



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, 2018**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, January 9, 2018 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

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

**ABSENT:** Planner Will Radford

**ALSO PRESENT:** Wayne Bouler, Gary Fodor, Code Enforcement/Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger.

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

**I. APPROVAL OF MINUTES**

*There was a motion by Jerry Trobaugh, seconded by Sue Arthur to approve the minutes from December 12, 2017 as distributed. Motion carried.*

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

**A. Election of Officers**

Vice Chairman Rick Wilson turned the proceedings over to Code Enforcement/Building Inspector Glenn Stringfellow to start the election process. Glenn Stringfellow opened the floor for nominations for Chairman of the Planning Commission.

*David Keeton nominated Roy Meadors for the position of Planning Commission Chairman. Jerry Trobaugh seconded the nomination.*

*Mayor Dwayne Cole made a motion to cease the Chairman Election process, seconded by Sue Arthur. No other nominations were made. Motion carried, all present voting aye.*

Meeting was turned over to Chairman Roy Meadors.

Chairman Roy Meadors called for nominations for Vice-Chairman of the Planning Commission.

*Sue Arthur nominated Rick Wilson for the position of Planning Commission Vice-Chairman. Jerry Trobaugh seconded the nomination.*

*Mayor Dwayne Cole made a motion to cease the Vice-Chairman Election process, seconded by David Keeton. No other nominations were made. Motion carried, all present voting aye.*

Chairman Ry Meadors called for nominations for Secretary of the Planning Commission.

*David Keeton nominated Sue Arthur for the position of Planning Commission Secretary. Jerry Trobaugh seconded the nomination.*

*Mayor Dwayne Cole made a motion to cease the Secretary Election process, seconded by Jerry Trobaugh. No other nominations were made. Motion carried, all present voting aye.*

Elections for 2018 stand as:

Roy Meadors – Chairman  
Rick Wilson – Vice-Chairman  
Sue Arthur – Secretary

## **B. Walker Meadows Rezoning Request**

### Background

A rezoning request has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for properties along Doctor Drive and McLaughlin Drive. The properties can be further identified as Parcels 2.00, 9.00 and 11.02 on Tipton County Tax Map 111 and Parcel 12.01 on Tipton County Tax Map 111B, Group A. The request is for a portion of the above mentioned parcels to be rezoned from R-1 (Low Density Residential) and R-3 (High Density Residential) in the Munford Municipal Zoning District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM # 47167C0310F, effective on 12/19/2006.

### Analysis

This property was recommended for approval by the Planning Commission to establish R-1 and R-3 zoning in this area at the December, 2016 Planning Commission meeting. The area was formerly B-1 (Neighborhood Business) and B-2 (General Business). The Planning Commission determined that the area was no longer viable as Commercial Property and better suited for Residential Development. A PRD (Planned Residential Development) overlay was subsequently established for this area. This request is to change a portion of the previous rezoning request (approximately .675 acres) from R-1 to R-3.

The Future Land Use Map (2009) is showing the parcels to be a Commercial designation. This designation existed prior to the Planning Commission's subsequent determination that the area was better suited for Residential in 2016.

The area being proposed for rezoning has adjacent R-1 zoning to the south.

### Recommendation

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

*There was a motion by David Keeton, seconded by Rick Wilson to send a positive recommendation to the Board of Mayor and Aldermen for the Rezoning from R-1 (Low Density Residential) to R-3 (High Density Residential) for the requested area. Motion carried, all present voting aye.*

## **B. MUNFORD MUNICIPAL ZONING ORDINANCE – READOPTION**

Staff will present the updated version of the Munford Municipal Zoning Ordinance to the Planning Commission. This version is being considered for re-adoption and will serve as the updated Munford Municipal Zoning Ordinance once adopted by the Board of Mayor and Aldermen.

*There was a motion by David Keeton, seconded by Sue Arthur to send a positive recommendation to the Board of Mayor and Alderman for the Re-Adoption of the Munford Municipal Zoning Ordinance. Motion carried, all present voting aye.*

**V. OTHER BUSINESS**

**A. Subdivision Signature Blocks Discussion**

The City Engineer has requested proposed changes to some of the language found in the Munford Municipal Subdivision Regulations signature blocks which are required on Subdivision Plats. The proposed language will be made available for review at the meeting. Changing the certificate language will require a public hearing to be held before the Planning Commission with a 30 day notice.

*The Planning Commission members agreed to the changes and a public hearing notice will be published. The public hearing will held at 6:15 p.m. February 13, 2018 before the Planning Commission meeting.*

**Mayoral Comments and Issues**

Mayor Dwayne Cole made a few brief comments:

- Welcome to the newest member of the Planning Commission, Mr. Vernon Pairmore.
- The Mayor's After Christmas dinner will be held on January 11, 2018 and he hopes everyone will be able to attend.
- Thank you again to Gary Fodor for your years of service to the Planning Commission.
- The Munford Fire Department received a \$5000.00 bucket brigade grant this week.

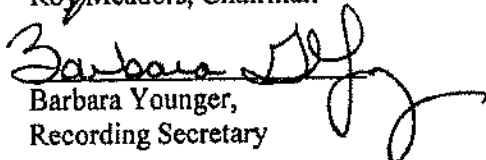
**Building Inspector – Permitting and Enforcement Report**

*There was a motion by David Keeton, seconded by Rick Wilson 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 7:00 PM.

  
Roy Meadors, Chairman

  
Sue Arthur, Secretary

  
Barbara Younger,  
Recording Secretary