



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
APRIL 11, 2017

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, April 11, 2017 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

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

ABSENT: None

ALSO PRESENT: Pat Harcourt, Steve Brigance, Sonny Pittman, Richard Ali, 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

There was a motion by David Keeton, seconded by Jerry Trobaugh approve the minutes from March 14, 2017 as distributed. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Resubdivision of Lot 5 -- Village of Green Meadows

Background

A minor subdivision plat has been submitted on behalf of Green Meadows Development Corporation to resubdivide 1 lot of Phase 2 of Green Meadows Planned Village Development. The properties are located near McCormick Road and Green Meadows Boulevard. The property can be further identified as Parcel number 5.00 on Tipton County Tax Map #1120, Group B. 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 situated in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

Analysis

According to the preliminary plat for Phase 3, which is also on this meeting's agenda, Lot 4 appears to be increasing in size as well. Is it the intent of the developers to add Lot 4 to this plat or to resubdivide Lot 4 at a later date?

The Plat should give Lot 5 more buildable space and bring it into conformity with other planned lots in the development.

Recommendation

Staff recommends approval of the plat.

There was a motion by David Keeton, seconded by Jerry Trobaugh to approve the resubdivision of Lot 5 – Village of Green Meadows. Motion carried, all present voting aye.

B. Preliminary Plat Village of Green Meadows – Phase 3

Background

A preliminary subdivision plat has been submitted on behalf of Green Meadows Development Corporation to create 26 lots and 1 common open space area of 54,538 sq. ft. The properties are located near McCormick Road and Green Meadows Boulevard. 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 situated in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

Analysis

Lots 4 and 5 are a part of Phase 2 and are increasing in size from the previous phase. Staff had previously advised the developers to resubdivide these as separate lots instead of increasing the size of the lots as part of Phase 3.

Green Meadows Boulevard is being continued as a Collector Street with a 60 foot right of way.

The setbacks are not labeled on the plat. The notes state 25/30 for a rear setback, but the Munford Municipal Zoning Ordinance state 25 for rear setbacks for single family dwellings. Do all lots have a 25 foot rear setback and if not, which lots have a 30 foot rear setback?

Staff is requesting a pumping station easement and a pumping station access easement added to this phase. In addition to this, staff is asking for utility easements added to all property lines.

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

Construction plans are to be required and submitted to the City Engineer after Preliminary Plat approval and must be approved prior to final plat approval.

Recommendation

Staff recommends approval of the preliminary plat provided the Utility Easements and Pumping Station Easements are added to the plat.

There was a motion by Jerry Trobaugh, seconded by Sue Arthur to approve the Preliminary Plat Village of Green Meadows – Phase 3. Motion carried, all present voting aye.

C. Janet Young Minor Subdivision Plat – Resubdivision of Lot 2

Background

A minor subdivision plat has been submitted on behalf of Janet Young to resubdivide a 1 acre tract and 20.82 acre (approximate) lot. The property is located near 2284 Munford-Gilt Edge Road. The property can be further identified as Parcel 8.08 on Tipton County Tax Map 95. The property is zoned FAR (Forestry, Agriculture, Residential) in the Munford Regional Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F, effective on 12/19/2006.

Analysis

Munford-Gilt Edge Road is classified as an arterial street on the Munford Major Road Plan and the plat appears to be dedicating the required right of way.

Staff would prefer the abandoned property lines to be shown on the plat.

Lots fronting on arterial streets in the FAR district require a 60-foot front setback. The lots are showing the adequate setbacks for the FAR district and meet the area requirements.

The plat is missing the certification for septic approval. If the existing structures have existing systems, then an owner's affidavit certifying both systems are in working order is necessary.

Recommendation

Staff recommends approval upon the addition of the septic certificate and the abandoned property lines are shown.

There was a motion by Sue Arthur, seconded by Roy Meadors to approve the resubdivision of the Janet Young Minor Subdivision Plat – Lot 2. Motion carried, all present voting aye.

IV. Other Business

A. Munford Municipal Zoning Ordinance

Planner Will Radford is still working on this project and hopes to have it completed by the May Planning Commission meeting.

V. Reports

Mayoral Comments and Issues

Mayor Dwayne Cole made a few brief comments:

- The Mayor announced that his email had been hi-jacked so please use caution when accepting emails from his account. This email is spam and the city has remedied the problem.
- The Walker Meadows PRD Public Hearing will be held at the April 24, 2017 Board of Mayor and Aldermen meeting.
- The City of Munford Special Census has been completed and verified.

- April 15, 2017 is the scheduled date for the Easter egg drop at the Munford High School football field. This even will start at 10:00 am.
- Relay for Life is scheduled for April 29 and will be held at the City Park.
- May 4, 2017 will be National Day of Prayer and will be located at the City Park.
- Aldermen Johnny Crigger passed away. Alderman Crigger dedicated about 19 years of service to the City of Munford.

Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Mayor Cole 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 7:30 PM.

Gary Fodor, Chairman

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary