



CITY OF MUNFORD MUNICIPAL-REGIONAL PLANNING
COMMISSION

MINUTES – November 23, 2020

Special Called Meeting – Thursday November 23, 2020, 5:00 P.M.
Municipal Building, 70 College Street, Munford, Tennessee

PRESENT: Vice-Chairman Rick Wilson, Secretary Sue Arthur, John Moren, Mayor Dwayne Cole, David Keeton, and Vernon Pairmore.

ABSENT: Chairman Roy Meadors

ALSO, PRESENT: Paul Frazier, Janice Bomar, Sherry Bennard, Vickie Sutphin, Tommy Sutphin, Pinky Dykes, Code Enforcement/Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger.

I. CALL TO ORDER

The meeting was called to order at 5:00 PM by Vice-Chairman Rick Wilson

II. ESTABLISH A QUORUM

Vice-Chairman Wilson noted the Commission had a quorum.

III. APPROVE MINUTES

Vice-Chairman Wilson presented the minutes from the Regular Monthly Meeting of November 10, 2020. *Motion was made by Vernon Pairmore to approve the Planning Commission meeting minutes from November 10, 2020. The motion was seconded by David Keeton. Motion carried, all members present voting aye.*

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Central Park Subdivision – Phase I – Final Plat

Background

A final subdivision plat has been submitted on behalf of PFMT Holdings LLC to create 10 lots. The properties are located near Charles Avenue and Colonial Drive. The property can be further identified as Parcel number 79.00 on Tipton County Tax Map #111. The area is zoned R-2

(Medium Density Residential) District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

This phase of the subdivision was part of an overall preliminary plat approval that included 46 lots. The Preliminary and Construction Plats for the entire development were approved in October 2019.

The lots meet the requirement of the R-2 district. (8,000 sq.ft.)

The area to the east of Lot 8 is showing a 20-foot access easement to the property to the north, If this is a new easement, it should be 50 feet in width per Munford's Subdivision Regulations.

g. Permanent Easement, Vehicular – A permanent easement is a private street or road that is maintained by a landowner or a homeowners association. It must have a right-of-way of at least fifty feet (50') and can only service one (1) lot if the road or street does not meet the adopted municipal road standards.

Is this area to be a common open space? If so, it should be noted on the plat.

Construction Plat staff report stated that a development contract was requested by the City prior to final plat approval.

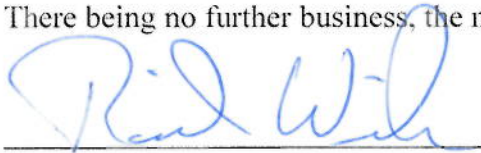
The plat is showing necessary certificated for approval.

Recommendation

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

David Keeton made a motion to approve the Central Park Subdivision – Phase 1 – Final Plat as presented. The motion was seconded John Moren. Motion carried. All present voting aye.

There being no further business, the meeting was adjourned at 5:05 P.M.



Vice-Chairman Rick Wilson



Sue Arthur, Secretary



Recording Secretary, Barbara Younger