

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Email: codes@fairview-tn.org

Municipal Planning Commission

Regular Meeting
April 11, 2017
7:00 p.m.

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

Present: Butler, Mitchell, Carroll, Burks, Lowman, Mangrum

Absent: Beata,

Others Present: City Engineer Will Owen, City Attorney Tim Potter, Codes Director Wayne Hall, and Codes Inspector Micah Sullivan, Fire Inspector Sean Sullivan

BUTLER CALLS MEETING TO ORDER: 7:05 PM

1. OPENING

1.1 Prayer and Pledge- Butler led prayer and pledge

2. APPROVAL OF THE AGENDA-

Hall stated need to defer under the bonds item 6.3 Ace Hardware and 8.1 Evergreen Industrial Park.

Butler- Strike 8.7

Butler- Asks to fill role of 1st secretary

Add 8.7 – Vote New Secretary

Burks made a motion to approve as amended. Lowman Seconded. All were in favor.

3. CITIZEN COMMENTS- (Limited to the first five citizens to sign in and limited to three minutes each)

Donna Brooks lives at 7315 Chester Road, would like to know if they can stop approving PUDs until Mr. Owen get through making his changes in the regulations and they get them all in order and make the changes that they fill is necessary as to how they would like things to go as they move forward. Brooks stated her intent would to be go back to the original plan, the comprehensive plan that was done in 2000 with ½ acre lots except the Town Center Overlay and multiple family complex (apartments) Brooks stated also she doesn't understand why they

continue to approve developments on roads that will not handle the traffic. The lady that was there the other night that lives on Old Nashville Road said that sometimes with the traffic they currently have they have to pull over and let somebody else go by because two cars can't travel down the road. So if they are going to approve 120 more cars on that road, she doesn't know as a City how they can continue to do that. Thanks them.

4. APPROVAL OF MINUTES-

4.1 MARCH 14, 2017 – REGULAR MEETING – AGENDA – A

Lowman made a motion for approval. Mangrum Seconded. All were in favor.

4.2 MARCH 14, 2017 – REGULAR MEETING – AGENDA - B

Lowman made a motion for approval. Burks Seconded. All were in favor..

5. RECOMMENDATIONS-

5.1 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. OWNER JENNIFER ROSE BUFFORD.

Mitchell made a motion to approve with February 13, 2017 City Staff Report and relooking at the landscape buffer. Beata Seconded. All were in favor.

No action taken, just for information.

5.2 DISCUSS AND/OR TAKE ACTION ON CRYE-LEIKE MIXED-USE DEVELOPMENT (FORMERLY AUDUBON COVE) PRELIMINARY PLAT MAP 42, PARCEL 46.01, and 8.68 ACRES. HAROLD CRYE, OWNER.

Beata made a motion to send a recommendation for approval to the Board of Commissioners with City Staff Report, with adding street trees and some type of improved useable amenity of their choosing of the five they discussed (mini park or tot lot (playground) neighborhood park, recreational building, pedestrian open space system (trail system) specialized facilities (golf course, tennis courts, swimming pools) Would like to say those changes be made before goes to the BOC, so they could see the plan with the changes. Burks Seconded. All were in favor.

No action taken, just for information.

5.3 DISCUSS AND/OR TAKE ACTION ON REZONING REQUEST FOR LOT 2 OF DONALD H. TIDWELL SUBDIVISION FROM RM12 TO R-20. MAP 23, PARCEL 44.01, 4.74 ACRES. DONALD M. & ROSEMARY CUNNINGHAM, REVOCABLE LIVING TRUST, OWNER.

Mitchell made a motion for approval contingent upon the written authorization from the owner. Dowdy Seconded. All were in favor.

No action taken, just for information.

6. BONDS-

6.1 SCARBOROUGH VILLAGE SUBDIVISION – LETTER OF CREDIT TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$52,000.00. PLANNING COMMISSION SET THE BOND ON FEBRUARY 12, 2008. THE BOND EXPIRES MAY 19, 2017

Hall stated he has the new bond in hand. Carrol made motion to accept the renewal of the bond in hand from May 2017 to May 2018. Lowman Seconded. All were in favor.

6.2 DISCUSS AND/OR TAKE ACTION ON SETTING THE BOND FOR PHASE II OF CUMBERLAN ESTATES.

Owen stated his recommendation would be to set a Reclamation bond at \$230,000.00 and the Performance at \$990,000.00

Lowman made a motion to set reclamation bond at \$230,000.00 and Performance bond at \$990,000.00. Burks seconded. All were in favor.

- 6.3 DISCUSS AND/OR TAKE ACTION ON SETTING THE BOND ON ACE HARDWARE SITE. **Deferred**

- 6.4 DISCUSS AND/OR TAKE ACTION ON SETTING THE BOND FOR HORN TAVERN ESTATES. CORRECTION ON THE AMOUNT FOR PHASE I.

Mitchell read City Staff Report, which will become part of these minutes. Exhibit A. Owen stated the name of this development has changed to Pepper Tree Cove.

Mitchell made a motion to set bonds based on Engineers recommendation to set Reclamation bond of \$210,000 and Performance bond of \$810,000.00. Burks Seconded. Mangrum Abstains, All others were in favor.

7. OLD BUSINESS-

8. NEW BUSINESS-

- 8.1 DISCUSS AND/OR TAKE ACTION ON EVERGREEN INDUSTRIAL PARK-LOT 4 SITE PLAN. MAP 18, PARCEL 47.06, 3.87 ACRES. TENN-TEX, LLC OWNER.

Deferred

- 8.2 DISCUSS AND/OR TAKE ACTION ON REZONING & PRELIMINARY MASTER DEVELOPMENT PLAN FOR ROCHDALE ESTATES OFF CUMBERLAND DRIVE FROM RS-40 TO R-20 R.P.U.D. OVERLAY (RESIDENTIAL). MAP 47, PARCEL 66.00, 33.81 ACRES. LAND DEVELOPMENT. COM. INC. OWNER.

Jamie Reed with S.E.C, the Engineer working on the project, present to represent. Reed went over their what they were trying to get approved, rezoning from RS-40 to R-20 with 2.2 lots per acre, on this they could get roughly 74 to 75 lots but they ended up with 68 lots with roughly 28 open space, little over 9 ½ acres. Reed stated this is on a step system, where they have soils and greenspace. Mitchell read the City Staff Report, which will become part of these minutes. Exhibit A. Lowman asked does lots 101 & 102 connect driveways to Cumberland. Reed stated 101 does not 102, & lot 101 has to have a side or rear entrance for the garage. Burks asked on Cumberland Drive does the sidewalk go all the way down that. Reed stated yes sir, curb & gutter & sidewalks. Butler asked have they received approval from Dickson Water Authority for tying into the other onsite system. Reed stated he is actually meeting with them this coming Thursday morning at 9:00a.m, they already have permits, this one has a permit, the one he is talking about after this, their signing the state operating permit with that one on Friday and sending both to the state. Carroll stated she has concerns like Ms. Brooks about the traffic, the numbers and not having a solution with the light. Carroll asked Mr. Hall could he update them on the light at Cumberland & Highway 100. Mr. Hall stated Mr. Collins is looking in depth, they don't just want to put a light there they want to improve the intersection there, with a turning lane and lowering that hill that blocks the view. Lowman asked is that tied to a traffic study. Hall stated no sir; TDOT will have to do a traffic study. Mangrum asked Owen this doesn't meet the threshold for a traffic study. Owen stated no it doesn't by itself. Reed said they would be glad to do a traffic study, if that is their wish. **MOTION BY CARROL TO ITEM ACCEPT PENDING TRAFFIC STUDY, RECOMMENDATIONS FROM ENGINEER, STAFF COMMENTS, COMPLETE TEMPORARY CULL DE SAC WITH SIDE WALK AND CURB, COMPLETE SIDEWALK TO SAFE ROUTE**

2ND MANGRUM. ALL WERE IN FAVOR EXCEPT BURKS.

- 8.3 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OLD NASHVILLE ROAD MAP 42, PARCELS 78.00 87.71 ACRES, 78.01 15 ACRES, 79.00 13.00 ACRES, 79.01 16.04 ACRES. REDA KIDDER & JENNIFER BUFFORD OWNERS.

MOTION: TO APPROVE BY BURKS

2ND MANGRUM. ALL IN FAVOR

- 8.4 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OF TAYLOR ROAD. MAP 42, PORTION OF PARCEL 77.08 .60 ACRES. KENNY TAYLOR OWNER.
- 8.5 DISCUSS AND/OR TAKE ACTION ON REZONING & PRELIMINARY MASTER DEVELOPMENT PLAN OF OTTER CREEK SUBDIVISION OFF OLD NASHVILLE ROAD FROM RS-40 TO R-20 R.P.U.D. OVERLAY (RESIDENTIAL) MAP 42, PARCELS 78.00 87.71 ACRES, 78.01 15 ACRES, 79.00 13.00 ACRES, 79.01 16.04 ACRES, AND PORTION OF 77.08 .60 ACRES. TOTAL ACRES 131.55. REDA KIDDER & JENNIFER BUFFORD OWNERS.

MOTION: APPROVE BURKS

2ND MITCHELL, ALL IN FAVOR

- 8.5 DISCUSS AND/OR TAKE ACTION ON REZONING & PRELIMINARY MASTER DEVELOPMENT PLAN OF OTTER CREEK SUBDIVISION OFF OLD NASHVILLE ROAD FROM RS-40 TO R-20 R.P.U.D. OVERLAY (RESIDENTIAL) MAP 42, PARCELS 78.00 87.71 ACRES, 78.01 15 ACRES, 79.00 13.00 ACRES, 79.01 16.04 ACRES, AND PORTION OF 77.08 .60 ACRES. TOTAL ACRES 131.55. REDA KIDDER & JENNIFER BUFFORD OWNERS.

MOTION BY BURKS: DIFFER UNTIL AFTER 8 POINT TRAFFIC STUDY WITH CONNECTOR ROAD, SHOW IMPROVEMENTS FOR OPEN AREAS, MORE PERMANENT TEMPORARY CULL DE SACS, MORE DIVERSE EXTERIOR FINISHES SHOWN

2ND BY LOWMAN, ALL IN FAVOR

9:00 RECESS

- 8.6 DISCUSS AND/OR TAKE ACTION ON CONCEPTUAL IMPROVEMENTS PLAN FOR SWEETBRIAR SPRINGS SUBDIVISION PHASE 2. MAP 22, PARCELS 128.00 & 128.01 & MAP 42, PARCEL 36.00. 14.5 ACRES. JAMES PHILLIP CALDWELL JR OWNER.

MOTION BY MITCHELL: APPROVE WITH ENGINEERS REPORT. EXHIBIT A, 6-30 GUTTER THROUGHOUT PHASE 2, SIDEWALKS ON ONE SIDE OF THE ROAD IN PHASE 2 WITH CONNECTIVITY WITH LOTS 1, 2, 3, 7, 8, 9, 10 AND TYING INTO HWY 96, AND ABANDING 50' RIGHT OF WAY

2ND BURKS, ALL IN FAVOR

- 8.7 FILL POSITION OF 1ST SECRETARY

NOMINATIONS: Mangrum

Lowman made a motion for Mangrum for 1st Secretary. Mitchell Seconded.

ALL were in favor.

9. REPORTS FOR DISCUSSION AND INFORMATION-

Director of Planning, Zoning, and Codes- HALL: Welcome Mr. Potter, thank you board, fantastic job today, Thanks Micah for setting in for Sharron, Thanks Will for Pre-Con and hard work, Thanks Sean for being a big asset and being here

City Engineer- none

City Attorney- Thank you for the opportunity to represent you, feel free to contact me anytime

City Manager- Not present

10. COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS-

Butler- Thank you everyone, two open seats,

Mitchell-Welcome Potter, Happy Good Friday and Easter

Carrol- Apologize for tardy, Welcome Mr. Potter, We have to get it right and set standards high, good job discussing important things

Burks- Welcome Mr. Potter, A lot of discussion tonight, thanks PC for discussion.

Lowman- Welcome Mr. Potter

Mangrum- Welcome Mr. Potter, Thanks staff, Thanks fellow PC members, Happy Easter.

11. ADJOURNMENT

Mangrum made a motion for adjournment. Mitchell seconded. All were in favor. Adjourned at 9:51 pm.

Chairperson

Secretary