



City of Munford  
Planning Commission  
February 14, 2023  
Munford Municipal Building

**AGENDA**

City of Munford Planning Commission – Regular Monthly Meeting  
Tuesday, February 14, 2023 6:30 p.m.  
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
  
- II. **APPROVAL OF MINUTES** -December 13, 2022 –
  
- III. **OLD BUSINESS**
  
- IV. **NEW BUSINESS**
  - A. **Michael Scarbrough Rezoning Request**
  
  - B. **U.S. 51 at Joe Joyner Minor Subdivision Plat**
  
- V. **OTHER BUSINESS**
  
- VI. **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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**MEMORANDUM**

**TO: The Munford Municipal-Regional Planning Commission**  
**FROM: Will Radford, AICP**  
**DATE: February 8, 2023**  
**SUBJECT: Staff Recommendations for the February meeting of the Municipal-Regional Planning Commission.**

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**A. Michael Scarbrough Rezoning Request**

Background

A rezoning request has been submitted on behalf of Tipton Property Investors II LLC. The property is located on U.S. Highway 51 near its intersection with Joe Joyner Road. The property can be further identified as Parcel 1.04 on Tipton County Tax Map 140. The rezoning request is to rezone the parcel from R-1 (Low Density Residential) District to PB (Planned Business) District. The properties do not appear to be located in a federally identified flood hazard area.

Analysis

Commercial areas benefit from access to arterial streets. U.S. Highway 51 is an arterial street and Joe Joyner Road is a Collector Street on the Munford Major Road Plan.

The Munford Future Land Use Map designates the area as commercial.

The utilities in place should be adequate to support commercial development.

The property has adjacent PB District zoning.

**Recommendation**

**Staff recommends in favor of the rezoning request.**

## **B. U.S. 51 at Joe Joyner Minor Subdivision Plat**

### Background

A minor subdivision plat has been submitted on behalf of Tipton Property Investors II LLC to combine two lots into one 2.72 acre tract. The properties are located on U.S. Highway 51 near its intersection with Joe Joyner Road. The properties can be further identified as Parcels 1.03 and 1.04 on Tipton County Tax Map 140. The properties are zoned PB (Planned Business) District and R-1 (Low Density Residential) District. The properties do not appear to be located in a federally identified flood hazard area.

### Analysis

The new lot meets the lot area and setback requirements for the PB District.

The Plat has the necessary certificates for approval.

### Recommendation

**Staff recommends approval plat.**