



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

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

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

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

**ABSENT:** None

**ALSO, PRESENT:** Janice Bomar, Pinky Dike, Tony Terhune, 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 Chairman Roy Meadors. There was a quorum present.

**I. APPROVAL OF MINUTES – from February 9, 2021**

*There was a motion by Vernon Pairmore, seconded by Sue Arthur to approve the minutes from February 9, 2021 as presented, all present voting aye. Motion carried.*

**II. OLD BUSINESS - None**

**III. NEW BUSINESS**

**A. George Ellis Drive/Glenview Estates Annexation Request**

**Background**

An annexation request has been submitted, by Anthony L. Terhune and Stephen D. Toarmina Trust, to be annexed into the City of Munford. The property can be further identified as Parcel 5.01 on Tipton County Tax Map 112. The property does not appear to be located in a federally identified flood hazard area.

**Analysis**

According to TCA 6-51-105, a City may annex residential property by resolution and only upon request from the property owner. The City is in possession of a statement from the owners of record requesting the annexation.

Staff has prepared a Resolution to adopt a Plan of Services, a Resolution to Annex, and an Ordinance to Establish Zoning. Staff will present all of the above-mentioned documents for review by the Planning Commission.

The request for zoning upon Annexation is for R-1 (Low Density Residential) District. Staff feels that the requested zone is compliant with the adjacent zoning and R-1 is the appropriate zone upon annexation. The property is currently zoned FAR (Forestry, Agricultural, Residential) District in the Munford Planning Region.

The Plan of Services will show that all City Services will be able to be provided immediately upon annexation with little or no cost to the City. Future Development will be required to install all public utilities in accordance with the Municipal Subdivision Regulations as development occurs.

#### Recommendation

Staff recommends in favor of zoning the property to R-1 should the City decided the annexation is beneficial to the city.

*There was a motion by Rick Wilson, seconded by Mayor Dwayne Cole to send a positive recommendation to the Board of Mayor and Alderman to approve the George Ellis Drive/Glenview Estates Annexation Request. Motion carried, all present voting aye.*

#### **B. George Ellis Drive/Glenview Estates Plan of Services**

A plan of services has been prepared for the review of the Planning Commission. This plan of service is required when annexation is requested.

*There was a motion by David Keeton, seconded by John Moren to send a positive recommendation to the Board of Mayor and Alderman to approve the George Ellis Drive/Glenview Estates Annexation Plan of Service. Motion carried, all present voting aye*

#### **C. George Ellis Drive/Glenview Estates Zoning Request**

A zoning request has been submitted by Anthony L. Terhune and Stephen D. Toarmina Trust that the property that is the northern 126.772 acre portion of Parcel 5.01 on Tipton County Tax Map 112 be zoned R-1 (Low Density Residential) District. This request will only be valid if the property annexation request is granted.

*There was a motion by David Keeton, seconded by Sue Arthur to send a positive recommendation to the Board of Mayor and Alderman to approve the George Ellis Drive/Glenview Estates Zoning Request, upon approval of the Annexation, Changing the zoning from FAR (Forestry, Agricultural, Residential) District to R-1 (Low Density Residential) District. Motion carried, all present voting aye*

#### **D. Glenview Estates Preliminary Plat-Section D**

##### Background

A preliminary subdivision plat has been submitted by Apex Homes to create 21 lots and new right of way including the extension of George Ellis Drive. The properties are located near George Ellis Drive in the newly requested annexation area of Munford's Planning Region. The property can be further identified as Parcel number 5.01 on Tipton County Tax Map #112. The area is zoned FAR (Forestry, Agriculture, Residential) District in the Munford Planning Region and is being developed as R-1 (Low Density Residential) District consistent with the proposed zoning of the annexation area. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F effective on 12/19/2006.

Analysis

The lots meet the lot area requirements of the R-1 district. Preliminary Approval shall be contingent upon the City Board of Mayor and Aldermen approving the annexation request and the annexation area becoming effective. Annexation becomes effective 30 days after the final reading of the Board of Mayor and Aldermen.

The building setback lines are not shown on the preliminary plat. Staff recommends the setback lines be added to the lots.

Sidewalks, Curb and Gutter are required for new major subdivisions within the City of Munford according to Munford's Municipal Subdivision Regulations:

The developer shall install, at their expense, sidewalks, curbs and gutters, curb cuts and driveway aprons and handicap ramps within the subdivision and within the right of way of all existing streets bordering the subdivision, under conditions specified herein.

Sidewalks shall be required to be installed by the developer on either or both sides of the street within the right of way of all new streets and may be required along any street if so desired by the Planning Commission when the Planning Commission deems it necessary for public safety.

Construction plans are to be required and submitted to the City Engineer after Preliminary Plat approval and must be approved prior to final plat approval.

The Munford Fire Department should approve the layout of the roads and determine if a temporary turnaround is needed at the end of the streets or if the "T" design of the roads will allow for adequate turnaround areas.

Recommendation

Staff recommends approval provided the above-mentioned issues are adequately addressed.

*There was a motion by Sue Arthur, seconded by John Moren to approve the Glenview Estates Preliminary Plat as presented. Motion carried, all present voting aye.*

**E. Discussion of New Pavement Standards**

Background/Analysis

The city engineer is requesting changes to the pavement requirements for new subdivisions to be changed in the Municipal Subdivision Regulations. The proposed language is included in the agenda packet for review by the Planning Commission. This language will be presented in the form of a resolution at the April Planning Commission meeting.

*No action taken at this time.*

**IV. OTHER BUSINESS – None**

**V. REPORTS**

**Mayoral Comments and Issues**

- Glad to be back to in person meetings instead of the Zoom meetings of the last couple of months.
- Park Street and several other streets in the area suffered severe damage from the arctic weather we had. These roads are on the schedule to be repaired.
- The Board of Mayor and Aldermen approved the Roadway Improvements for Park, Reader, Brenda, Kathleen Tabb and McLaughlin at Hwy 51.
- Sales tax numbers are increasing and are at record levels
- The City is working to raise awareness to prevent litter

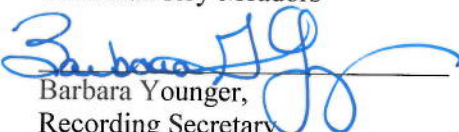
**Building Inspector – Permitting and Enforcement Report**

*There was a motion by David Keeton, 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 7:25 PM.

  
Chairman Roy Meadors

  
Sue Arthur, Secretary

  
Barbara Younger,  
Recording Secretary