



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
June 12, 2018

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, June 12, 2018 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Chairman Roy Meadors, Vice-Chairman Rick Wilson, Jerry Trobaugh, David Keeton, Mayor Dwayne Cole and Vernon Paimore.

ABSENT: Secretary Sue Arthur

ALSO PRESENT: Carol Wardell, Robert Wardell, Charles Ennis, Seaton Ennis, Don Cole, Nancy Adkins, 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. There was a quorum present.

I. APPROVAL OF MINUTES – from May 8, 2018

There was a motion by Vernon Paimore, seconded by Jerry Trobaugh to approve the minutes from May 8, 2018 as distributed. Motion carried.

II. OLD BUSINESS

McCullough Farms – Preliminary Plat

Background

A preliminary subdivision plat has been re-submitted on behalf of McCullough Farms, LLC to create 44 lots from a 77.85 acre (approximate) parent tract on Campground Road between Hannah Marie Drive and Joe Joyner Road and to build three new roads. The property can be further identified as Parcel 16.00 on Tipton County Tax Map 126. The property is zoned FAR (Forestry, Agricultural, Residential) District. The property does not appear to be located in a federally identified flood hazard area 47167C0315F, effective on 05/04/2009.

Analysis

Campground Road is designated as Collector Street. The adequate amount of right of way is being shown on the plat.

Staff seeks advice from the Tipton County Road Superintendent as to the condition of Campground Road and whether or not it can support the number of lots being proposed.

The lots are showing just the front setbacks. All setback lines need to be shown on the plat. The front setback lines should be 35 feet, they are labeled correctly on the lots, but incorrectly on the zoning table.

Septic availability areas are not shown on the plat. This is not required on a preliminary plat but is required on the final plat. The developers may wish to address septic on the preliminary phase to ensure the proposed lot layout will suffice.

Recommendation

Staff recommends approval of the plat provided the above mentioned issues are adequately addressed.

There was a motion by Mayor Cole, seconded by Jerry Trobaugh to approve the McCullough Farms Preliminary Plat contingent upon the approval of the Tipton County Public Works director. Motion carried by majority vote. David Keeton voted nay.

III. NEW BUSINESS

A. Eastwood Lot 56 Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of Robert and Carol Wardell to combine two lots into one 1.06 acre tract. The properties are located near 223 Wordon Way and the intersection of Wordon Way and Eastwood Drive. The properties can be further identified as Parcels 17.00 and 18.01 on Tipton County Tax Map 111H, Group E. The properties are zoned R-1 (Low Density Residential) District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/20106.

Analysis

Wordon Way and Eastwood Drive are minor residential streets according to the Munford Major Road Plan and has the adequate amount of right of way dedicated. No additional dedication is required.

The lot meets the setback and area requirements of the R-1 District.

The plat has the necessary certificates for approval.

Recommendation

Staff recommends approval of the plat.

There was a motion by Jerry Trobaugh, seconded by David Keeton to approve the Eastwood Lot 56 Minor Subdivision plat. Motion carried, all present voting aye.

IV. OTHER BUSINESS

Don Cole presented a conceptual plan to the Planning Commission for a potential development of a 200 acre tract of land that could be annexed into the city.

V. REPORTS

Mayoral Comments and Issues


Mayor Dwayne Cole made a few brief comments:

- The old Bull Market building on Tipton Road has been torn down.
- The Emily's Bark Park is now open to the public.
- The sidewalk project is projected to be finished by the end of June.
- The Board of Mayor and Aldermen passed the budget for FY-2019 on the first reading. There will be a second reading at the Board of Mayor and Aldermen meeting on June 25, 2018.

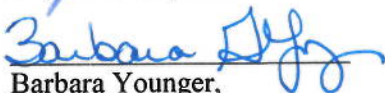
Building Inspector – Permitting and Enforcement Report

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 7:20 PM.


Roy Meadors, Chairman


Sue Arthur, Secretary


Barbara Younger,
Recording Secretary

Immediately following the Planning Commission Meeting, Planner Will Radford provided training for all members present. The training topic was Kelo vs. New London.