

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

MAY 1, 2025, 7:00PM, CITY HALL

Lisa Anderson, Mayor
 Chris McDonald, Vice Mayor
 Don Bufalini, Commissioner
 Wayne Hall, Commissioner
 Carolyn Roberts, Commissioner
 Tom Daugherty, City Manager
 Patrick Carter, City Attorney
 Rachel Jones, City Recorder

Staff Present: Tom Daugherty, Rachel Jones, Patrick Carter, Ethan Greer, Richard Ross, Bre Bailey, Ben Knox, Miranda Vanderknapp

1. **Call to Order @ 7:03 P.M.** – Mayor Anderson

2. **Roll Call** – City Recorder, Rachel Jones

| | PRESENT | ABSENT |
|-----------------------|---------|--------|
| Mayor Anderson | X | |
| Vice Mayor McDonald | X | |
| Commissioner Bufalini | X | |
| Commissioner Hall | X | |
| Commissioner Roberts | X | |

3. **Prayer and Pledge** – Mayor Anderson

4. **Mayor Comments** – Mayor Anderson thanked everyone for attending and thanked Officer Vanderknapp for attending to help keep everyone safe. Mayor Anderson reminded everyone to use their microphones and to speak clearly. Mayor Anderson also reminded everyone to please be courteous and polite when speaking.

5. **Approval of the Agenda**

Motion to approve: Commissioner Hall

Second: Commissioner Roberts

| | YES | NO | ABSTAIN | RECUSE |
|--------------------------|-----|----|---------|--------|
| Mayor Anderson | X | | | |
| Vice Mayor McDonald | X | | | |
| Commissioner Bufalini | X | | | |
| Commissioner Hall | X | | | |
| Commissioner Roberts | X | | | |
| MOTION PASSED 5-0 | | | | |

6. **Citizen Comments** - None

7. **Public Announcements, Awards, Recognitions**

A. **City Events** – Community Relations Coordinator, Richard Ross

8. **Staff Comments and Monthly Reports**

A. **City Manager Report** – City Manager, Tom Daugherty

9. **Consent Agenda**

A. **Minutes from April 17, 2025, Board of Commissioners Work Session.**

B. **Minutes from April 17, 2025, Board of Commissioners Regular Meeting.**

Motion to approve consent agenda: Vice Mayor McDonald

Second: Commissioner Roberts

| | YES | NO | ABSTAIN | RECUSE |
|--------------------------|-----|----|---------|--------|
| Mayor Anderson | X | | | |
| Vice Mayor McDonald | X | | | |
| Commissioner Bufalini | X | | | |
| Commissioner Hall | X | | | |
| Commissioner Roberts | X | | | |
| MOTION PASSED 5-0 | | | | |

10. Old Business - None

11. New Business

- A. Resolution 24-25, A Resolution calling for a Public Hearing on the proposed Annexation of Territory into the City of Fairview by Owner Consent with RS-40 Single Family Residential Zoning and approving a Plan of Services - 7330 Taylor Road, 3.24 (+/-) Acres, Map 042, Parcel 077.06. (City Planner)**

Staff Report: City Planner Ethan Greer stated this applicant currently lives at this address and is seeking annexation with the intent to subdivide the property at a later date for her children. Mr. Greer stated this annexation received a positive recommendation from the Planning Commission.

Motion to approve: Vice Mayor McDonald

Second: Commissioner Bufalini

| | YES | NO | ABSTAIN | RECUSE |
|--------------------------|-----|----|---------|--------|
| Mayor Anderson | X | | | |
| Vice Mayor McDonald | X | | | |
| Commissioner Bufalini | X | | | |
| Commissioner Hall | X | | | |
| Commissioner Roberts | X | | | |
| MOTION PASSED 5-0 | | | | |

- B. Ordinance 2025-04, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning a 19.96 (+/-) acre parcel located at 7391 Crow Cut Road, consisting of Williamson County Tax Map 046 Parcel 016.03 from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), Property Owner: Carla Lankford. (City Planner)**

Staff Report: City Planner Ethan Greer stated this property does fall within the 2040 Comprehensive Plan to be zoned as RS-40 or R-20 with a PUD. Mr. Greer stated the adjacent properties are mostly zoned R-20. Mr. Greer stated this rezoning request received a positive recommendation from the Planning Commission.

Representative: Aws Ahmed

Discussion: Commissioner Roberts asked about the site limitations on this property. Mr. Ahmed stated this property does have a TVA easement running through it and has wetlands. Mr. Ahmed explained the number of lots will not exceed what RS-40 allows however do to challenging topography R-20 zoning is needed. Commissioner Roberts asked how many lots is intended for this property. Mr. Ahmed replied roughly 15 to 16

lots. Commissioner Bufalini asked about water runoff. Mr. Ahmed replied that the plan is to go with the natural outflow to the south of the site. Mr. Ahmed stated the developer will have to comply with the city's stormwater regulations. Commissioner Bufalini asked if the Aden Woods development is equipped to handle the water runoff that will be added. Mr. Ahmed replied yes that he was the engineer who designed Aden Woods and sized the culvert to handle the 100 year flow. Commissioner Bufalini asked about the ingress/egress to the site. Mr. Ahmed replied the plan is to connect to the cul-de-sac in the Aden Woods development and there are no plans to include a connection onto Crow Cut Road.

Motion to approve: Commissioner Hall

Second: Vice Mayor McDonald

| | YES | NO | ABSTAIN | RECUSE |
|--------------------------|-----|----|---------|--------|
| Mayor Anderson | X | | | |
| Vice Mayor McDonald | X | | | |
| Commissioner Bufalini | | X | | |
| Commissioner Hall | X | | | |
| Commissioner Roberts | X | | | |
| MOTION PASSED 4-1 | | | | |

- C. **Ordinance 2025-05**, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning a .56 (+/-) acre parcel located on Horn Tavern Road northwest of Cabe Caldwell Lane, consisting of Williamson County Tax Map 022 Parcel 143.01 from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), Property Owner: Phillip Caldwell. (City Planner)

Staff Report: City Planner Ethan Greer stated this property is currently a non-conforming parcel in an RS-40 zoned district. Mr. Greer stated this rezoning will bring this parcel into compliance with the city's regulations. Mr. Greer stated staff recommends approval of this rezoning and that this rezoning request received a positive recommendation from the Planning Commission.

Motion to approve: Commissioner Hall

Second: Commissioner Bufalini

| | YES | NO | ABSTAIN | RECUSE |
|--------------------------|-----|----|---------|--------|
| Mayor Anderson | X | | | |
| Vice Mayor McDonald | X | | | |
| Commissioner Bufalini | X | | | |
| Commissioner Hall | X | | | |
| Commissioner Roberts | X | | | |
| MOTION PASSED 5-0 | | | | |

- D. **Ordinance 2025-06**, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning a 28.75 (+/-) acre parcel located on Crow Cut Road, consisting of Williamson County Tax Map 018 Parcel 031.00 from RS-40 (Single Family Residential) to RS-15 (Single Family Residential), Property Owner: Northcutt Custom Homes, LLC. (City Planner)

Staff Report: City Planner Ethan Greer stated this parcel is currently going through the annexation process. Mr. Greer stated this property is annexed as RS-40 and the applicant has submitted an application for rezoning to RS-15. Mr. Greer stated the 2040 Comprehensive Plan shows this property as high density residential. Mr. Greer stated staff recommends approval of this rezoning and that this rezoning request received a positive recommendation from the Planning Commission.

Representative: Tim Mangrum

Discussion: Commissioner Roberts asked Mr. Mangrum if he has a plan or idea for this property. Mr. Mangrum replied he does not have a concept plan yet but is looking at around 45 lots. Commissioner Roberts asked about the topography of this property. Mr. Mangrum replied that the topography is really good on this site. Commissioner Roberts stated she appreciates the RS-15 request instead of something with higher density but would be happier with an R-20 zoning. Commissioner Roberts asked Mr. Mangrum if he plans to retain some trees or clear cut the property. Mr. Mangrum stated he will do his best to keep what he can however some of the bigger trees die after 2-3 years of disturbing their roots.

Motion to approve: Vice Mayor McDonald

Second: Commissioner Roberts

| | YES | NO | ABSTAIN | RECUSE |
|--------------------------|-----|----|---------|--------|
| Mayor Anderson | X | | | |
| Vice Mayor McDonald | X | | | |
| Commissioner Bufalini | X | | | |
| Commissioner Hall | X | | | |
| Commissioner Roberts | | X | | |
| MOTION PASSED 4-1 | | | | |

- E. Ordinance 2025-07, An Ordinance to amend the Zoning Ordinance of the City of Fairview, by approving the Major Modification of Phase 2 of the Bowie Meadows Planned Overlay Development District with 129 residential units on 99.74 (+/-) acres of property, consisting of Map 042 part of Parcel 026.00 and Map 0423E Group A Parcel 006.00, Applicant: Eric McNeely (McNeely Engineering, LLC) , Property Owner: Lennar Homes of Tennessee, LLC. (City Planner)**

Staff Report: City Planner Ethan Greer stated applicant Eric McNeely has submitted a major modification for the Bowie Meadows Phase 2 POD. Mr. Greer stated the major modification removes a point of ingress/egress from Waynes Lane and replaces it with a cul-de-sac. Mr. Greer stated two points of access will remain through the City Center development. Mr. Greer also stated there is an existing stream along Waynes Lane that would potentially be disturbed if the point of access remained on Waynes Lane however with the removal of that entrance there will be no disturbance to the stream. Mr. Greer stated there have also been additional stormwater ponds added to the plans for this development however the vote tonight is solely the point of ingress/egress on Waynes Lane. Mr. Greer stated this major modification received a positive recommendation from the Planning Commission.

Representative: Eric McNeely

Discussion: Mayor Anderson stated several citizens had concerns about the connection to Waynes Lane and stated she appreciates this change being made. Mayor Anderson stated she also appreciates the additional stormwater ponds being added. Vice Mayor McDonald stated this major modification increases green space and removes the access point from a troubled location. Vice Mayor McDonald stated he sees this as an

improvement and stated the addition of the stormwater ponds are welcomed. Commissioner Roberts asked Mr. McNeely if they have considered any modifications to the Cox Run connection. Mr. McNeely stated he was not the engineer for Phase 1 however he can look at it. Commissioner Roberts stated she appreciates the additional water retention plans.

Motion to approve: Vice Mayor McDonald

Second: Commissioner Roberts

| | YES | NO | ABSTAIN | RECUSE |
|--------------------------|-----|----|---------|--------|
| Mayor Anderson | X | | | |
| Vice Mayor McDonald | X | | | |
| Commissioner Bufalini | X | | | |
| Commissioner Hall | X | | | |
| Commissioner Roberts | X | | | |
| MOTION PASSED 5-0 | | | | |

F. Ordinance 2025-08, An Ordinance for an amendment to the City of Fairview, Tennessee, budget for Fiscal Year 2024 – 2025 Budget. (City Manager)

Staff Report: City Manager Tom Daugherty stated this budget amendment appropriates funds for the purchase of four properties. Mr. Daugherty stated this amendment does not give the city the right to purchase the properties but only appropriates the money if the board so chooses to move forward with the purchases.

Discussion: Commissioner Bufalini asked Mr. Daugherty how the amount is broken down. Mr. Daugherty replied 2.3 million is for the properties located at 2178 and 2188 Fairview Blvd, \$700,000 for the property located in front of city hall, and \$250,000 for the property located in Hickman County. Vice Mayor McDonald asked Mr. Daugherty if any new information has been learned from doing due diligence on the two properties located at 2178 and 2188 Fairview Blvd. Mr. Daugherty replied he has ordered a phase one study but does not have any update at this time. Commissioner Roberts asked Mr. Daugherty if there is any update on the Hickman County property. Mr. Daugherty replied he is working on getting a legal description, survey, and phase one study for the property.

Motion to approve: Commissioner Roberts

Second: Commissioner Hall

| | YES | NO | ABSTAIN | RECUSE |
|--------------------------|-----|----|---------|--------|
| Mayor Anderson | X | | | |
| Vice Mayor McDonald | X | | | |
| Commissioner Bufalini | X | | | |
| Commissioner Hall | X | | | |
| Commissioner Roberts | X | | | |
| MOTION PASSED 5-0 | | | | |

G. Discussion – City Signage (Commissioner Bufalini)

Commissioner Bufalini asked if there are any future plans to put additional informational signage in front of city hall and suggested an LED sign board. Commissioner Roberts stated she has also thought about the signage but stated she would like to wait until the new zoning ordinance is in place. Vice Mayor McDonald asked Mr. Daugherty for an update on the welcome signs. Mr. Daugherty replied he will reach out to Kimley-Horn for an update on

the welcome signs. Mayor Anderson agreed it is best to wait until the new zoning ordinance is in place before adding signage.

12. Roundtable: Mayor and Commissioners

Commissioner Bufalini – Commissioner Bufalini expressed concerns over vehicles speeding in Cumberland Estates. Commissioner Bufalini congratulated students and athletes on their accomplishments. Commissioner Bufalini welcomed new coaches to the schools. Commissioner Bufalini asked for updates on paving projects and road improvement projects to be communicated to the public. Commissioner Bufalini asked Mr. Greer to provide an overlapping aerial map showing the approved developments. Commissioner Bufalini reminded everyone to shop locally during National Small Business Week. Commissioner Bufalini also reminded everyone about the upcoming open positions on various boards throughout the city.

Commissioner Roberts – Commissioner Roberts reminded everyone that Fairview Nutrition will be doing a fundraiser for the Shop with a Cop program. Commissioner Roberts also reminded everyone to shop locally during National Small Business Week. Commissioner Roberts thanked the planning department for their work. Commissioner Roberts gave recognition to the Fairview High School Theatre Department and congratulated them on being recognized at TPAC.

Commissioner Hall – Commissioner Hall thanked city staff for all their work and apologized for missing the previous meeting. Commissioner Hall thanked Commissioner Bufalini for addressing the issue of having funds set aside in the budget to allow for landscaping at the clover leaf.

Vice Mayor McDonald – Vice Mayor McDonald stated he understands the concerns regarding speeding but believes the city should call upon a traffic engineer to look into the issue. Vice Mayor McDonald asked for an update on the timeline of the new zoning ordinance. Vice Mayor McDonald reminded everyone of the interactive maps on the city website. Vice Mayor McDonald asked Mr. Daugherty to check into having the median at the four lanes (Fairview Blvd and Hwy 96) mowed more frequently.

Mayor Anderson – Mayor Anderson reminded everyone about the town hall meeting that is scheduled for Thursday, May 29th. Mayor Anderson thanked Ethan Greer, Devon Haliburton, and all staff for going above and beyond daily. Mayor Anderson reminded everyone of National Small Business Week and encouraged everyone to shop locally. Mayor Anderson also reminded everyone about the Arts and Crafts Fair that is scheduled for May 10th. Mayor Anderson reminded everyone to slow down and asked for landscapers with trucks/trailers to not park on the side of the roadway especially where they are not visible. Mayor Anderson reminded everyone to help keep Fairview beautiful by picking up trash and not throwing it out.

13. Adjournment @ 8:21 P.M. – Commissioner Roberts



Rachel Jones, City Recorder

<https://www.youtube.com/watch?v=u6i6Ha1rhsw>