



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
February 14, 2017

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, February 14, 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: Elizabeth Heiler, Wise Smith, 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 Jerry Trobaugh, seconded by Sue Arthur approve the minutes from January 10, 2017 as distributed. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Patriot Square Commercial Re-subdivisions – Lot 4 and 5

Background

A minor subdivision plat has been submitted on behalf of Munford Development Company to re-subdivide two lots. The total area is approximately 2.3 acres. The properties are located on U.S. Highway 51 near its intersection with Tabb Drive. The properties can be further identified as Parcels 6.00 and 7.00 on Tipton County Tax Map 111G, Group B. The properties are zoned PB (Planned Business) in the Munford Municipal Zoning District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

The plat appears to be missing a flood note noting the area is in a zone X flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

U. S. Highway 51 is classified as an arterial street, on the Munford Major Road Plan. The existing right of way appears sufficient in this area and no further right of way dedication is needed.

Staff asks that the abandoned property line be shown on the plat.

Recommendation

Staff recommends approval upon the addition of the flood note and abandoned property line shown on the plat.

A motion to approve the Patriot Square Commercial Re-subdivision Lot 4 and Lot 5 was made by Sue Arthur. A second to the motion was made by Roy Meadors. Motion carried, all present voting aye.

B. RedMed/Champion Orthopedics Site Plan

Background

A site plan has been submitted by Market Place Development to construct two new medical buildings. The properties are located on U.S. Highway 51 near its intersection with Tabb Drive. The properties can be further identified as Parcels 6.00 and 7.00 on Tipton County Tax Map 111G, Group B. The properties are zoned PB (Planned Business) in the Munford Municipal Zoning District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

The site plan is showing a new intersection on U.S. Highway 51, this requires approval from the Tennessee Department of Transportation. Staff seeks assurances that this approval and the approval of this design has been obtained. The “right in/right out” design as shown is the preference of the planning staff.

Staff prefers the interconnect shown with the adjacent property to the north (Walgreens), in which will provide access to the rest of the development and reduce entrances onto Highway 51.

The number of parking spaces and handicap spaces shown on the site plan appear sufficient.

The grading and drainage plans have been approved by the City Engineer.

Recommendation

Staff recommends approval upon approval of the access point from TDOT.

A motion to approve the RedMed/Champion Orthopedics Site Plan was made by David Keeton contingent upon the approval of the entrance way off U.S. Highway 51 from TDOT. A second to the motion was made by Rick Wilson. Motion carried, all present voting aye.

C. Discussion on Design Standards

Staff will discuss the requiring design standards for multi-family developments with the Planning Commission. Currently, multi-family establishments require site plan review but do not have design guidelines. This has been discussed briefly in the past by the Planning Commission, but no regulations are currently in place.

Staff will prepare a Design Standard for multi-family developments to present at the March 14, 2017 Planning Commission meeting.

Mayoral Comments and Issues

Mayor Dwayne Cole made a few brief comments:

- The City has received the notice to proceed on the Multi-Modal grant. The hope is to have this project finished by the end of the 2017 year.
- The rezoning request for Doctors Drive has been approved by the Board of Mayor and Aldermen..
- The new Fire Truck is in the engineering stages. The City has also purchased a new Brush truck for the Fire Department. The city plans to retire some of the older vehicles.


Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, 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 7:22 PM.



Gary Fodor, Chairman



Barbara Younger,
Recording Secretary



Sue Arthur, Secretary