



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
September 13, 2022

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, September 13, 2022, at 6:30 p.m. with the following:

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

ABSENT- Secretary Sue Arthur

ALSO, PRESENT- Bernie Pugsley, Joni Bailey, Laralee Page, Billy Gordey, Janice Bomar, Wayne Boulter, Paul Frazier, Jake Chumley, Planner Will Radford, and Building Inspector/Code Enforcement Officer Glenn Stringfellow

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

I. Public Hearing for Sod Requirements subdivision regulations amendment. Opened at 6:33 p.m.

No one present to speak for or against the Sod Requirement subdivision regulations amendment.

Public hearing closed at 6:35 p.m.

II. **APPROVAL OF MINUTES – August 9, 2022**

There was a motion by John Moren, seconded by Vernon Pairmore to approve the minutes from August 9, 2022 as presented. Motion carried all present voting aye

III. **OLD BUSINESS –**

IV. **NEW BUSINESS**

A. Veteran’s Plaza Review – LPRF Grant

Background

A plan review was presented to the Planning Commission members for the Veteran’s Plaza – LPRF grant.

Analysis

The plan is to notify the Planning Commission member of the intent by the Board of Mayor and Aldermen to develop the property with the use of the LPRF Grant funds.

There was a motion by David Keeton, seconded by Vernon Pairmore to approve the Veteran's Plaza Review – LPRF Grant plan as presented. Motion carried, all present voting aye.

B. Walker Meadows North PRD Final Subdivision Plat

Background

A Planned Residential Development (PRD) Final Plat has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for properties along Doctor Drive and McLaughlin Drive to create 50 lots and new right of way. The property can be further identified as Parcel 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.

Analysis

A previous Preliminary Plat for this subdivision was approved in January, 2021 and Construction Plats for this development were approved in April, 2021.

The developers have revised the plans from the preliminary plat. This change has resulted in a reduction of the number of lots from 57 to 50 lots.

The lots meet the requirement of the R-3 district. (7,500 sq ft)

Construction Plat staff report stated that a development contract was requested by the City prior to final plat approval.

The plat is showing necessary certificated for approval.

Recommendation

Staff recommends approval of the plat.

There was a motion by John Moren, seconded by David Keeton to approve the Walker Meadows North PRD Final Subdivision Plat as presented. Motion carried, all present voting aye.

C. Resolution amending the Municipal Subdivision Regulations Sod Requirements.

Background/Analysis

Staff will present a Resolution that will amend the Municipal Subdivision Regulations by amending the language for Sod Requirements for review by the Planning Commission.

Recommendation

Staff recommends adoption of the Resolution

There was a motion by John Moren, seconded by Vernon Pairmore to adopt Resolution amending the Municipal Subdivision Regulations for Sod Requirements. Motion carried all present voting aye.

V. **REPORTS**

Mayor Comments:

- Welcome Terry Waits as the new Planning Commission member.
- Bernie Pugsley will be a new Board of Zoning Appeals member.
- Smoothie Shack will be relocating.
- Tipton Road is undergoing major Sewer repairs and will be closed during the week.

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.

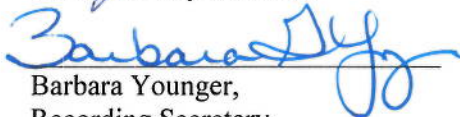
There being no further business, the meeting was adjourned at 7:00 pm.



Chairman Roy Meadors



Sue Arthur, Secretary



Barbara Younger,
Recording Secretary