



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
June 13, 2023

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, June 13, 2023, at 6:30 p.m. with the following:

PRESENT: Vice-Chairman David Keeton, John Moren, Aldermen Steve Childress, Terry Waits, Mayor Dwayne Cole and Vernon Paimore.

ABSENT: Chairman Roy Meadors

ALSO, PRESENT- Jim Day, Paul Frazier, Kyle Ham, Building Inspector/Code Enforcement Officer Glenn Stringfellow, Planner Will Radford and Recording Secretary Barbara Younger

The meeting was called to order at 6:35 p.m. by Vice-Chairman David Keeton. There was a quorum present.

I. APPROVAL OF MINUTES – May 9, 2023

There was a motion by Terry Waits, seconded by Steve Childress to approve the minutes from May 9, 2023, as presented. Motion carried all present voting aye.

II. OLD BUSINESS – None

III. NEW BUSINESS

A. The Reserves of Munford- Planned Village Development Overlay Request.

Background

A request has been submitted by Signal Source LLC for property near the intersection of U.S. Highway 51 South and McLaughlin drive to establish a Planned Village Development (PVD) Overlay District. The properties can be further identified as Parcel 12.07 on Tipton County Tax Map 111. The properties do not appear to be located in a federally identified flood hazard area.

Analysis

The underlying zoning for this area is Planned Business (P-B) District. The Planned Village Development Regulations (PVD) do not state a base zoning requirement as found in Planned

Residential Development regulations. This is likely intentional for the regulations as the intent of the PVD is to create a mixed-use residential and commercial area.

The Planning Commission should consider the suitability for a PVD to locate in this area. If recommended approval by the Planning Commission, an Ordinance to establish a PVD overlay along with the Preliminary Development Plans will go to the Board of Mayor and Aldermen.

Recommendation

Staff Recommends in favor of the PVD request.

There was a motion by Steve Childress, seconded by Vernon Pairmore to send a positive recommendation to the Board of Mayor and Aldermen for The Reserves of Munford – Planned Village Development Overlay request as presented. Motion carried, all present voting aye.

B. The Reserves of Munford – Preliminary Development Plan

Background

A Planned Village Development (PVD) Preliminary Plan has been submitted by Signal Source LLC for property near the intersection of McLaughlin Drive and U.S. Highway 51 South. The properties can be further identified as Parcel 12.07 on Tipton County Tax Map 111. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The Preliminary Development plan will function as a preliminary major subdivision plat and must be in compliance with Munford's Municipal Subdivision Regulations.

A commercial drive is being planned with access to U.S. Highway 51.

The plat is showing 177 High Density Residential Lots with 6 Commercial lots for 183 total lots and new road construction.

Staff is recommending that the Munford Fire Department review the street layouts, right-of-way widths, and access procedures to ensure adequate fire protection can be provided.

Recommendation

Staff recommends approval of the PVD preliminary development plan, provided the Planning Commission makes a positive recommendation on establishing the PVD overlay, and all above issues are adequately addressed.

This development will be subject to final development plan approval that staff recommends not being approved until after:

1. A Development Contract is agreed to with the developer and the City,
2. The City Engineer has approved all construction and drainage/grading plans, and
3. The above ordinance (PVD Overlay Establishment and PVD Preliminary approval) have been passed by the Board of Mayor and Aldermen.

There was a motion by Terry Waits, seconded by Vernon Paimore to send a positive recommendation to the Board of Mayor and Aldermen for The Reserves of Munford – Preliminary Development Plan as presented. Motion carried, all present voting aye.

C. Village of Green Meadows – Phase 3 – Construction Plans

Background

A Construction Plat has been submitted on behalf of PFMT Holdings LLC to create 81 lots and new road construction. The property is located near Watson Road and the proposed “Green Meadows Boulevard”. The property can be further identified as Parcel 1.00 on Tipton County Tax Map #127. The area is zones R-1 (Low Density Residential) District with a PVD (Planned Village Development) District overlay in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to Tipton County FIRM panel #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 the 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 Steve Childress, seconded by John Moren to approve the Village of Green Meadows Phase 3 Construction Plans as presented. Motion carried, all present voting aye.

VI. REPORTS

Mayor Comments:

- Thursday June 15, 2023, there will be a Special called Board of Mayor and Aldermen meeting for the Fiscal Year 2024 budget. This meeting will begin at 5:00 p.m.
- The City of Munford is working with a contractor to reline some of the older sewer lines throughout the city.
- Celebrate Independence will be held on July 3, 2023.
- The City is still working on the sewer project regarding capacity and expansion.

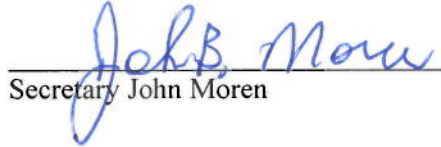
Building Inspector – Permitting and Enforcement Report

There was a motion by Terry Waits, seconded by Steve Childress to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

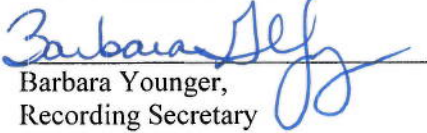
There being no further business, the meeting was adjourned at 7:00 pm.



Vice-Chairman David Keeton



Secretary John Moren



Barbara Younger,
Recording Secretary