



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

**Munford Municipal-Regional Planning Commission**  
**January 9, 2024**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, January 9, 2024, at 6:30 p.m. with the following:

**PRESENT:** Vice-Chairman David Keeton, Mayor Dwayne Cole, Vernon Pairmore, Terry Waits, Mitchell Parker

**ABSENT-** Chairman Roy Meadors, Secretary John Moren, Aldermen Steve Childress

**ALSO, PRESENT-** Abby Cox, Brylee Sestina, Sadie Billings, Code Enforcement Officer Alan Patton, Building Inspector/Code Enforcement Officer Glenn Stringfellow, Planner Will Radford and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 p.m. by Vice-Chairman David Keeton. There was a quorum present.

**I. APPROVAL OF MINUTES – December 12, 2023**

*There was a motion by Vernon Pairmore, seconded by Terry Waits to approve the minutes from December 12, 2023, as presented. Motion carried all present voting aye.*

**II. OLD BUSINESS – None**

**III. NEW BUSINESS**

**A. Election of officers**

Vice-Chairman David Keeton turned the proceedings over to Planner Will Radford to start the election process. Will Radford opened the floor for nominations for Chairman of the Planning Commission for 2024.

*David Keeton nominated Terry Waits for the position of Planning Commission Chairman, seconded by Mayor Dwayne Cole. Mayor Dwayne Cole made a motion to cease nominations by acclimation with a second from Vernon Pairmore. All present voting aye.*

The meeting was turned over to Chairman Terry Waits.

*Mayor Dwayne Cole nominated David Keeton for the position of the Planning Commission Vice-Chairman, seconded by Vernon Pairmore. No other nominations were made. All present voting aye.*

*David Keeton nominated John Moren for the position of Planning Commission Secretary, with a second by Vernon Pairmore. No other nominations were made. All present voting aye.*

*2024 Planning Commission  
Chairman – Terry Waits  
Vice-Chairman – David Keeton  
Secretary – John Moren*

## **B. Creative Development Inc. – Rezoning Request**

### Background

A rezoning request has been submitted on behalf of Creative Development Inc. The property is located on McLaughlin Drive near its intersection with U.S. Highway 51 South. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. The rezoning request is to rezone Tract 3 from B-1 (Neighborhood Business) District to R-1 (Low Density Residential) District. The property does not appear to be located in a federally identified flood hazard area.

### Analysis

The request is to rezone 2.14 acres of the property to R-1. A legal description of the area requested to be rezoned has been provided.

Commercial areas benefit from access to arterial streets. McLaughlin Drive is an arterial street on the Munford Major Road Plan.

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

The property has adjacent R-1 District zoning to the west. (Highlands Section C Subdivision)

The establishment of this 2.14 acre area as residential could serve as a buffer for the adjacent subdivision from future commercial development.

### Recommendation

Staff recommends in favor of the rezoning request due to the adjacent R-1 zoning.

*There was a motion by David Keeton, seconded by Vernon Pairmore to send a positive recommendation to the Board of Mayor and Aldermen for the Rezoning of the Creative Development Inc., property from B-1 (Neighborhood Business) District to R-1 (Low Density Residential) District. Motion carried, all present voting aye.*

**IV. REPORTS**

**Mayor Comments:**

- The mayor was pleased to welcome Dr. Mitchell Parker to the Planning Commission.
- It was with great sadness that the mayor announced the resignation of Roy Meadors as a Planning Commission member. Mr. Meadors has served the citizens of Munford in many capacities throughout the years, and he will be missed as a member of this commission.
- The Board of Mayor and Alderman have changed the time of their monthly meetings from 7:00 p.m. to 6:30 p.m.
- Veterans Plaza is in the final design phase, and we hope to have it completed by the end of January.
- The intersection of Tipton and Munford Avenue is being redesigned with cross walks and working to make it a cleaner intersection.

**Building Inspector – Permitting and Enforcement Report**

*There was a motion by David Keeton, seconded by Mitchell Parker 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 6:51 pm.

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Chairman Terry Waits

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Secretary John Moren

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Barbara Younger,  
Recording Secretary