



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
November 10, 2020

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, November 10, 2020 at 6:30 P.M. in the Munford Municipal building located at 70 College Street 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:

ALSO, PRESENT: Rich Ali, Wayne Bouler, Aldermen Deborah Reed, Pinky Dike, 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 October 22, 2020

There was a motion by David Keeton, seconded by Vernon Pairmore to approve the minutes from October 22, 2020 as presented. Motion carried.

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Village of Green Meadows – Re-subdivision of Lots 8 and 9

Background

A minor subdivision plat has been submitted on behalf of Green Meadows Development Corporation to re-subdivide one 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 #120 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 05/04/2009.0

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 Rick Wilson, seconded by Sue Arthur to approve the Village of Green Meadows – Re-subdivision of Lots 8 and 9 as presented. Motion carried, all present voting aye.

B. Garden Hills Subdivision Preliminary Plat

Background

A preliminary plat has been submitted on behalf of Munford Development Company. The property is located on Giltedge Road near its intersection with Countryside Drive. The property can be further identified as Parcel number 67.00 on Tipton County Tax Map #95. 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 Tipton County FIRM panel #47167C0305G, effective on 12/19/2006.

Analysis

Staff has asked for clarification on the lot widths of Lots 3,4,5 and 46 to ensure it complies with the 75 lot width requirements.

Sidewalks, Curb and Gutter is 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.

Staff seeks approval by the Munford Fire Department to ensure adequate maneuvering room and access throughout the development.

The road name Countryside Drive needs to be reviewed by Tipton County E-911.

Countryside Drive appears to be developed as a Collector Street and is showing a 60 feet right-of-way. A temporary turnaround is preferred at the end of Countryside Drive at the is time. Countryside Drive should be able to serve future development and more access points to the development can be created in future subdivisions.

The maintenance of the Common Open Space Area needs to be clearly articulated in the notes on the final plat.

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.

Recommendation

Staff withholds a recommendation of approval at this time until the above mentioned items are adequately addressed.

There was a motion by Mayor Cole, seconded by John Moren to approve the Garden Hill Subdivision Preliminary Plat as presented. Motion carried, all present voting aye.

IV. OTHER BUSINESS – None

V. REPORTS

Mayoral Comments and Issues

- Deborah Reed was introduced as the City of Munford newest Aldermen
- The Rezoning for Highway 51 went to Board of Mayor and Aldermen. This rezoning has passed the first reading. The second reading and Public hearing will be at the November 23, 2020 meeting of the Board of Mayor and Aldermen.
- Congressmen Kustoff and other Congressmen are working on the US Postal Service Kiosk issues that multiple cities are having an issue with.

Building Inspector – Permitting and Enforcement Report

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

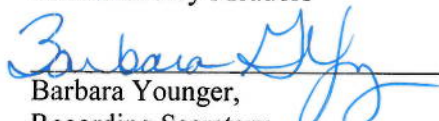
There being no further business, the meeting was adjourned at 6:50 PM.



Chairman Roy Meadors



Sue Arthur, Secretary



Barbara Younger,
Recording Secretary