



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
August 14, 2018

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, August 14, 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, Jerry Trobaugh David Keeton, Mayor Dwayne Cole and Vernon Paimore.

ABSENT: Secretary Sue Arthur and Planner Will Radford

ALSO PRESENT: Keith Kirkpatrick, Don Cole, Wayne Boulter, 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 July 10, 2018

There was a motion by David Keeton, seconded by Jerry Trobaugh to approve the minutes from July 10, 2018 as corrected. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Tipton – Wyatt Shankle Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of Tipton Investment Properties, LLC to create two lots from one 7.03 acre parent tract. The property is located near the south end of South Wyatt Shankle Cove. The property can be further identified as Parcel 31.10 on Tipton County Tax Map 113. The property is Zoned R-MH (Residential Mobile Home) District. The property does not appear to be located in a federally identified flood hazard area according to 47167C0315G, effective on 05/04/2009.

Analysis

The plat incorrectly states R-1 zoning instead of R-MH zoning.

South Wyatt Shankle Cove is a minor residential street according to the Munford Major Road Plan and has the adequate amount of right of way dedicated. No additional dedication is required.

The lot meets the setback and area requirements of the R-MH District.

The plat does not address the septic availability for the new lot.

Recommendation

Staff recommends approval of the plat provided the above mentioned issues are addressed.

There was a motion by David Keeton, seconded by Vernon Pairmore to approve the Tipton – Wyatt Shankle Minor Subdivision as presented. Motion carried, all present voting aye.

B. 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

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 David Keeton, seconded by Jerry Trobaugh to table the Text Amendment – Amending the Lot Width Requirements in the R-1 and R-2 districts until the September Planning Commission meeting. Motion carried.

IV. OTHER BUSINESS

None

V. **REPORTS**

Mayoral Comments and Issues

Mayor Dwayne Cole made a few brief comments:

- Police Chief Jim Harger will be retiring. His final day with the city will be September 30, 2018.
- Munford Celebrate 5K is Saturday August 18, 2018.
- The Paving plan is almost finalized. The city hopes to have it completed by late October.
- The City has received notice to proceed on the STP which will include turn lanes at Doctors Drive, Maple Hill and Beaver Road. It will also include sidewalks from Park to College.
- The Cole family will be celebrating the 100th birthday of Mrs. Loree Cole on August 18, 2018.

Building Inspector – Permitting and Enforcement Report

There was a motion by Vernon Pairmore, seconded by Rick Wilson 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 7:06 PM.

Roy Meadors, Chairman

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary