



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
June 13, 2017

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, June 13, 2017 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Vice-Chairman Rick Wilson, Jerry Trobaugh, David Keeton and Mayor Dwayne Cole

ABSENT: Secretary Sue Arthur, Roy Meadors and Chairman Gary Fodor

ALSO PRESENT: Rich Ali, Steve Bergaince, Vernon Pairemore, Nancy Adkins, Planner Will Radford and Code Enforcement/Building Inspector Glenn Stringfellow.

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 approve the minutes from May 9, 2017 as presented. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Resubdivision of Lot 4 – Village of Green Meadows

Background

A minor subdivision plat has been submitted on behalf of Green Meadows Development Corporation to resubdivide 1 lot of Phase 2 of Green Meadows Planned Village Development. The properties are located near McCormick Road and Green Meadows Boulevard. The properties can be further identified as Parcel number 4.00 on Tipton County Tax Map #1120, Group B and a portion of Parcel 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. The property does not appear to be situated in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

Analysis

The Certificate of Survey notes “Lot 5”, this should probably be changed to note “Lot 4”.

Lot 4 and the Parent tract (Parcel 1.00) currently have separate owners listed on the property assessor's data. Does this plat need another owner's certificate?

The Plat should give Lot 4 more buildable space and bring it into conformity with other planned lots in the development.

Recommendation

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

There was a motion by Jerry Trobaugh, seconded by Mayor Dwayne Cole to approve the Resubdivision of Lot 4 – Village of Green Meadows as presented. Motion carried, all present voting aye.

B. Village of Green Meadows – Phase III Construction Plat

Background

A construction plat has been submitted on behalf of Green Meadows Development Corporation to create 26 lots and 1 common open space area of 54,538 sq. ft. The properties are located near McCormick Road and Green Meadows Boulevard. The property can be further identified as Parcel number 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. The property does not appear to be situated in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

Analysis

The Construction plans have been reviewed by the City Engineer with several suggested changes to be made. Staff has not been advised of the developer's actions post engineering review at this time.

The Certifications shown are what is required on Construction Plats as per Munford's Municipal Subdivision Regulations. 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.

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 Jerry Trobaugh to approve the Village of Green Meadows – Phase III Construction Plat. Motion carried, all present voting aye.

IV. Other Business

A. Munford Municipal Zoning Ordinance

No action taken.

Reports

Mayoral Comments and Issues

Mayor Dwayne Cole made a brief comment:

- The Mayor updated the Planning Commission on the sidewalk project. .

Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Mayor Dwayne Cole 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 7:15 PM.

Vice-Chairman Rick Wilson

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary