



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
October 11, 2022

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, October 11, 2022, at 6:30 p.m. with the following:

PRESENT: Chairman Roy Meadors, Vice-Chairman David Keeton, Mayor Dwayne Cole, John Moren, Aldermen Sue Arthur, Terry Waits and Vernon Paimore.

ABSENT-

ALSO, PRESENT- Wayne Bouler, Kyle Hamm, Tony Gutowski, Building Inspector/Code Enforcement Officer Glenn Stringfellow and Recording Secretary Barbara Younger.

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

I. APPROVAL OF MINUTES – September 13, 2022

There was a motion by David Keeton, seconded by John Moren to approve the minutes from September 13, 2022, as corrected. Motion carried all present voting aye

II. OLD BUSINESS – None

III. NEW BUSINESS

A. McCormick Hill Preliminary Subdivision Plat (Revision from August 2021)

Background

A preliminary subdivision plat has been submitted by McCormick Hills, LLC to create 186 lots (Revised from 223 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 3 access points to Campground Road. There are two access points in the northern phase. The Southern phases (Lots 1 through 112) have multiple roads and two access points to Campground Road. The remaining section contain 18 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 has approved the layout of the roads.

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

Analysis

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

There was a motion by Sue Arthur, seconded by John Moren to approve the McCormick Hills Preliminary Plat (Revision from August 2021) as presented. Motion carried, all present voting aye.

B. McCormick Hills Construction Plans (Revision from May 2022)

Background

Construction Plans have been submitted by REI Capital LLC to create 186 Lots (Revised from 233) 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 Construction plans have been received by the City Engineer and are in the process of waiting for City Engineer approval.

Approval of construction plans does not constitute approval of a final plat. A final plat is still to be submitted and approved at a later date.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

Recommendation

Staff recommends approval of the construction plat subject to approval by the City Engineer

There was a motion by David Keeton, seconded by Vernon Paimore to approve the McCormick Hill Construction Plans (Revision from May 2022) contingent upon all City Engineer notes and issues are resolved. Motion carried, all present voting aye.

IV. REPORTS

Mayor Comments:

- The Munford High School Cougars are 8 and 0 and rated 2nd in the State.
- Celebrate Munford is this Saturday. There are only a few booth spots still available.
- The city is still doing Sewer line repairs. Tipton, College and Water Street are the current areas that are being worked on.
- The Board of Mayor and Aldermen approved a Downtown Committee to help with the development of a better downtown area.
- The 3 Cities Sewer Expansion project is moving forward with help from Tipton County.
- Tonight, is Aldermen Sue Arthurs last Planning Commission. She will not be running for reelection. It has been a joy working with her. The Mayor thanked her for her Leadership, Dedication and Friendship through the years.

Building Inspector – Permitting and Enforcement Report

There was a motion by Vernon Paimore, 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 7:00 pm.

Chairman Roy Meadors

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary