



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
January 8, 2019

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, January 8, 2019 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, Jerry Trobaugh, David Keeton, Mayor Dwayne Cole and Vernon Pairmore.

ABSENT: Glenn Stringfellow

ALSO PRESENT: Gabriel Mullins, Terry Mullins, Planner Will Radford, and Recording Secretary Barbara Younger

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

I. APPROVAL OF MINUTES – from December 11, 2018

There was a motion by Jerry Trobaugh, seconded by Vernon Pairmore to approve the minutes from December 11, 2018, 2018 as presented. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Election of Officers

Chairman Roy Meadors turned the proceedings over to Planner Will Radford to start the election process. Will Radford opened the floor for nominations for Chairman of the Planning Commission.

David Keeton nominated Roy Meadors for the position of Planning Commission Chairman. Jerry Trobaugh seconded the nomination.

Mayor Dwayne Cole made a motion to cease the Chairman Election process, seconded by Sue Arthur. No other nominations were made. Motion carried, all present voting aye.

Meeting was turned over to Chairman Roy Meadors.

Chairman Roy Meadors called for nominations for Vice-Chairman of the Planning Commission.

Jerry Trobaugh nominated Rick Wilson for the position of Planning Commission Vice-Chairman. David Keeton seconded the nomination.

David Keeton made a motion to cease the Vice-Chairman Election process, seconded by Mayor Cole. No other nominations were made. Motion carried, all present voting aye.

Chairman Roy Meadors called for nominations for Secretary of the Planning Commission.

Jerry Trobaugh nominated Sue Arthur for the position of Planning Commission Secretary. Vernon Pairmore seconded the nomination.

Mayor Dwayne Cole made a motion to cease the Secretary Election process, seconded by David Keeton. No other nominations were made. Motion carried, all present voting aye.

Elections for 2019 stand as:

Roy Meadors – Chairman

Rick Wilson – Vice-Chairman

Sue Arthur – Secretary

B. Gabriel Mullins Rezoning Request

Background

A rezoning request has been submitted by Gabriel Mullins to rezone approximately 5.97 acres of property located in the Pristine Lake Subdivision near Pristine Cove. The property can be further identified as Parcel 13 on Tipton County Tax Map 145E Group B. The request is for the property to be rezoned from B-1 (Neighborhood Business) District to R-1 (Low Density Residential) District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The property has adjacent R-1 Zoning to the north.

The property appears to be landlocked. A staff report on a previous subdivision in this area on August 1, 2014, suggest the lot is being served by an access easement.

The property layout makes it unlikely to be utilized by the P-B zone to the east that is located on Highway 51.

The Future Land Use Map designates this area as commercial. It should be noted that recent zoning changes and annexations in the area has suggested the trend for this area is towards residential.

Recommendation

Staff recommends in favor of the rezoning request due to the adjacent zoning and lack of access that would be necessary for commercial development.

There was a motion by Vernon Pairmore, seconded by David Keeton to approve the Rezoning request from Gabriel Mullins to rezone the property described above from B-1 (Neighborhood Business) District to R-1 (Low Density Residential) District. Motion carried, all present voting aye.

IV. OTHER BUSINESS

Principal Planner Will Radford reminded the Planning Commission members that their Statement of Interest forms are due to the State of Tennessee by January 31, 2019.

V. REPORTS

Mayoral Comments and Issues

The Mayor had the following comments:

- The City of Munford is preparing to advertise for the demolition of the Cowboy Building.
- Paving projects will be delayed for the next couple of months as the paving plant will be shut down.
- Glenn Stringfellow is absent tonight. He is attending a ceremony honoring his step-father as Tipton County Veteran of the Month.
- The City of Munford is preparing to advertise for bids for paving Doctors Drive and Glenview Subdivision.
- There will be a meeting with the property owners on the corner of Beaver Road and Munford Avenue to discuss right of way and widening at this intersection


Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Sue Arthur 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 6:56 PM.


Roy Meadors, Chairman


Sue Arthur, Secretary


Barbara Younger,
Recording Secretary