

**COVINGTON MUNICIPAL - REGIONAL  
PLANNING COMMISSION MEETING**

**JANUARY 6, 2026**

**12:00 PM NOON**

**LOWER-LEVEL CONFERENCE ROOM  
AT CITY HALL**



**AGENDA FOR THE MEETING OF THE  
COVINGTON MUNICIPAL-REGIONAL PLANNING COMMISSION  
January 6, 2026  
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. Renaissance Design Studio, LLC/Josh Burnette Rezoning Request**
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

**\*Next Meeting: February 3, 2026\***

The Covington Municipal-Regional Planning Commission met on December 2, 2025, at 12:00 p.m. with the following members present: Vice Chairman Sammy Beasley, Secretary Jason Poyner, Commissioners: Alderman C.H. Sullivan, Annette Johnson, Louise McBride, and Dwayne Haynes. Also present was Building Official Lessie Fisher, Assistant Fire Chief Jeremy Channell, Code Technician Phyllis Mayfield, Emmett and Gayle Hartsfield, Jena Hackett, Jason Fleming, and Gary Taylor.

The meeting was called to order by Vice Chairman Sammy Beasley.

Public Hearing for the proposed annexation on Burnett Lane was opened; Gayle Hartsfield of 78 Country Club Lane inquired if the developer would have to put up a fence, what the minimum square footage of the houses would be, where the new street would be located in the development. Director Fisher stated that the developer would not be required to install a fence, the City cannot set a square footage for the houses, the new street location will be reviewed during the site plan consideration. Jena Hackett of 520 Fairway inquired what the steps for annexation are, if approval of the annexation is voted for by the board of mayor and alderman what is the next step, adequate water supply in case of fire. Director Fisher stated that if board of mayor and alderman vote to approve the annexation the developer could submit a zoning application to be considered in the January 6, 2026, planning commission meeting, as with all zoning/rezoning applications the planning commission makes a recommendation to the board of mayor and alderman. Assistant Fire Chief Channel stated that the water concern from a fire a few years ago in that area had been addressed and is no longer an issue.

Public Hearing on the plan of services on Burnett Lane was opened; Gayle Hartsfield of 78 Country Club Lane stated that they had previously had storm drain issues and didn't want to have new issues. Director Fisher stated that drainage for the new development would be considered during the site plan review. Fisher also noted that there is an annual report required on the plan of services.

No public comments were received.

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

The proposed annexation by owner consent was presented for review and recommendation.

Alderman C.H. Sullivan made a motion to recommend approval of the annexation. Annette Johnson seconded the motion. Motion passed.

The Plan of Services for the 27.02 acres on southside of Burnett Lane, was presented for review and recommendation.

Alderman C.H. Sullivan made a motion to recommend approval of the Plan of Services. Annette Johnson seconded the motion. Motion passed.

Alderman C.H. Sullivan made a motion, seconded by Jason Poyner, to adjourn the meeting. Motion passed.

There being no further business, the meeting adjourned at 12:19 p.m.

  
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## MEMORANDUM

**TO:** The Covington Municipal-Regional Planning Commission  
**FROM:** Will Radford, AICP  
**DATE:** January 1, 2026  
**SUBJECT:** Staff Recommendations for the January meeting of the  
 Municipal-Regional Planning Commission.

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### A. Renaissance Design Studio, LLC/Josh Burnette Rezoning Request

#### Background

A rezoning request has been submitted on behalf of Renaissance Design Studio, LLC/Josh Burnette to rezone property in the recently requested annexation area on the South Side of Burnett Lane. The property can be further identified as Parcel 22.01 on Tipton County Tax Map 050. The request is to rezone the property from R-1 (Low Density Residential) to R-1A (Moderate Density Residential). The property does not appear to be located in a federally identified flood hazard area.

#### Analysis

The property in the adjacent subdivision (Country Club Lane) is zoned R-1 (Low Density Residential) District. The subdivision to the south (The Links) is zoned R-1A.

The Planning Commission should consult with Public Works to ensure that future lines and lots can be supported by the existing infrastructure.

#### Recommendation

**Staff recommends in favor of the rezoning request if all above mentioned issues (Utility capacity) has been adequately addressed.**

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 20, 2025  Irrevocable Letter of Credit \$17,000.00	July 3, 2026	August 15, 2026
Barry J. & Melody K. Diggs 247 Holly Grove Road Covington, TN 38019	September 2, 2025  Irrevocable Letter of Credit \$100,000.00	August 19, 2026	September 30, 2026