



City of Munford, Tennessee
 1397 Munford Avenue
 Munford, TN 38058
 City Hall (901) 837-0171
www.munford.com
 Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
April 9, 2024

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, April 9, 2024, at 6:30 p.m. with the following:

PRESENT: Chairman Terry Waits, Vice-Chairman David Keeton, Mayor Dwayne Cole, Vernon Paimore, Secretary John Moren, Aldermen Steve Childress and Mitchell Parker

ABSENT- N/A

ALSO, PRESENT- Wayne Boulder, Paul Frazier, Code Enforcement Officer Alan Patton, Building Inspector/Code Enforcement Officer Glenn Stringfellow, Planner Will Radford and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 p.m. by Chairman Terry Waits. There was a quorum present.

I. APPROVAL OF MINUTES – March 12, 2024

There was a motion by Mitchell Parker, seconded by Steve Childress to approve the minutes from March 12, 2024, as presented. Motion carried all present voting aye.

II. OLD BUSINESS –

A. R-4 Townhome Lot Width and Lot Area Discussion

Background

Wayne Boulder has asked to address the Planning Commission in regard to the Lot Width and Lot Area regulations of the R-4 district. The request is a consideration to lower the lot width requirements from 25 to 20 feet and the lot area requirement from 3,000 square feet to approximately 2,200 square feet. The lot and setback regulations for the R-4 district are as follows:

64.4 Minimum Lot Area

Multi-family dwellings	3,000 square feet per dwelling unit plus an additional fifteen percent (15%) required open space as calculated on the entire development.
Townhouses and Attached Dwellings	3,000 square feet per dwelling unit plus an additional fifteen percent (15%) required open space calculated on the entire

Traditional Neighborhood Single-Family Dwellings	development. 3,500 square feet with designated open space required in the planned development as depicted in this Article, Section 64.102(8).
Churches	As required by the Board of Zoning Appeals after review of the site plan and consideration of the size of then congregation and building.
Schools	Five acres (5) plus one acre (1) for each one hundred (100) students or additional acreage as required by the State Board of Education.
Other Uses	As required by the Board of Zoning Appeal.

64.5 Minimum Lot Width at Building Line

Multi-Family Dwelling	60 feet
Townhouses and Attached dwellings	60 feet for the tract of land developed and 25 feet for each dwelling unit.
Traditional Neighborhood Single-Family Dwellings	40 feet
Other Uses	As required by the Board of Zoning Appeals.

64.6 Minimum Yard Requirements

64.61 Minimum Required Front Yard

Multi-family dwellings	30 feet for the exterior boundary of the development and 10 feet for interior lots.
Attached Dwellings	30 feet for the exterior boundary of the development and 10 feet for interior lots.
Traditional Neighborhood Single-Family Dwellings	30 feet for exterior lots and 10 feet with a maximum setback of 15 feet for interior lots.
Other Uses	30 feet or more as required by the Board of Zoning Appeals.

64.62 Minimum Required Side Yard Each Side of Lot

Multi-Family Dwelling	20 feet for the exterior boundary of the development and 5 feet for the interior lots except for units built with adjoining walls.
Traditional Neighborhood Single-Family Dwellings	5 feet for interior lots, with 20 feet setbacks for lots adjacent to property outside the development.
Other Uses	20 feet or more as required by the Board of Zoning Appeals.

64.63 Yards on Corner Lots

On corner lots there shall be one designated front yard. The front yard shall be the yard faced by the principal building. Corner lots shall have one side yard, a side street yard, and a rear yard. The yard opposite the designated front yard shall be considered the rear yard, if applicable, and the remaining yard would be considered side yard.

64.64 Minimum Required Rear Yard

Multi-family dwelling	15 feet for the exterior boundary of the development and 5 feet for interior lots.
Townhouses and Attached Dwellings	15 feet for the exterior boundary of the development and 5 feet for interior lots.
Traditional Neighborhood Single-Family Dwellings	5 feet for interior lots, with 15 feet setbacks for lots adjacent to property outside the development
Other Uses	30 feet or more as required by the Board of Zoning Appeals.

This was for discussion only. No motions were made. The Planning Commission has asked Planning Staff to study other municipalities and counties and propose a possible revision to the R-4 district at the April Planning Commission meeting.

There was a motion by Mayor Dwayne Cole to reduce the R-4 Specifications for Townhouses from 25 feet to 20 feet lot width requirement and the lot area requirement from 3,000 square feet to approximately 2,200 square feet. Motion failed for lack of a second.

III. New Business - None

Discussion only from Wayne Bouler and Paul Frazier for thoughts on lot changes for the PVD at the Village of Green Meadows.

V. REPORTS

Mayor Comments:

- Roy Meadors passed away. He served many roles within the city and community and will be missed.
- Called Michael Shelton regarding the Gilt Edge and W Main area and we will be trying to get TDOT to look at this area.
- Clean Up Munford is set for Saturday 4-13-2024 from 8-11 am.
- The dumpster for Clean Up Munford have been supplied by HNH Enterprises.
- Two new bakeries will be opening in Munford soon.
- The City has met with Engineers and will be meeting with a Marketing group for some new businesses that are wanting to come to Munford. This is an exciting time.

Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by John Moren to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

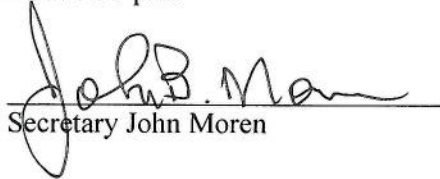
There being no further business, the meeting was adjourned at 7:35 pm.



Chairman Terry Waits



Barbara Younger,
Recording Secretary



Secretary John Moren