

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
WORK SESSION MINUTES
JULY 6, 2023, 6:00 PM, CITY HALL**

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

BOC Present: Anderson, Butler, Hall, Street, Johnson

Staff Present: Tom Daugherty, Rachel Jones, Keith Paisley, Richard Ross, Ethan Greer, Josh Hogan, Curtis Broadbent, Will Owen, Ben Knox

❖ **Call to Order by Mayor Anderson at 6:00 P.M.**

Ordinance 2023-10, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 17.23 acres of property located on Chester Road, consisting of Williamson County Tax Map 042, Parcel 142.00, from RS-40 Single Family Residential to RM-8 Multi-Family Residential, Property Owner: Cathey Linda Oneida

Applicant – Elmington Capital Group
Representatives – LC Wallace, Ben Miskelly, JR Patterson

Mr. Miskelly gave a brief history on the property explaining a different developer had previously brought the property before the board seeking a RM-20 zoning, they received a positive recommendation from the Planning Commission but back away from the project.

Mr. Miskelly spoke to the board stating his group previously requested an RM-20 zoning but after hearing feedback from the board they are now requesting RM-8 zoning. Mr. Miskelly passed out a packet of papers to the board containing a survey of the site and concepts plans.

Mr. Miskelly stated the Boone Street entrance had been removed due to environmental impacts. He also stated the location is wooded on all sides. The plans include between 100-130 units. Mr. Miskelly presented a housing comparison of how many properties are for sell in the area around the same price range as these homes will be. Mr. Miskelly spoke of the access points at the gas station. The plan includes an easement from the gas station property to align the project with the strip mall across the street.

Discussion from the Board:

- Mayor Anderson asked the price point. Mr. Miskelly stated no number for certain but in the \$350,000 range.
- Mayor Anderson asked how many units. Mr. Miskelly responded around 100 units.
- Commissioner Hall asked if Water Authority has given approval. Mr. Patterson said he has spoken with them, and they are working on the approval letter.
- Commissioner Johnson asked for more information on the road improvements. Mr. Miskelly stated the owner of the Shell station property has agreed to an easement so they could align the entrance with the strip mall across the street.

- Mayor Anderson asked about widening the road and adding a turning lane. Mr. Miskelly replied they will do a traffic impact study and if that is something that is needed they will do it.
- Mayor Anderson asked about an entrance to the North connecting to Fairview Blvd. Mr. Miskelly replied they have spoken with the bank about accessing Hwy 100.
- Commissioner Hall asked Mr. Daugherty if there are any plans to restructure Chester Rd. Mr. Daugherty replied no, the focus has been on Northwest Hwy.
- Commissioner Street asked for more information about this development creating jobs. Mr. Miskelly explained he did not mean it would create job, that it will create a place for people to live in Fairview who work in Fairview. They will not have to commute out of Fairview for affordable housing.
- Commissioner Street asked how this development will benefit the people currently living in Fairview. Mr. Miskelly answered saying it will be an opportunity to have a development that connects into the Town Center, and it will help the Town Center to take off.
- Commissioner Johnson stated these units need to be for sell, instead of renting.
- Mayor Anderson said she would like to see a mixture of housing options.
- Commissioner Johnson asked to see the drawings of the proposed homes. Mr. Miskelly said they can do an option of materials including brick and hardy.
- Commissioner Johnson asked what it would take to close the entrance at the Shell station. Mr. Owen replied from an engineering standpoint it would be welcomed to close it. Mr. Hogan said from a legal standpoint the first step would be the traffic study and to have data to backup that it is a safety issue for the city.

❖ **Adjournment by Mayor Anderson at 6:41 P.M.**


 Rachel Jones, City Recorder