



#### 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  
MARCH 17, 2026  
7:00 PM

### MINUTES

#### Call to Order

Call to order by Ms. Schulist at 7:00 pm.

#### Roll Call

Planning Commission Present: Ms. Schulist, Mr. Pape, Mayor Anderson, Vice Mayor McDonald, Mr. Cali, Mr. King, Mr. Ritt (*Mr. Dawson, Ms. Schilling*)  
Staff Present: Ethan Greer, Curtis Broadbent, Kevin Chastine, Marisa Howell, Tom Daugherty, Patrick Carter, Bre Bailey, Bo Haney

#### Opening Prayer and Pledge

Prayer and Pledge lead by Ms. Schulist.

#### Citizen Comments

None.

#### Approval of Agenda

*Motion made to approve the agenda by Vice Mayor McDonald. Seconded by Mr. Cali. Motion passed 7-0. (unanimous)*

#### Approval of Minutes

*Motion made to approve the minutes by Mr. Cali. Seconded by Mr. Pape. Motion passed 7-0. (unanimous)*

#### Old Business

None.

#### New Business

##### A. PC Resolution PC-08-26

Rezoning, 7252 NW Highway, Map: 021, Parcel: 050.03 and 058.04. Total Acreage: 31.95. Current Zoning: RS-40. Property Owner: Johnny Warden.

Staff provided an extensive report, noting alignment with the Fairview Forward 2040 Plan and the parcel's split history. A representative (Nathan Ledbetter) discussed a planned 40-50 lot single-family subdivision dependent on sewer capacity. Planning Commission discussed zoning future implications, and development code timing.

***Motion to approve made by Mayor Anderson. Seconded by Mr. Pape. Motion passed 7-0. (unanimous)***

**B. PC Resolution PC-09-26**

Rezoning, 7320 Fernvale Rd., Map: 042, Parcel: 109.00. Acreage: 4.81. Current Zoning: RS-40. Property Owner: Roger Lewis.

Staff recommended approval. No representative spoke.

***Motion to approve made by Mr. Cali. Seconded by Vice Mayor McDonald. Motion passed 7-0. (unanimous)***

**C. PC Resolution PC-10-26**

Rezoning, 7703 Horn Tavern Rd, Map: 022, Parcel: 135.00. Acreage: 2.01. Current Zoning: RS-40. Property Owner: Jeff Pack.

Staff noted the request did not align with the 2040 plan but met the land-use intent (single-family homes). Commissioners discussed stream constraints, frontage limitations, and consistency.

***Motion to approve made by Mr. Cali. Seconded by Mayor Anderson. Motion passed 6-1. (King)***

**D. PC Resolution PC-11-26**

Rezoning, 7711 Horn Tavern Rd., Map: 022, Parcel: 136.00. Acreage: 2.22. Current Zoning: R-20. Property Owner: Jeff Pack.

This parcel is adjacent to the previous item. Staff summarized similar conditions.

***Motion to approve made by Mr. Cali. Seconded by Mr. Pape. Motion passed 6-1. (King)***

**E. PC Resolution PC-12-26**

Site Development Plan, 7008 Glenhaven Dr., Map: 047H, Group: A, Parcel: 019.01. Acreage: 0.51. Current Zoning: Commercial General. Property Owner: Raymoun Mikhael.

Extensive discussion followed concerning: Steep slope regulations (20% slopes), Landscape buffer requirements, Consistency with ordinance standards, Whether additional variances were needed but not listed, Importance of consistency and documentation of staff interpretations, and Potential risk of project denial if heard without clarification; one-year waiting period discussed

Staff clarified interpretations of slope regulations. Commissioners emphasized the need for consistency and proper listing of variances. Applicant requested a 1 month deferral.

***Motion made to defer for one month or 30 day by Vice Mayor McDonald. Seconded by Mr. Cali. Motion passed 7-0. (unanimous)***

**Reports for Discussion and Information**  
City Planning Staff

- Thanked Commission; noted spring break delays in agenda distribution.
- Announced an offer extended for a new Associate Planner.
- Next meeting will return to regular schedule (April 14).

City Manager - no report

City Engineer - no report

City Attorney - no report

### **Planning Commission Roundtable**

Commissioners expressed appreciation for staff, emphasized consistency in applying regulations, apologized for last-minute review issues, and reaffirmed importance of fairness to all applicants.

### **Adjournment**

*Motion to adjourn made by Mr. Cali and 8:15 pm.*



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Marisa Howell, Community Services Assistant