



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

**Munford Municipal-Regional Planning Commission**  
**November 13, 2018**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, November 13, 2018 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

**PRESENT:** Chairman Roy Meadors, Vice-Chairman Rick Wilson, Secretary Sue Arthur, Jerry Trobaugh David Keeton, Mayor Dwayne Cole and Vernon Pairmore.

**ABSENT:** Recording Secretary Barbara Younger

**ALSO PRESENT:** Wayne Boulter, Planner Will Radford and Code Enforcement/Building Inspector Glenn Stringfellow.

The meeting was called to order at 6:30 PM. There was a quorum present.

**I. APPROVAL OF MINUTES – from October 19, 2018**

*There was a motion by Jerry Trobaugh, seconded by Vernon Pairmore to approve the minutes from October 9, 2018 as presented. Motion carried.*

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

**A. Doctors Drive Rezoning Request**

**Background**

A Rezoning Request has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for property along Doctor's Drive and McLaughlin Drive. The request to rezone approximately 39.54 acres from B-1 (Neighborhood Business) and B-2 (General Business) District to R-2 (Medium Density Residential) District. The property can be further identified as Parcel 2.00 on Tipton County Tax Map 111. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

**Analysis**

The Future Land Use Map (2009) is showing the parcels to be a Commercial designation.

The properties have adjacent R-2 zoning to the west and north and R-3 zoning to the north of McLaughlin Drive.

McLaughlin Drive is designated as an Arterial Street which makes the area more suitable for Commercial Development.

A change in this large amount of land (Approximately 39.54 acres) from Commercial to a residential designation would be a significant deviation from the currently planned commercial designation. The Planning Commission granted a similar request on property to the East of Doctor's Drive and noted that the area has trended towards residential. The property is zoned R-1 and R-3 with a PRD overlay.

The Planning Commission should consider the development trends of the area and determine what the most appropriate use for the future of the property would be.

### Recommendation

**Staff recommends in favor of the rezoning due to the adjacent R-2 zoning and consistency with previous requests in this area.**

*There was a motion by David Keeton, seconded by Sue Arthur to send a positive recommendation to the Board of Mayor and Alderman for approval of the Rezoning Request for Doctor's Drive from B-1 (Neighborhood Business) and B-2 (General Business) District to R-2 (Medium Density Residential) District. Motion carried, all present voting aye.*

## IV. REPORTS

### Mayoral Comments and Issues

The Mayor had the following comments:


- Updated the Planning Commission on the Street Light replacement project
- Updated the Planning Commission on paving

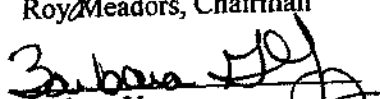
### Building Inspector – Permitting and Enforcement Report

*There was a motion by Rick Wilson, seconded by David Keeton 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.

  
Roy Meadors, Chairman

  
Sue Arthur, Secretary

  
Barbara Younger,  
Recording Secretary