



City of Munford, Tennessee  
1397 Munford Avenue  
Munford, TN 38058  
City Hall (901) 837-0171  
[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**March 19, 2019**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, March 19, 2019 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

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

**ABSENT:** None

**ALSO PRESENT:** Jody Freeman, Greg Phillips, Regina Phillips, Chuck Crawford, Planner Will Radford, Code Enforcement /Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger

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

**I. APPROVAL OF MINUTES – from February 12, 2019**

*There was a motion by Jerry Trobaugh, seconded by Vernon Pairmore to approve the minutes from February 12, 2019 as presented. Motion carried.*

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

**A. Text Amendment – Liquor Stores**

**Background**

Staff has been asked to prepare a text amendment to the Munford Municipal Zoning Ordinance that would restrict Liquor Stores to the P-B (Planned Business) District. This Ordinance will coincide with a freestanding Ordinance currently under consideration by the Board of Mayor and Aldermen.

The following Row will be added to the zoning table and place “Liquor Stores” under “Miscellaneous Retail”.

**MISCELANEOUS RETAIL**

	R-1	R-2	R-3	R-4	R-5	PRD	B-1	B-2	B-3	PB	M	M-1
• Liquor Stores										R		

**Recommendation**

**Staff recommends the Planning Commission send a positive recommendation on the Text Amendment to the Board of Mayor and Aldermen.**

*There was a motion by Jerry Trobaugh, seconded by Rick Wilson to send a positive recommendation to the Board of Mayor and Aldermen for the text amendment – Liquor Stores. Motion carried, all present voting aye.*

**B. Car Wash USA – Conceptual Site Plan**

**Background**

A conceptual site plan for Car Wash USA Express will be available for review by the Munford Municipal-Regional Planning Commission. The proposed site plan is located at the intersection of U.S. Highway 51 and Munford Avenue. The property can be further identified as Parcel 1.00 on Tipton County Tax Map 111G. The property is zoned B-2 (General Business) District. The property does not appear to be located in a federally identified flood hazard area.

**Analysis**

The property lines shown on the site plan do not appear to match the property lines on the tax map. If this site plan is using an existing lot, no subdivision plat will be required.

Jason Moody of TDOT provided the following comments:

1. Existing Drives on SR-3 and SR-206 will have to be removed.
2. The Proposed Drive needs to be 20’ off the adjacent property line.
3. The pavement marking gore will need to be changed to allow for a full access drive.
4. Stop Sign will be needed on the exit.
5. Will the City Require ROW, widening or sidewalk from the developer?

The Planning Commission has authority to require sidewalks as part of the site plan review.

The existing ROW for both U.S. Highway 51 and Munford Avenue appear to be sufficient (80 feet minimum) according to the Munford Municipal Subdivision Regulations.

The site plan is showing 12 parking spaced by no designated disabled parking. The Munford Municipal Zoning Ordinance has the following standard for Car Wash:

Car Wash, Full Service                      1 space per 1,000 sq.ft. of total floor space

The parking is sufficient as shown on the site plan.

Before approval of a final site plan, staff recommends that drainage and grading plans be approved by an engineer independent of the developer to ensure that no run-off occurs onto neighboring properties. TDOT will seek assurances that no run-off will flow into the state right-of-way.

The building appears to meet all of the setbacks and lot requirements of the B-2 (General Business) District.

The developers have not submitted surveyed plans, construction plans, signage, or landscaping plans at this time. Staff will work with the developers as they prepare plans in accordance with current regulations.

### **Recommendation**

**No action is required by the Planning Commission at this time. Staff will continue to work with the developers as they progress towards final approval.**

### **C. Margaritas Restaurant & Cantina – Master Signage Plan**

#### **Background**

A Master Signage Plan has been submitted on behalf of Margaritas Restaurant & Cantina on Highway 51 South near its intersection with Munford Avenue. The property can be further identified as Parcel 1.00 on Tipton County Tax Map 111G, Group C. The property is zoned P-B (Planned Business) District. The Signage Plan is proposing two attached signs.

#### **Analysis**

Staff calculates approximately 44 sq. feet of attached signage with the front wall being approximately 271 sq. feet. Attached Signs/Wall signs are allowed 20% of the front wall. The proposed signage appears to be in compliance with the attached sign standards.

### **Recommendation**

**Staff recommends approval of the Master Signage Plan.**

*There was a motion by Sue Arthur, seconded by Rick Wilson to approve the Margaritas Restaurant & Cantina Master Signage Plan. Motion carried, all present voting aye.*

## **IV. OTHER BUSINESS**

None

## **V. REPORTS**

### **Mayoral Comments and Issues**


The Mayor had the following comments:


- The Cowboy building is being demolished and should be completely removed in a week or two.
- The City has received an offer on the Tipton Road Property.
- The City will be signing a contract to rebuild Glenn View Estates and Doctors Drive. This contract will be signed this week.
- Tipton Home Furnishings is open for business.

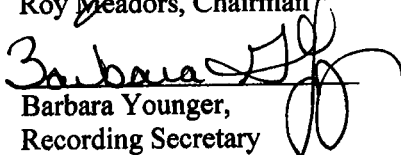
**Building Inspector – Permitting and Enforcement Report**

*There was a motion by David Keeton, seconded by Sue Arthur 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 7:16 PM.

  
Roy Meadors, Chairman

  
Sue Arthur, Secretary

  
Barbara Younger,  
Recording Secretary