

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS PUBLIC HEARING

January 26, 2016

Patti L Carroll, Mayor
Toney R Sutton, Vice-Mayor
Allen Bissell, Commissioner
Shannon L Crutcher, Commissioner
Stuart L Johnson, Commissioner
Wayne Hall, City Manager
Larry Cantrell, City Attorney
Brandy Johnson, City Recorder

Present: Carroll, Sutton, Bissell, Crutcher, Johnson
Others Present: Hall, Cantrell, Sharon Hall

1. Call To Order By Mayor Carroll at 7:00 p.m.
2. The Purpose Of This Public Hearing Is For Citizens Comments On:
 - a. Bill #2016-02, Ordinance No. 916, An Ordinance To Change The Zoning Of Certain Property In The City Of Fairview, Tennessee, Located On Dragstrip Road, As Shown On, The City Of Fairview Geological Listing Of Assessment Roll Map 018, Parcel 00600, From CI, To RM-20, 21.5 Acres
 - i. Ron Rowe of 7332 McCormick Lane states his concern for the rezoning. Rowe notes that Commercial Interchange zoning has been determined to be the best use for I-40/96 per the land use plan. The best use is the one that has the highest value for the most economic return for the city. Rowe reads a bit from the City's sub regs regarding Commercial Interchange zoning. Rowe states that within Commercial Interchange zoning most cities allow for a conditional use within that zoning but we don't currently have that option in our zoning. Any residential building larger than a four-plex is considered a commercial use and residential multi-family is a standard conditional use within Commercial Interchange zoning. Rowe feels the zoning should remain RM-20 because 1) it is not consistent with the goals and objectives of the land use plan, 2) the request is not compatible with adjacent uses and 3) presents a possible case of illegal spot zoning. Rowe suggests alternatively the city could amend the regs and allow as a conditional use under current zoning.
 - ii. Christina Pretoris lives on Drag Strip Road and selected that location because it is a dead end and more private. She states that after meeting with Mr. Stewart her mind has changed based on discussions with him regarding improving the safety of the interchange. When her family first moved here they couldn't afford \$600 for rent and ended up in a house they really couldn't afford but had to make it work for a while because there was no place like that for our family to go. The addition of such a development could bring lots more families to Fairview.
 - iii. Don Dudich of 7104 Donald Wilson Drive notes he recently questioned the rationale behind the rezoning of land for a new apartment complex on Drag Strip Road off Highway 96. Dudich

wants to state openly and clearly it has nothing to do with the class or caliber of the individuals who will reside there but solely based on the fact it is spot zoning and the changes it will have to our infrastructure and tax base. The current rash decision has taken one of our most valuable areas and reduced its value to the citizens of the city. The Master Plan designates this area as Commercial Interchange which is the most lucrative of all designations from a tax standpoint and the city desperately needs those taxes. We need affordable housing that is based on the market not income-based. He has issues with the sudden rush and the fact it is in direct conflict with our master plan and in plain English thinks it's stupid and only benefits the developer without considering the citizens and needs of the community. There are no secrets about the problems of this community and the fact that our city government is fiscally broke and have leveraged our future with reckless and careless overspending and our citizens have taken a near 50% tax increase to counter the negligent, incompetent decisions of those who have led this city for years. We have antiquated infrastructure that cannot provide for future growth without major upgrades which will cost untold millions. As elected officials you have a duty to lead and not approve projects based on friends, family, donors or favors. Dudich asks for denial of this project and for the Board to consider how this will affect your city. Public works did an excellent job with the recent snowstorm.

3. Adjournment at 7:13 p.m.

Brandy Johnson
City Recorder