



City of Munford, Tennessee
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www.munford.com
Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
December 12, 2017

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, December 12, 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, Mayor Dwayne Cole, Secretary Sue Arthur, Jerry Trobaugh, Roy Meadors and David Keeton.

ABSENT:

ALSO PRESENT: Mickey Strickland, Vernon Paimore, Billy McCormick, Planner Will Radford, Code Enforcement/Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger.

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

I. APPROVAL OF MINUTES

There was a motion by David Keeton, seconded by Rick Wilson to approve the minutes from November 14, 2017, as corrected. Motion carried.

II. OLD BUSINESS

A. None

III. NEW BUSINESS

A. Thomas Tracey Rezoning Request

Background

A rezoning request has been submitted by Thomas Tracey to rezone property located at 173 Simmons Road from B-1 (Neighborhood Business) to R-1 (Low Density Residential) in the Munford Municipal Zoning District. The property can be further identified as Parcel 7.01 on Tipton County Tax Map 144H, Group B. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The Future Land Use Map (2009) is showing the parcel to be a Commercial designation.

The Properties have adjacent P-B zoning to the southeast.

The Planning Commission should consider the development trends of the area and determine what the most appropriate use for the future of the property would be.

The area to the north of the properties is a planned residential subdivision. The B-1 district currently serves a "buffer" zone and transitions from the P-B district to the R-1 and FAR (Regional) districts. The property immediately adjacent to the west has been recently annexed with an R-1 zone established.

Recommendation

Staff recommends in favor of the rezoning request given the parcels adjacent proposed R-1 zoning.

There was a motion by David Keeton, seconded by Rick Wilson to approve the Thomas Tracey Rezoning Request and rezone the property located at 173 Simmons Road, Parcel 7.01 on Tipton County Tax Map 144H, Group B, from B-1 (Neighborhood Business) to R-1 (Low Density Residential). Motion carried, all present voting aye.

B. Munford Municipal Zoning Ordinance – Re-adoption

Minor revision will be made by Planner and the Ordinance should be available for adoption at the January 9, 2018 meeting.

IV: OTHER BUSINESS

V. Reports

Mayoral Comments and Issues

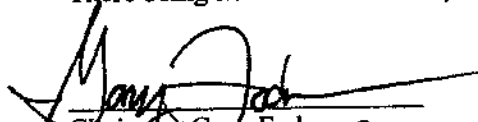
- Merry Christmas to all.
- Mayors Appreciation dinner will be January 11, 2018

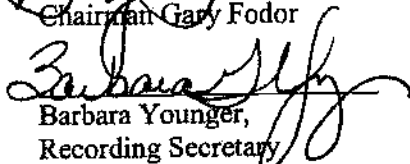
Building Inspector – Permitting and Enforcement Report

There was a motion by Mayor Cole, seconded by Sue Arthur to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

Other Comments: Before the December 12, 2017 Planning Commission meeting was adjourned, Chairman Gary Fodor read a message to the members stating that he has decided to resign from the Planning Commission and the Board of Zoning Appeals effective at the adjournment of this meeting.

There being no further business, the meeting was adjourned at 7:26 PM.


Chairman Gary Fodor


Barbara Younger,
Recording Secretary


Sue Arthur, Secretary

Training: Christmas Light Displays