



City of Munford, Tennessee  
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[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**May 10, 2022**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, May 10, 2022, at 6:30 P.M. With the following:

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

**ABSENT-**

**ALSO, PRESENT,** Hayden Edmondson, Sonny Pittman, Wayne Boulter, Kyle Ham, William Gordy, Rusty Norvill, Jim Burrow, Bea Coleman, Janice Bomar, Pete Parker, Planner Will Radford 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 – April 12, 2022**

*There was a motion by David Keeton, seconded by Vernon Pairmore to approve the minutes from April 12, 2022 as presented. Motion carried all present voting aye*

**II. OLD BUSINESS - None**

**III. NEW BUSINESS**

**A. Hayden Edmondson Gilt Edge Road Minor Subdivision**

**Background**

A minor subdivision plat has been submitted on behalf of Edmondson Rentals LLC to create two lots from a .30-acre parent tract. The properties are located near 90 and 101 Gilt Edge Road. The property can be further identified as Parcel 2.00 on Tipton County Tax Map 112C, Group A. The properties are zoned R-1 (Low Density Residential) District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F, effective on 12/19/2006.

**Analysis**

The purpose of the plat appears to be to create two .15 acre lots (6400 sq.ft. approximate) from a .30 parent tract. There appears to be two principal structures existing on the lot.

State Highway 178 (Gilt Edge Road) is classified as an arterial street on the Munford Major Road Plan and the plat is dedicating the required 40 feet of right of way from the centerline of the road.

**Recommendation**

Staff recommends approval of the minor Subdivision.

*This item was withdrawn by the property owner.*

**B. Hayden Edmondson Gilt Edge Road Rezoning Request**

**Background**

A rezoning request has been submitted on behalf of Edmondson Rentals LLC to rezone property near 89 and 101 Gilt Edge Road from R-1 (Low Density Residential) District to R-3 (High Density Residential) District. The property can be further identified as Parcel 2.00 on Tipton County Tax Map 112C, Group A. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F, effective on 12/19/2016.

**Analysis**

The property has adjacent R-3 Zoning to the north.

Gilt Edge Road is classified as an arterial street on the Munford Major Road.

**Recommendation**

Staff recommends in favor of the rezoning request.

*There was a motion by David Keeton, seconded by John Moren to send a positive recommendation to the City of Munford Board of Mayor and Aldermen to rezone the Edmondson Gilt Edge property from R-1 (Low Density Residential) District to R-3 (High Density Residential) District. Motion carried, all present voting aye.*

**C. Village of Green Meadows – Phase 4A – Preliminary Plat**

**Background**

A preliminary plat has been submitted on behalf of PFMT Holdings LLC to create 14 lots and new road construction. The property is located on McCormick Road. The property can be further identified as Parcel number 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) District with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

**Analysis**

The subdivision is creating 14 lots with new sidewalks as required for new subdivisions.

Stewart Road appears to be created as a Collector Street with a 60 foot right of way.

Construction plans are to be required and submitted to the City Engineer after Preliminary Plat approval and must be approved prior to final plat approval.

**Recommendation**

Staff recommends approval of the preliminary plat.

*There was a motion by Sue Arthur, seconded by Vernon Pairmore to approve the Village of Green Meadows – Phase 4A – Preliminary Plat as presented. Motion carried with all members voting aye.*

**D. Village of Green Meadows – Phase 4A – Construction Plans**

**Background**

Construction plans have been submitted on behalf of the PFMT Holdings LLC to create 14 lots and new road construction. The property is located on McCormick Road. The property can be further identified as Parcel number 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) District with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

**Analysis**

The Construction plans have been received by the City Engineer and are in the process of waiting for City Engineer approval.

Approval of construction plans does not constitute approval of a final plat. A final plat is still to be submitted and approved at a later date.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with eh development and the City prior to final plat approval.

**Recommendation**

Staff recommends approval of the construction plat subject to approval by the City Engineer.

*There was a motion by David Keeton, seconded by Mayor Cole to approve the Village of Green Meadows – Phase 4A – Construction Plans as presented. Motion carried with all members voting aye.*

**E. McCormick Hills Construction Plans**

**Background**

Construction Plans have been submitted by REI Capital LLC to create 233 Lots and new road construction along McCormick Road and Campground Road in the recently annexed portion of Munford, TN. The property can be further identified as Parcel 16.00 on Tipton County Tax Map

126. A portion of the property can be further identified as Parcel 16.00 on Tipton County Tax Map 126. A portion of the property appears to be located in a Zoned AE Flood Hazard Area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The Construction plans have been received by the City Engineer and are in the process of waiting of the City Engineer approval.

Approval of construction plans does not constitute approval of a final plat. A final plat is still to be submitted and approved at a later date.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

Recommendation

Staff recommends approval of the construction plan subject to approval of the City Engineer.

*There was a motion by John Moren, seconded by Sue Arthur to approve the McCormick Hills Construction Plans contingent upon the City Engineer approval. Motion carried with all members voting aye.*

**F. Munford Storage Site Plan**

Background

A site plan has been submitted on behalf of ASM Construction to add 450 units to an existing mini-storage facility. The property is located on U.S. Highway 51 between the intersections of Munford Avenue and McLaughlin Drive. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. 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 appears to be located on a lot that does not exist on the Property Assessor's website. A minor plat should be approved prior to the issuance of a building permit.

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 regard 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 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.

The site plan is showing “Landscaped areas with proposed fencing on the site which appears to meet the 10% minimum landscaped area requirement.

**Recommendation**

Staff recommends approval of the Site Plan

*There was a motion by Vernon Pairmore, seconded by David Keeton to approve the Munford Storage Site Plan as presented. Motion carried with all members voting aye.*

**G. Cluster Box Units**

Background / Analysis

Staff will present Cluster Mailbox Regulation recently adopted in Oakland, TN for review by the Planning Commission.

**IV. OTHER BUSINESS**

Planning Commission member Rick Wilson has resigned from the Planning Commission as of April 26, 2022.

**V. REPORTS**

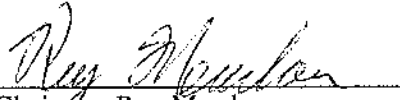
**Mayor Comments:**

- The city will be opening bids for the Munford Avenue turn lane project.
- FY2023 budget Ordinance has passed the first reading. This includes a 4% raise for all employees and several capital outlay projects
- Public Works is currently working on a Water Main break, and they hope to have it fixed as soon as possible.
- Sewer Repairs involving the detour on Drummonds Road are close to completion.
- The new Gas storage building (Sutherland) will be under construction soon.
- The City of Munford was named the 2<sup>nd</sup> most affordable City in the state of Tennessee.

**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 7:24 PM.

  
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Chairman Roy Meadors

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Sue Arthur, Secretary

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Barbara Younger,  
Recording Secretary