



CURRENT BOARD MEMBERS

- [Lisa Anderson — Mayor](#)
- [Chris McDonald — Vice-Mayor](#)
- [Wayne Hall — Commissioner](#)
- [Carolyn Roberts — Commissioner](#)
- [Don Bufalini — Commissioner](#)

REGULAR MEETING
APRIL 2, 2026
7:00 PM

MINUTES

1. Call To Order

Call to order by Mayor Anderson at 7:23PM.

2. Roll Call

Staff present: Rachel Jones, Patrick Carter, Ethan Greer, Breanna Bailey, Curtis Broadbent, Patti Carroll, Ben Knox, Officer Ray Martin

Board present: Mayor Anderson, Vice Mayor McDonald, Commissioner Hall, Commissioner Roberts, Commissioner Bufalini

3. Prayer and Pledge

Prayer and Pledge lead by Mayor Anderson.

4. Mayor Comments

Mayor Anderson welcomed those in attendance and viewers watching remotely. She reminded attendees of the importance of maintaining courtesy during the meeting and recognized Officer Martin for assisting with meeting order. Mayor Anderson also reviewed citizen comment procedures, noting a limit of five speakers with a three-minute time allotment per speaker.

5. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)

- Janet Gatewood (7150 Triple Crown Ln) - Expressed concerns regarding alleged ethics violations, Sunshine Law violations, and charter violations involving certain commissioners and the City Attorney. Specific allegations included inaccuracies in a commissioner's disclosure forms, unequal treatment in enforcement of policies, and concerns about the handling of employee direction and meeting coordination. Ms. Gatewood questioned the fairness and transparency of actions taken by city officials and called for accountability, including the resignation of certain individuals.
- Karen Cobb (7802 Willow Crest) - Alleged that certain commissioners had prior knowledge of misconduct related to a recent resignation and failed to act or disclose information in a timely manner. Ms. Cobb referenced potential violations of state and federal law, including misconduct, lack of transparency, and concealment of information. Concerns were raised regarding ethical obligations, conflicts of interest, and accountability, and Ms. Cobb questioned whether involved officials would submit resignations.
- Krista Zavala (7110 White Oak Dr) - Expressed concerns regarding the prioritization and maintenance of Bowie Nature Park, noting its importance to the community and the impact of current safety-related closures. Ms. Zavala highlighted the lack of a contingency or emergency funding plan and referenced past concerns with

delayed planning and communication regarding park improvements. She requested greater transparency, clearer plans of action, improved communication, and opportunities for public input.

- Joe Eleniewski (7427 Swindon Blvd) - Expressed concerns about negative discourse on social media and encouraged city officials to promote respectful communication and collaboration in addressing community issues. He noted that some residents may feel hesitant to speak publicly due to fear of retaliation. Concerns were also raised regarding increased awareness of budget-related issues and the need for greater transparency. Mr. Eleniewski emphasized the importance of teamwork among officials to effectively address challenges. Additionally, he expressed appreciation for the responsiveness and community involvement of certain commissioners and voiced support for the interim city manager candidate.
- Shelia Cook (7422 Swindon Blvd) - Addressed recent discussions surrounding a former official's resignation, encouraging respect for the individual's decision and emphasizing the importance of accurate information. She noted concerns regarding past board composition when certain decisions were made and cautioned against misdirected calls for accountability. She also raised concerns about the City's financial position, including expenditures related to a fire truck purchase, bond obligations, storm debris cleanup, and potential costs associated with park maintenance. Ms. Cook emphasized the need for fiscal responsibility, long-term planning, and potential budget adjustments. She urged the Board to work collaboratively, reduce conflict, and maintain professionalism both in meetings and on social media. She highlighted the importance of open dialogue, respect for differing viewpoints, and transparency in decision-making.

6. Approval of Agenda

Mayor Anderson moved to amend the agenda to include Mayoral Candidate Mary Smith as Item 7.B and County Commissioner Candidate Lisa Hayes as Item 7.C under the Public Announcements, Awards, and Recognitions section. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous).

7. Public Announcements, Awards and Recognitions

A. City Events - City Planner, Ethan Greer

B. County Mayoral Candidate Mary Smith

C. County Commissioner Candidate Lisa Hayes

8. Staff Comments and Monthly Reports (limited to five (5) minutes each, with an additional five (5) minutes allocated for questions and answers)

A. Planning Department Report - City Planner, Ethan Greer

B. Public Works Department Report - City Planner, Ethan Greer

C. Parks Department Report - Parks Program Coordinator, Breanna Bailey

D. City Manager Report - None

9. Consent Agenda (any item may be removed for individual consideration)

Motion to approve consent agenda by Commissioner Hall. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).

A. Minutes from March 19, 2026, BOC Regular Meeting

B. Minutes from March 27, 2026, BOC Special Meeting

10. Old Business

A. Resolution 15-26

A Resolution authorizing the Mayor to execute Task Orders for Emergency Debris Removal and Emergency Debris Monitoring Services for the City of Fairview, Tennessee.

Representatives: Kevin Parker and Misty Johnston, Thompson Consulting Services

Mr. Kevin Parker from the City's debris monitoring contractor provided an update on ongoing debris removal efforts following the recent storm. It was reported that initial estimates significantly underestimated the total debris volume, with approximately 20,000 cubic yards already collected and a similar amount remaining. The contractor has paused work after reaching the not-to-exceed contract amount. Mr. Parker discussed three primary next steps: (A) ensuring all previously collected debris is properly transported and documented for FEMA reimbursement, (B) completing remaining debris removal within the city, and (C) addressing debris and safety hazards within the park, which may require a separate assessment and scope of work. Emphasis was placed on proper documentation to maintain eligibility for FEMA reimbursement. Financial impacts were also discussed by the Board, including estimated total project costs approaching \$3 million, potential borrowing needs, and associated interest. It was noted that FEMA reimbursement may cover a significant portion of eligible expenses, though timing and percentages remain subject to confirmation. Board members raised concerns about cost accuracy, the need for further assessment, particularly for the park, and overall budget constraints. Mr. Parker indicated that a more detailed park assessment could be completed within a few days.

Additional discussion occurred.

Following discussion, the Board agreed to defer action until additional information is obtained and scheduled a special meeting to review updated estimates and determine next steps.

Motion to approve by Commissioner Roberts. Seconded by Commissioner Hall.

Motion to defer to special called meeting on April 8th, 2026, by Mayor Anderson. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous)

B. Ordinance 2026-02

Final Reading, An Ordinance of the City of Fairview, Tennessee, repealing the currently adopted Fairview Zoning Ordinance and Zoning Map and adopting a new Development Code entitled the "Fairview, Tennessee Development Code" and a new Zoning Map. (City Planner)

City Planner Ethan Greer presented this item for its second and final reading, noting the development code update process began approximately 18 months ago in July 2024. He explained that the City engaged Town Planning and Urban Design Collaborative (TPUDC) to modernize the existing zoning ordinance, originally adopted in 1987, due to its complexity from multiple amendments. Mr. Greer outlined the extensive public engagement process, including community meetings, a week of in-person outreach at City Hall, a public draft release, and a 30-day public comment period. Staff reviewed and incorporated applicable feedback, noting some requests could not be included due to state law limitations. Following revisions, a final draft was prepared. The Planning Commission recommended approval, and staff also provided a positive recommendation. Mr. Greer noted that any additional recommendations from the Planning Commission would require formal amendments for inclusion. He thanked the Mayor and Commissioners for their involvement and stated that both staff and the consultant engineer were available to answer questions.

Commissioner Hall made a motion to amend the ordinance to state within CD-3L, CD-3, CD-4 and CD-4C within the building standards, the building composition finished floor shall read as the following -- 18 in. min., 36 in. max above grade at front facade. Requests may be submitted to and approved by the City Engineer to reduce the finish floor elevation. The City Engineer shall not approve a finish floor elevation of less than 6 in. above grade at front facade. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous)

Commissioner Roberts made a motion to amend the ordinance to remove 4.3.9.d.6.d(4). Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous)

Commissioner Roberts made a motion to amend section 8.3.5.b.3 of the ordinance to state Appointment to the Historic Zoning Commission. (1) Members of the Historic Zoning Commission shall be appointed by the Mayor, subject to confirmation by the Board of Commissioners. Seconded by Commissioner Bufalini. Motion carried, 5-0 (unanimous)

Vice Mayor McDonald made a motion to amend the ordinance to state within Character District 2,

Character District 2W, Character District 3L, Character District 3, Character District 4, and Character District 4C within the vehicular parking requirements garage design minimum interior dimensions shall be 10 by 20 for a single car garage and 20 by 20 for double car garage. Seconded by Commissioner Bufalini. Motion carried, 5-0 (unanimous)

Commissioner Roberts made a motion to amend the ordinance to approve all the Planning Commission amendments. Seconded by Commissioner Bufalini. Planning Commission amendments listed below. Motion carried, 5-0 (unanimous)

1. Create a meeting schedule that separates the first reading, public hearing and second reading as three separate Board of Commissioner meetings.
 - a. Amend 8.5.18.K.5 to read "including the initial consideration before the Board of Commissioners mentioned above, two (2) considerations before the Board of Commissioners shall be required prior to any decision on the petition. The final consideration shall not be considered on the same meeting as the public hearing and shall be considered by the Board of Commissioners within twenty-one (21) days of the public hearing."
2. Add a section for public participation including developer led meetings.
 - a. Amend 8.5.4.C to add "14. Applications for Development shall be deemed incomplete if submitted without the development submitting proof that a community meeting was hosted within the City of Fairview."
3. Add Limited Use Standard for Automotive uses: two gas stations cannot be within 3,000 lf of roadway.
 - a. Amend 4.3.9.D.6 to add a limited use standard for fuel sales with the limitation being that no fuel station shall be located within three thousand (3,000) linear feet of roadway of another fuel sales location.
4. Remove Hilltop and Ridgetop regulations in total.
 - a. Amend to remove 6.9.1.B and 6.9.1.C. Also to remove the definitions for Hilltop and Ridgetop.
5. Add Limited Use Standard for Decentralized Wastewater -- must be furthest possible location from the public ROW and adjacent property lines. Remove Limited Use within Character District 4C, LI, HI, CV.
 - a. Amend 4.3.9.D.6.x to add 3. Location of Decentralized Wastewater shall be located at the furthest location from the public right-of-way and adjacent property lines as possible.
 - b. Amend Table 4.3.9.A-1 to make Decentralized Wastewater not permitted within Character district 4C, LI, HI and CV.
6. Add a Buffer requirement to Bowie Nature Park -- 50' Buffer, 25' adjacent to property line shall remain undisturbed.
 - a. Amend table 5.8.8 to add a new section that states All development districts adjacent to Bowie Nature Park. Buffer depth 50 foot with the first 25 foot adjacent to the property line to remain undisturbed.
7. Change Traffic Study requirements to require if -- 30 homes, with staff recommendation or part of a common plan of development.
 - a. Amend 6.5.1.1 to state "A Major Subdivision with 30 Lots, staff recommendation, or if a site development plan is part of a common plan of development."
8. Increase Lot/ Building Site Width for 4C for Large Scale Commercial Building Type to 400' max.
 - a. Amend page 4-64 for Character District CD-4C Lot/ Building Site Width for Large Scale Commercial Building type to be 400 ft. max.
9. Table 6.9.1.A.1 Steep Slopes -- Change the percentage from 90% to 80%.
 - a. Amend table 6.9.1.A.1 to read greater than or equal to 20% minimum percent of site to remain undisturbed 80%

Vice Mayor McDonald made a motion to table this item to allow Mr. Greer and Mr. Broadbent applicable

time to review a document handed to them by Mayor Anderson. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous)

Vice Mayor McDonald made a motion to remove this item from the table to allow for further discussion. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous)

Mr. Greer reviewed a feasibility study provided by TÂ² Engineering regarding a proposed development. He explained that under the current zoning, the property could support up to 162 townhome units with a traditional suburban design. Under the proposed development code, the same site would yield approximately 72--80 residential units due to new requirements, including mixed-use (commercial and residential), structured parking placement, expanded street sections with on-street parking, and increased infrastructure standards. Mr. Greer noted that portions of the feasibility study appear to be based on the public draft rather than the final version of the code, and some concerns raised have since been addressed. He clarified that the subject property is currently zoned RM-8 (8 units per acre), while the proposed CD4 district allows a maximum of 6 units per acre and is intended to prioritize commercial development with integrated residential uses. He further explained that the new code emphasizes mixed-use development to support walkability and local business growth, while limiting purely residential use in commercial districts. Additional requirements include designated civic spaces (minimum 5% of the site with proximity standards) to promote community interaction, as well as enhanced roadway design standards to improve emergency access and accommodate on-street parking. Mr. Greer acknowledged developer concerns but stated that similar standards are successfully implemented in surrounding communities. He concluded that the proposed code represents a shift from traditional zoning practices toward a more intentional, mixed-use development approach aimed at managing growth and preserving community character.

Additional discussion occurred.

Vice Mayor McDonald noted that one amendment to the zoning map had been previously approved

Motion to approve as amended by Commissioner Roberts. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous)

C. Resolution 18-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, designating an Interim City Manager pursuant to Tennessee Code Annotated § 6-21-107(b) and § 6-20-205(a), defining the scope of authority, duties, and compensation of the Interim City Manager, and directing the initiation of a search for a permanent City Manager.

City Attorney, Patrick Carter, stated that he had prepared a draft resolution concerning the potential hiring of an interim city manager. He noted that the resolution remains incomplete, as key terms of the agreement have yet to be negotiated. Mr. Carter requested direction from the Board on whether to proceed with negotiations in order to finalize a contract for consideration at a future meeting. He further recommended that action on the resolution be deferred until a complete agreement can be developed and presented for approval.

Additional discussion occurred.

Motion to approve by Commissioner Bufalini. Seconded by Commissioner Roberts.

Motion to defer to the April 16th, 2026, BOC meeting by Mayor Anderson. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous)

11. New Business

A. Resolution 16-26

A Resolution encouraging the naming of streets in new developments to honor Fairview residents who have made a lasting impact on the community. (Commissioner Bufalini)

Commissioner Bufalini suggested recognizing citizens who have made significant contributions to the community by recommending that certain street signs be named in their honor. He stated this would serve as a way to memorialize both deceased and living residents who have gone above and beyond in their service to the

community. It was noted that this would be a recommendation to encourage community involvement and is not enforceable.

Discussion occurred.

Motion to approve by Commissioner Hall. Seconded by Commissioner Roberts. Motion failed, 1-4 (Hall, Roberts, McDonald Anderson)

B. Ordinance 2026-04

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 2.78 (+/-) acre portion of Tax Map 021 Parcel 058.04 and a 29.17 (+/-) acre portion of Tax Map 021 Parcel 058.00, totaling 31.95 (+/-) acres located at 7252 Northwest Highway, from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), Property Owner: John Warden. (City Planner)

No action taken.

C. Ordinance 2026-05

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 4.80 (+/-) acre parcel located at 7320 Fernvale Road consisting of Williamson County Tax Map 042 Parcel 109.00, from RS-10 (Single Family Residential) to R-20 (One and Two Family Residential), Property Owner: Rodger Lewis. (City Planner)

No action taken.

D. Ordinance 2026-06

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 2.01 (+/-) acre parcel located at 7703 Horn Tavern Road consisting of Williamson County Tax Map 022 Parcel 135.00, from RS-40 (Single Family Residential) to R-15 (Single Family Residential), Property Owner: Jeff Pack. (City Planner)

No action taken.

E. Ordinance 2026-07

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 2.22 (+/-) acre parcel located at 7711 Horn Tavern Road consisting of Williamson County Tax Map 022 Parcel 136.00, from R-20 (One and Two Family Residential) to R-15 (Single Family Residential), Property Owner: Jeff Pack. (City Planner)

No action taken.

12. Roundtable: Mayor and Commissioners

Commissioner Hall: Thanked staff and fellow board members for their efforts on recent projects, Addressed safety concerns regarding people entering the park, Emphasized the potential dangers and urged residents to avoid the area until cleanup and safety measures are completed, Expressed appreciation to staff for their support in these efforts.

Commissioner Bufalini: Congratulated Westwood Elementary on its 25th anniversary, Expressed appreciation to Mr. Gerth for attending and speaking, as well as to the board, department heads, and staff for their efforts, Extended gratitude to the citizens who spoke during the meeting, Wished everyone a happy Easter holiday.

Commissioner Roberts: Thanked attendees for their participation and acknowledged the differing perspectives within the community, Stated she is unaware of any violations on her part and emphasized the importance of unity and constructive dialogue, Expressed appreciation for citizens speaking at the meeting, Thanked everyone for their contributions to the development code, Thanked Mr. Gerth for attending, Extended well wishes for a happy Easter weekend.

Vice Mayor McDonald: Expressed encouragement at the board's unity during the meeting noting agreement on difficult decisions including items deferred for future consideration, Recognized the significant effort involved in finalizing the new zoning regulations and congratulated those who contributed, Offered a community invitation to attend local churches for those celebrating Easter and wished everyone a happy holiday.

Mayor Anderson: Thanked Mr. Parker and Ms. Johnston for their presentations and noted the importance of receiving updated numbers to move forward with reopening the park particularly with spring approaching, Expressed appreciation to Mr. Gerth for attending the meeting, Acknowledged Westwood Elementary's 25th anniversary, Commended staff and volunteers for their work on the zoning code adoption emphasizing its importance for Fairview's future, Expressed support for Mr. Daugherty noting his 12 years of service in finance and as city manager with consistently clean audits and strong fiscal stewardship, Wished everyone a happy Easter.

13. Meeting Adjournment

Motion to adjourn by Commissioner Roberts at 10:24PM.

City Recorder, Rachel Jones

Rachel Jones

Mayor, Lisa Anderson

Mayor Lisa Anderson

The above minutes are intended to serve as a summary of the motions passed and matters discussed during the meeting. This document is not intended to be a verbatim transcript of all statements made.