



City of Munford, Tennessee
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 Munford, TN 38058
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 Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
February 14, 2023

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, February 14, 2023, at 6:30 p.m. with the following:

PRESENT: Chairman Roy Meadors, Vice-Chairman David Keeton, John Moren, Aldermen Steve Childress, Terry Waits, Mayor Dwayne Cole and Vernon Pairmore.

ABSENT- None

ALSO, PRESENT- Michael Scarbrough, Planner Will Radford, Building Inspector/Code Enforcement Officer Glenn Stringfellow and Recording Secretary Barbara Younger.

The meeting was called to order at 6:37 p.m. by Chairman Roy Meadors. There was a quorum present.

I. APPROVAL OF MINUTES – December 13, 2022

There was a motion by John Moren, seconded by Steve Childress to approve the minutes from December 13, 2022, as presented. Motion carried all present voting aye

II. OLD BUSINESS – None

III. NEW BUSINESS

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 property does 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 designated 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.

There was a motion by David Keeton, seconded by Terry Waits to send a Positive recommendation to the Board of Mayor and Aldermen for approval of the Michael Scarbrough Rezoning Request as presented. Motion carried, all present voting aye.

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

Background

A minor subdivision plat has been submitted on behalf of Tipton Property Investors ILLC 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) 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 certificated for approval/

Recommendation

Staff recommends approval of the plat.

There was a motion by Vernon Paimore, seconded by Steve Childress to approve the U.S. Highway 51 Minor Subdivision Plat as presented. Motion carried, all present voting aye.

IV. REPORTS

Mayor Comments:

- Intersection Improvement and Sidewalk project is in the final stages.
- City will begin paving in April.
- Village of Green Meadows has sold all of their remaining lots to Wayne Boulder.
- Village of Green Meadows will have an open house on March 16 for the 55+ Housing.
- The lagoon expansion project is in the final application process.
- Valentine Park playground is under construction and installing new equipment.

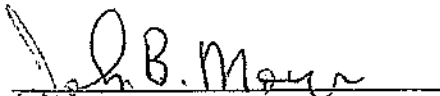
- Munford Development Committee is working with the Board of Mayor and Aldermen on the downtown improvements.

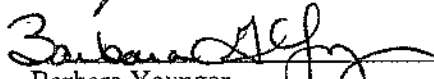
Building Inspector – Permitting and Enforcement Report

There was a motion by John Moren, seconded by Terry Waits 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 6:55 pm.


Chairman Roy Meadors


Appointed Secretary


Barbara Younger,
Recording Secretary