



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
December 11, 2018

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, December 11, 2018 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Chairman Roy Meadors, Secretary Sue Arthur, Jerry Trobaugh, David Keeton, Mayor Dwayne Cole and Vernon Paimore.

ABSENT: Vice-Chairman Rick Wilson

ALSO PRESENT: Steve Brigance, Sonny Pittman, Meg McGill, Sherman McGill, Planner Will Radford, 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 November 13, 2018

There was a motion by David Keeton, seconded by Jerry Trobaugh to approve the minutes from November 13, 2018 as presented. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Re-Subdivision Lot 33 Munford Estates – Section A

Background

A minor subdivision plat has been submitted to re-subdivide a 1.63 acre (approximate) lot. The property is located near 434 West Drive. The property can be further identified as Parcel 12.00 on Tipton County Tax Map 112F, 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 according to FIRM #47167C0305F, effective 12/19/20016.

Analysis

The purpose of this plat is to create three (3) new lots from a 1.63 (approximate) acre parent tract.

West Drive is classified as a Minor Residential Street on the Munford Major Road Plan and has an existing 60 foot right of way according to the survey. No further right of way dedication is needed.

The lots meet the minimum lot requirements of the R-1 (Low Density Residential) District. (12,00 sq.ft.)

The plat is showing the necessary certificated for approval.

Recommendation

Staff recommends approval of the plat.

There was a motion by Sue Arthur, seconded by Vernon Pairmore to approve the Re-Subdivision of Lot 33 Munford Estates – Section A. Motion carried, all present voting aye.

B. Village of Green Meadows – Phase IV – Construction Plat

Background

A construction plat has been submitted on behalf of Green Meadows Development Corporation. The properties are located near Watson Road and Green Meadows Boulevard (Proposed extension). The property can be further identified as Parcel number 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05-04-2009.

Analysis

The construction plans have been received by the City Engineer and are in the process of waiting for the City Engineer approval.

The maintenance of the Common Open Space Area needs to be clearly articulated in the notes on the final plat.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

Recommendation

Staff recommends approval of the construction plat upon City Engineer approval.

There was a motion by Mayor Cole, seconded by Sue Arthur to approve the Village of Green Meadows – Phase IV- Construction Plat as presented. Motion carried, all present voting aye.

IV. **REPORTS**

Mayoral Comments and Issues

The Mayor had the following comments:

- Updated the Planning Commission on the Street Light replacement project
- The street dedication #33 Johnnie Jones will be Thursday, December 13, 2018 at the Munford Fire Department.
- Engineers have made recommendations for the standards for paving of Doctors Drive. These standards will hold up to the construction traffic that is anticipated.
- The Munford High School Band will soon be leaving to march in the Rose Bowl Parade.
- The Munford Board of Mayor and Aldermen meeting for December has been moved to December 27, 2018. The regular scheduled date falls on Christmas Day.
- The Mayors appreciation dinner will be held on January 31, 2019.

Building Inspector – Permitting and Enforcement Report

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

The Chairman of the Planning Commission stated that the March Planning Commission meeting will be moved to March 19, 2019. This change is necessary due to elections being held in the board room on March 12, 2019. This date change will be advertised.

There being no further business, the meeting was adjourned at 6:48 PM.

Roy Meadors, Chairman

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary