



City of Munford, Tennessee  
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[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**February 12, 2019**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, February 12, 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 Paimore.

**ABSENT:** n/a

**ALSO PRESENT:** Foster Turnage, Janell Turnage, Wes Ashworth, Roy Lamica, Sherman McGill, Sonny Pittman, Marc Diaz, Planner Will Radford, Code Enforcement /Building Inspector Glenn Stringfellow 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 January 8, 2018**

*There was a motion by Rick Wilson, seconded by David Keeton to approve the minutes from January 8, 2019 as presented. Motion carried.*

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

**A. Lot 1 – Foster E. Turnage Minor Subdivision**

**Background**

A minor subdivision plat has been submitted on behalf of Foster E. Turnage Jr. to create a 1 (one) acre tract with a new platted 50' access easement. The property is located near 15203 U.S. Highway 51 South. The property can be further identified as Parcel 72.00 on Tipton County Tax Map 127. 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 #47167C0315G, effective on 05/04/2009.

Analysis

The purpose of the plat appears to be to separate an existing house on a new lot from its 37 (approximate) acre parent tract.

The property will be using an existing access point on U.S. Highway 51.

The plat is showing the necessary certificates for approval.

Recommendation

**Staff recommends approval of the plat.**

*There was a motion by Sue Arthur, seconded by Vernon Pairmore to approve the Lot 1- Foster E. Turnage Minor Subdivision plat as presented. Motion carried, all present voting aye.*

**B. Gateway Baptist Church – Site Plan**

Background

A site plan has been submitted on behalf of Gateway Baptist Church to use an existing building and convert it into a Church. The property is located at 145 Joe Joyner Road in Munford's Planning Region. The property is zoned R (Residential) District. Churches are a Use Permitted on Appeal in the R District. The property does not appear to be located in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G dated May 4, 2009.

Analysis

The Church was granted permission to establish on this lot in May, 2015 as a Use Permitted on Appeal by the Board of Zoning Appeals. The building was existing at that time.

The site plan consists of improvement to the parking facilities and the addition of sidewalks near the building.

The parking requirement for Churches is 1 space per 2 seats in the auditorium. Staff has been advised the church is set up for 75 seats in the sanctuary for church service. The proposed parking meets the requirement.

The site has existing access onto Joe Joyner Road.

Staff notes the building is currently non-conforming in its placement on the lot. The building is existing. Future development of the lot will be required to comply with the setbacks of the lot.

Staff is asking that the parking layout be reviewed by the Munford Fire Department to ensure adequate turn- arounds and fire protection.

The site plan has been reviewed and approved by the City Engineer.

**Recommendation**

**Staff recommends approval of the site plan.**

*There was a motion by David Keeton, seconded by Jerry Trobaugh to approve the Gateway Baptist Church Site Plan as presented. Motion carried, all present voting aye.*

**C. Wooten West Drive Minor Subdivision Plat**

**Background**

A minor subdivision plat has been submitted to re-subdivide a 1.63 acre (approximate) lot. The property is located near 434 West Drive. The property can be further identified as Parcel 11.00 on Tipton County Tax Map 112F, Group A. 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**

The purpose of this plat is to create 4 new lots from a 5.01 (approximate) acre parent tract.

West Road is classified as a Minor Residential Street on the Munford Major Road Plan and has an existing 60 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.**

*There was a motion by Sue Arthur, seconded by Jerry Trobaugh to approve the Wooten West Drive Minor Subdivision Plat as presented. Motion carried, all present voting aye.*

**D. Central Park Subdivision – Preliminary Plat**

**Background**

A preliminary subdivision plat has been submitted on behalf of Marc Diaz to create 38 lots. The properties are located near Charles Avenue and Laurel Lane. The property can be further identified as Parcel number 79.00 on Tipton County Tax Map #111. The area is zoned R-1 (Low Density Residential) District and R-2 (Low 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**

Staff is showing a different FIRM number than what is being shown on the plat. The plat lists FIRM #47167C0305F.

The certificate for approval refers to Piperton Planning Commission and needs to be changed to Munford Planning Commission.

All lots appear to have the required 50 feet of road frontage and 75 feet in width at the Building Line.

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.

Staff is asking the road layout, especially "Cove B" to be reviewed by the Munford Fire Department to ensure adequate fire protection can be provided to the lots.

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 recommends approval subject to approval by the Munford Fire Department and the above mention changes being made. (Certificate and Flood Note)**

*There was a motion by Vernon Paimore, seconded by David Keeton to approve the Central Park Subdivision – Preliminary Plat contingent upon the flood note being changed and/or corrected and the name of Piperton Planning Commission being changed to the Munford Planning Commission. Motion carried, all present voting aye.*

Jerry Trobaugh recused herself from the discussion and the vote.

#### **IV. OTHER BUSINESS**

Principal Planner Will Radford will work on a definition and rules, for small cell towers, to present to the Planning Commission at the March 2019 Planning Commission meeting.

#### **V. REPORTS**

##### **Mayoral Comments and Issues**

The Mayor had the following comments:

- Walker Meadows subdivision has started construction.
- The proposals for the demolition of the Cowboy building are due Friday.
- There will be a speed limit change on Tipton Road.
- The city is still working on the turn lane at Beaver Road.

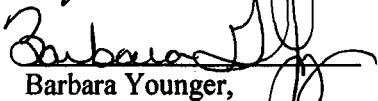
**Building Inspector – Permitting and Enforcement Report**

*There was a motion by Rick Wilson, seconded by Jerry Trobaugh 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 7:12 PM.

  
Roy Meadors, Chairman

  
Sue Arthur, Secretary

  
Barbara Younger,  
Recording Secretary