



City of Munford, Tennessee  
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[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**November 9, 2021**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, November 9, 2021 at 6:30 P.M. With the following:

**PRESENT:** Vice-Chairman Rick Wilson, Secretary Sue Arthur, John Moren, Mayor Dwayne Cole, David Keeton and Vernon Pairmore.

**ABSENT:** Chairman Roy Meadors,

**ALSO, PRESENT** Wayne Boulter, Billy Gordy, William Kissell, Janice Bomar, Planner Will Radford, Code Enforcement /Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 PM by Vice-Chairman Rick Wilson, There was a quorum present.

**I. APPROVAL OF MINUTES -- from October 12, 2021**

*There was a motion by Vernon Pairmore, seconded by John Moren to approve the minutes from October 12, 2021, as presented. Motion carried all present voting aye*

**II. OLD BUSINESS - None**

**III. NEW BUSINESS**

**A. Discussion regarding the Village of Green Meadows – Revised Conceptual Plans**

**Background/ Analysis**

The Planned Village Development “The Village of Green Meadows” has recently been purchased by new developers Wayne Boulder and Paul Frazier (VGM Development, LLC) who are requesting to share their conceptual plans with the Planning Commission and discuss their new plans going forward with the development of this Planned Village Development. Developers and Staff will be available to address any concerns going forward and will discuss the necessary steps for approval.

**Discussion Key notes only:**

- The new developers are waiting on a current topography map of the entire development before moving forward to make sure that all necessary dirt work is completed correctly.
- The new developers feel that the commercial property is not a good decision for this area at this time so they will be changing the commercial property to residential property.

- The roads are very wide, and the Sewer and Water lines are already at the roads so it would be very costly to move these lines and/or roads.
- The 2 lift stations that are currently at the VGM will remain where they are.
- Phase 5 (area 7) will not be changing. This area has been approved and the developers will be moving forward as soon as the new topography maps are available.
- Phase 4 (Area 2) and Phase 3 (Area 1) are already approved by the Planning Commission but are being studied by engineers and may change or be completely redesigned.

IV. **OTHER BUSINESS** - None

V. **REPORTS**

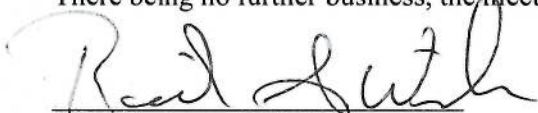
**Mayoral Comments and Issues**

- City of Munford offices will be closed on 11-11-2021 for Veteran's Day.
- The field of Flags is all set up in front of City Hall. This is a great way to show respect and remembrance of our Veteran's.
- Alan Barkelew has resigned effective on 12/31/2021.
- Jeremy Reeves will be appointed as the new Fire Chief at the December 22, 2021, Board of Mayor and Aldermen meeting
- Blue Oval City (Mega Site) is a big issue, and the City of Munford will be meeting with other cities and the County Mayor to discuss the impact it will have on our community.
- ISO for Building and Code Enforcement has been lowered to a 4 for residential and a 3 for commercial building. (The lower the number the better).

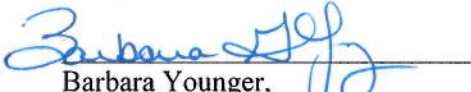
**Building Inspector – Permitting and Enforcement Report**

*There was a motion by David Keeton, seconded by John Moren 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 7:17 PM.

  
Vice-Chairman Rick Wilson

  
Sue Arthur, Secretary

  
Barbara Younger,  
Recording Secretary