



City of Munford, Tennessee  
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Munford, TN 38058  
City Hall (901) 837-0171  
[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**January 12, 2021**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, January 12, 2021 at 6:30 P.M. via an open Zoom meeting. 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:** Wayne Boulter, Janice Bomar, Pat Harcourt, Pinky Dike, 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 November 23, 2020**

*There was a motion by Rick Wilson, seconded by John Moren to approve the minutes from November 23, 2020 as presented. Motion carried.*

**II. OLD BUSINESS - None**

**III. NEW BUSINESS**

**A. Village of Green Meadows – Phase 1A Revision**

**Background**

A final plat has been submitted on behalf of Green Meadows Development Corporation. The property is located on McCormick Road. The property can be further identified as Parcel number 1.01 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) with a PVD (Planned Village Overlay) in the Munford Municipal Zoning District. A portion of the property appears to be situated in a Zone AE flood hazard area with no floodway designation according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

A previous version of this plat was granted in September 2020. This is a resubmittal of that previous approval. The purpose of this plat is to correct a written mistake on the previously approved plat. There appears to be no changes to the design of the previously approved plat.

**Recommendation**

Staff Recommends approval of the plat.

*There was a motion by Vernon Pairmore, seconded by David Keeton to approve Village of Green Meadows Phase 1 – Construction Plans as presented. Motion carried, all present voting aye.*

Due to the zoom meeting setting each Planning Commission Member had to vote by roll call.

**Roll Call Vote**

<b>Alderman Sue Arthur</b>	<b>Yes</b>
<b>Mayor Dwayne Cole</b>	<b>Yes</b>
<b>David Keeton</b>	<b>Yes</b>
<b>Roy Meadors</b>	<b>Yes</b>
<b>John Moren</b>	<b>Yes</b>
<b>Vernon Pairmore</b>	<b>Yes</b>
<b>Rick Wilson</b>	<b>Yes</b>

**B. Central Park Subdivision – Re-subdivision of Lot 8**

Background

A minor subdivision plat has been submitted on behalf of PMFT Holdings, LLC to re-subdivide one lot in the previously approved Central Park Subdivision. The properties are located near Charles Avenue and Laurel Lane. The property can be further identified as Parcel number 79.00 on Tipton County Tax Map #111. The area is zoned R-2 (Medium Density Residential) District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

The purpose of this plat is to add a portion of land (541 square feet) from Lot 8 and remove it from the Trobaugh property to the north.

The plat is showing necessary certificate for approval.

Recommendation

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

*There was a motion by Mayor Cole, seconded by Sue Arthur to approve the Central Park Subdivision -- Re-subdivision of Lot 8 contingent upon all signatures are completed on the plat. Motion carried, all present voting aye.*

Due to the zoom meeting setting each Planning Commission Member had to vote by roll call.

**Roll Call Vote**

<b>Alderman Sue Arthur</b>	<b>Yes</b>
<b>Mayor Dwayne Cole</b>	<b>Yes</b>
<b>David Keeton</b>	<b>Yes</b>
<b>Roy Meadors</b>	<b>Yes</b>
<b>John Moren</b>	<b>Yes</b>
<b>Vernon Pairmore</b>	<b>Yes</b>
<b>Rick Wilson</b>	<b>Yes</b>

### **C. Walker Meadows North PRD Revised Preliminary Development Plan**

#### Background

A Planned Residential Development (PRD) Preliminary Plan has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for properties along Doctor Drive and McLaughlin Drive. The properties can be further identified as Parcels 2.13, and 11.02 on Tipton County Tax Map 111. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

This is a revised preliminary development plan to an earlier version approved by the Planning Commission in November 2019.

#### Analysis

This Preliminary Development plan will function as a preliminary major subdivision plat and must be in compliance with Munford's Municipal Subdivision Regulations.

The plat is showing 50 lots with new road construction. Fire Protection will need to be provided to these areas. Staff is recommending that the Munford Fire Department reviews the street layouts, right of way widths, and access procedures to ensure adequate fire protection can be provided.

Future development will have to plan for access off of Pritchett Drive to meet the access to number of lots requirement.

The Plat does not require additional right of way dedication on McLaughlin Drive but is showing a 25-foot landscaped area.

#### Recommendation

Staff recommends approval of the Revised PRD preliminary development plan.

*There was a motion by Rick Wilson seconded by David Keeton to approve Walker Meadows North PRD Revised Preliminary Development Plan as presented. Motion carried, all present voting aye.*

Due to the zoom meeting setting each Planning Commission Member had to vote by roll call.

#### **Roll Call Vote**

<b>Alderman Sue Arthur</b>	<b>Yes</b>
<b>Mayor Dwayne Cole</b>	<b>Yes</b>
<b>David Keeton</b>	<b>Yes</b>
<b>Roy Meadors</b>	<b>Yes</b>
<b>John Moren</b>	<b>Yes</b>
<b>Vernon Pairmore</b>	<b>Yes</b>
<b>Rick Wilson</b>	<b>Yes</b>

### **IV. OTHER BUSINESS – Statement of Interest Forms**

Statement of Interest forms are required to be submitted by all Planning Commissioners to the Tennessee Bureau of Ethics and Campaign Finance. Staff will provide any assistance required to the members of the Planning Commission.

V. **REPORTS**

**Mayoral Comments and Issues**

- The City of Munford has had several employees that have been infected with the Covid 19 virus.
- Businesses are doing good and seem to be going strong.
- City Hall is closed to the public but is still conducting business remotely.
- The City of Munford is currently working on 2 master plans.

**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.*


Due to the zoom meeting setting each Planning Commission Member had to vote by roll call.

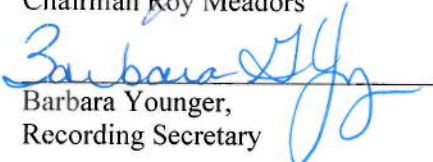
**Roll Call Vote**

<b>Alderman Sue Arthur</b>	<b>Yes</b>
<b>Mayor Dwayne Cole</b>	<b>Yes</b>
<b>David Keeton</b>	<b>Yes</b>
<b>Roy Meadors</b>	<b>Yes</b>
<b>John Moren</b>	<b>Yes</b>
<b>Vernon Pairmore</b>	<b>Yes</b>
<b>Rick Wilson</b>	<b>Yes</b>

There being no further business, the meeting was adjourned at 7:00 PM.

  
Chairman Roy Meadors

  
Sue Arthur, Secretary

  
Barbara Younger,  
Recording Secretary