

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



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

Municipal Planning Commission

Regular Meeting
June 09, 2015
7:00 p.m.

Lisa Anderson, Chairperson
Matt Beata, Vice Chairman
Brandon Butler 1st Secretary
Michael Mitchell, 2nd Secretary
Pattie Carroll, Mayor
Toney Sutton, Commissioner
Wayne Lowman
Tim Mangrum
Mitch Dowdy

Present: Anderson, Beata, Butler, Mitchell, Sutton, Lowman, Mangrum,

Absent: Carroll, Dowdy

Others Present: City Manager Wayne Hall, City Attorney Larry Cantrell, Engineer Will Owen, Codes Clerk Sharon Hall

1. CHAIRPERSON ANDERSON CALLED THE MEETING TO ORDER AT 7:03 P.M.

1.1 Wayne Hall led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Anderson made a motion to defer 8.7 through 8.11 till next month's meeting due to a couple of their members being out. Sutton asked Humber would this be a problem to defer these to next month. Humber stated no. Sutton Seconded. Sutton made a motion to approve agenda. Butler Seconded. 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 May 12, 2015 – REGULAR MEETING

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

5. RECOMMENDATION – None

6. BONDS-

- 6.1 HEARTLAND RESERVE SUBDIVISION PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$365,000.00. PLANNING COMMISSION SET THE BOND ON FEBRUARY 12, 2008. THE PLANNING COMMISSION REDUCED THE BOND AT THEIR JUNE 14, 2011 MEETING TO \$250,000.00. BOND EXPIRES JUNE 30, 2015.

Humber stated we have sent a certified letter to developer and they have received it. Humber stated he would ask the Board to move to call bond if not in place by June 30, 2015. Mitchell Seconded. All were in favor.

- 6.2 BRANDENBURG COVE SUBDIVISION – MAINTENANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$45,000.00. PLANNING COMMISSION SET THE BOND AT THE JUNE 12, 2008 MEETING. BOND EXPIRES JULY 1, 2015.

Humber stated this bond has been renewed, no action required.

- 6.3 KYLES CREEK PHASE II SECTION I – PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$204,000.00. PLANNING COMMISSION SET THE BOND ON FEBRUARY 12, 2008. PLANNING COMMISSION REDUCED THE BOND TO \$119,000.00 AT THE JANUARY 13, 2012 MEETING. BOND EXPIRES JULY 8, 2015.

Humber stated we have sent certified letter to developer and they have received it. Humber stated he would ask the Board to move to call bond if not in place by July 8, 2015. Sutton made a motion to call bond if not in place by July 8, 2015. Lowman Seconded. All were in favor.

7. OLD BUSINESS- None

8. NEW BUSINESS-

- 8.1 DISCUSS AND/OR TAKE ACTION ON REZONING APPLICATION FOR PROPERTIES LOCATED ON HORN TAVERN ROAD. MAP 22, PARCELS 63.00, 64.00, 65.00, 66.00, 15 ACRES. FROM RS-40 TO RS-15. PRISCILLA LAMPLEY OWNER.

Mr. Beckett was present to answer questions. Mangrum made a motion for approval. Sutton Seconded. All were in favor.

- 8.2 DISCUSS AND/OR TAKE ACTION ON FINAL PLAT FOR STABLE ACRES ADDITION OF LOTS 16, 17, 18, 19 AND 20. MAP 21, PARCEL 60.03, 5.37 ACRES, ZONED RS-40. OWNER BARRY SULLIVAN.

Barry Sullivan was present to answer questions. Sutton made a motion for approval. Butler Seconded. Beata read Engineer comments which will become part of these minutes. Exhibit A. Sutton asked Mr. Sullivan does he have any question on the Engineer comments. Mr. Sullivan stated the fence issue on the detention pond, is that something that is required now because previously it was not required. Owen stated yes per the subdivision regulations all detention ponds are required to be fenced. Mr. Sullivan asked does the City have any requirements on what type of fence? Owen stated subdivision regulations do not specify what type of fence. Sullivan stated so it could be a plank fence, wood fence, as long as it is attractive. Beata stated attractive would be nice. Sutton stated just get with Mr. Humber if he has any question. Vote was taken. All were in favor. Sutton amended the motion to include items 1-4 on Engineers report with the recommended bond amount from Engineer. Mangrum Seconded. All were in favor.

8.3 DISCUSS AND/OR TAKE ACTION ON FINAL MASTER DEVELOPMENT PLAN FOR WESTERN WOODS VILLAGE SECTION 4. MAP 42, PARCEL 182.01, 5.9 ACRES, ZONED RPUD WITH RS-5 DESIGNATION. OWNER MARLON CUNNINGHAM.

Marlon Cunningham present Beata read Engineers report, which will become part of these minutes. Exhibit A. Mangrum recused himself from voting but not the discussion. Owens stated it appears to be a lot but the bulk of this development has been designed very well there is just some odds and ends that need to be tied up based on the construction plans that is associated with this master final development plan, that is what these comments reflect. Sutton asked Mr. Cunningham does he have any questions about any of these comments. Cunningham stated no he understands them. Sutton made a motion to approve with the Engineer comments with the bond amount which is 125% of the engineer's estimated cost. Lowman Seconded. Sutton asked Mr. Cunningham to get with Mr. Humber to get the approved tree list. Mr. Humber stated he would get with him. Vote was taken. All were in favor.

8.4 DISCUSS AND/OR TAKE ACTION ON FINAL PLAT FOR SCARBOROUGH PLACE SUBDIVISION SECTION TWO LOTS 18-20. MAP 42-G, GROUP B, PARCEL 4.00, ZONED R-20 PUD. OWNER THOMAS SMITHSON.

Thomas Smithson was present to answer questions. Beata read comments from Engineer to reflect City staff, which will become part of these minutes. Exhibit A. Sutton made a motion for approval. Mangrum Seconded. All were in favor.

8.5 DISCUSS AND/OR TAKE ACTION ON SITE PLAN FOR FAIRVIEW WEST SCV, LLC LOCATED AT 2401 FAIRVIEW BOULEVARD. MAP 47H, GROUP A, PARCEL 18.00, 3.62 ACRES, ZONED C-G (COMMERCIAL GENERAL). OWNER SCV, LLC.

Gary Martin was present to answer questions. Sutton made a motion for approval. Mangrum Seconded. Mangrum inquired about the width of the existing access road off of Glenn Haven. Sutton asked had he had a traffic study. Martin stated no. Owen stated the Zoning Ordinance requires one if

over 25,000 square feet and this one is a little over 19,000 square feet. Martin stated having intersection surveyed but has not submitted drawing to Will Owen. Mangrum asked would they be taking out the white house on the property. Martin stated yes. Vote was taken. All were in favor.

8.6 DISCUSS AND/OR TAKE ACTION ON SITE PLAN FOR MEETING PLACE ASSEMBLY OF GOD. LOCATED ON HIGHWAY 96. MAP 21, PARCEL 46.12, 3.00 ACRES, ZONED RS-40. OWNER CHURCH MEETING PLACE ASSEMBLY OF GOD.

Tom Anderson, architect and Tom Goff was present to answer questions. Beata read Engineers report, which will become part of these minutes. Exhibit A. Sutton asked did they get in worked out with the Tree Board. Mr. Anderson stated the Tree Board requested more screening on the left had side and they were to change and bring back to the Tree Board meeting in July, they are in the process of changing this. Mangrum asked is underground detention required for this? Owen stated this is neither commercial nor residential it is a church; it would be up to this Board if they required it. Mr. Anderson stated the Tree Board changed the trees to Redbuds they also required them to screen on the left hand side of the property and the back side and next to the apartments. Mangrum stated he was worried about the subdivision side of the detention being 4 feet deep. Mr. Anderson stated they could if the Board desired they could bring down to 3 feet. Mangrum asked what size is the discharge pipe. Mr. Goff stated 18 feet. Mangrum made a motion to approve to include Engineers comments with the recommended bond amount, make the detention pond a little larger in diameter but 3 feet deep max and take slope 6 to 1, back of property needs landscape buffer also contingent on Tree Board approved recommendations. Sutton Seconded. All were in favor.

8.7 DISCUSS AND/OR TAKE ACTION ON ORDINANCE NO. 880. AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL CODES TITLE 11,, "MUNICIPAL OFFENSES," CHAPTER 4, "OFFENSES AGAINST THE PEACE AND QUIET," SECTION 11-402(1)(h),"ANTI-NOISE REGULATIONS."

Deferred to next month's meeting.

8.8 DISCUSS AND/OR TAKE ACTON ON ORDINANCE NO. 881. AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL ZONING CODE, ARTICLE II,, "CONSTRUCTION OF LANGUAGE AND DEFINITIONS", SECTION 2-101, "RULES FOR CONSTRUCTION OF LANGUAGE, "PARAGRAPH L.

Deferred to next month's meeting.

8.9 DISCUSS AND/OR TAKE ACTION ON ORDINANCE NO. 882. AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL CODE TITLE 16, "STREETS AND SIDEWALKS, ETC., "CHAPTER 2, "EXCAVATIONS AND CUTS, "SECTION 16-203,"ADMINISTRATION," PARAGRAPH (13), "WORKING HOURS."

Deferred to next month's meeting.

8.10 DISCUSS AND/OR TAKE ACTION ON ORDINANCE NO. 889. AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL

ZONING CODES, ARTICLE V, "RESIDENTIAL DISTRICT REGULATIONS," SECTION 5-104, "SUPPLEMENTAL DESIGN PROVISIONS," 5-104.1, "DEVELOPMENT STANDARDS FOR MULTI-FAMILY DWELLINGS," PARAGRAPH 4iii.

Deferred to next month's meeting.

- 8.11 DISCUSS AND/OR TAKE ACTION ON ORDINANCE NO. 890. AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL ZONING CODE, ARTICLE VII, "OVERLAY DISTRICTS," SECTION 8-203, "ADMINISTRATIVE PROCEDURE GOVERNING PLANNED UNIT DEVELOPMENTS," 8-203.3, "PRELIMINARY APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT," 8-203.3(4), "PRELIMINARY APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT," 8-203.3(6), "PRELIMINARY APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT," 8-203.3(8). "PRELIMINARY APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT,"

Deferred to next month's meeting.

9 REPORTS FOR DISCUSSION AND INFORMATION

9.3 DIRECTOR OF PLANNING AND CODES -Nothing

9.4 CITY ENGINEER- Nothing

9.5 CITY ATTORNEY- Nothing

9.6 CITY MANAGER- Mr. Hall stated he wanted to thank the Board for a good meeting.

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Mangrum stated he wanted to thank staff for having them very prepared for this meeting especially Mr. Owen having all his comments in order.

Beata stated about two months ago they had talked about having a workshop on PUD's, if they could have a 6:00p.m. Workshop next month. Beata stated he does apologize for missing last month's meeting.

Sutton stated if they could get some clarity and codes on churches so they would have some guidelines to follow. Mr. Humber stated okay. Hall stated should probably have a workshop because the Codes Review's next meeting will probably be in October. Sutton stated so next month they can get together for workshop. Anderson stated so next month at 6:00 p.m. will be a workshop on PUD's and church guidelines.

Lowman stated just wanted to thank staff for having a prepared meeting. Lowman stated also thanks for the workshop they had in Dickson, likes them to be able to do things like that, particularly the ones that go towards their education hours.

Butler asked about the power point on the PUD's. Humber stated Mr. Owen, can you do this. Mr. Owen stated he will email that out. Mr. Hall stated sorry to interrupt, he plans on having one more Mr. Owen including some residence that have some concerns, maybe they can get more real estate people next time, it was just short notice for them. Owen suggested if the Board, citizens have questions, have them to write it down or call him so he can document and address them specifically as they come in.

Anderson stated she would like to just remind everyone to keep their money in Fairview, remember to shop here. Anderson stated to just remind everyone that the Triangle School opening on Saturday 10:00 to 12:00, parking will be at the Recreation Center and Westview Church. Anderson stated there will be shuttle service.

11 ADJOURNMENT- Anderson adjourned at 7:40p.m.

Chairperson

Secretary