



City of Munford, Tennessee  
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Munford, TN 38058  
City Hall (901) 837-0171  
[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**September 13, 2016**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, September 13, 2016 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

**PRESENT:** Alderman Sue Arthur, Mayor Dwayne Cole, David Keeton, Roy Meadors, Jerry Trobaugh and Rick Wilson.

**ABSENT:** Chair Gary Fodor

**ALSO PRESENT:** Planner Will Radford, 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**

*There was a motion by David Keeton, seconded by Sue Arthur to approve the minutes from August 9, 2016 as distributed. Motion carried.*

**II. OLD BUSINESS**

**MUNFORD MUNICIPAL ZONING ORDINANCE UPDATES**

*Motion to table this item until next meeting made by Rick Wilson and seconded by David Keeton...*

**III. NEW BUSINESS**

**A. Quality Tire Preliminary Subdivision Plat**

**Background**

A preliminary subdivision plat has been submitted on behalf of Quality Tire and Service, LLC for the purposes of creating three lots and the construction of water and sewer lines. The properties are located near Watson Road and Highway 51 in Munford, TN. The properties can be further identified as Parcel 55.00 on Tipton County Tax Map 127 and Parcel 2.00 on Tipton County Tax Map 127K, Group B. The properties are zoned P-B (Planned Business) and M-1 (Light Industrial) in the Munford Municipal Zoning District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0315G, effective on 05/04/2009.

**Analysis**

The plat is being submitted in accordance with the Major Subdivision Procedures of Munford's Municipal Subdivision Regulations due to the public improvements.



- (7) Certification by an engineer as to the Adequacy of Engineering and Design of the Storm Drainage System.

### **Recommendation**

**Staff recommends approval of the plat provided the above mentioned issues are adequately addressed.**

*A motion to approve the final plat as presented contingent on utility easement change from 15 feet to 20 feet was made by David Keeton. A second to the motion was made by Mayor Cole. Motion carried, all present voting aye.*

### **C.      Quality Tire Site Plan**

#### **Background**

A site plan has been submitted on behalf of Quality Tire and Service, LLC for the purposes of constructing a new Tire and Service Store. The property is located near Watson Road and Highway 51 in Munford, TN. The property can be further identified as Parcel 55.00 on Tipton County Tax Map 127. The property is zoned P-B (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0315G, effective on 05/04/2009.

#### **Analysis**

The site plan has an adequate number of parking spaces when applying the “Auto Sales and Service Auto Parts” standard of 1 space per 400 sq. ft.

The site plan and detention areas has been reviewed and approved by the City Engineer.

Staff has been advised that the access points onto Highway 51 have been reviewed and approved by the Tennessee Department of Transportation.

### **Recommendation**

**Staff recommends approval of the site plan.**

*A motion to approve the site plan with signage, landscape, architectural plans to be presented at a later date was made by David Keeton. A second to the motion was made by Roy Meadors. Motion carried, all present voting aye.*

## **IV.    REPORTS**

### **Mayoral Comments and Issues**

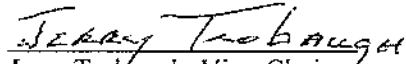
Mayor Dwayne Cole made a few brief comments:


- TDOT is in the process of re-paving portions of Highway 51..
- Celebrate Munford is this coming Saturday, September 17, 2016.
- Alderman Bob Forbess is improving slowly. Alderman Johnny Crigger is home and has attended some committee meetings. Rick Dorn, husband of Barbara Dorn, Community Development Director, had open heart surgery this past week.
- Welcome to Roy Meadors, newly appointed to the Planning Commission.

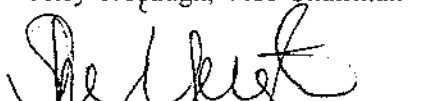
**Building Inspector – Permitting and Enforcement Report**

*There was a motion by David Keeton, seconded by Alderman Sue Arthur 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 7:45 PM.

  
Jerry Trobaugh, Vice-Chairman

  
Sue Arthur, Secretary

  
Sherry Welington, City Recorder