



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
October 11, 2016

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, October 11, 2016 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Chair Gary Fodor, Mayor Dwayne Cole, David Keeton, Jerry Trobaugh and Rick Wilson.

ABSENT: Alderman Sue Arthur, Roy Meadors

ALSO PRESENT: Planner Will Radford, 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 Jerry Trobaugh, seconded by Rick Wilson to approve the minutes from September 13, 2016 as distributed. Motion carried.

II. OLD BUSINESS

MUNFORD MUNICIPAL ZONING ORDINANCE UPDATES

Agreed to table this item until next meeting

III. NEW BUSINESS

A. Farm Bureau Site Plan

Background

A site plan has been submitted on behalf of Parker Properties South, LLC for the purposes of constructing a new Farm Bureau Insurance Office. The property is located near McLaughlin Avenue and Highway 51 in Munford, TN. The property can be further identified as Parcel 2.00 on Tipton County Tax Map 111C, Group C. The property is zoned P-B (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 parking requirements for insurance offices state that the Planning Commission has the power to determine the appropriate number. The site plan has an adequate number of parking spaces when applying the "Finance Insurance and Real Estate" standard of 1 space per 250 sq. ft. of the same category.

The site plan and grading plans has been reviewed and approved by the City Engineer. The City Engineer noted that the 4 inch drainage pipe could create a significant maintenance problem.

Staff has asked for the distance between the proposed curb cut location and the existing McDonalds location to better determine that the new location will cause a traffic concern.

Staff has asked for more detailed plans in regards to landscaping, signage, architectural review.

Recommendation

Staff withholds a positive recommendation at this time. Staff has notified the developer of the above concerns.

A motion to table the request for approval on site plan as presented was made by Mayor Dwayne Cole. A second to the motion was made by David Keeton. Motion carried, all present voting aye.

B. Margaret Biggs Rezoning Request

Background

A rezoning request has been submitted by Margaret Biggs for properties on Munford Avenue. The request is to be rezoned from B-2 (General Business) to R-1 (Low Density Residential) in the Munford Municipal Zoning District. The properties are located at or near 525 Munford Avenue and can be further identified as Parcel 69.00 on Tipton County Tax Map 111 and Parcel 8.00 on Tipton County Tax Map 111H. 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 Future Land Use Map (2009) is showing the parcels to be Low Density Residential but next to a Commercial designation.

The properties have adjacent R-1 zoning to the west and south.

Munford Avenue is designated as an Arterial Street which makes the area more suitable for Commercial Development.

The Planning Commission should consider the development trends of the area and determine what the most appropriate use for the future of the property would be.

Recommendation

Staff recommends in favor of the rezoning due to the Future Land Use Map and the adjacent R-1 zoning.

A motion to deny the request as presented was made by Jerry Trobaugh. A second to the motion was made by David Keeton. Motion carried, all present voting aye.

C. Re-schedule November 8th Meeting

November 8th Planning Commission meeting will be rescheduled to November 15th at 6:30 PM due to Election Day activities in City Hall.

IV. **REPORTS**

Mayoral Comments and Issues

Mayor Dwayne Cole made a few brief comments:

Building Inspector – Permitting and Enforcement Report

There was a motion by Mayor Cole, seconded by Jerry Trobaugh 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 8:15 PM.



Gary Fodor, Chair



Sue Arthur, Secretary



Sherry Yelvington, City Recorder