



City of Munford, Tennessee  
1397 Munford Avenue  
Munford, TN 38058  
City Hall (901) 837-0171  
[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**July 10, 2018**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, July 10, 2018 at 6:35 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, David Keeton, Mayor Dwayne Cole and Vernon Pairmore.

**ABSENT:** Jerry Trobaugh

**ALSO PRESENT:** Cheryl Edwards, Chris Edwards, Tim Michael, Don Cole, Nancy Adkins, Planner Will Radford, Code Enforcement/Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger.

The meeting was called to order at 6:35 PM. There was a quorum present.

**I. APPROVAL OF MINUTES – from June 12, 2018**

*There was a motion by Rick Wilson, seconded by Vernon Pairmore to approve the minutes from June 12, 2018 as distributed. Motion carried.*

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

**A. Grace Point Church Site Plan**

**Background**

A site plan has been submitted to construct a new Church on Munford Avenue near its intersection with Tabb Drive. The property can be further identified as Parcel 10.00 on Tipton County Tax Map 111G, Group B. The property is zoned B-2 (General Business) District. The property consists of 1.39 acres and does not appear to be situated in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0310F, effective on 12/19/2006.

**Analysis**

Staff recommends the site plan be reviewed and approved by the City Engineer in regard to drainage and grading.

There is an existing access point onto Munford Avenue. Staff is unsure from the submitted plans if the existing access is remaining intact or if there will be adjusting, widening, or realigning of it. If so a permit from TDOT may be required.

Staff does not have information regarding Sanctuary Seating at this time. This is needed to determine the required number of parking spaces. (1 space per 3 seats in Sanctuary).

One of the setbacks is incorrectly labeled 30 feet instead of 15 feet.

### **Recommendation**

**Staff recommends approval of the site plan provided the above issues are adequately addressed.**

*There was a motion by Mayor Dwayne Cole, seconded by Rick Wilson to approve the Grace Point Church Site Plan once the following have been completed: City Engineer has approved and reviewed the site plan, drainage and grading, the number of parking spaces has been deemed adequate, the determination of, if the access point needs adjusted, widened, or realigned and if a TDOT permit is required, and the setback is labeled correctly. Motion carried, all present voting aye.*

## **B. Cates-Munford Avenue Minor Subdivision**

### **Background**

A minor subdivision plat has been submitted on behalf of Keitha A. Robinson, Kevyn Steffenson and Calvin Adair to create four lots from 7.2 acre (approximate) parent tract. The property is located near Munford Avenue and Lindsey Lane. The property can be further identified as Parcel 11.00 on Tipton County Tax Map 111. 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 plat is attempting to use an easement to serve multiple lots. This is not permissible according to the Munford Municipal Subdivision Regulations.

#### **4. Access to Lots By Public Way or Private Easement**

Provided, further, that when a permanent easement to a public way is used as access to a lot or tract of land having been or being separated by deed or plat from other property, such easement shall be at least fifty feet (50') in width from and after the time of adoption of these regulations and **shall not be used to provide access to more than one lot or tract of land.**

A portion of the larger tract in the rear says, "to be conveyed to Christopher H. Edwards". If this is the case, then Christopher Edwards needs to be a party to the plat and sign as one of the owners.

The lots meet the lot area, setback, and width requirements of the R-1 district.

### **Recommendation**

**Staff recommends denial of the plat.**

*There was a motion by Vernon Paimore, seconded by Mayor Dwayne Cole to approve the Cates-Munford Avenue Minor Subdivision. Motion carried.*

## **IV. OTHER BUSINESS**

Don Cole asked questions of the Planning Commission regarding the cemetery that is located at the McCullough Farms Subdivision. Planning Commission recommended that the cemetery be on at least 1 acre and that it abide by all other subdivision regulations.

V. **REPORTS**

**Mayoral Comments and Issues**

Mayor Dwayne Cole made a few brief comments:

- The old Bull Market building on Tipton Road has been torn down.
- Monday July 16, 2018 Representative Diane Black, a candidate for Governor, will be visiting.
- The sidewalks are in the final stages.
- 8 local mayors met recently and a major focus was on internet sales and how to recommend regulating them so that cities get their share of the sales tax dollars.
- King Engineering will be inspecting the roads at Glenview Estates to make recommendations for repairing the roads.
- 

**Building Inspector – Permitting and Enforcement Report**

*There was a motion by David Keeton, seconded by Sue Arthur 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 7:20 PM.

\_\_\_\_\_  
Roy Meadors, Chairman

\_\_\_\_\_  
Sue Arthur, Secretary

\_\_\_\_\_  
Barbara Younger,  
Recording Secretary

Immediately following the Planning Commission Meeting, Planner Will Radford provided training for all members present. The training topic was 2018 Legislative Update.