



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

AGENDA

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

I. CALL TO ORDER & ESTABLISHMENT OF QUORUM

II. APPROVAL OF MINUTES -June 11, 2024 –

III. OLD BUSINESS

IV. NEW BUSINESS

A. The Loom – Commercial Site Plan

B. VGM Phase 3 – Side Setback Requirements

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 –



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MEMORANDUM

TO: The Munford Municipal-Regional Planning Commission
FROM: Will Radford, AICP
DATE: July 1, 2024
SUBJECT: Staff Recommendations for the July meeting of the Municipal-Regional Planning Commission.

A. The Loom - Commercial Site Plan

Background

A site plan has been submitted on behalf of Matthew and Katherine Haywood for a proposed restaurant/office/retail facility. The property is located 1512 and 1506 Munford Avenue. The properties can be further identified as Parcels 26.00 and 27.00 on Tipton County Tax Map 112D, Group B. The property is zoned B-3 (Central Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The B-3 district does not have setback or parking requirements

The site plan is subject to review and approval by Munford Fire Department.

The B-3 district requires landscaping “where practical”.

Recommendation

Staff recommends approval of the site plan provided all above issues (Fire and Landscaping) are adequately addressed.

B. VGM Phase 3 – Side Setback Discussion

Background/Analysis

Wayne Bouler has asked to address the Planning Commission in regards to the side setback requirements of the PVD district. The request is consideration to lower the side setback requirement from 10 feet to 7.5 feet for single family residential uses.