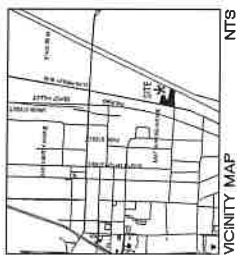
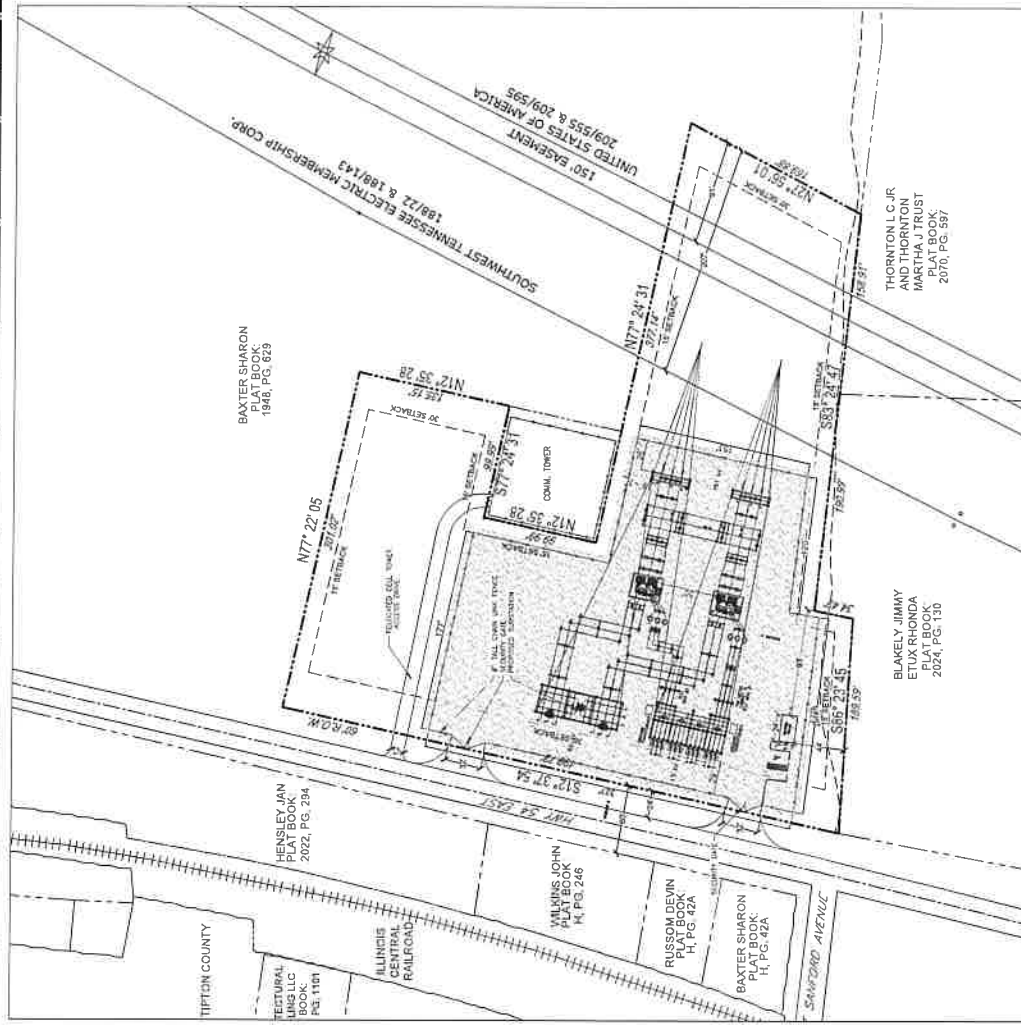
Manager – Planning and Landscape Architecture

DBB/dbb

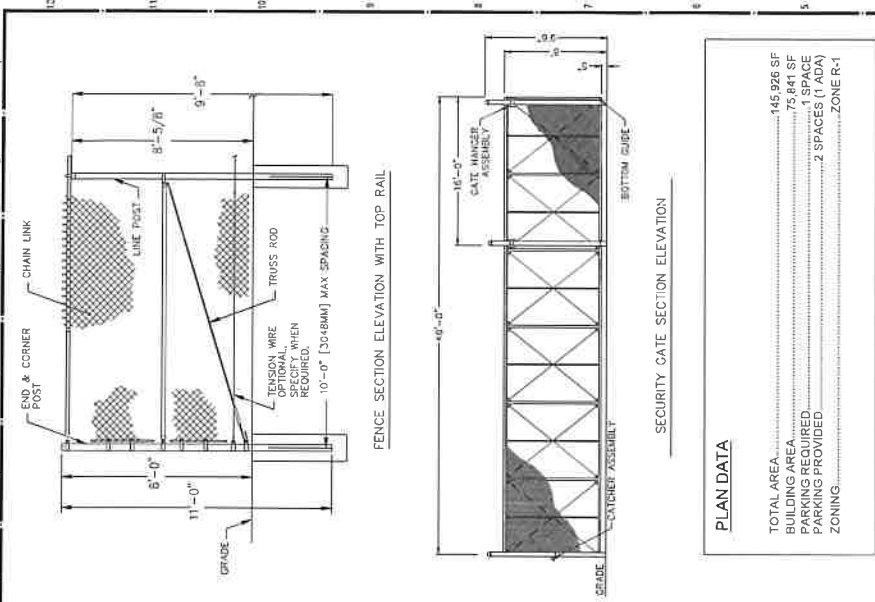
9180 Crestwyn Hills Drive
Memphis, TN 38125

901.748.1811
Toll Free: 1.888.583.9724

www.fisherarnold.com



NOTE:
THIS PROJECT DOES NOT LIE WITHIN THE LIMITS OF A FEDERAL SPECIAL DISTRICTED ZONING DISTRICT ACCORDING TO PUBLIC ACT 100-1-101, ENACTED 10/1/2006.
BOUNDARY MAP TOPOGRAPHIC INFORMATION OBTAINED FROM GOOGLE EARTH.



SITE PLAN

COVINGTON MIDDLE SUBSTATION

BAXTER COMMERCIAL
PARCEL: 041 022.00, ZONING: R-1
COVINGTON, TENNESSEE
MARCH 2026

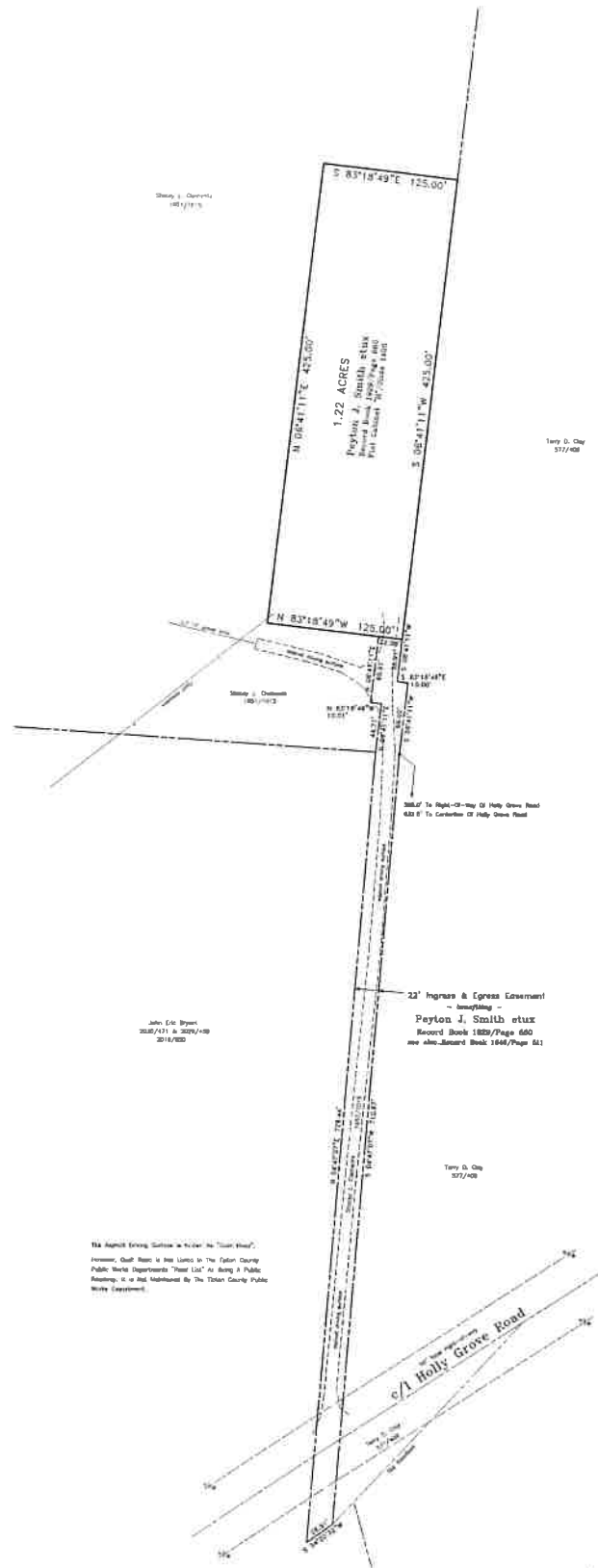


PREPARED FOR:
SOUTHWEST TENNESSEE ELECTRIC SYSTEM
COLUMBIA, TN 38419



EQUIPMENT USED: Leica Total Station LS 15
 FIELD MEASUREMENTS: Sine and Cos
 DATA/PROCESSING: 11/2023
 FIELD BOOK: 1829/1830
 PERFORMANCE: 1 cm + 1 ppm
 OBSERVATION FACTOR: 1.00004
 GPS SURVEY USED: GNSS144 TRIMBLE
 DATUM: NAD83
 DATUM TRANSFORMATION: 12-28-2023

I HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENSASSEE SURVEYING ACT AND THE TENSASSEE SURVEYING BOARD'S PRACTICE FOR ALL SURVEYS.



Study 1, Cont'd
 10/1/23

Terry D. City
 1/1/2024

Study 1, Cont'd
 10/1/23

John C. Bryant
 2/18/21 & 2/29/23
 2/14/2023

22' Ingress & Egress Easement
 to benefit
 Peyton J. Smith et ux
 Record Book 1829/Page 660
 see also Record Book 1648/Page 61

Terry D. City
 2/7/2024

The Aerial Easement is under the "Public Use"
 Provision. Such Easement is not Limited to the Eastern County
 Public Works Department. Their Use is being in Public
 Right, it is not Monopolized by the Eastern County Public
 Works Department.

Holly Grove Road
 67' Holly Grove Road

LIR 1
 Survey Holly Grove Road
 and
 Plat Located 7/1/2024, 10/1/23



This Plat is Derived From Surveys Completed by Erwin Surveys
 in January 2021 & November 2023 - No Updated Fieldwork
 Has Been Done For The Preparation Of This Document.

The Purpose Of This Plat Is To Depict And Define The Location
 Of The Ingress & Egress Easement As Referenced In Record
 Book 1829/Page 660 & Record Book 1648/Page 61.

BOUNDARY SURVEY
Jonathan & Felicia Smith
 2nd DISTRICT DATE: 04-18-2024
 TIBBON COUNTY, TENNESSEE
ERWIN SURVEYS
 P.O. BOX 572
 COVINGTON, TENNESSEE 38019
 901-476-4769
 PAUL A. ERWIN, JR. RLS
 SCALE: 1" = 50'
 208/14/2024 15:40:00

