



City of Munford, Tennessee
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Munford, TN 38058
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
July 11, 2017

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, July 11, 2017 at 6:33 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 and Roy Meadors.

ABSENT: Secretary Sue Arthur

ALSO PRESENT: Jeff Gates, Wayne Boulter, Don Cole, Sonny 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 June 13, 2017 as presented. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. RedMed Master Signage Plan

Background

A Master Signage Plan has been submitted by Balton Signs on behalf of RedMed Urgent Care to place new signage on the recently approved medical building site plan. The property is located on U.S. Highway 51 near its intersection with Tabb Drive. The property can be further identified as Parcel 6.00 (Lot 4) on Tipton County Tax Map 111G, Group B. The property is zoned PB (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

The signage plan is proposing one wall sign and one freestanding electronic message board sign.

The wall sign is 30 feet in area and appears to be within the 20% wall requirement of the PB (Planned Business) district.

The freestanding electronic message board sign appears to be within the 81-foot restriction of the PB (Planned Business) district and the placement appears to be at least 10 feet from the property line.

Recommendation

Staff recommends approval of the RedMed Master Signage plan.

There was a motion by Mayor Dwayne Cole, seconded by Rick Wilson to approve the RedMed Master Signage Plan as presented. Motion carried, all present voting aye.

B. Walker Meadow PRD – Construction Plat

Background

A Planned Residential Development (PRD) Preliminary Plan has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for properties along Doctor Drive and McLaughlin Drive. The properties can be further identified as Parcels 2.00, 9.00 and 11.02 on Tipton County Tax Map 111 and Parcel 12.01 on Tipton County Tax Map 111B, Group A. 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 Construction plans have been reviewed by the City Engineer with several suggested changes to be made.

The City Engineer was not favorable to the proposed 30 foot right of way that was approved on the preliminary plat. The preliminary plat was not reviewed by the City Engineer at the time of approval, staff sought approval from the fire chief in regards to driving aisles and turning radius due to the 30 foot right of way.

Approval of construction plans does not constitute approval of a final plat. A final plat is still to be submitted and approved at a later date.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

Recommendation

Staff recommends approval of the construction plat provided the requested changes by the City Engineer are made.

There was a motion by David Keeton, seconded by Rick Wilson to approve the Walker Meadow PRD – Construction Plat as presented. Motion carried, all present voting aye.

C. Happy Valley Section B -- Resubdivision of lots 27 & 28

Background

A minor subdivision plat has been submitted on behalf of David Russell Neese to combine two existing tracts into a 1.92-acre (approximate) tract. The property is located near the intersection of Hannah Marie Drive and PWR Loop. The properties can be further identified as Parcel 27.0 and 28.00 on Tipton County Tax Map 126D. The property is zoned R (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 #47167C0315F, effective on 12/19/2006.

Analysis

The proposed lot meets the setback and lot requirements of the R (Residential) District.

The plat does not have a certificate addressing septic approval and both lots appear to be vacant. Staff needs new certification of septic approval.

Hannah Marie Drive and PWR Loop are not collector status roads, therefore no further right of way dedication is required.

Recommendation

Staff recommends approval of the Happy Valley Section B Resubdivision of Lots 27 and 28 provided septic availability is addressed.

There was a motion by Rick Wilson, seconded by Jerry Trobaugh to approve the Happy Valley Section B Resubdivision of lots 27 and 28 contingent upon approval of the septic permit. Motion carried, all present voting aye.

IV. Other Business

A. Munford Municipal Zoning Ordinance

The proposed Munford Municipal Zoning Ordinance documents have been sent to MTAS and Planner Will Radford is awaiting their review.

Reports

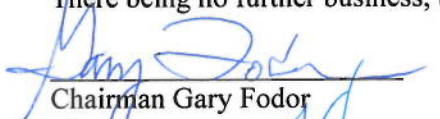
Mayoral Comments and Issues

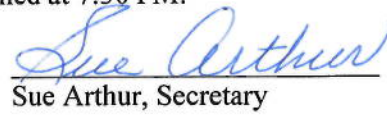
- The Mayor updated the Planning Commission on the sidewalk project.
- Celebrate Independence was rained out and the Celebrate committee is working to reschedule a date in August to have the firework show.
- The City of Munford fiscal year 2018 budget has been approved.
- Griff Fisher is the new director for the Munford Parks and Recreation Department.
- Tipton Road is being repaved and Highway 51 at Charles Place will be getting a turning lane on the northbound side.

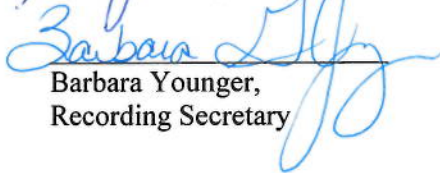
Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Roy Meadors 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.


Chairman Gary Fodor


Sue Arthur, Secretary


Barbara Younger,
Recording Secretary