



City of Munford, Tennessee
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Munford, TN 38058
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
September 14, 2021

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, September 14, 2021 at 6:30 P.M. With the following:

PRESENT: Chairman Roy Meadors, John Moren, Mayor Dwayne Cole, David Keeton and Vernon Pairmore.

ABSENT: Secretary Sue Arthur, Vice-Chairman Rick Wilson

ALSO, PRESENT: David Hilsdon, Billy Arnold. Planner Will Radford and Code Enforcement /Building Inspector Glenn Stringfellow.

The meeting was called to order at 6:30 PM by Chairman Roy Meadors. There was a quorum present.

I. APPROVAL OF MINUTES – from August 10, 2021

There was a motion by John Moren, seconded by Vernon Pairmore to approve the minutes from August 10, 2021 as presented. Motion carried all present voting aye

II. OLD BUSINESS - None

III. NEW BUSINESS

A. 51 Self Storage Site Plan - Addition

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
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The City Engineer has reviewed the site plan in regard to grading and drainage to ensure no additional run off 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.

All Staff issues have been resolved. There was a motion by David Keeton, seconded by John Moren to approve the 51 Self Storage Site Plan – Addition as presented. Motion carried, all present voting aye.

IV. OTHER BUSINESS

V. REPORTS

Mayoral Comments and Issues

- Wendy's is coming and they plan to be open by the first of the year 2022.
- The city is in the process of having a street study done.
- Many people and organizations from around Tipton County attended the 20th anniversary Memorial of 9/11 that was held at Atoka Town Hall.
- Study shows that the daily traffic on Munford Avenue is 12,500 vehicles
- Official Census count is in the new number for population is 6302
- Fire Chief Alan Barkelew sent a letter to thank everyone for all of their prayers and support.
- Received a very good rating from the water board.

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 6:50 PM.

Chairman Roy Meadors

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary