



CURRENT BOARD MEMBERS

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

REGULAR MEETING
NOVEMBER 6, 2025
7:00 PM

MINUTES

1. Call To Order

Call to order by Mayor Anderson at 7:02PM.

2. Roll Call

Staff present: Tom Daugherty, Rachel Jones, Josh Hogan, Ethan Greer, Breanna Bailey, Richard Ross, Patti Carroll, Miranda Gilbertson

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 this meeting is being recorded and will be available on the city's YouTube page. Mayor Anderson asked everyone to please be polite and courteous while speaking. Mayor Anderson thanked Officer Gilbertson for attending to help keep everyone safe.

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

None

6. Approval of Agenda

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

7. Public Announcements, Awards and 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 (any item may be removed for individual consideration)

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

A. Minutes from October 16, 2025, BOC Regular Meeting

B. Resolution 59-25

A Resolution authorizing the mayor to execute a License Agreement between the State of Tennessee and the City of Fairview, Tennessee. (City Manager)

10. Old Business

A. Second and Final Reading, Ordinance 2025-20, Rezoning - Fairview Boulevard

- Public Hearing - **No Speakers**
- 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.

Representative: Rob Molchan, SEC

Commissioner Roberts reiterated her statements from the previous meeting regarding this rezoning stating that she believes it is to soon for the city to rezone this property based on location and surrounding property and suggested waiting until the city's new zoning ordinance is in place.

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

B. Second and Final Reading, Ordinance 2025-21, Rezoning - Old Franklin Road

- Public Hearing
 - Owen Jones (105 Monticello Rd, Franklin) - opposed to Ordinance 2025-21
 - Susan Sawyer (7263 Old Franklin Rd, Fairview) - opposed to Ordinance 2025-21
 - David Beard (7232 Old Franklin Rd, Fairview) - opposed to Ordinance 2025-21
 - Brianne Splittgerber (7269 Old Franklin Rd, Fairview) - opposed to 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. Mr. Greer stated the 2040 plan shows this area as legacy residential medium density with appropriate zoning of RS-40 or R-20. Mr. Greer clarified this development is proposed as a single family home development not a duplex development or PUD.

Representative: Rob Molchan, SEC

Discussion occurred.

Motion to postpone for 90 days by Commissioner Hall. Seconded by Commissioner Roberts. Motion Failed 0-5.

Motion to approve by Commissioner Bufalini. Seconded by Mayor Anderson. Motion Failed 1-4 (Anderson, Hall, Roberts, Bufalini).

C. Second and Final Reading, Ordinance 2025-22, Rezoning - 1550 Hwy 96 N

- Public Hearing - **No Speakers**
- 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. Mr. Greer stated the 2040 plan shows this area as interchange business employment district with IG being listed as an appropriate zoning.

Representative: Anthony Paladino

Discussion occurred.

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

11. New Business

A. Ordinance 2025-23

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 3.73 (+/-) acre parcel located at 7111 Harrison Drive, consisting of Williamson County Tax Map 042G Group A, Parcel 018.00, From RS-40 (Single Family Residential) to RS-10 (Single Family Residential), Property Owner: Mary Curle. (City Planner)

City Planner Ethan Greer stated this rezoning received a positive recommendation from the Planning Commission. Mr. Greer stated the 2040 plan has this area listed as residential transition with appropriate zonings of RS-15, RS-8, RS-5, and RM-8. Mr. Greer stated although the requested zoning of RS-10 is not listed as an appropriate use in the 2040 plan it was given a positive recommendation by staff due to the listed appropriate zones being more dense than the requested RS-10.

Representative: Tim Mangrum - Mr. Mangrum presented a concept plan for the board to review.

Discussion occurred.

Motion to approve by Commissioner Hall. Seconded by Mayor Anderson. Motion carried, 5-0 (unanimous).

B. Ordinance 2025-24

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 3.17 (+/-) acre parcel located at 7104 Hall Road, consisting of Williamson County Tax Map 043D Group A, Parcel 010.00, From RS-40 (Single Family Residential) to RS-15 (Single Family Residential), Property Owner: Innovated Construction Co LLC. (City Planner)

City Planner Ethan Greer stated this rezoning received a negative recommendation from the Planning Commission due to the 2040 plan showing the appropriate zoning for this area as RS-40 and R-20.

Representative: Tim Mangrum - Mr. Mangrum presented a concept plan for the board to review.

Discussion occurred.

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

C. Discussion: 2026 Meeting Dates

After a brief discussion the board agreed to cancel the Board of Commissioners meeting scheduled for January 1, 2026, due to City Hall being closed for New Years Day.

Discussion occurred on the meeting dates for July 2026. The board agreed to meet in July for regular meetings on July 9, 2026, and July 23, 2026, with a town hall meeting on July 30, 2026. These dates was altered due to the July 3rd celebration.

Discussion occurred on the meeting dates for October 2026. The board agreed to meet in October for regular meetings on October 1, 2026, and October 22, 2026, with a town hall meeting on October 29, 2026. These dates was altered due to Fall Break.

The board agreed to cancel the town hall meeting scheduled for December 31, 2026, due to New Year's Eve.

12. Roundtable: Mayor and Commissioners

Commissioner Bufalini: Thanked citizens for coming out and assured them the board is listening to their concerns, inquired about a town events committee, sent condolences to the Renner family, gave a shout out to the Sweet Magnolia flower shop, reminded everyone of the Veterans Day event at the high school.

Commissioner Roberts: Thanked everyone for coming and speaking out, encouraged the board to think about ideas for the Parks and Landscape Board, reminded everyone of the Veterans Day event at the high school, reminded everyone of the upcoming theatre performances throughout the city.

Commissioner Hall: Thanked all city staff for their hard work, clarified his objection during the meeting on the smaller subdivision.

Vice Mayor McDonald: Go Fairview Yellow Jackets!

Mayor Anderson: Sent thoughts and prayers to the family of Elvis Jones, reminded everyone of local food drives throughout the community to help people who have lost benefits, reminded everyone of the Veterans Day event at the high school, reminded everyone to help keep Fairview beautiful by picking up trash and not throwing it out.

13. Meeting Adjournment

Motion to adjourn by Vice Mayor McDonald at 9:20PM.

City Recorder, Rachel Jones



Mayor, Lisa Anderson


