



City of Munford  
Planning Commission  
February 13, 2024  
Munford Municipal Building

**AGENDA**

City of Munford Planning Commission – Regular Monthly Meeting  
Tuesday, February 13, 2024 6:30 p.m.  
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
  
- II. **APPROVAL OF MINUTES** -January 9, 2024 –
  
- III. **OLD BUSINESS**
  
- IV. **NEW BUSINESS**
  - A. **Rosas Subdivision – Minor Subdivision Plat**
  
  - B. **REI Capital Rezoning Request**
  
  - C. **Re-Adoption of the Munford Municipal Zoning Ordinance**
  
- 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, 2024**  
**SUBJECT: Staff Recommendations for the February meeting of the Municipal-Regional Planning Commission.**

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**A. Rosas Subdivision – Minor Subdivision Plat**

Background

A minor subdivision plat has been submitted on behalf of Jose Rosas to create three lots from a 3.79 acre parent tract. The property is located on 12259 U.S. Highway 51 South. The property can be further identified as Parcels 85.03 on Tipton County Tax Map 111. The property is zoned 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 R-1 District.

The Plat has the necessary certificates for approval.

Recommendation

**Staff recommends approval plat.**

**B. REI Capital Rezoning Request**

Background

A rezoning request has been submitted on behalf of REI Capital. The property is located at the intersection of Joe Joyner Road and McCormick Road. The property can be further identified as Parcel 16.13 on Tipton County Tax Map 126. The rezoning request is to rezone the parcel from FAR (Forestry, Agricultural, Residential) to R (Residential). The property does not appear to be located in a federally identified flood hazard area.

### Analysis

The request is rezone .79 acres of the property to R in order to be a buildable lot per the zoning ordinance.

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 Forestry, Agriculture, Residential.

### Recommendation

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

## **C.     Readoption of Munford Municipal Zoning Ordinance**

### Background/Staff

Staff has completed an update of the Municipal Zoning Ordinance incorporating previously passed amendments into the Main Zoning Ordinance Document. A definition of “CBD Stores” has been added to the Ordinance. All other updates reflect previously adopted language.