



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**  
**September 10, 2019**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, September 10, 2019 at 6:40 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, Mayor Dwayne Cole and Vernon Pairmore.

**ABSENT:** David Keeton

**ALSO PRESENT** Sonny Pittman, Rusty Norville, David Hilsdon, Ignacio Espinoza, Adan Espinoza, Billy Arnold, Rodney Coulston, 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 August 13, 2019**

*There was a motion by Rick Wilson, seconded by Jerry Trobaugh to approve the minutes from August 13, 2019 as presented. Motion carried.*

**II. OLD BUSINESS - None**

**III. NEW BUSINESS**

**A. Arnold Highway 51 Minor Subdivision**

**Background**

A minor subdivision plat has been submitted on behalf of Billy Ray and Barbara Arnold to create a 3.8 acre tract. 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 purpose of the plat appears to be to combine two lots into one 3.8 acre parent tract. No right of way dedication is required as part of this subdivision. The plat is showing the necessary certificates for approval.

**Recommendation**

**Staff recommends approval of the plat**

*There was a motion by Vernon Paimore, seconded by Sue Arthur to approve the Arnold Highway 51 Minor Subdivision as presented. Motion carried, all present voting aye.*

**B. Simmons Place Resubdivision of Lot 16**

Background

A minor subdivision plat has been submitted on behalf of Eric J. Orman and Larry J. Silvey to combine two lots in the Simmons Place Subdivision. The property is located near 399 Switchgrass Cove. The properties can be further identified as Parcels 16.00 and 111.00 on Tipton County Tax Map 144H, Group C. The property is zoned R-2 (Medium Density Residential) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The purpose of the plat appears to be to abandon the property line between Parcel 16 and the "Common Open Space" to the East.

While this portion of Parcel 111 is a part of a larger unattached parcel, it will be likely desired to become its own lot within the subdivision.

There is no requirement for additional right of way dedication along Simmons Cove.

The plat is showing the necessary certificates for approval.

Recommendation

**Staff recommends approval of the plat**

*This item was withdrawn.*

**C. Cherokee Hills Resubdivision of Lots 62 and 63**

Background

A minor subdivision plat has been submitted on behalf of Brittany Gibson and Jody and Michelle Newell to resubdivide two lots in the Cherokee Hills Subdivision. The property is located near 85 Jimmie Lee Cove. The properties can be further identified as Parcels 25.00 and 26.00 on Tipton County Tax Map 81N, Group A. The property is zoned R (Residential) District in the Munford Planning Region. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The purpose of the plat appears to be to adjust the property line between Parcels 25.00 and 26.00.

There is no requirement for additional right of way dedication along Jimmie Lee Cove.

The plat is showing the necessary certificated for approval

**Recommendation**

**Staff recommends approval of the plat**

*There was a motion by Jerry Trobaugh, seconded by Rick Wilson to approve the Cherokee Hills Resubdivision of Lots 62 and 63 as presented. Motion carried, all present voting aye.*

**D. Breakfast Cove Site Plan**

**Background**

A site plan has been submitted on behalf of Ignacio Espinoza to construct a new restaurant. The property is located on U.S. Highway 51 South near its intersection with Watson Road. The property can be further identified as Parcel 55.03 on Tipton County Tax Map 127. 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 does not appear to have enough parking spaces to meet the following requirements in the Munford Municipal Zoning Ordinance.

*Restaurants, Cafes and Cafeterias      1 space per 100 sq.ft. of total floor area.*

The City Engineer has reviewed the site plan in regards to grading and drainage to ensure no additional runoff occurs onto adjacent properties or the TDOT right of way.

A permit from TDOT is required for the new access point onto U.S. Highway 51.

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.

Sidewalks do not appear to be shown or addressed on the site plan.

**Recommendation**

**Staff is withholding a recommendation of approval at this time until the above mentioned issues are adequately addressed.**

*All staff concerns were satisfied prior to the Planning Commission meeting.*

*There was a motion by Sue Arthur, seconded by Vernon Pairmore to approve the Breakfast Cove Site Plan with all gravel areas being paved for parking. Motion carried, all present voting aye.*

### **E. 51 Self-Storage Site Plan**

#### **Background**

A site plan has been submitted on behalf of Billy Ray and Barbara Arnold to construct a 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 requirements in the Munford Municipal Zoning Ordinance:

*Self-Storage / Mini Storage      3 spaces plus 1 space for each 100 units*

The City Engineer has reviewed the site plan in regards to grading and drainage to ensure no additional runoff 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 concerns were satisfied prior to the Planning Commission meeting.*

*There was a motion by Mayor Dwayne Cole, seconded by Rick Wilson to approve the 51 Self-Storage Site Plan as presented. Motion carried, all present voting aye.*

### **F. Discussion regarding Master Sewer Plan**

A Master sewer plan, as prepared by the City Engineer, will be available for review by the Planning Commission.

### **G. Discussion regarding Lot Arrangement and Street Frontage Requirements**

Staff will present, updated language, to the Planning Commission regarding "The Arrangement of Lots" section of the Municipal and Regional Subdivision Regulations for review by the Planning Commission. This language will be presented for adoption at the November Planning Commission meeting.

#### H. Discussion regarding new Storm water Detention Regulations

Staff will present updated language to the Planning Commission regarding storm water detention regulations for review by the Planning Commission. This language will be presented for adoption at the November Planning Commission meeting.

*There has been a public notice placed in the local newspaper for all of the discussion items. Principal Planner will have these items available for approval at the November 2019 Planning Commission meeting.*

#### IV. OTHER BUSINESS - None

#### V. REPORTS

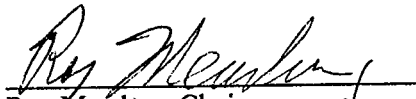
##### Mayoral Comments and Issues

- Celebrate Munford is September 23, 2019
- There will be a public input meeting on 9-23-2019 regarding the Multi-Modal grant for a downtown sidewalk project.
- TDOT would like to conduct a Walker Meadows II traffic study.
- The Beaver Road intersection project is close to getting a notice to proceed.

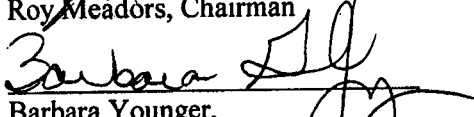
##### Building Inspector – Permitting and Enforcement Report

*There was a motion by Vernon Pairmore, seconded by Jerry Trobaugh 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 7:37 PM.

  
Roy Meadors, Chairman

  
Sue Arthur, Secretary

  
Barbara Younger,  
Recording Secretary