

# CITY OF FAIRVIEW

## BOARD OF COMMISSIONERS REGULAR MEETING MINUTES

APRIL 15, 2021

Debby Rainey, Mayor  
Lisa Anderson, Vice Mayor  
Brandon Butler, Commissioner  
Rod Dawson, Commissioner  
Scott Lucas, Commissioner  
Scott Collins, City Manager  
Tim Potter, City Attorney  
Brandy Johnson, City Recorder

**Staff Present:** Collins, Johnson, Potter, Blackburn, Daugherty, Hughes, Humphreys, Ross, Sullivan, Paisley

**1. Roll Call – by Johnson**

|                       | Present | Absent |
|-----------------------|---------|--------|
| Commissioner Anderson | x       | _____  |
| Commissioner Butler   | _____   | x      |
| Commissioner Dawson   | x       | _____  |
| Commissioner Lucas    | x       | _____  |
| Mayor Rainey          | x       | _____  |

**2. Call to Order by Mayor Rainey at 7:00 p.m.**

**3. Prayer and Pledge led by Commissioner Lucas**

**4. Approval of the Agenda and Executive Session Announcements –** Mayor Rainey requested the deferral of Item 7A until the next meeting.

Motion: Anderson to approve as amended

Second: Dawson

|                     | YES    | NO    | ABSTAIN | RECUSE |
|---------------------|--------|-------|---------|--------|
| Vice Mayor Anderson | x      | _____ | _____   | _____  |
| Commissioner Butler | ABSENT | _____ | _____   | _____  |
| Commissioner Dawson | x      | _____ | _____   | _____  |
| Commissioner Lucas  | x      | _____ | _____   | _____  |
| Mayor Rainey        | x      | _____ | _____   | _____  |

**5. Public Hearing – N/A**

**6. Citizen Comments - none**

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

~~A. Arbor Day Proclamation~~ DEFERRED UNTIL MAY 6

**8. Staff Comments and Reports**

- A. Fire Department Report for the month of March was presented by Chief Scott Hughes. For the month we responded to 112 calls, up from 95 in March 2020. For the month, the department responded to 6 automatic mutual aid calls, 2 fires (1 semi-truck and 1 building), 10 calls of flash flooding (4 were in the county), 1 motor vehicle accident with entrapment and participated in three public education opportunities with 11 interactions. The department completed 364 hours of training for the month. If you need smoke detectors please contact the fire department for installation as we still have some grant detectors available.

- B. Police Department Report for the month of March was presented by Chief Zach Humphreys. The department ended February with full staffing of 23. We have three officers who have recently completed the academy and are in various stages of finishing up their field training as well as one officer on military deployment for 400 days. Overtime dropped from 12 hours in February to only 1.5 hours in March and the department completed 534 hours of training in March as opposed to 279 in February. Overall call volume during COVID has been lower with February having 675 calls for service and an increase in March to 823 calls. We had 61 arrests in February and 58 in March, consisting of DUI's, domestic assaults, and drug charges added to traffic citations and accidents. Public Relations will be picking back up as things continue to open but remember our safe internet exchange parking spaces with cameras as well as child safety seat inspections available. We did have a bit of turnover over the last year and three of our newest officers are Adam Fuqua out of McEwen, Tony Guzman from Springfield and Taylor Heath out of Dickson. These three will be phasing into service over the next few weeks.
- C. City Manager Report –
1. City Manager Collins announced a work session for the BOC on May 6, beginning at 5:00 p.m., to discuss the 2022 fiscal year budget. State law requires our budget to be adopted by July first but we expect to be well ahead of that. We anticipate this budget being the most impactful in recent years.
  2. A zoning work session will be held on May 20 beginning at 5:00 p.m. prior to the BOC meeting. We will review zoning types recommended by the Planning Commission. Once the zones are set we will complete defining them and will pair with the comprehensive plan when completed. This is the first step toward a new land use map.
  3. Our annual Focus on Fairview events will be held on Saturday, May 15 at 8:30 a.m. and Tuesday, May 25 at 6:00 p.m. This event will take approximately two hours and will open the doors to the operations of the city of Fairview encompassing a pretty exhaustive discussion of budget and operations. Collins encourages attendance for information on all things relative to city operations. Both sessions contain the same information but we hold two sessions at various times and days to provide opportunity for attendance.

**9. Consent Agenda** (Any Item May Be Removed for Individual Consideration)

A. Minutes from the April 1, 2021, Board of Commissioners Meeting

Motion: Lucas

Second: Anderson

|                     | YES    | NO | ABSTAIN | RECUSE |
|---------------------|--------|----|---------|--------|
| Vice Mayor Anderson | x      | —  | —       | —      |
| Commissioner Butler | ABSENT |    |         |        |
| Commissioner Dawson | x      | —  | —       | —      |
| Commissioner Lucas  | x      | —  | —       | —      |
| Mayor Rainey        | x      | —  | —       | —      |

**10. Old Business**

A. Ordinance 2021-06, Rezone Parcel of Land on Highway 96 N

1. Public Hearing for Item 10-A-2 – NO COMMENTS
2. Second and Final Reading of Ordinance 2021-06, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 10.26 Acres of Property, Consisting of Map 018, Parcel 038.02, Located on Highway 96 N, From RM-8, Multi-Family Residential, to RM-20, Multi-Family Residential, Owner: Bivens-Stevenhagen Joint Venture

Motion: Lucas

Second: Anderson

|                     | YES    | NO | ABSTAIN | RECUSE |
|---------------------|--------|----|---------|--------|
| Vice Mayor Anderson | x      | —  | —       | —      |
| Commissioner Butler | ABSENT |    |         |        |
| Commissioner Dawson | x      | —  | —       | —      |
| Commissioner Lucas  | x      | —  | —       | —      |
| Mayor Rainey        | x      | —  | —       | —      |

B. Ordinance 2021-07, Rezone 1269 Highway 96 N

1. Public Hearing for Item 10-B-2 – Debbie Rockwood, 7946 Crow Cut Road, received a notice of the rezoning and her property butts up against this one. Her husband is bed bound or would be here but she would like to know what is happening. They live in the county but have been very vested in the city and would like to know what the development will look like and how close it is coming to the property line. There has been work on the property for the last two weeks and signs weren't posted until the last couple of days. Where is Commissioner Butler tonight? Things happen, but too often we find out after the fact. Multi-family going in behind us will affect a lot of things. There are only four or five other properties adjacent but wildlife won't be in our field anymore, there is a creek that runs through the property and we care about what happens and how it will affect our lifestyle. Am I too late? Collins advises she is not too late and that at the conclusion of the public hearing the board will invite the developer to present and answer her questions.
2. Second and Final Reading of Ordinance 2021-07, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 28.36 Acres of Property, Consisting of Map 018, Parcel 038.00, Located at 1269 Highway 96N, From RM-8 PUD, Multi-Family Residential Planned Unit Development, to RM-8, Multi-Family Residential, Owner: Welling Corporation. Khris Pascarella, Principal with Pearl Street Partners shares that the property was previously zoned residential and shares the proposed site plan. There are only four buildings to the rear of the property and they intentionally planned for less density where it backs up to residences to leave as much existing landscape and tree canopy in place. Any blue line streams have state mandated buffers and setbacks and they will adhere to these. They plan to embrace and celebrate the property, not just follow regulations. There are very strict regulations regarding stormwater discharge limits and quality control. The master development plan will add a lot more detail. Commissioner Dawson feels this development is something we need and the quality they are bringing will be a game-changer for standards as well as providing much needed affordable options for housing. Vice Mayor Anderson offers to Mrs. Rockwood that she had lengthy discussions with Mr. Pascarella regarding the development where she viewed the plans, toured some of their other developments which are top notch and has spoken with a few neighbors who have given positive feedback. Pascarella relayed the work heard on the property recently was their geotechnical engineers obtaining needed samples.

Motion: Anderson  
Second: Dawson

|                     | YES    | NO  | ABSTAIN | RECUSE |
|---------------------|--------|-----|---------|--------|
| Vice Mayor Anderson | x      | ___ | ___     | ___    |
| Commissioner Butler | ABSENT |     |         |        |
| Commissioner Dawson | x      | ___ | ___     | ___    |
| Commissioner Lucas  | x      | ___ | ___     | ___    |
| Mayor Rainey        | x      | ___ | ___     | ___    |

**11. New Business**

- A. Resolution 04-21, A Resolution of the City of Fairview, Tennessee, to Have a Street Light Installed in the 7200 Block of Northwest Highway

Motion: Lucas  
MOTION DIES DUE TO LACK OF SECOND

- B. Resolution 05-21, A Resolution of the City of Fairview, Tennessee, to Formally Name the Playground Location in Bowie Park and to Formally Adopt a Logo for the Playground

Motion: Lucas  
Second: Anderson

|                     | YES    | NO  | ABSTAIN | RECUSE |
|---------------------|--------|-----|---------|--------|
| Vice Mayor Anderson | x      | ___ | ___     | ___    |
| Commissioner Butler | ABSENT |     |         |        |
| Commissioner Dawson | x      | ___ | ___     | ___    |
| Commissioner Lucas  | x      | ___ | ___     | ___    |
| Mayor Rainey        | x      | ___ | ___     | ___    |

- C. Bowie Park Perimeter – Collins states there was a request for this discussion at the BOC level and the PC had the same Tuesday night. The topic has been brought forward by the Groves development approval process and several have requested a perimeter or protected development area on property that borders Bowie Park. After a series of conversations, the Planning Commission settled on using the 25' landscape buffer proposed for the Groves development as guidance. The requirement can be added to the subdivision regulations and permitting process to ensure compliance. The proposal for a landscape buffer would apply in two main ways; 1) individual lot or home of new construction, and 2) subdivisions would require buffer landscaping rather than streetscaping. These buffers would provide uniform landscaped areas adjacent to the park as new developments are built on adjacent properties. Current landowners would not be required to add anything unless additional structures are built and then the requirement would apply to the new structure. I have heard discussions of a buffer as large as 100' which borders on land-taking versus landscaping. I don't know that the city has the ability to require such a buffer of that size and at that rate we wouldn't have to go too far to take an acre of property. I believe the intent is a landscape buffer so the 100' would be a bit of a reach. Some bordering parcels would be greatly limited in use if a 100' buffer were applied and some areas of the park perimeter would not be acceptable for a landscape buffer due to terrain, water flow, etc. Consider the natural flow of water into and out of the park. Too heavy landscaping could prohibit that and we certainly don't want a negative impact. Collins encouraged the BOC to exercise caution as they make decisions on a buffer. Current residential codes require inspections of everything inside the drip line (where water drips from gutters, off roof lines, etc.) and we would extend that envelope to include the required landscaping on the specific adjacent parcels. NO ACTION.

## 12. Communications from the Mayor and Commissioners

- A. Vice Mayor Anderson announced that Keep Williamson Beautiful was out in force this past weekend cleaning up Fairview. Please pick up your trash and don't throw it out. She was sad to hear about her good friend Toney Sutton's passing. He was a really good friend and had a heart for the city. He donated his earnings as a commissioner to the Boys and Girls Club. Please let Mark and the family know they are in our hearts and prayers.
- B. Commissioner Butler - ABSENT
- C. Commissioner Dawson – NO COMMENTS
- D. Commissioner Lucas – NO COMMENTS
- E. Mayor Rainey – noted that Mark Sutton is on our police force and that we will keep his family in our thoughts and prayers.

## 13. Adjournment –Commissioner Lucas made a motion for adjournment meeting was adjourned at 7:41 p.m.

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Brandy Johnson  
City Recorder