



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
May 14, 2019

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, May 14, 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: None

ALSO PRESENT: JD Chumley, Jeanette Pruett, Janice Bomar, Wayne Boulter, Jody Freeman, Planner Will Radford and Code Enforcement /Building Inspector Glenn Stringfellow.

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

I. APPROVAL OF MINUTES – from April 9, 2019

There was a motion by Vernon Paimore, seconded by David Keeton to approve the minutes from April 9, 2019 as presented. Motion carried.

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Car Wash USA – Site Plan

Background

A site plan for Car Wash USA Express has been submitted for review by the Munford Municipal-Regional Planning Commission. The proposed site plan is located at the intersection of U.S. Highway 51 and Munford Avenue. The property can be further identified as Parcel 1.00 on Tipton County Tax Map 111G. The property is zoned B-2 (General Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

Sidewalks are shown on the site plan and will be installed by the developer at the developer's expense.

The site plan is showing 12 parking spaces but no designated disabled parking. The Munford Municipal Zoning Ordinance has the following standard for Car Wash:

Car Wash, Full Service	1 space per 1,000 sq. ft. total floor space
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The parking is sufficient as shown on the site plan.

Drainage and grading plans have been approved by the City Engineer. TDOT will seek assurances that no run-off will flow into the state right-of-way.

The building appears to meet all of the setbacks and lot requirements of the B-2 zoning district.

The site plan shows detailed landscaping plans that appear to be in compliance with the Zoning Ordinance. This is described in the B-2 district as follows:

Commercial streets may be planted. Trees shall not obstruct the visibility of storefronts from the street. Trees shall limb up a minimum of twenty feet (20') at maturity.

Parking areas shall have a minimum of ten percent (10%) landscaped area. Landscaping includes, but is not limited to trees, flowers and shrubs.

Recommendation

Staff recommends approval of the site plan.

There was a motion by David Keeton, seconded by Rick Wilson to approve the Car Wash USA – Site Plan as presented. Motion carried, all present voting aye.

B. Roy Sutherland Rezoning Request

Background

A rezoning request has been submitted on behalf of Roy Sutherland to rezone property on Munford Avenue from R-1 (Low Density Residential) to B-3 (Central Business) District. The property can be further identified as Parcel 2.00, on Tipton County Tax Map 111. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

The property has access to Munford Avenue which is an arterial street. This would prove conducive to commercial development.

The property has adjacent B-3 zoning to the west.

Staff has some concerns with extending the B-3 district further as it is designed to be a “downtown district” with no setback regulation which allow existing older buildings to be in conformance with the zoning ordinance.

Recommendation

Staff recommends in favor of the request due to the adjacent zoning and its location on an arterial street.

There was a motion by Mayor Dwayne Cole, seconded by Sue Arthur to approve the Roy Sutherland Rezoning request from R-1 (Low Density Residential) District to B-3 (Central Business) District. Motion carried, all present voting aye.

C. Munford Development Company Rezoning Request

Background

A rezoning request has been submitted on behalf of Charles Walker Residuary Trust to rezone property on Munford Avenue from B-2 (General Business) District to R-2 (Medium Density Residential) District. The property can be further identified as Parcel 6.00, On Tipton County Tax Map 112D, Group D. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

The purpose of the plat appears to be combining two lots into a 3.1 acre tract. The new tract meets the setbacks and lot area of the R-2 District.

There is no additional right of way dedication required as part of this subdivision.

The plat is showing the necessary certificates for approval.

Recommendation

Staff recommends approval of the plat.

There was a motion by Jerry Trobaugh, seconded by Vernon Pairmore to approve the Munford Development Company Rezoning request from B-2 (General Business) District to R-2 (Medium Density Residential) District. Motion carried, all present voting aye.

D. James Chumley Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of James Chumley to combine two lots into a 3.1 acre (approximate) parent tract. The property is located near 279 Haley Lane. The properties can be further identified as Parcels 57.00 and 58.00 on Tipton County Tax Map 81N, Group A. The property is zoned R (Residential) District in Munford's Planning Region. 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

The purpose of the plat appears to be combining two lots into 3.1 acre tract. The new tract meets the setbacks and lots area of the R District.

There is no additional right of way dedication required as part of this subdivision.

The plat is showing the necessary certificated for approval.

Recommendation

Staff recommends approval of the plat.

There was a motion by Sue Arthur, seconded by David Keeton to approve the James Chumley Minor Subdivision plat as presented. Motion carried, all present voting aye.

E. McCullough Farms Major Subdivision

Background

A final subdivision plat has been submitted on behalf of McCullough Farms, LLC to create 16 lots from a 77.85 acre (approximate) parent tract on Campground Road between Hannah Marie Drive and Joe Joyner Road. The property can be further identified as Parcel 16.00 on Tipton County Tax Map 126. The property is zoned FAR (Forestry, Agricultural, Residential) District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0315F, effective on 05/04/2009.

Analysis

This area was given preliminary approval as part of a larger (44 Lot) subdivision at the May 2018 Planning Commission meeting. This plat was not labeled as a phased submission at this time. If this is the first phase of the development, staff recommends labeling this as "Phase 1" or to be chosen by the developer. Staff requests to see a revised preliminary with the phases shown to better understand the planned development schedule.

The owner of this parcel is listed as "Homestead Reality, LLC". Confirmation of the appropriate owner is required.

Campground Road is designated as a Collector Street. The adequate amount of right of way is being shown on the plat.

The setback lines are not shown on the proposed lots.

Septic availability areas are not shown on the plat. This is required on a final plat.

No certificates are currently being shown. All Major Subdivision certificates including the septic certification is required.

Recommendation

Staff is withholding a recommendation of approval at this time until the above mentioned issues are adequately addressed.

This item was withdrawn.

IV. **OTHER BUSINESS** - None

V. **REPORTS**

Mayoral Comments and Issues

The Mayor had the following comments:


- Flags are at half-staff in honor of Law Enforcement
- There is a paving inspector on site on paving projects that should be completed in the next few weeks.
- Las Margaritas of Munford will open on Monday May 20, 2019

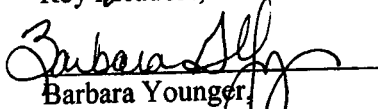
Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, 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 7:00 PM.


Roy Meadors, Chairman


Sue Arthur, Secretary


Barbara Younger,
Recording Secretary