

**BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
THURSDAY, OCTOBER 2, 2025  
7:00 PM**

**1. Call To Order**

Call to order by Mayor Anderson at 7:00PM.

**2. Roll Call**

Staff present: Tom Daugherty, Rachel Jones, Patrick Carter, Ethan Greer, Richard Ross, Patti Carroll, Keith Paisley, Breanna Bailey, Jenna Blackford, Miranda Gilbertson, Seth Standridge, Noah Nicholson

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 everyone. Mayor Anderson reminded everyone to use their microphones and asked everyone to be polite and courteous while speaking.

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

- James Sullivan (7921 Pinewood Rd) - Concerns about water runoff onto his property

**6. Approval of Agenda**

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

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

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

**B. Waves Inc. - CEO Waves Inc, Staci Davis**

**C. United Communications - President and CEO, William Bradford**

**8. Staff Comments and Monthly Reports**

**A. Planning Department Report - City Planner, Ethan Greer**

**B. Public Works Department Report - City Manager, Tom Daugherty**

■ PW report 3rd quarter 2025.pdf (/ATT/fairviewtn/2025-10/06bda46dd3527a9397f71c6feccd21b68ef351dbd.pdf)

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

■ Park Report October 2025 BOC PPT.pdf (/ATT/fairviewtn/2025-10/28ee4e9c2d798eee506d7c837d82c6aeef78f188.pdf)

**D. Economic Development Report - Economic Development Officer, Patti Carroll**

■ ECD Report.pdf (/ATT/fairviewtn/2025-10/78d00f587bc8242548d66c5d72e5893ee6dcf820.pdf)

**E. City Manager Report - City Manager, Tom Daugherty**

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

*Motion to approve consent agenda by Vice Mayor McDonald. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).*

**A. Minutes from September 18, 2025, BOC Regular Meeting**

■ BOC Minutes 9-18-2025.pdf (/ATT/fairviewtn/2025-10/cee085da871af1e9b77c9f3d1a7e5364653caece.pdf)

**B. Second and Final Reading, Ordinance 2025-19**

Ordinance 2025-19, An Ordinance for an amendment to the City of Fairview, Tennessee, budget for fiscal year 2025-2026 budget. (City Manager)

■ Ordinance 2025-19.pdf (/ATT/fairviewtn/2025-10/2da1135b256dcead10dac39e78cf6682520b7be2.pdf)

**10. Old Business**

**A. Second and Final Reading, Ordinance 2025-16, Rezoning - Boone Street**

- Public Hearing - No speakers
- Ordinance 2025-16, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning a 17.74 (+/-) acre parcel located on the north side of Boone Street, east of Fairview Boulevard, consisting of Williamson County Tax Map 042 Parcel 132.00 from RS-40 (Single Family Residential) to RS-8 (Single Family Residential), Property Owner: Christine Brison. (City Planner)

City Planner Ethan Greer stated this rezoning received a positive recommendation from the Planning Commission. Mr. Greer stated the 2040 plan designates this property as residential transition with appropriate zones of RS-5, RS-8, RS-15, RM-8, RM-12, and RM-20.

Representative: Kevin O'Brien, CLQ Land

Discussion occurred.

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

■ Ordinance 2025-16.pdf (/ATT/fairviewtn/2025-10/319115650b4b53bd61a2e938d86ac22c877660fc.pdf)

**B. Second and Final Reading, Ordinance 2025-18, Rezoning - Old Cox Pike**

- Public Hearing:
  - Colleen Van Fossen (7801 Pinecrest Ct) - Opposed to rezoning
  - Tom Boone (7813 Pinecrest Ct) - Opposed to rezoning
- Ordinance 2025-18, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning the entirety of three parcels totaling 53.162 (+/-) acres located south of Old Cox Pike and west of Pinecrest Court, consisting of Williamson County Tax Map 043 Parcels 015.00, 052.00, 053.00, from RS-40

(Single Family Residential) to R-20 (One and Two Family Residential), Property Owner: Marlon Cunningham.  
(City Planner)

City Planner Ethan Greer stated this rezoning received a negative recommendation from the Planning Commission and a positive recommendation from staff. Mr. Greer stated the 2040 plan designates this property as new residential medium neighborhood with appropriate zones of RS-40 or R-20PUD.

Representative: Todd Olsen, Anderson Delk & Epps and Marlon Cunningham, Property Owner

Discussion occurred.

***Motion to approve by Commissioner Roberts. Seconded by Vice Mayor McDonald. Motion carried, 4-1 (Roberts).***

■ [Ordinance 2025-18.pdf \(/ATT/fairviewtn/2025-10/393c638ea9390cbe26218e1f08142e7b60b69bb7.pdf\)](#)

### **C. Resolution 52-25, Annexation - Fairview Boulevard**

- Public Hearing
  - Garen Post (7889 Pinewood Rd) - Opposed to annexation
  - James Sullivan (7921 Pinewood Rd) - Opposed to annexation
  - Daron Zach (7329 Sullivan Rd) - Opposed to annexation
  - Ricardo Quant (7946 Pinewood Rd) - Opposed to annexation
- A Resolution to Annex certain territory upon written consent of the owner and to incorporate the same within the boundaries of the City of Fairview, Tennessee, with RS-40 Single Family Residential Zoning, Map 070, Parcel 005.01, Fairview Boulevard, 111.66 (+/-) Acres, Owner: Carl Walker. (City Planner)

City Planner Ethan Greer stated this annexation received a positive recommendation from the Planning Commission and from staff.

Representative: Rob Molchan, SEC

Discussion occurred.

***Motion to approve by Commissioner Bufalini. Seconded by Vice Mayor McDonald. Motion carried, 4-1 (Roberts).***

■ [Resolution 52-25.pdf \(/ATT/fairviewtn/2025-10/f97fd6293317a24111c36fef2ae0089a201a235.pdf\)](#)

### **D. Resolution 53-25, Annexation - Old Franklin Road**

- Public Hearing
  - Owen Jones (105 Monticello Rd) - Concerned about the rezoning of this parcel if annexed
  - Susan Sawyer (7263 Old Franklin Rd) - Opposed to annexation
- A Resolution to Annex certain territory upon written consent of the owner and to incorporate the same within the boundaries of the City of Fairview, Tennessee, With RS-40 Single Family Residential Zoning, Map 046, Parcel 054.02, Old Franklin Road, 10.07 (+/-) Acres, Owner: Deborah Jones. (City Planner)

City Planner Ethan Greer stated this annexation received a positive recommendation from the Planning Commission. Mr. Greer stated this property is in the city's urban growth boundary and is contiguous with other city properties.

Representative: Rob Molchan, SEC

Discussion occurred.

***Motion to approve by Vice Mayor McDonald. Seconded by Mayor Anderson. Motion carried, 3-2 (Bufalini, Roberts).***

■ [Resolution 53-25.pdf \(/ATT/fairviewtn/2025-10/65e79b1c61d97e5c0f1f0f882e881b257e32a920.pdf\)](#)

## **11. New Business**

## **A. Ordinance 2025-20**

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 111.66 (+/-) acre parcel located south of Fairview Boulevard and west of Pinewood Road, consisting of Williamson County Tax Map 070 Parcel 005.01 from RS-40 (Single Family Residential) to RS-10 (Single Family Residential), Property Owner: Carl Walker. (City Planner)

City Planner Ethan Greer stated this rezoning received a positive recommendation from the Planning Commission and from staff. Mr. Greer stated the 2040 plan designates this property as a future land use of retail, restaurant, office, light industrial, industrial, multifamily residential, and civic institutional. Mr. Greer stated the appropriate zonings listed in the 2040 plan include commercial mixed use, office general, industrial restrictive, industrial general, commercial interchange, and commercial center.

Representative: Rob Molchan, SEC

Discussion occurred.

***Motion to approve by Vice Mayor McDonald. Seconded by Mayor Anderson. Motion carried, 4-1 (Roberts).***

📄 **Ordinance 2025-20 Rezoning \_Fairview Boulevard - Walker\_.pdf (/ATT/fairviewtn/2025-10/bd80817a10745a5b077e00252138dc7d0e4cac5c.pdf)**

## **B. Ordinance 2025-21**

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 10.07 (+/-) acre parcel located south of Old Franklin Road and east of Knottingham Drive, consisting of Williamson County Tax Map 046 Parcel 054.02 From RS-40 (Single Family Residential) to R-20 (One And Two Family Residential), Property Owner: Wilissam Inv. Services. (City Planner)

City Planner Ethan Greer stated this rezoning received a positive recommendation from the Planning Commission and from staff. Mr. Greer stated the 2040 plan designates this property as legacy neighborhood residential medium with appropriate zoning of RS-40 and R-20.

Representative: Rob Molchan, SEC

Discussion occurred.

***Motion to approve by Vice Mayor McDonald. Seconded by Commissioner Hall. Motion carried, 3-2 (Bufalini, Roberts).***

📄 **Ordinance 2025-21 Rezoning \_Old Franklin Rd\_.pdf (/ATT/fairviewtn/2025-10/9406dea83592d61589aea0df514bfea29a1e73e4.pdf)**

## **C. Ordinance 2025-22**

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 7.26 (+/-) acre parcel located at 1550 Highway 96 N, consisting of Williamson County Tax Map 019 Parcel 002.00 From RS-40 (Single Family Residential) to IG (Industrial General), Property Owner: Deborah Hubbert. (City Planner)

City Planner Ethan Greer stated this rezoning received a positive recommendation from the Planning Commission and from staff. Mr. Greer stated the 2040 plan designates this property as interchange business employment district with appropriate land uses of retail, restaurant, office, light industrial, industrial, multifamily residential, and civic and institutional.

Representative: Corey Nelson, 615 Design Group

Discussion occurred.

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

## 12. Roundtable: Mayor and Commissioners

### Commissioner Bufalini:

- Thanked Waves and United Communications for their presentations.
- Stated he is excited for Fall Fun Day on October 11th.
- Congratulated Breanna Bailey on becoming a naturalist.
- Reminded everyone of the Jacket Patch at Apex Bank.
- Reminded everyone of the homecoming parade and football game.

### Commissioner Roberts:

- Stated she is a Tennessee Achieves mentor and encouraged anyone interested to sign up.
- Stated she is excited the purchase is complete on the property for the police training facility.
- Encouraged everyone to attend meetings and speak out.

### Commissioner Hall:

- Thanked all city employees.
- Thanked park staff for ordering the land trust sign for Bowie Nature Park.

### Vice Mayor McDonald:

- Congratulated Breanna Bailey on becoming a naturalist.
- Stated he is happy to see classes and activities back at the park and applauded park staff.
- Encouraged everyone to attend the homecoming parade and football game.


### Mayor Anderson:

- Stated she is looking forward to homecoming.
- Stated she is excited about the police training facility.
- Thanked park staff for bringing programs back to the park.
- Reminded everyone to keep Fairview beautiful by picking up trash and not throwing it out.

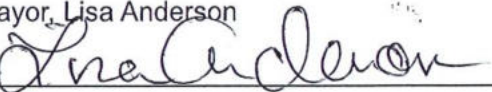
## 13. Meeting Adjournment

*Motion to adjourn by Commissioner Roberts at 10:57PM.*

City Recorder, Rachel Jones

  
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Mayor, Lisa Anderson

  
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