

Agenda

Fairview Planning Commission

September 12, 2023 Regular Meeting @ 7 p.m.

Chris McDonald, Chairman
Emilee Senyard, V Chairman
Hayley Schulist
Stuart Johnson, Mayor's Appointee
Salvatore Cali

Brandon Butler
David Magner
LaRhonda Williams
Shonda Schilling

- Call to Order
- Roll Call
- Opening Prayer and Pledge
- Approval of Agenda
- Citizen Comments (*limited to the first five citizens to sign in and three minutes each*)
- Approval of Minutes: **August 8, 2023 Meeting**

NEW BUSINESS

1. PC Resolution **PC-29-23**, Rezoning, BARKEAST LLC – 2451 Fairview Blvd, 39.17 Acres, Map: 046, Parcel: 87.00. Current Zoning: CG Commercial General, Proposed Zoning: RM-12 Multifamily. Property Owner: Barkeast LLC.
2. PC Resolution **PC-30-23**, Rezoning, Quarterra – Fairview Blvd, 36.16 Acres, Map: 042, Parcel: 42.00. Current Zoning: OTNC Other Non-Conforming, Proposed Zoning: RM-8 Multifamily. Property Owner: Dwaraka Farms LLC.

BONDS AND LETTERS OF CREDIT

- Westway II Reclamation Bond Set - Engineering
- Westway II Performance Bond Set- Engineering
- Elevate Gymnastics Reclamation Bond Set- Engineering
- Elevate Gymnastics Performance Bond Set- Engineering

REPORTS FOR DISCUSSION AND INFORMATION

- City Planning Staff
- City Manager
- City Engineer
- City Attorney

PLANNING COMMISSION ROUNDTABLE

ADJOURNMENT

MUNICIPAL PLANNING COMMISSION MINUTES

August 8, 2023, Meeting at 7 p.m.

Chris McDonald, Chairman	Emilee Senyard, Vice Chairman	Brandon Butler
Salvatore Cali	Stuart L. Johnson	David Magner
Shonda Schilling	Hayley Schulist	LaRhonda Williams

Staff present: Tom Daugherty, Rachel Jones, Keith Paisley, Ethan Greer, Patrick Carter, Curtis Broadbent, Jamey Meadows, Larry Hill

- **Mr. McDonald called the meeting to order at 7:00 p.m.**
- **Roll Call by City Recorder**

	PRESENT	ABSENT
Mr. McDonald	X	
Ms. Senyard	X	
Ms. Schulist		X
Mr. Johnson	X	
Mr. Butler	X	
Mr. Cali		X
Mr. Magner	X	
Ms. Williams	X	
Ms. Schilling	X	

- **Prayer & Pledge led by Mr. McDonald**
- **Approval of Agenda**

Motion to approve: Mr. Butler
Second: Ms. Senyard

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali					X
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist					X
Mr. Butler	X				
Mr. Magner	X				
Mr. McDonald	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

- **Citizen Comments - None**
- **Approval of Minutes – July 11, 2023, Regular Meeting**

Motion to approve: Mr. Johnson
Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali					X
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist					X
Mr. Butler	X				
Mr. McDonald	X				
Mr. Magner	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

• **New Business**

1. Public Hearing – Urban Growth Boundary

a) Mayor Lisa Anderson – 7140 Kyles Creek Dr.

Bonds and letters of credit - None

Reports for discussion and information

- City Planning Staff - Mr. Greer: IDT training video will be sent to all PC members, next agenda will include links to projects on IDT, there will be a work session before next month's PC meeting, TDOT has accepted the documents for the Crow Cut / Cumberland / Hwy 100 project and will proceed with right-of-way acquisition.
- City Manager - None
- City Engineer – Mr. Broadbent: Has been a pleasant experience working with staff and citizens and enjoying it so far.
- City Attorney – Mr. Carter: Reminded the PC members of their yearly training requirements.

Communication from the planning commission members

Adjournment – Motion to adjourn by Mr. Johnson at 7:16 p.m.

Rachel Jones, City Recorder

To view the meeting in full please visit the following link:

<https://www.youtube.com/watch?v=hMzoY7uDBJM>

PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 29-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE REZONING OF 2451 Fairview Blvd, MAP: 046, PARCEL: 87.00

WHEREAS, Ben Eastep, the owner representing the rezoning of 2451 Fairview Blvd, is requesting that this property be rezoned from its current zoning of CG Commercial General to a proposed zoning of RM-12 Multi-Family Residential, and

WHEREAS, the property boundaries are shown as Exhibit PC-29-23-A, and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby recommends to the City of Fairview Board of Commissioners Map 046, Parcel 87.00, **be / not be** rezoned from its current zoning of CG Commercial General to a proposed zoning of RM-12 Multi-Family Residential with the following conditions:

____ (other) _____

Adopted this _____ day of _____, 2023

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT 29-23-A – SITE MAP

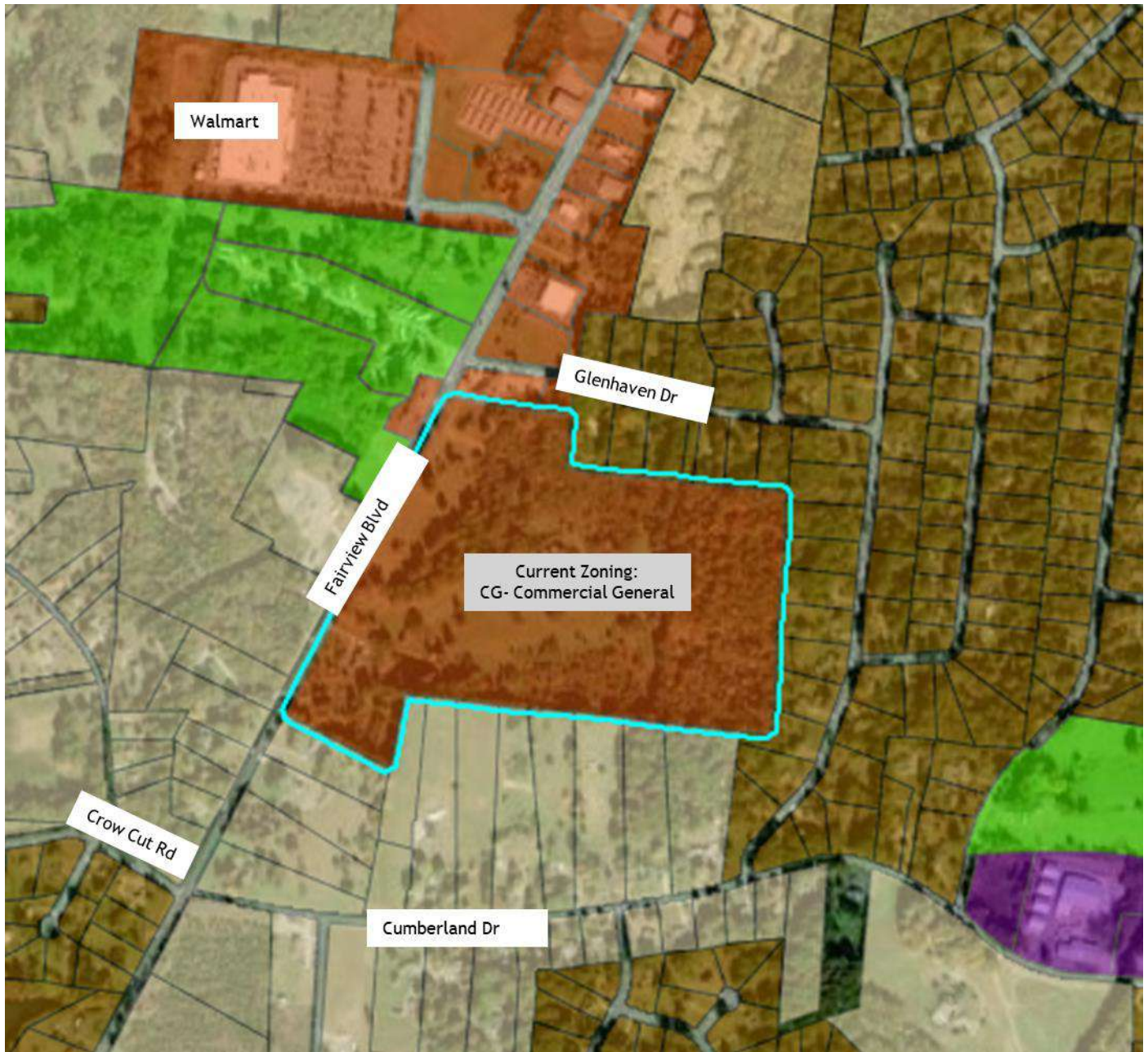
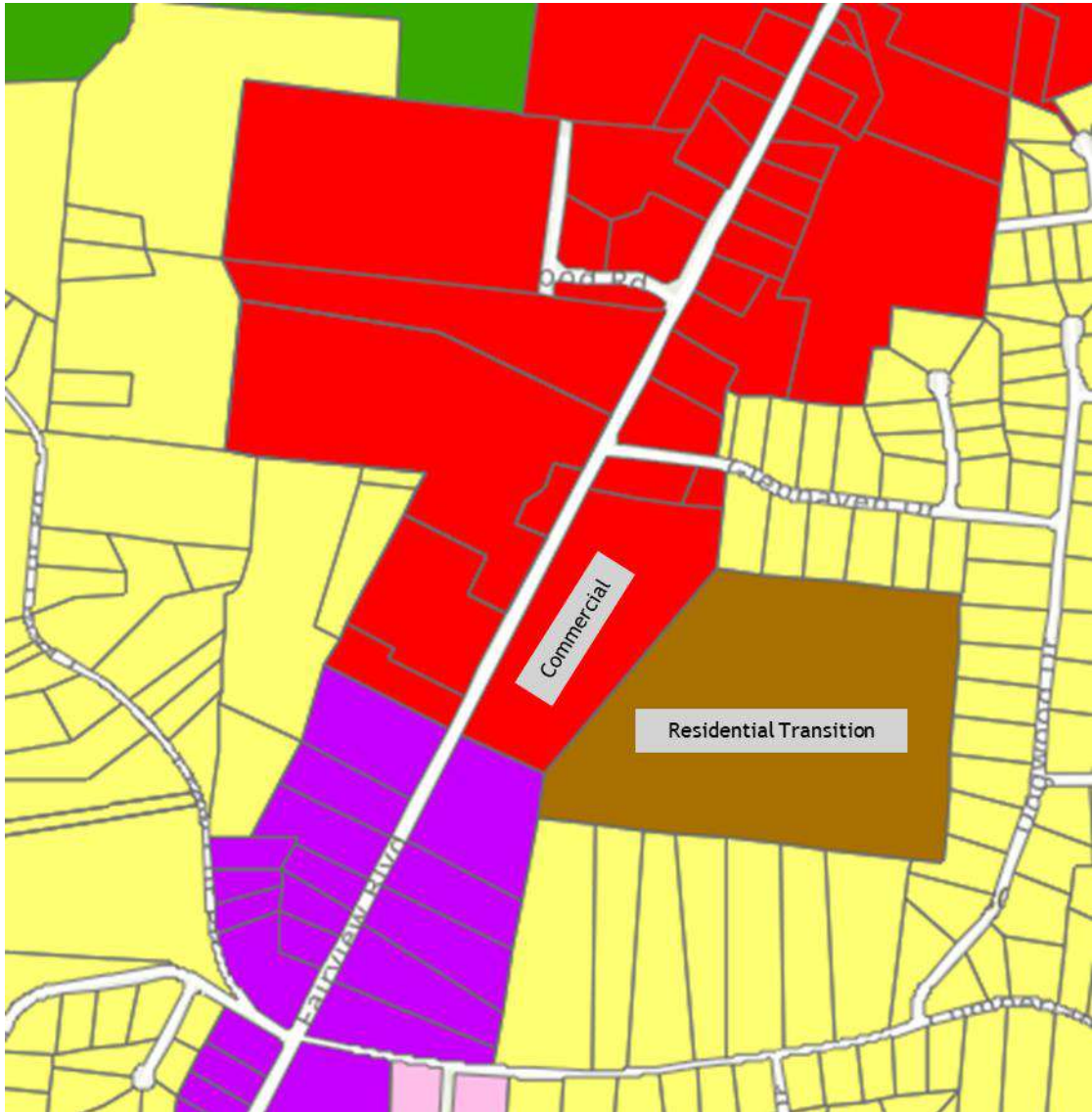


EXHIBIT 29-23-B – 2040 PLAN



PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 30-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE REZONING OF 0 Fairview Blvd, MAP: 042, PARCEL: 42.00

WHEREAS, Quatterra, the developer representing the rezoning of 0 Fairview Blvd, with written approval by the rightful owner, Dwaraka Farms LLC, is requesting that this property be rezoned from its current zoning of OTNC Other Non-Conforming to a proposed zoning of RM-8 Multi-Family Residential, and

WHEREAS, the property boundaries are shown as Exhibit PC-30-23-A, and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby recommends to the City of Fairview Board of Commissioners Map 042, Parcel 42.00, **be / not be** rezoned from its current zoning of OTNC Other Non-Conforming to a proposed zoning of RM-8 Multi-Family Residential with the following conditions:

____ (other)_____

Adopted this _____ day of _____, 2023

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT 30-23-A – SITE MAP



EXHIBIT 30-23-B – 2040 PLAN

