



City of Munford
Planning Commission
September 13, 2022
Munford Municipal Building

AGENDA

City of Munford Planning Commission – Regular Monthly Meeting
Tuesday, September 13, 2022 6:30 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
 - II. **OPEN PUBLIC HEARING FOR SOD REQUIREMENTS SUBDIVISION REGULATION AMENDMENT**
 - III. **CLOSE PUBLIC HEARING FOR SOD REQUIREMENTS SUBDIVISION REGULATION AMENDMENT**
 - IV. **APPROVAL OF MINUTES** - August 9, 2022 –
 - V. **OLD BUSINESS**
 - VI. **NEW BUSINESS**
 - A. Veteran’s Plaza Review – LPRF Grant
 - B. Walker Meadows North PRD Final Subdivision Plat
 - C. Resolution amending the Municipal Subdivision Regulations for Sod Requirements.
 - VII. **OTHER BUSINESS**
 - VIII. **REPORTS**
 - A. Mayoral comments and issues
 - B. Building Inspector – Permitting and Enforcement Report
 - C. Report on Outstanding Bonds (Letters of Credit)
- Adjourn –



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P.O. BOX 112 | Huntingdon, TN 38344 | 731.234.7798 | RadfordPlanning@gmail.com

MEMORANDUM

TO: The Munford Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: September 6, 2022

SUBJECT: Staff Recommendations for the September meeting of the Municipal-Regional Planning Commission.

VI. NEW BUSINESS

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 certificates for approval.

Recommendation

Staff recommends approval of the plat.

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