



City of Munford
Planning Commission
January 9, 2024
Munford Municipal Building

AGENDA

City of Munford Planning Commission – Regular Monthly Meeting
Tuesday, January 9, 2024 6:30 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

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

- II. **APPROVAL OF MINUTES** -December 12, 2023 –

- III. **OLD BUSINESS**

- IV. **NEW BUSINESS**
 - A. Election of Officers

 - B. Creative Development Inc.

- 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 –



P.O. BOX 112 | Huntingdon, TN 38344 | 731.234.7798 | RadfordPlanning@gmail.com

MEMORANDUM

TO: The Munford Municipal-Regional Planning Commission
FROM: Will Radford, AICP
DATE: January 3, 2024
SUBJECT: Staff Recommendations for the January meeting of the Municipal-Regional Planning Commission.

B. Creative Development Inc.

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 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.