



City of Munford  
Planning Commission  
September 14, 2021  
Munford Municipal Building

**AGENDA**

City of Munford Planning Commission – Regular Monthly Meeting  
Tuesday, September 14, 2021 6:30 p.m.  
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
  
- II. **APPROVAL OF MINUTES** - August 10, 2021 –
  
- III. **OLD BUSINESS**
  
- IV. **NEW BUSINESS**
  - A. **51 Self Storage Site Plan - Addition**
  
- V. **OTHER BUSINESS**
  
- VI. **REPORTS**
  - A. Mayoral comments and issues
  - B. Building Inspector – Permitting and Enforcement Report
  - C. Report on Outstanding Bonds (Letters of Credit)

Adjourn –



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**MEMORANDUM**

**TO:** The Munford Municipal-Regional Planning Commission  
**FROM:** Will Radford, AICP  
**DATE:** September 9, 2021  
**SUBJECT:** Staff Recommendations for the September meeting of the Municipal-Regional Planning Commission.

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**E. 51 Self Storage Site Plan**

Background

A site plan has been submitted on behalf of Billy Ray and Barbara Arnold to add 40 units to an existing mini-storage facility. The property is located on U.S. Highway 51 South near its intersection with Joe Joyner Road. The properties can be further identified as Parcel 4.00 and 24.03 on Tipton County Tax Map 144. The property is zoned P-B (Planned Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The site plan appears to have enough parking spaces to meet the following requirement in the Munford Municipal Zoning Ordinance:

*Self Storage / Mini Storage                                3 spaces plus 1 space for each 100 units*

The City Engineer has reviewed the site plan in regards to grading and drainage to ensure no additional runoff occurs onto adjacent properties or the TDOT right of way.

The driving lanes and turning radiuses as well as the dumpster placement should be reviewed by the Munford Fire Department to determine adequate space for fire protection and maneuvering of public safety vehicles.

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

More information is needed to ensure the site plan meets the 10% minimum landscaped area requirement.

**Recommendation**

**Staff is withholding a recommendation of approval at this time until the above mentioned issues are adequately addressed.**