



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
June 11, 2024

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, June 11, 2024, at 6:30 p.m. with the following:

PRESENT: Chairman Terry Waits, Vice-Chairman David Keeton, Mayor Dwayne Cole, Alderman Steve Childress and Mitchell Parker.

ABSENT- Vernon Paimore and John Moren

ALSO, PRESENT- Pete Parker, Brandon Buchanan, Ignacio Espinoza, Landon Twisdale, Jessica Collier, Jack Meaney, Sonny Pittman, David Espinoza, Jimmy Burditt, Sam Grisham, Daryl Walker, 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 – May 14, 2024

There was a motion by Alderman Steve Childress, seconded by David Keeton to approve the minutes from May 14, 2024, as presented. Motion carried all present voting aye.

II. OLD BUSINESS – None

III. New Business - None

A. Burditt McLaughlin Drive Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of Creative Development, Inc. to create four (4) lots from a 2.14-acre parent tract. The property is located on McLaughlin Drive. The property can be further identified as Parcel 12.08 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 property was recently rezoned from P-B and B-1 to R-1

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

The plat has the necessary certificates for approval.

Staff recommends approval of the Minor Subdivision plat.

There was a motion by Mayor Dwayne Cole, seconded by David Keeton to approve the Burditt McLaughlin Drive Minor Subdivision as presented. Motion carried, all present voting aye.

B. Sam Grisham Rezoning Request

Background

A rezoning request has been submitted on behalf of Sam Grisham to rezone .414 acres of property. The property is located on McLaughlin Drive near its intersection with U.S. Highway 51 South. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. The request is to rezone the property from B-1 (Neighborhood Business) District to R-1 (Low Density Residential) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The request is to rezone .414 acres of the property to R-1. A legal description of the area requested to be rezoned is being requested by staff.

Commercial areas benefit from access to arterial streets. McLaughlin Drive is an arterial street on the Munford Major Road Plan.

The Munford Future Land Use Map designates the area as commercial.

The property has adjacent R-1 District zoning to the west. This was recently rezoned from B-1 to R-1. (REI Capital rezoning request)

Staff recommends in favor of the rezoning request due to the adjacent R-1 Zoning.

There was a motion by David Keeton, seconded by Mitchell Parker to send a positive recommendation to the Munford Board of Mayor and Aldermen, for the Sam Grisham Rezoning request. Motion carried, all present voting aye.

C. Chick-Fil-A Site Plan

Background

A site plan has been submitted for a proposed Chick-Fil-A restaurant. The property is located near the intersection of McLaughlin Drive and Highway 51 in Munford, TN. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. The property is zoned P-B (Planned Business) District in the Munford Municipal Zoning 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 has been advised that the access points as shown have been approved by the Tennessee Department of Transportation.

The site plan has the required number of parking spaces and handicap parking spaces for restaurants. (1 space per 250 sq.ft. of total floor area)

Staff has been advised that the City Engineer has reviewed the site plan and staff will review the construction plans once submitted and approved by the City Engineer.

The site plan is subject to review and approval by the Munford Fire Department.

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

The site plan appears to have the area dedicated for the required 10% minimum landscaped area but more detailed landscaping plans are needed for review.

The site is utilizing a connection to the adjacent development and to McLaughlin Drive. The connectivity should help lessen the impact on U.S Highway 51 traffic.

Staff recommends approval of the site plan provided all above issues (Construction Plans, Fire and Landscaping) are adequately addressed.

There was a motion by David Keeton, seconded by Alderman Steve Childress to approve the Chick-Fil-A Site Plan contingent upon City Engineer approval on the Construction plans. Motion carried, all present voting aye.

V. REPORTS

Mayor Comments: None

Other

Our deepest condolences to Planning Commission member Vernon Pairmore and his family for the passing of his wife Alma.

Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Alderman 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 7:10 pm.

Chairman Terry Waits

Secretary John Moren

Barbara Younger,
Recording Secretary