

City of Fairview

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Municipal Planning Commission

Regular Meeting - A
March 14, 2017
7:00 p.m.

Brandon Butler, Chairperson
Matt Beata, Vice Chairman
Mitch Dowdy, 1st Secretary
Michael Mitchell, 2nd Secretary
Patti Carroll, Mayor
Derek Burks, Commissioner
Wayne Lowman
Tim Mangrum

Present: Anderson, Beata, Butler, Mitchell, Carroll, Burks, Lowman, Mangrum, Dowdy

Absent: Lowman

Others Present: City Engineer C Owen, City Attorney Larry Cantrell, Codes Director Wayne Hall, and Codes Clerk Sharon Hall

Anderson stated she has been on this Board several years and has really enjoyed it. She had decided to step down from the Planning Commission, she needs to focus on her business and her family.

1. **ANDERSON CALLED THE MEETING TO ORDER AT 7:04p.m.**
 - 1.1 Beata vice Chair took over the meeting. Hall led the prayer and pledge.
 - 1.2 Roll Call. Mangrum, Burks, Carroll, Beata, Butler, Mitchell & Dowdy present. Beata clarified that there are two agendas tonight, Agenda A & Agenda B.
2. **APPROVAL OF THE AGENDA-**
 - 2.1 Butler made a motion for approval.. Burks Seconded. All were in favor. Carroll stated she wanted to make it clear that she has taken her seat back from Mr. Lovvorn. Carroll stated he has other obligations at this time; she is returning her seat and wanted this to go on record at the beginning of the meeting. Vote was taken, all were in favor.
3. **CITIZENS COMMENTS - (Limited to the first five to sign in and a limit of three minutes each.)- None**
4. **APPROVAL OF THE MINUTES-**
 - 4.1 January 10, 2017 – REGULAR MEETING.
Burks made a motion for approval. Butler Seconded. All were in favor.
5. **RECOMMENDATION – None**

6 BONDS-

- 6.1 WESTERN WOODS VILLAGE – PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE – \$155,300.00. PLANNING COMMISSION SET THE BOND ON FEBRUARY 12, 2008. THE BOND WAS REDUCED TO \$106,000.00 AT THE FEBRUARY 10, 2009 MEETING. THE BOND WAS REDUCED TO \$80,240.00 AT THE FEBRUARY 12, 2013 MEETING. BOND EXPIRES MARCH 14, 2017. AT THE DECEMBER 13, 2016 MEETING PLANNING COMMISSION VOTED TO REDUCE TO MAINTENANCE BOND TO \$20,000.00.

Hall stated the bond is in place.

- 6.2 DISCUSS AND/OR TAKE ACTION ON SETTING BOND FOR WILLOW CREST SUBDIVISION-HABITAT FOR HUMANITY.

Hall ask Owen does he still have that amount. Owen stated the reclamation bond amount is recommended to be set at \$140,000. Owen stated the Performance bond recommendation is \$610,000.00. Butler made a motion to set the reclamation bond at \$140,000 and the Performance bond at \$610,000.00. Mangrum Seconded. All were in favor.

7. OLD BUSINESS- None

8. NEW BUSINESS-

- 8.1 DISCUSS AND/OR TAKE ACTION ON THE ELECTION OF PLANNING COMMISSION OFFICERS. BURKS

Burks made a motion to open for nominations for Commission. Burks nominated Butler for Chairman. Mangrum Seconded. Beata asked were there anymore nominations. No more nominations for Chairman, vote was taken. All were in favor. Butler is Chairman and takes over the rest of the meeting. Butler next nominations would be Vice Chair, accepting nominations. Mangrum nominates Beata for V-Chairman. No other nominations, vote was taken, all were in favor. Butler stated accepting nominations for 1st Secretary. Burks nominated Mitch Dowdy. Beata Seconded. No other nominations. All were in favor. Butler stated accepting nominations for 2nd Sec. Beata nominated Michell Mitchell 2nd Secretary. Dowdy seconded. No other nominations, vote was taken. All were in favor.

- 8.2 DISCUSS AND/OR TAKE ACTION ON REZONING AND PRELIMINARY MASTER DEVELOPMENT PLAN OF PROPERTY OFF OLD NASHVILLE ROAD FROM RS-40 TO RS-15 R.P.U.D. OVERLAY (RESIDENTIAL. MAP 42, PARCEL 74.00. 13.39 ACRES. JENNIFER ROSE BUFFORD OWNER.

Mangrum recused himself, left meeting. Gary Martin present to answer questions. Martin stated they are asking for rezoning from RS-40 to RS-15 PUD. Martin stated they have worked with WADC and have approval for water and sewer. Beata asked is that for all 39 lots. Martin stated yes in 20 lot increments. Beata asked where this is in our Land Use Plan, is it RS-15. Hall stated medium density. Butler read City Staff Report, which will become part of these minutes. Exhibit A. Carroll asks are they going to meet all these standards and are they asking for any variances. Martin stated yes they will meet standards and no they are asking for no variances. Carroll asked are they

going to meet the recommendations of City Staff. Martin stated yes. Beata ask was there any talk of any landscape buffer for the lots 3, 2, 1, 29 & 28 that back up to the main road, has there been any discussion to have landscape design. Martin stated not that he is aware of. Beata asked was the setback 20 feet. Martin stated yes. Beata stated to help protect the Cities right of way and their views from the road; he would like them to have a detailed landscape buffer plan when they come back. Burks asked would they consider a berm in the landscaping. Martin stated 20 feet isn't much room but they could consider it. Butler asked Mr. Hall could this go to Tree Board to make sure meets all the standards of the necessary trees. Hall stated yes. Burks asked Owen with this being medium density, does this meet our current land use. Owen stated yes the RS-15 designation, in your zoning ordinance is classified as medium density. Carroll asked were we okay with the turn arounds? Butler asked Mr. Hall at staff review did someone from fire department review these plans. Hall stated yes and was okay with them. Mitchel made a motion to approve with February 13, 2017 City Staff Report and relooking at the landscape buffer. Beata Seconded. All were in favor.

- 8.3 DISCUSS AND/OR TAKE ACTION ON FINAL PLAT FOR RESUB-DIVISION OF LOT 1 OF B & B INVESTMENTS. MAP 22, PARCEL 163.00, 1.01 ACRES. DAVID FUQUA AND EDWARD P. PAQUIN OWNERS.

Butler recused himself. Mangrum made a motion. Mitchell Seconded. Hall stated the Engineer report, on the driveway. Letter to TDOT. Mangrum amended the motion with TDOT approval on the driveway. Mitchell Seconded. All were in favor.

- 8.4 DISCUSS AND/OR TAKE ACTION ON SITE CONSTRUCTION PLANS FOR LIBERTY HILL CHURCH OF CHRIST PARKING LOT AND ACCESSORY STRUCTURE IMPROVEMENTS. MAP 69, PARCEL 79.00, 18 ACRES. LIBERTY HILL CHURCH OF CHRIST OWNER.

Hall stated no one present; they have elected to go to BOZA. Cantrell recommend to defer until comes back they can put back on the Planning Commission or they can strike from agenda if they so desire and when it comes back then it could be places back on. Cantrell stated if they strike it would keep it from going to the BOZA, he would recommend they defer it until it comes back. Mangrum made a motion to defer. Beata Seconded. All were in favor.

- 8.5 DISCUSS AND/OR TAKE ACTION ON FINAL PLAT FOR SCARBOROUGH VILLAGE PHASE 2 SECTION E, 4 UNITS THAT WAS PREVIOUSLY APPROVED BY THE PC IN 2007. MAP 42G, B, PARCEL 4.06. OWNER SMITHSON T.E. BUILDERS, LLC

Thomas Smithson present. Mangrum made a motion to approve. Beata Seconded. Beata read City staff report, which will become part of these minutes. Exhibit A. Burks stated requested they put a fence around the detention pond. Burks made a motion to amended motion to include fence around existing detention pond besides building E. Beata seconded. Butler asks for vote on motion. All were in favor. Butler asks for vote on amended motion. All were in favor.

9 REPORTS FOR DISCUSSION AND INFORMATION

- 9.1 DIRECTOR OF PLANNING AND CODES – Hall stated he just wanted to thank everyone that came back out tonight.
- 9.2 CITY ENGINEER – Nothing.
- 9.3 CITY ATTORNEY – Wanted to thank Ms. Anderson for all the service that she has given to the Commission over years, wanted to welcome and congratulate the new officers that were elected tonight. Cantrell stated also welcome back the Mayor to the Planning Commission
- 9.4 CITY MANAGER –Not present.

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Mangrum welcomes new officer's thanks Ms. Anderson for her service; she has taken that position very seriously for quite some time, she's enjoyed serving the City, also thinks she was a tremendous asset.

Carroll wanted to thank Ms. Anderson, she really had a heart for this and a love for the City, she hates that she felt the need to step down. Carroll stated she can only assume that was what it was; she appreciates her service and also wants to apologize to the people that had to come back to this meeting. Carroll stated she knew there was question for her sitting in by her appointed seat where she had Mr. Lovvorn as whether or not where that was an interchangeable seat. Carroll stated she has never seen anything where it wasn't but she is a team player and if they need to do the meeting again she would be glad to do it. Carroll stated she apologizes for the appearance to everyone that had to come back; she also looks forward to being on the Planning Commission again and serving with the new board.

Beata wanted to thank Ms. Anderson for her time serving, they were actually appointed on the Board at the same time, believes it was summer of 2006, they have spent a lot of time there together. Beata stated they both had a lot of hand in upgrading our Codes and see the City change from that time, wanted to wish her well and thank her for her service.

Butler echoes what everyone was saying, thanks Ms. Anderson very much for her service and thank you all for instilling the confidence to put him in that chair, he promises to try to serve with as much passion an integrity as Ms. Anderson did

11 ADJOURNMENT- Butler asked for a motion to adjourn. Mangrum made a motion for adjournment. Beata Seconded. All were in favor. Adjourned at 7:35 p.m.

Chairperson

Secretary