

CITY OF FAIRVIEW

PLANNING COMMISSION

CURRENT BOARD MEMBERS

- Chairman, Hayley Schulist
- Vice-Chairman, Jeff Pape
- Mayor, Lisa Anderson
- Vice Mayor, Chris McDonald
- Salvatore "Sam" Cali
- Rod Dawson
- <Will King
- Demetrius Ritt
- Shonda Schilling

REGULAR MEETING
JANUARY 13, 2026
7:00 PM

MINUTES

Call to Order

Ms. Schulist called the meeting to order at 7:00pm.

Roll Call

Present Planning Commissioners: Ms. Schulist, Mr. Pape, Mayor Anderson, Vice Mayor McDonald, Ms. Schilling, Mr. Cali, Mr. King, Mr. Dawson, Mr. Ritt

Present Staff: Ethan Greer, Curtis Broadbent, Kevin Chastine, Marisa Howell, Tom Daugherty, Patrick Carter, Bre Bailey, Austin Bronstad.

Opening Prayer and Pledge

Pray and Pledge was led by Ms. Schulist.

Citizen Comments

None

Approval of Agenda

Motion made to approve the agenda by Mr. Pape. Seconded by Ms. Schilling. Motion passed 9-0 (unanimous)

Approval of Minutes

Motion made to approve the minutes by Mr. Cali. Seconded by Mr. Dawson. Motion passed 7-0 (Abstain: Mr. Pape, Mr. King)

Old Business

None

New Business

A. PC Resolution PC-01-26

Mr. Greer gave staff report. Discussion occurred.

Staff report indicated parcel is contiguous to city limits. Proposed zoning upon annexation is RS-40, applicant intends to request rezoning to R-20 later. Utilities available via adjacent phases.

Motion to approve made by Mr. Cali. Seconded by Mr. Dawson. Motion passed 9-0 (unanimous)

B. PC Resolution PC-02-26

Mr. Greer gave staff report. Discussion occurred.

Concerns raised about steep slopes (15-20%) and compliance with regulations. Safety concerns regarding exit onto Dice Lampley; suggestions for additional signage and improved sight distance. Questions about tree preservation and open space for community use. Developer noted rear ally access to reduce driveway conflicts and committed to reviewing slope issues.

Motion to approve made by Vice Mayor McDonald. Seconded by Mr. Dawson. Motion approved 6-3 (Mr. Cali, Mr. Pape, Mr. King)

C. PC Resolution PC-03-26

Mr. Greer gave staff report. Discussion occurred.

Clarification that lot 8 is existing home; access remains on Harrison Drive. Water tower relocation discussed; potential for tower to move to Lot 10 with coordination from Water Authority.

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion passed. (unanimous)

D. PC Resolution PC-04-26

Mr. Greer gave staff report. Discussion occurred.

Motion to approve by Mr. Cali. Seconded by Ms. Schilling. Motion passed. (unanimous)

E. Discussion City of Fairview Development Code Final Draft

Key Topics Discussed:

Traffic Impact Studies: Proposed requirement for all residential developments; debate on threshold (3 lots vs. larger developments). Suggestions for staff discretion or Planning Commission vote.

Development Site Definition: Changed from 20 acres to 150 lots & 50 acres for mixed-use requirements.

Annexed Property Zoning: Initial zoning set to CD-2 (1 home per 3 acres).

Garage Design & Driveway Widths: Minimum interior dimensions and max driveway widths established.

Steep Slopes: Adjusted undisturbed percentages; clarified critical lot requirements.

Hilltops/Ridgetops: Discussed elevation thresholds and disturbance limits; decision deferred.

Scenic Street Buffers: Added segments and buffer depth requirements to preserve rural character.

Rural Retreat Definition: Clarified permitted amenities; conditional use for additional activities.

Action: No vote; work session scheduled for January 20, 2026 (6 PM), backup date January 22.

Reports for Discussion and Information

City Planning Staff: Development code draft available online; map nearly complete

City Manager, Engineer, Attorney: No additional updates.

Planning Commission Roundtable

- General comments: Appreciation for staff work; Happy New Year wishes.
- Mayor Anderson reported ongoing discussions with TDOT for continuous turn lane on Hwy 100 to improve

traffic flow.

Adjournment

Motion to adjourn by Mr. Cali at 8:39pm.



Marisa Howell, Community Services Assistant