



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
January 10, 2017

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, January 10, 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 Jerry Trobaugh, David Keeton, Mayor Dwayne Cole, Secretary Sue Arthur, Roy Meadors and Rick Wilson.

ABSENT: None

ALSO PRESENT: Richard Beanblossom, Lonnie Glass, Josh Pittman, 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 to approve the minutes from December 13, 2016 as corrected. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Election of Officers

Chairman Gary Fodor turned the proceedings over to City Planner Will Radford. Mr. Radford opened the floor for nominations for Chairman of the Planning Commission.

David Keeton nominated Gary Fodor for the position of Planning Commission Chairman. Alderman Sue Arthur seconded the nomination. No other nominations were made. Motion carried, all present voting aye.

Meeting was turned back over to Chairman Gary Fodor.

Chairman Gary Fodor called for nominations for Vice-Chairman of the Planning Commission.

Jerry Trobaugh nominated Rick Wilson for the position of Planning Commission Vice-Chairman. The nomination was seconded by Mayor Dwayne Cole. No other nominations were made. Motion carried, all present voting aye.

Chairman Gary Fodor called for nominations for Secretary of the Planning Commission.

Jerry Trobaugh nominated Alderman Sue Arthur for the position of Planning Commission Secretary. The nomination was seconded by David Keeton. No other nominations were made. Motion carried, all present voting aye.

B. Simonton Subdivision – Minor Subdivision Plat

Background

A minor subdivision plat has been submitted on behalf of Simonton Assembly of God to create two lots from a 3.10 acre (approximate) parent tract. The property is located near 4100 Munford-Gilt Edge Road. The property can be further identified as Parcel 31.00 on Tipton County Tax Map 82. 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.

Lots fronting on arterial streets in the FAR district require a 60 foot front setback. The lots are showing the correct 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.

A motion to approve the Simonton Subdivision – Minor Subdivision Plat was made by Jerry Trobaugh. A second to the motion was made by Sue Arthur. Motion carried, all present voting aye.

C. William Kirk Billings – Rezoning Request

Background

A rezoning request has been submitted by William Kirk Billings to rezone a portion of property located near 1903 S. Tipton Road. The property can be further identified as Parcel 35.00 on Tipton County Tax Map 127. The property is zoned R-1 (Low Density Residential) and is requesting to be rezoned to P-B (Planned Business). The request is to rezone just the portion of the parcel south of Tipton Road to PB. The property does not appear to be located in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315F, effective 5/4/2009.

The Planning Commission recommended approval of this request at the November, 2015 Planning Commission meeting provided that a legal description is provided by the applicant. A legal description of the area to be rezoned was not provided and the Ordinance was not prepared or heard by the Board of Mayor and Aldermen.

Analysis

The following is from the November, 2015 minutes:

There was a motion by Sue Arthur, seconded by Nancy Adkins to send a positive recommendation to the Board of Mayor and Aldermen to rezone the Billings property located on the south side of Tipton Road and

Highway 51 from R-1 (Low Density Residential) to PB (Planned Business) except the R-1 area as drawn on a survey and removing the 15 foot right of way. This is contingent on a legal description being provided to Planner Will Radford. Motion carries with a No vote from Rick Wilson and David Keeton.

Given:

The property surrounds parcel 35.07 on Tipton County Tax Map 127 (Hosanna Ministries). That parcel is zoned B-2 (General Business) District. The property is not involved in the rezoning request but can be considered for rezoning.

Due to the property being a large area and access along a major arterial, (Highway 51) P-B is suitable for the area.

The property is designated for Low Density Residential on the Munford Future Land Use Map; however, the Parcel 35.07 is designated as Commercial. The Planning Commission should consider whether or not it is still the intent to leave this area residential.

Recommendation

Staff recommends in favor of the rezoning as the request is consistent with other P-B districts and its location on a major arterial make it conducive to commercial development.

William Kirk Billings rezoning request was withdrawn by Mr. Billings.

Mayoral Comments and Issues

Mayor Dwayne Cole made a few brief comments:

- Updated the Planning Commission on the Ordinance for Doctors Drive. It passed the first reading with the Board of Mayor and Alderman with no issues.
- The Mayor's After Christmas dinner will be held on January 12, 2017 and he hopes everyone will be able to attend.
- The City is doing a Special Census and forms are being mailed to all City of Munford residents. Please fill the Special Census form out and return it as soon as possible.
- The sidewalk project along Munford Ave. is progressing.
- Auditors are working on their audit of the city financials for FY-2016.
- The City of Munford has seen an increase of interest in Residential and Commercial inquires in the last several months.

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 7:00 PM.


Gary Fodor, Chairman


Sue Arthur, Secretary


Barbara Younger,
Recording Secretary