

## **MUNICIPAL PLANNING COMMISSION**

**May 14, 2019, Regular Meeting at 7 p.m.**

**Brandon Butler, Chairman**  
**Daniel Jenkins, V Chairman**  
**Mike Anderson, 1<sup>st</sup> Secretary**  
**Salvatore Cali, 2<sup>nd</sup> Secretary**  
**John Blade, Mayor**

**Derek Burks, Commissioner**  
**Jim Power**  
**Sheree Qualls**  
**Hayley Schulist**

**Present: ALL**

**Absent: -**

**Staff Present:** City Manager Scott Collins, Micah Sullivan, City Engineer Will Owen,  
City Attorney Tim Potter

- Butler Called Meeting to Order at **7:00 PM**
- Opening Prayer and Pledge –**Butter led Prayer and Pledge**
- Approval of Agenda –**Burks made a motion for approval. Blade Seconded. Vote taken; all were in favor.**
- Citizen Comments (limited to the first five citizens to sign in and three minutes each)
  1. Marlon Cunningham – Requested to speak 2<sup>nd</sup>. Here to discuss Sweetbriar Springs Ph 2. Cunningham requests to be added to the agenda to speak about the curb/gutter/road in the Sweetbriar Springs Subdivision. Collins spoke on the matter and explains the findings of an onsite inspection. Collins also discussed the requested engineering to show the current, planned, and proposed outcome of the requested curb/gutter/road changes.
  2. Huntley Gordon – Here to discuss Fairview Station Maintenance Bond. Performance Bond requested in Oct 2018. At that time, an inspection showed sidewalk of 4' instead of 5'. Gordon requests for the City to accept a donation of \$15,000 into the sidewalk fund in lieu of 5' sidewalk.
- Approval of Minutes: **April 9, 2019 – Regular Meeting**  
**Qualls made a motion for approval. Burks Seconded. Vote taken; all were in favor.**

### **NEW BUSINESS**

1. Final Plat, Sweetbriar Subdivision, Ph 4. Four Proposed Lots on 2.00 Acres. Property located on Sweetbriar Road (Map 22, Parcel 130.03). R-20 Zoning District. Property owned by Philip Caldwell.

#### **STAFF COMMENTS:**

- 1) The earlier phases of this development do not have sidewalk on this side of Sweetbriar Road. The proposed sidewalk for this phase will be perpetually “floating” as parcels on both sides have previously been developed. The PC might consider discussing alternative measures with the developer that could potentially provide greater pedestrian connectivity than what is being proposed.

Caldwell Present.

General discussion about sidewalk fund and the “how to’s” of accepting the sidewalk fund payments per lot or per development.

**Burks makes a motion to approve the final plat subject to adding a note that the building permit purchaser shall pay into the City of Fairview’s Sidewalk Fund at the current (at the time or permit) rate with the sidewalk taken off of the recorded plat.**

**Qualls 2<sup>nd</sup>. All were in favor.**

2. PC 2019-01, A Resolution to Adopt Revised Subdivision Regulations for the City of Fairview, Tennessee.
  - General Discussion of Resolution
  - No Action Needed
3. PC 2019-02, A Resolution to Adopt Revised Subdivision Regulations for the City of Fairview, Tennessee.
  - General Discussion of Resolution
  - No Action Needed
4. Recommendation to the Board of Commissioners to Adopt Revised Zoning Articles for the City of Fairview, Tennessee by Resolution 2019-03.
  - General Discussion of Resolution
  - Anderson made motion for recommendation to BOC, Burks 2<sup>nd</sup>, All in Favor
5. Recommendation to the Board of Commissioners to Adopt Revised Zoning Articles for the City of Fairview, Tennessee by Resolution 2019-04.
  - General Discussion of Resolution
  - Burks made motion for recommendation to BOC, Blade 2<sup>nd</sup>, All in Favor
6. Recommendation to the Board of Commissioners to Adopt Revised Zoning Articles for the City of Fairview, Tennessee by Resolution 2019-05.
  - General Discussion of Resolution
  - Burks made motion for recommendation to BOC, Power 2<sup>nd</sup>, All in Favor
7. Recommendation to the Board of Commissioners to Adopt Revised Zoning Articles for the City of Fairview, Tennessee by Resolution 2019-06.
  - General Discussion of Resolution
  - Burks made motion for recommendation to BOC, Anderson 2<sup>nd</sup>, All in Favor

#### **BONDS AND LETTER OF CREDIT –**

1. Willowcrest Subdivision, Performance Bond expires May 15, 2019

**Sullivan stated he spoke to the developer earlier and he said he would have this renewed Performance Bond on or before May 15, 2019**

2. Deer Valley Downs, Letter of Credit expires May 19, 2019  
**Sullivan stated he spoke to the developer earlier and he said he would have this renewed Performance Bond on or before May 19, 2019. Burks made a motion to call the Letter of Credit if not renewed by May 19, 2019. Blade Seconded. Vote taken; all were in favor.**

3. Sweetbriar Springs Ph II, Letter of Credit expires May 25, 2019  
**Sullivan stated he spoke to the developer earlier and he said he would have this renewed Performance Bond on or before May 25, 2019. Burks made a motion to call the Letter of Credit if not renewed by May 25, 2019. Blade Seconded. Vote taken; all were in favor.**

- Jenkins makes motion to add Fairview Station sidewalk discussion to agenda for Huntley Gordon, Anderson Seconded, All were in favor with the exception of Burks.**

Fairview Station Sidewalk Discussion- Requesting Maintenance bond of with donation to sidewalk fund in lieu of 5' sidewalks.

Denied Maintenance Bond at February 2019 Meeting.

Maintenance Bond requested to be set at 10% of Original Bond Amount

Request from developer is for \$15,000 to be given to City of Fairview Sidewalk Fund and no further work to be done to widen the sidewalks.

**Power made Motion to accept waiver at 75% full 5' width of sidewalk and accept Maintenance Bond \$83,000, Anderson Seconded, All but Burks in favor**

- Power makes motion to add Sweetbriar Springs Ph 2 Curb/Gutter/Road Width discussion to agenda for Marlon Cunningham, Burks Seconded, All were in favor with the exception of Jenkins.**

Sweetbriar Springs Ph 2 Curb/Gutter/Road Width Discussion- Requesting variance for currently as-built road sections with 6-24 Curb and Gutter and 23' Asphalt Pavement width.

Waiting on additional detail on storm drains from engineer.

As constructed, the gutters are 18" and the 24" storm inlets extend into the asphalt.

**Burks made Motion to differ this item until staff and engineer have time to review the new engineering calculations, Cali Seconded, Roll Call:**

<b>For:</b>	<b>Against:</b>
<b>Cali</b>	<b>Jenkins</b>
<b>Blade</b>	<b>Butler</b>
<b>Power</b>	<b>Anderson</b>
<b>Schulist</b>	<b>Qualls</b>
<b>Burks</b>	

**Reports for Discussion and Information**

- City Planning Staff – **Sullivan stated there will be more changes upcoming in planning documents, making a positive movement for City**
- City Manager – **What Mr. Sullivan said.**
- City Engineer – **Engineering Roll.**
- City Attorney – **Nothing**

- **COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS**

Qualls – Welcomes Schulist

Anderson – Thanks staff, enjoyed discussion tonight

Power

Cali

Burks – Apologizes if difficult, gets most of the complaints

Blade – Thanks staff, good discussion tonight, we as commissioners get complaints

Jenkins – Don't apologize for discussion

Butler

**ADJOURNMENT** – **Butler stated he will accept a motion for adjournment. Jenkins made a motion for adjournment. Butler so moved. All were in favor. Adjourned at 8:55 p.m**

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Chairperson

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Secretary