

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
JUNE 1, 2023, 7:00PM, CITY HALL**

Lisa Anderson, Mayor
Brandon Butler, Vice Mayor
Leslie Fischer-Street, Commissioner
Wayne Hall, Commissioner
Stuart L. Johnson, Commissioner
Tom Daugherty, City Manager
Patrick Carter, City Attorney
Rachel Jones, City Recorder

Staff Present: Rachel Jones, Sarah Totty, Richard Ross, Keith Paisley, Patrick Carter, Josh Hogan, Ray Martin, Jamey Meadows

1. Call to Order by Mayor Anderson @ 7:06 P.M.

2. Roll Call - by Rachel Jones

	PRESENT	ABSENT
Mayor Anderson	X	
Vice Mayor Butler	X	
Commissioner Hall	X	
Commissioner Street	X	
Commissioner Johnson	X	

3. Prayer and Pledge led by Vice Mayor Butler

4. Approval of the Agenda

Agenda amended to add JROTC Volunteer Service Awards Presentation.

Motion to approve amended agenda: Commissioner Johnson

Second: Commissioner Street

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Street	X			
Commissioner Johnson	X			
MOTION PASSED 5-0				

5. Citizen Comments

- 1) David Dodoro – 7551 Cherokee Hills Rd

6. Public Announcements, Awards, Recognitions

A. **City Events** - Richard Ross

B. **JROTC Volunteer Service Awards Presentation** – First Sergeant Turk

7. Staff Comments and Monthly Reports

A. **Community Services Report** – Sarah Totty

B. **Finance Report** – Rachel Jones

C. City Manager Report – Rachel Jones

8. Consent Agenda

A. Minutes from Board of Commissioners Regular Meeting, May 18, 2023.

Motion to approve: Commissioner Johnson
Second: Commissioner Hall

	YES		NO	ABSTAIN	RECUSE
Mayor Anderson	X				
Vice Mayor Butler	X				
Commissioner Hall	X				
Commissioner Street	X				
Commissioner Johnson	X				
MOTION PASSED 5-0					

9. Old Business

A. Ordinance 2023-03, Bellehaven Major Modification Amendment

1) Public Hearing

- a) Jason Holleman
- b) Jeff Pape
- c) Kip Stewart
- d) Diana Braud
- e) Donice Stewart
- f) Kurt Larsen
- g) Josh Cherry
- h) Bart Nash
- i) Colleen Van Fossen
- j) Tammy Hyler
- k) Richard Braud
- l) Samantha Hamby
- m) Herlie Lampley
- n) George Lampley
- o) Felecia Nichols

Applicant Presentation

- o Matt Dowdle, D.R. Horton: Mr. Dowdle spoke about changes made to the plan.
- o Jay Easter, Ragan Smith: Mr. Easter presented a PowerPoint presentation containing the following information:
 - Background Information
 - Comparison of Plans
 - Open Space Comparison
 - Proposed Open Space
 - Proposed Lot Chart
 - Phasing Plan
 - Critical Lot Exhibit

- Matt Dowdle, D. R. Horton: Mr. Dowdle presented a PowerPoint presentation containing the proposed architecture of the homes.
- Nicki Paulson, D. R. Horton: Ms. Polson spoke about the color schemes of the homes.

2) Second and Final Reading of Ordinance 2023-03, An Ordinance to amend the Zoning Ordinance of the City of Fairview, by approving the Major Modification Amendment of the Bellehaven Planned Unit Development with 513 residential units on 251.16 acres of property, consisting of Map 021, Parcel 21.01, Applicant: D.R. Horton, Property Owner: Walton Tennessee, LLC.

Motion to deny: Commissioner Street
Second: Commissioner Hall

Discussion: Vice Mayor Butler asked for clarification on the reference made during the public hearing to code section 10-203.3 2L and asked if there is a list of variances or deviations from the code. Mr. Easter replied that the only comment on the plan that referenced a variance refers to critical lots. Mayor Anderson asked Ms. Totty to address the 58 lots listed as critical lots. Ms. Totty explained that lots listed as critical lots will have an asterisk on the plat and will require a separate grading plan to be submitted. Commissioner Street asked Mr. Easter if the 58 lots are all together. Mr. Easter replied no, they are disbursed throughout the neighborhood. Commissioner Johnson asked Mr. Easter how much money they had in the project dedicated to road improvements. Mr. Dowdle responded it was in the 3-4-million-dollar range. There was a brief discussion about the Site Development Agreement and what that would include and who will approve it. Mr. Henry explained the development process, and that this approval would be conditional upon the approval of the development agreement. Commissioner Johnson asked Ms. Totty if the city would be acquiring property for right of way for the road improvements. Ms. Totty replied the intent is for the city to acquire the right of way for the road improvements. Commissioner Street stated in her opinion the application should not be approved because the board does not have definite answers. Mayor Anderson asked Mr. Easter if the variance was denied for the 58 critical lots how would that affect the plan. Mr. Easter replied it would be 58 less lots or the plan would have to be reworked. Mr. Dowdle gave history on why the Hwy 96 connection was removed and stated if the board wants the Hwy 96 connection they would be willing to do that. Mr. Carter advised the board that if they are going to vote against this then they need to have a reason why the plan does not comply with the underlying zoning or other city standards.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Street	X			
Commissioner Johnson	X			
MOTION PASSED 5-0				

B. Ordinance 2023-05, Rezoning of 2065 Fairview Blvd

- 1) **Public Hearing – no speakers**
- 2) **Second and Final Reading of Ordinance 2023-05, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 2 acres of property located at 2065 Fairview Blvd, consisting of Williamson County Tax Map 042H C, Parcel 012.00, from RS-40 Single Family Residential to C-1 Commercial Zoning, Property Owner: Southeast Investment Partners**

Motion to approve: Commissioner Johnson

Second: Vice Mayor Butler

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Street	X			
Commissioner Johnson	X			
MOTION PASSED 5-0				

C. Second and Final Reading of Ordinance 2023-07, An Ordinance to amend Title 14, Chapter 4, City's Stormwater Ordinance for the City of Fairview, TN. (City Engineer, Sarah Totty)

Motion to approve: Vice Mayor Butler

Second: Commissioner Hall

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Street	X			
Commissioner Johnson	X			
MOTION PASSED 5-0				

10. New Business

A. Resolution 33-23, A Resolution of the City of Fairview accepting the lowest bid proposal for mowing & trimming services and authorizing the City Manager to execute related documents and contracts for services. (City Manager, Tom Daugherty)

Motion to approve: Commissioner Johnson

Second: Commissioner Hall

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Street	X			

Commissioner Johnson	X			
MOTION PASSED 5-0				

- B. Ordinance 2023-08, An Ordinance to amend the Boundaries of the City of Fairview, Tennessee, by Deannexing 99.33 acres of property, located at 7252 Northwest Hwy, consisting of Williamson County Tax Map 021, Parcel 058.00, Property Owner: June Warden**

Motion to deny: Vice Mayor Butler
Second: Commissioner Johnson

Commissioner Street made a statement stating she will abstain from the vote but elects to participate in discussion to provide facts.

Vice Mayor Butler asked Mayor Anderson to call the question, going straight to the vote.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Street			X	
Commissioner Johnson	X			
MOTION PASSED 4-0 (1 ABSTAIN)				

Commissioner Johnson asked Mr. Carter for clarification if calling the question needed a second and two thirds majority vote. Mr. Carter stated that was correct under Roberts Rules. The previous vote was voided.

Motion to call the question: Vice Mayor Butler
Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Street			X	
Commissioner Johnson		X		
MOTION PASSED 3-1 (1 ABSTAIN)				

Motion to deny: Vice Mayor Butler
Second: Commissioner Johnson

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall		X		
Commissioner Street				X
Commissioner Johnson	X			

MOTION PASSED 3-1 (1 RECUSAL)

C. Resolution 34-23, A Resolution of the City of Fairview, Tennessee, Board of Commissioners adopting a policy on deannexation. (Mayor, Lisa Anderson)

Motion to approve: Vice Mayor Butler

Second: Commissioner Johnson

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Street		X		
Commissioner Johnson	X			
MOTION PASSED 4-1				

11. Communications from the Mayor and Commissioners

12. Adjournment – Commissioner Johnson made a motion for adjournment and the meeting was adjourned at 10:31 P.M.



Rachel Jones, City Recorder

To view the meeting in full please visit the following link:
<https://www.youtube.com/watch?v=eoLC5YdGar8>