



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
October 12, 2021

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, October 12, 2021 at 6:30 P.M. With the following:

PRESENT: Chairman Roy Meadors, Vice-Chairman Rick Wilson, John Moren, Mayor Dwayne Cole, David Keeton and Vernon Paimore.

ABSENT: Secretary Sue Arthur

ALSO, PRESENT: John Dixon, Janice Bomar, 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 David Keeton, seconded by John Moren to approve the minutes from September 14, 2021 as presented. Motion carried all present voting aye

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Wendy's Master Signage Plan

Background

A master signage plan has been submitted for Parker Properties South for a proposed Wendy's restaurant. The property is located near the intersection of Munford Avenue and Highway 51 in Munford, TN. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. The property is zoned P-B (Planned Business) in the Munford Municipal Zoning 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

Attached Signs/Wall Signs are allowed 20% of the front wall.

The Freestanding sign is less than the 81 sq. ft. restriction of the P-B District.

Recommendation

Staff recommends approval of the Master Signage Plan

There was a motion by Rick Wilson, seconded by John Moren to approve the Wendy's Master Signage Plan as presented. Motion carried, all present voting aye.

IV. OTHER BUSINESS

V. REPORTS

Mavoral Comments and Issues

- Celebrate 2021 is this Saturday 10-16-2021. There will be over 150 booths as well as a car show and entertainment.
- Wendy's is making great progress.
- A Ford Truck plant is coming to the Mega site and plans to be producing trucks by 2025. This will affect all of the counties surrounding the Mega site.
- Brighton, Atoka and Munford are discussing sewer issues and solutions.
- Route 206 (Munford Ave) - the city has received a preliminary notice to proceed. This will be a paving and sidewalk plan.
- Board of Mayor and Alderman approved the Jake Harkness rezoning request at last month's meeting.

Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Rick Wilson 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 7:00 PM.

Chairman Roy Meadors

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary