



MARCH 9, 2010

The Munford Municipal-Regional Planning Commission met on Tuesday, March 9, 2010 at 6:30 P.M. in the Munford Municipal building located at 69 College Street with the following:

PRESENT: Chairman Jerry Trobaugh, Vice- Chairman Keith Jones, Mayor Cole, Sue Arthur, Gary Fodor, Nancy Adkins, David Keeton.

ALSO PRESENT: Principal Planner Shelton Merrell, Building Inspector/Code Enforcement Officer Albert Bell, Doug Starnes and Jane Riggen.

The meeting was called to order at 6:30 P.M. There was a quorum present.

There was a motion by Keith Jones, seconded by David Keeton, to approve the minutes of January 12, 2010. Motion carried.

OLD BUSINESS:

There was no old business

NEW BUSINESS:

A: REVIEW OF THE JONES-WALKER FIELD ROAD SUBDIVISION PLAT.

Donald R. Cole and Associates has submitted a plat on behalf off Mr. Donald K. Jones in order to subdivide property located on Hard Times Drive. Said property consists of 23.9 acres and is zoned R-MH (Residential-Mobile Home). The subject property does not appear to be within an established area of one percent chance of periodic flooding. It is owned by Mr. Donald K. Jones and is further described as tax parcel 03.01, Tipton County tax map 081.

Analysis: The plat depicts the creation a one-acre lot with an existing residential structure at the end of a 1434.62 +/- feet private drive. It also illustrates a lake located along the southern right-of-way of Hard Times Drive as well as a pond north of the proposed one-acre lot. There are four (4) existing lots which contain residential structures fronting along said Hard Times (private)

Drive. These lots also possess frontage along Akins Store Road. However, their primary access is via Hard Times (private) Drive.

The plat depicts a proposed 320' extension of the 50' access easement (Hard Times Drive) to connect on to the proposed lot. Staff has the following concerns:

- 1) The plat does not have any flood map references;
- 2) The plat does not illustrate a 10' utility easement;
- 3) The private drive exceeds the maximum length of 1200' as prescribed within Article V, Section B (20)(b) of the Munford Regional Subdivision Regulations.

The maximum length of private drives are to be consistent with what is required for public streets (Article VI, Section E (5)(a)).

- 4) The pavement width is not adequate for the development. Article VI, Section E (4) of the Munford Regional Subdivision Regulations states *pavement width of twenty-four (24) feet for two-way traffic shall be required, if the development has 25 dwelling units or less.* Staff has driven on Hard Times Drive and has determined the existing width is not sufficient enough for two-way traffic. It is definitely not enough room for a fire truck to access the property.
- 5) The existing Hard Times (private) Drive does not contain a T-type or circular turnaround as prescribed within Article VI, Section E (5)(b).
- 6) The plat illustrates a fire hydrant located approximately 1,434.62 +/- feet away from the proposed lot. This exceeds the maximum of 500' distance requirements for fire hydrants.
- 7) The proposal leaves a remnant of three (3) extra lots by default due to the placement of Hard Times Drive and the proposed one acre lot division. The areas which contain the lake and the pond are greater than 5 acres. However, the property located south of the existing Lots 5, 6, 7, 8 and 9 of Jones Akin Store Road Subdivision Section B is probably less than 5 acres. It should be labeled as a lot.

Recommendation:

Staff recommends the planning commission defer approval of the submitted plat until a revised one is submitted which address the aforementioned deficiencies.

Item was withdrawn from the agenda.

OTHER BUSINESS:

A: REVIEW OF THE MUNFORD MUNICIPAL SUBDIVISION REGULATION AMENDMENT PERTAINING TO NUMBER OF DAYS FOR PLAT APPROVAL.

Background/ Analysis:

Tennessee Code Annotated has been amended in order to make the number of days for plat approval within municipalities consistent with what is required for regions. Regional regulations call for 60 days to approve plats. The municipal regulations currently read plats shall be approved within 30 days. Members were given a copy of the proposed resolution for review.

Discussion followed.

B: MR. DAN FRAZIER, WEST TENNESSEE RURAL PLANNING ORGANIZATION

Mr. Dan Frazier, AICP Memphis Area RPO Coordinator spoke with committee members to inform them about the West Tennessee (RPO) Rural Planning Organization program and its function. The formation of the RPOs enables local officials, community leaders, and citizens to voice their opinions on all current transportation projects. The RPO looks at local and regional needs in all modes of transportation, and make recommendations to TDOT on improving state routes and highways that are maintained by TDOT.

He encouraged committee members to attend West Tennessee RPO meetings so they can provide their input and be informed on specific outreach activities. A question and answer session followed his presentation.

REPORTS:

A: BUILDING INSPECTOR-PERMITTING AND ENFORCEMENT REPORT:

Accepted as presented

B: REPORT ON OUTSTANDING BONDS (LETTERS OF CREDIT)

Letter of Credit on TBL, LLC has expired. Mr. Keith Barger, Patriot Bank was contacted and he stated that there has been another Letter of Credit issued and is awaiting signature by TBL, LLC.

Letter of Credit on Dr. P.W. Reed will expire April 13, 2010. Mr. Jerry Dupriest, Patriot Bank has advised that the Letter of Credit will automatically be renewed.

There being no further business, the meeting was adjourned on a motion by Mayor Cole, seconded by David Keeton. Motion carried.

Chairman Jerry Trobaugh adjourned the meeting at 8:45 P.M.

Jerry Trobaugh, Chairman

Gary Fodor, Secretary

Barbara Younger, Recording Secretary