



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

**Munford Municipal-Regional Planning Commission**  
**May 11, 2021**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, May 11, 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:** Steve Childress, Jason Nolen, Kevin Ledford, Barbara and Rick Dorn, Scott and Ruby Turner, Matt, Mary and Andrew Burke, John and Ainslie Garrett, Stephen Pickett, Stephanie Tedford, Conan Castellaw, Tony Terhune, Leslie and Delaine Johnson, Bill and Bonnie Radtke, Nida and Roy Lambert, Henry Proctor, Tim Billings, Stephani Billings, John Turner, Janice Bomar, Wayne Boulter, Sherman McGill, John Levesla, Claire and Steve Yonan, Jessica Tabacca, Jake Montgomery, Larry Miller, Steve Browder, Keith Madison, 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 April 13, 2021**

*There was a motion by Vernon Pairmore, seconded by Rick Wilson to approve the minutes from April 13, 2021 as presented, all present voting aye. Motion carried.*

**II. OLD BUSINESS - None**

**III. NEW BUSINESS**

**A. McCormick Road/Campground Road Annexation Request**

**Background**

An annexation request has been submitted by REI Capital LLC to be annexed into the City of Munford. The property can be further identified as Parcel 16.00 on Tipton County Tax Map 126. A portion of the property appears to be located in a Zone AE Flood Hazard Area according to FIRM #47167C0315G, effective on 05/04/2009.

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 will prepare a Resolution to adopt a Plan of Services, a Resolution to Annex, and an Ordinance to Establish Zoning. The Resolution to Annex and Ordinance to Establish Zoning is not available at this time due to lack of the legal description. The Ordinance and Resolution will be provided for review prior to the Planning Commission Meeting.

The request for zoning upon Annexation is for R-2 (Medium Density Residential) District (8,000 sq.ft. minimum lots). The Planning Commission may consider establishing other designated municipal zoning districts. The R-1(Low Density Residential) District (10,000 sq.ft. minimum lots) may be more appropriate for this area given its distance from the City center and consideration in regard to utility capacity. The property is currently zoned FAR (Forestry, Agricultural, Residential) District.

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

The Planning Commission shall determine the benefits to the City upon annexation and determine the appropriate zoning district for the area.

**1. Resolution to Annex McCormick Road/Campground Road**

*There was a motion by David Keeton, seconded by Rick Wilson to send a positive recommendation to the Board of Mayor and Aldermen to approve the Annexation of the McCormick Road/Campground Road as presented. Motion carried, all present voting aye.*

**2. Resolution to adopt Plan of Service for McCormick Road/Campground Road Annexation**

*There was a motion by Rick Wilson, seconded by Vernon Pairemore to send a positive recommendation to the Board of Mayor and Aldermen to approve the Resolution to adopt the Plan of Service for McCormick Road/Campground Road as presented. Motion carried, all present voting aye.*

**3. Ordinance to Establish Zoning for McCormick Road/Campground Road Annexation**

*There was a motion by Sue Arthur, seconded by John Moren to send a positive recommendation to the Board of Mayor and Aldermen to approve the Ordinance to Establish Zoning R-2 (Medium Density Residential) District for McCormick Road/Campground Road as presented. Motion carried, all present voting aye.*

## **B. Glenview Estates Section D Construction Plat**

### Background

A construction plat has been submitted on behalf of 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 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 Construction plans have been received and approved by the City Engineer.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

### Recommendation

Staff recommends approval of the construction plat provided all above-mentioned issues have been adequately addressed.

*There was a motion by David Keeton, seconded by John Moren to approve the Glenview Estates Section D Construction Plat as presented. Motion carried, all present voting aye.*

## **C. TBL LLC Rezoning Request**

### Background

A zoning request has been submitted by TBL LLC to rezone properties near the intersection of McCormick and Tipton Road. The properties can be further identified as Parcel 39.00 on Tipton County Tax Map 112K. The request is to rezone the properties from B-1 (Neighborhood Business) District to B-2 (General Business) District. The area is approximately 4.12 acres per tax map. The properties do not appear to be located in a federally identified flood hazard area.

### Analysis

Commercial areas benefit from access to arterial streets. Tipton Road is an arterial street and McCormick Road is a Collector Street on the Munford Major Road Plan.

The parcel is located as part of a larger B-1 District. The Planning Commission should consider the appropriateness of changing the entire district to B-2 to encourage consistency in planning throughout the district. If this request is granted, it will create a stronger case for future requests for B-2 in the area.

The Planning Commission should give consideration to surrounding residential properties and the potential impact of commercial development.

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

The utilities in place should be adequate to support commercial development.

#### Recommendation

Staff recommends in favor of the rezoning request along with rezoning surrounding B-1 properties upon verification of adequate utilities as well as the location at the intersection of an arterial street and collector street.

#### **Comments and concerns from Wooten Oak Subdivision Property owners:**

Approximately 35 Wooten Oak property owners were present.

- Increase in crime. statistics show 6% of robberies happen at gas stations.
- Increase in litter from wrappers and containers.
- Decreased property values
- Fuel tank storage tank leakage
- Increase in alcohol and possible drug use
- Detriment to the neighborhood safety

*There was a motion by David Keeton, seconded by John Moren to send a Negative recommendation to the Board of Mayor and Aldermen for the TBL LLC Rezoning Request. Motion carried, all present voting aye.*

#### **IV. OTHER BUSINESS – None**

#### **V. REPORTS**

##### **Mayoral Comments and Issues**

- The Fire Department received a grant from Southwest Tennessee Electric.
- The Planning Commission should have a new site plan coming in June. I have met with a developer and they are ready to move forward.
- FY-22 budget passed on the first reading.
- Late June Park Street and Plum Tree will have major road work and paving taking place.
- The City purchased 1256 Munford Avenue and are taking bids to have the house demolished and the property cleaned up.
- Public Works will be building a shop for storing Natural Gas Pipe.
- May 16-22 is National Public Works Appreciation Week.

**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 7:52 PM.

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Chairman Roy Meadors

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Sue Arthur, Secretary

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Barbara Younger,  
Recording Secretary