



City of Munford, Tennessee
1397 Munford Avenue
Munford, TN 38058
City Hall (901) 837-0171
www.munford.com
Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
August 10, 2021

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, August 10, 2021 at 6:30 P.M. With the following:

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

ABSENT: None

ALSO, PRESENT: Wayne Boulter, Sherman McGill, Kevin Ledford, Sonny Pittman, Planner Will Radford, Code Enforcement /Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 PM by Chairman Roy Meadors. There was a quorum present.

I. APPROVAL OF MINUTES – from July 13, 2021

There was a motion by Vernon Pairmore, seconded by Rick Wilson to approve the minutes from July 13, 2021 as presented. Motion carried all present voting aye

II. OLD BUSINESS - None

III. NEW BUSINESS

A. McCormick Hill Preliminary Plat

Background

A preliminary subdivision plat has been submitted by Wayne Boulter to create 233 lots and new road construction along McCormick Road and Campground Road in the recently annexed portion of Munford, TN. The property can be further identified as Parcel 16.00 on Tipton County Tax Map 126. A portion of the property appears to be located in a Zone AE Flood Hazard Area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The lots meet the lot area requirements (8,000 sq. ft. Lot Area) and the setback requirements of the R-2 district.

The subdivision is creating 4 access points to Campground Road. There are two access points in the northern phase and 78 lots. The Southern phases (Lots 1 through 145) have multiple roads and two

access points to Campground Road. The remaining section contains 9 lots that front on McCormick Road.

- d. **Number of Access Points** – Residential developments with more than fifty (50) lots or dwelling units shall have at least two (2) separate points of public road access. Developments with two hundred (200) lots or dwelling units shall have at least three (3) separate points of public road access.

Sidewalks, Curb and Gutter are required for new major subdivisions within the City according to Munford's Municipal Subdivision Regulations:

The developer shall install, at their expense, sidewalks, curbs and gutters, curb cuts and driveway aprons and handicap ramps within the subdivision and within the right-of-way of all existing streets bordering the subdivision, under conditions specified herein.

Sidewalks shall be required to be installed by the developer on either or both sides of the street within the right-of-way of all new streets and may be required along any street if so desired by the Planning Commission when the Planning Commission deems it necessary for Public Safety.

Construction plans are to be required and submitted to the City Engineer after Preliminary Plat approval and must be approved prior to final plat approval.

The Munford Fire Department should approve the layout of the roads.

All road names should be approved by Tipton County E-911.

Recommendation

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

There was a motion by David Keeton, seconded by Mayor Dwayne Cole to approve the McCormick Hills Preliminary Plat as presented. Motion carried, all present voting aye.

B. Wooten Farms Minor Subdivision Plat

Background

A minor subdivision plat has been submitted on behalf of Wooten Enterprises to create three lots near 637 Tipton Road. The property can be further identified as Parcel 33.00 on Tipton County Tax Map 112. The property is 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 #47167C0305F, effective on 12/19/2006.

Analysis

This plat is labeled Lots 4, 5 and 6. Lots 1, 2 and 3 were approved by the Planning Commission in March, 2020. Six lots meet the definition of a Major Subdivision according to the Munford Municipal Subdivision Regulations. While no utility or road construction is required, this should be subject to further review considering the potential development of six lots. Staff recommends this subdivision be reviewed by the City Engineer for drainage purposes.

The purpose of this plat is to create 3 new lots from a 194 (approximate) acre parent tract.

Tipton Road is classified as an Arterial Street on the Munford Major Road Plan and has an existing 80 foot right of way according to the survey. No further right of way dedication is needed.

The lots meet the minimum lot requirements (10,000 sq. ft.), Lot width (100 feet), and setback requirements of the R-1 District

The plat has the necessary certificated for approval.

Recommendation

Staff recommends approval of the plat subject to City Engineer approval.

There was a motion by John Moren, seconded by Sue Arthur to approve the Wooten Farms Minor Subdivision as presented. Motion carried, all present voting aye.

IV. OTHER BUSINESS

V. REPORTS

Mayoral Comments and Issues

- Fire Chief Alan Barkelew is still in serious condition and in need of our prayers.
- Public Works Director and team has met with MTAS for a street evaluation and to have MTAS assist with a 5 year plan based on road conditions and traffic.
- The City has hired a new employee to assist at the Water Plant. This will allow Justin Barkelew to concentrate on other areas where he is needed.
- The Board of Mayor and Alderman have passed the 2021-2022 budget.
- There is a new entrance for Munford Elementary School for drop off. This will help with the traffic flow and congestion at drop off times.
- The city is in the final preparation stages for the Veterans Plaza Grant.
- Covid variant is still a major concern.

Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by John Moren to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

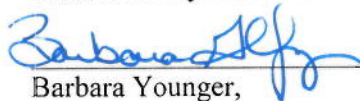
There being no further business, the meeting was adjourned at 7:33 PM.



Chairman Roy Meadors



Sue Arthur, Secretary



Barbara Younger,
Recording Secretary

Planning Commission and Board of Zoning Appeal members all received training before the Planning Commission meeting. Topic: Training Board of Zoning Appeals Authority and Responsibility