



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
October 9, 2018

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, October 9, 2018 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Chairman Roy Meadors, Vice-Chairman Rick Wilson, Secretary Sue Arthur, Jerry Trobaugh David Keeton, Mayor Dwayne Cole and Vernon Pairmore.

ABSENT: Planner Will Radford

ALSO PRESENT: Don Cole, James Millican, Code Enforcement/Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 PM. There was a quorum present.

I. APPROVAL OF MINUTES – from September 11, 2018

There was a motion by Vernon Pairmore, seconded by Sue Arthur to approve the minutes from September 11, 2018 as presented. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Resubdivision Lot 13 and 14 – Wooten Oaks Subdivision

Background

A minor subdivision plat has been submitted on behalf of David Jones and Vickie Jones to combine two lots into 1 .86 Acre Lot. The property is located on Wooten Oaks Drive. The property can be further identified as Parcels 13.00 and 14.00 on Tipton County Tax Map 112K, Group A. 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.

Analysis

The proposed "Lot 13" meets the setbacks and lot area requirements of the R-1 district.

Wooten Oaks Circle has the adequate amount of right of way dedicated on the plat.

The plat has the necessary certificates for approval.

Recommendation

Staff recommends approval of the plat.

There was a motion by Rick Wilson, seconded by David Keeton to approve the Resubdivision of Lot 13 and 14 at Wooten Oaks Subdivision as presented. Motion carried, all present voting aye.

B. Quality Tire Master Signage Plan

Background

A Master Signage Plan has been submitted on behalf of Quality Tire and Towing, LLC on Highway 51 South near its intersection with Watson Road. The property can be further identified as Parcel 55.00 on Tipton County Tax Map 127. The property is zoned P-B (Planned Business) District. The Signage Plan is proposing two attached signs and one freestanding sign.

Analysis

The freestanding sign is 17 feet tall according to the plans. This meets the height restriction of the PB District (25 feet).

The attached signs are 50 square feet and 54 square feet. Attached Signs/Wall Signs are allowed 20% of the front wall. Staff does not have the capability of determining the area of the building from the submitted materials. This information should be provided to staff prior to the meeting.

Recommendation

Staff recommends approval of the freestanding sign, but more information is needed to determine attached signs compliance with the sign ordinance.

There was a motion by Vernon Pairmore, seconded by David Keeton to approve the Quality Tire Maser Signage Plan as presented. Motion carried, all present voting aye.

IV. OTHER BUSINESS

A. Text Amendment – Amending the Lot Width Requirements in the R-1 and R-2 districts.

Background

Last month, The Planning Commission discussed the need for increasing the lot width requirements within the R-1 and R-2 district:

Below is the current Lot Width Requirements for the R-1 District

61.5 Minimum Lot Width at Building Line

Single-Family dwellings 70 feet

Staff is proposing the following changes to the Municipal Zoning Ordinance

61.5 Minimum Lot Width at Building Line

Single-family dwellings 100 feet

Below is the current Lot Width Requirements for the R-2 District:

62.5 Minimum Lot Width at Building Line

Single-family dwellings 60 feet

Staff is proposing the following changes to the Municipal Zoning Ordinance

62.5 Minimum Lot Width at Building Line

Single-family dwellings 75 feet

This was sent to the Board of Mayor and Aldermen with a positive recommendation for the September 24, 2018 meeting.

Staff is also asking for consideration in changing the Minimum Lot Area requirements in the R-1 District. Below is the current R-1 Lot Area Requirements

61.4 Minimum Lot Area

Single-family dwellings 12,500 sq. feet

Staff is proposing the following changes the Municipal Zoning Ordinance:

61.4 Minimum Lot Area

Single-family dwellings **10,000 sq. feet**

Below is the current Lot Width Requirements for the R-2 District:

62.5 Minimum Lot Width at Building Line

Single-family dwellings 60 feet

Staff is proposing the following changes the Municipal Zoning Ordinance:

62.5 Minimum Lot Width at Building Line

Single-family dwellings **75 feet**

Recommendation

Staff recommends the Planning Commission send a positive recommendation to the Board of Mayor and Aldermen for the adoption of this amendment.

There was a motion by Rick Wilson, seconded by Sue Arthur to send a positive recommendation to the Board of Mayor and Aldermen for the reduction in the square footage of the R-1 District from 12,500 sq. ft. to

10,000 sq. ft. contingent upon the passing of the Lot Width Ordinance. Motion carried, all present voting aye.

V. **REPORTS**

Mayoral Comments and Issues

The Mayor had no comments for this month meeting.

Building Inspector - Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Jerry Trobaugh to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

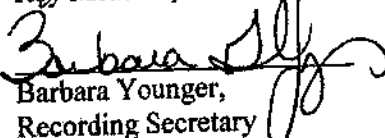
There being no further business, the meeting was adjourned at 6:57 PM.



Roy Meadors, Chairman



Sue Arthur, Secretary



Barbara Younger,
Recording Secretary