



City of Munford, Tennessee
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Munford, TN 38058
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www.munford.com
Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
February 13 2024

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, February 13, 2024, at 6:30 p.m. with the following:

PRESENT: Chairman Terry Waits, Vice-Chairman David Keeton, Mayor Dwayne Cole, Vernon Pairmore, Secretary John Moren, Aldermen Steve Childress and Mitchell Parker

ABSENT- N/A

ALSO, PRESENT- Ron May, Lance Lander, Josh Pittman, Yajahira Rosas, Jose Rosas, Code Enforcement Officer Alan Patton, Building Inspector/Code Enforcement Officer Glenn Stringfellow, Planner Will Radford and Recording Secretary Barbara Younger.

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

I. APPROVAL OF MINUTES – December 12, 2023

There was a motion by David Keeton, seconded by John Moren to approve the minutes from January 9, 2024 as presented. Motion carried all present voting aye.

II. OLD BUSINESS – None

III. NEW BUSINESS

A. Rosas Subdivision – Minor Subdivision Plat

Background

A minor subdivision plat has been submitted on behalf of Jose Rosas to create three lots from a 3.79 acre parent tract. The property is located on I2259 U.S. Highway 51 South. The property can be further identified as Parcels 85.03 on Tipton County Tax Map 111. The property is zoned R-1 (Low Density Residential) District. The properties do not appear to be located in a federally identified flood hazard area.

Analysis

The new lot meets the lot area and setback requirements for the R-1 District.

The Plat has the necessary certificates for approval.

Recommendation

Staff recommends approval of the plat for the Rosas Subdivision – Minor Subdivision Plat.

There was a motion by Steve Childress, seconded by Mitch Parker to approve the Rosas Subdivision -Minor Subdivision Plat as presented. Motion carried, all present voting aye.

B. REI Capital Rezoning Request

Background

A rezoning request has been submitted on behalf of REI Capital. The property is located at the intersection of Joe Joyner Road and McCormick Road. The property can be further identified as Parcel 16.13 on Tipton County Tax Map 126. The rezoning request is to rezone the parcel from FAR (Forestry, Agricultural, Residential) to R (Residential). The property does not appear to be located in a federally identified flood hazard area.

Analysis

The request to rezone .79 acres of the property to R is to make it a buildable lot per the zoning ordinance.

The Munford Future Land Use Map designates the area as Forestry, Agriculture, Residential.

There was a motion by John Moren, seconded by Vernon Pairmore to send a positive recommendation to the Munford Board of Mayor and Aldermen for the approval of the REI Capital Rezoning Request from FAR to R Motion carried, all present voting aye.

C. Readoption of the Munford Municipal Zoning Ordinance

Background/Staff

Staff has completed an update of the Municipal Zoning Ordinance incorporating previously passed amendments into the Main Zoning Ordinance Document. A definition of “CBD Stores” has been added to the Ordinance. All other updates reflect previously adopted language.

There was a motion by David Keeton, seconded by Steve Childress to send a positive recommendation to the Munford Board of Mayor and Aldermen for the approval of the Readoption of the Munford Municipal Zoning Ordinance as distributed. Motion carried, all present voting aye.

IV. REPORTS

Mayor Comments:

- The downtown improvements have begun on the facade of local businesses along Tipton Road. These improvements are part of the Downtown Development Committee grant for downtown improvements.
- The Mayor appreciation dinner will be held on 2-22-2024 at the Balcony and all members and their spouses are invited to attend.
- Mayor told the Planning Commission members how much he appreciated all that they do for the City of Munford.

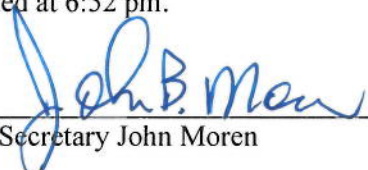
Building Inspector – Permitting and Enforcement Report

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

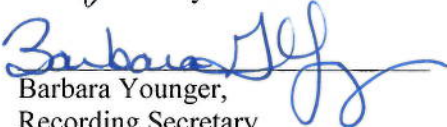
There being no further business, the meeting was adjourned at 6:52 pm.



Chairman Terry Waits



Secretary John Moren



Barbara Younger,
Recording Secretary