

# CITY OF FAIRVIEW

## BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES

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 7:14 p.m.**
2. **Approval of the Agenda** – Vice Mayor Sutton made a motion for approval with Commissioner Bissell seconding. All were in favor.
3. **New Business**
  - A. Discuss and/or Take Action on Second and Final Reading of 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 – Stewart Rutledge was present to represent the property and encouraged citizens to call him at 662-202-8826 if they have questions. Rutledge states Dickson Water won't allow them to get sewer and they don't have options to build anywhere else in the city. The apartments will be high quality, low volume, up-scale and they are prepared to pay for the infrastructure needed to upgrade the intersection and roads. They plan to build for the working class people. Vice Mayor Sutton asks how many square feet are in a 3-bedroom unit and Rutledge replies around 1,600. Sutton asks if this is Section VIII and Rutledge answers no, not at all noting there is no government subsidy and the deal is only for the construction company to get a lower tax rate. Commissioner Bissell asks who sets up the income and what is the percentage. Rutledge replies AMI, at \$35,000 and then goes up the next year, percentage is 60%. Commissioner Crutcher states two issues, 1) the gap between single family and low-income housing and 2) the rush on the process and inconsistencies of request between RM-20 and RM-8. Based on these facts, Crutcher states he doesn't feel he can vote for the rezoning. Rutledge replies the rush for rezoning didn't have anything to do with either him or the city. The Water Authority finally agreed after they signed paperwork to upgrade the motor at the pump station. This is just the rezoning and there will be plenty of time to review the plans but this will be an asset to the city. Commissioner Crutcher asks Attorney Cantrell about review of the site plan. Cantrell states they will have to have a traffic study, site plan and have a right to request the type of buffers. Commissioner Sutton asks if this is the last time they will build in Fairview and Rutledge replies no but if the door is closed tonight and he doesn't meet the February 2 deadline for his application they will be gone because the funding won't work. Commissioner Crutcher asks if they have tried this anywhere else and Rutledge replies Franklin doesn't allow these multi-family dwellings

but they have built in Holly Springs and Columbus, Mississippi and are currently building in Tupelo. Vice Mayor Sutton asks if Rutledge has a letter of agreement from Dickson Water and City Manager Hall states they did approve in a staff meeting. Mayor Carroll questions how long the residents are tied to the \$35,000 income and Rutledge replies one year and at the end of one year they can make anything after that. These residents know they are very strict. Mayor Carroll notes she originally thought this was a good idea after they said they would put in the sewer pump but she has been asking herself what is best and rooftops will bring commercial growth. Commissioner Crutcher states a new college grad making over \$35,000 can't live here so it doesn't help bridge the gap and asks how this project will help with commercial growth. Rutledge states every commercial developer asks where people will live. Single moms, firemen, policemen, these are the people that live in these communities and they will clean up that area. It was noted that this zoning doesn't give him permission to build as he has several more steps before the entire project would be approved. Commissioner Bissell makes a motion for approval with Vice Mayor Sutton seconding. Bissell states he is torn as to whether this will promote our town is aware that Dickson Water hasn't lived up to their agreements with other Boards. Mayor Carroll states when all is said and done they are going to make the decision on whether this is good for the city. To bring in commercial development they are going to have to approve rooftops. This is just the rezoning we do have an opportunity to look at the rest of the plan. Commissioner Johnson notes he has been sitting up her for 16 years and doesn't think there has been a single development that everyone has agreed on. Johnson states he doesn't understand why anyone doesn't want high density housing near the interstate. FOR: Bissell, Carroll, Johnson, Sutton; AGAINST: Crutcher. Motion carries.

4. **Adjournment** – Vice Mayor Sutton made a motion for adjournment with Commissioner Johnson seconding and all were in favor. Meeting was adjourned at 8:16 p.m.

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**Brandy Johnson**  
**City Recorder**