



City of Munford
Planning Commission
July 11, 2023
Munford Municipal Building

AGENDA

City of Munford Planning Commission – Regular Monthly Meeting
Tuesday, July 11, 2023 6:30 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**

- II. **APPROVAL OF MINUTES** -June 13, 2023 –

- III. **OLD BUSINESS**

- IV. **NEW BUSINESS**
 - A. **Bell Park – Construction Plans**

- 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: July 5, 2023
SUBJECT: Staff Recommendations for the July meeting of the Municipal-Regional Planning Commission.

A. Bell Park – Construction Plans

Background

A Construction Plat has been submitted by Munford Development Company to create 35 Lots and new road construction between West Main Street and Adkins Circle. The property can be further identified as Parcel 6.00 on Tipton County Tax Map 112C, Group A. The property is zoned R-4 (High Density Multi-family Residential) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The Construction plans have been approved by the City Engineer.

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 plat subject to approval by the City Engineer.