

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



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Municipal Planning Commission

Regular Meeting
June 14, 2016
7:00 p.m.

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

Present: Anderson, Beata, Butler, Mitchell, Carroll, Sutton, Lowman, Mangrum, Dowdy, Lowmorn

Absent:

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

1. CHAIRPERSON ANDERSON CALLED THE MEETING TO ORDER AT 7:03 p.m.

1.1 Carroll led the prayer and the pledge

2. APPROVAL OF THE AGENDA-

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

3. CITIZENS COMMENTS - (Limited to the first five to sign in and a limit of three minutes each.)-

3.1 Mayor Patti Carroll stated she ask to be put on Citizens Comments because as Mayor she decided it would be in the best interest for her to step away from the Planning Commission. Carroll stated she loves the Planning Commission, thinks they have done such an excellent job and they have some great citizens, for some personal reasons she needs some time to step back. Carroll stated thinks it will be good practice because so many times people bring something to the Planning Commission then turn around and taking to the Board of Commissions. Carroll stated this is one seat she can choose an appointee, it has been done in the past and other Mayors have selected their appointees. Carroll stated she has thought about this for quite some time but wanted to get to know the Planning Commission and how things work so she thought it was a wise choose for her to hold the seat for the 1st year. Carroll stated this is such a busy time of the year with her job that

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pays, not for sure what the time frame will be. Carroll stated she has a very experienced gentleman that she went to and asked, was important to her that she picked someone that understood our rules and regulations. Carroll stated she thinks this will be the perfect person to come in, help them, guide them in the right direction, all this being said she is going to remove herself tonight and her appointee Donn Lovvorn is going to step up and finish out the meeting, does not mean she will no longer be here she will be very interested in what's going on, for the time being she thinks this is the best move for the City, she thinks 100% of the City first. Carroll stated she appreciates every one of them, keep doing the hard work and make sure they are looking at their land use map and following their regulations, she is here if they need her. Carroll steps down and asks Donn Lovvorn to come up.

4. APPROVAL OF THE MINUTES-

4.1 MAY 10, 2016 - WORKSHOP

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

4.2 MAY 10, 2016 – REGULAR MEETING

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

5 RECOMMENDATION –

5.1 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR 7338 OVERBEY ROAD. MAP 046, PARCEL 44.06, 2.17 ACRES. OWNER KELLY MAGGART.

Mangrum ask Ms. Maggart do they have any idea of the time frame that the County is looking to get the minor subdivision complete. Ms. Maggart stated not sure at that moment, they've talked it's their understanding their working on the plat to record it. Mangrum stated for her to keep in mind, the City can't annex until that is completed. Hall stated Randy Chapdelaine told him they're in the process of the environmental for the septic, which will take a while. Owen stated the annexation process takes almost three months; his assumption would be that the plat will be recorded before that 2nd and final reading. Anderson stated so they can move forward, without deferring. Owen stated yes, move forward with those two items be addressed. Beata made a motion for approval including the two Engineer comments. Sutton Seconded. All were in favor.

Hall stated this is just for information, gone through 1st reading with the Board Board of Commissioners, going through environmental will be several more weeks before this comes back to the Board.

5.2 DISCUSS AND/OR TAKE ACTION ON REZONING OF PROPERTY OFF COX PIKE FROM RS-40 TO MIXED USE PUD W/R-20 BASE DENSITY (RESIDENTIAL/COMMERCIAL GENERAL MIXED USE PLANNED UNIT DEVELOPMENT) MAP 43, PARCELS 30.01 AND 31.00, 32.19 ACRES. DENNY, PROCTOR & WELCH OWNERS

Butler made a motion to send to the Board of Commissioners with a negative recommendation based on the requested density is medium density and the Land

Use Map request low density in this area, doesn't meet out Land Use Map Plan.
Beata Seconded. All were in Favor

Hall stated this is just for information; Board of Commissioners also gave a negative recommendation on this.

6 BONDS-

6.1 HARTLAND 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. PLANNING COMMISSION REDUCED BOND ON MAY 10, 2016 TO \$137,500.00. BOND EXPIRES JUNE 30, 2016
Hall stated this has been renewed, no action needed.

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, 2016.
Hall stated this has been renewed, no action needed.

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, 2016.
Hall stated has not been renewed, developer is out of town or he would have here tonight. Need a motion to call bond if not in place by expiration date. Sutton made a motion to call bond for \$119,000.00 if not in place by the expiration date of July 08, 2016. Beata Seconded. All were in favor.

7 OLD BUSINESS- None

8. NEW BUSINESS-

8.1 DISCUSS AND/OR TAKE ACTION ON SITE CONSTRUCTION PLANS FOR FIRST BAPTIST CHURCH PARKING ADDITION. MAP 69. PARCEL 23.00, 8.3 ACRES. ZONED RS-40. FIRST BAPTIST CHURCH OF FAIRVIEW, OWNER.

Masaud Fathl present to answer question. Beata read the Engineer's report, which will become part of these minutes. Exhibit A. Anderson asks Masaud is the Engineers comments agreeable to him. Mr. Masaud states yes. Mangrum made a motion for approval. Sutton Seconded. Lovvorn stated he didn't see a landscape plan for the premature landscaping, that's required or the interior landscaping. Masaud stated that's correct no landscaping plan, there is a landscape member at the church and they will be taking care of some of the landscaping. Lovvorn stated the zoning ordinance 9-104.2, paragraph 2, states there should be a landscape plan required as part of this plan or a separate plan

that is submitted to them. Masaud stated they can submit a landscaping plan to the staff. Masaud stated they would ask for approval on contingent of getting the landscape plan. Anderson asks for any other discussion. Lovvorn amended the motion to approve contingent upon the landscaping plan coming back to them. Beata Seconded. Butler stated so they can revisit with them with the landscape plan then they could approve next month, is this how this process takes place. Anderson stated she thinks if he brings the landscape plan to staff they can submit it. Butler stated so they are okay with staff reviewing the landscape plan. Masaud stated that would be fine with them. Anderson asks if all were in favor of the amended motion. All were in favor.

8.2 DISCUSS AND/OR TAKE ACTION ON FINAL PLAT MINOR SUBDIVISION RE-SUBDIVISION OF LOT 2 OF THE COURSEY SUBDIVISION (2 LOTS) 7510 & 7512 CHESTER ROAD. MAP 47, PARCEL 29.00, 0.97 ACRES. ZONED R-20. HABITAT FOR HUMANITY WILLIAMSON-MAURY COUNTY, OWNER.

Dan Reynolds with Habitat for Humanity present to answer any question. Mitchell asked were they going to be tearing down the existing dwelling that is on 2A. Reynolds stated the dwelling on 2A; they just built, started about two months ago. Butler asked was there a plan for a shared driveway, are they planning to use the one entrance for both lots. Reynolds stated yes that is correct. Butler asked would the concrete drive be extended to the next house. Reynolds stated yes. Anderson stated she believes Fire & Police have been spoken to about access. Hall stated yes, they have cleared the access. Owen stated to clarify; the concrete drive as it currently exists extends from Chester Road all the way up to the existing dwelling shown on the plat up to 2A, so it goes beyond the new lot. Anderson stated she would like something, where people would know not to park on this drive. Reynolds stated they added a note # 13 on the plat that says not to park on the drive. Lovvorn stated the egress easement could they make it specific to lot 2A. Reynolds stated yes they can make that change. Butler made a motion for approval. Beata Seconded. All were in favor except Sutton. Motion passes.

9 REPORTS FOR DISCUSSION AND INFORMATION

- 9.1 DIRECTOR OF PLANNING AND CODES –Hall stated all he has tonight is to welcome Mr. Lovvorn and for them to continue doing a great job. Thanks them.
- 9.2 CITY ENGINEER – Nothing tonight.
- 9.3 CITY ATTORNEY – Nothing tonight.
- 9.4 CITY MANAGER – Nothing tonight.

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Butler stated he wanted to welcome Mr. Lovvorn. He also wanted to ask Mr. Hall about Meadow Wood, people asking about this. Have they discussed about coming forward or have they put any applications in. Mr. Hall stated not at this time.

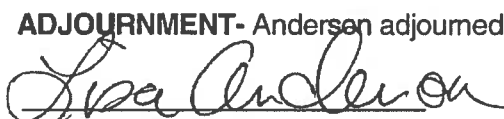
Beata stated he wanted to thank the Mayor for her time on this Board and she will be missed, also welcomed Mr. Lovvorn.

Lowman stated he would like to reiterate Mr. Beata's sentiment thank you Mayor Carroll for her service, her insight and she is always a pleasure to work with. Welcome Mr. Lovvorn pleasure to have him.

Lovvorn wanted to thank Madam Mayor for her confidence and the appointment and he will do his best to do what's right for the City. Thank you.

Anderson stated she appreciates the Board for reappointing her, been on this Commission for a long time, she really loves this City, tries to do her very best. Anderson stated she has really enjoyed Mrs. Carroll on this Board, she has been her side kick, she the only woman again. Welcomes Mr. Lovvorn. Our City is really growing; as soon as houses come available they are sold. Anderson stated she closely works with our staff, the Commission. Planning Commission, Police Department, Fire department and they all really do a wonderful job. Anderson stated she knows all Cities have things that go on and we have something going on and we are working through it. Anderson stated she wants our Community to come together and be kind to one another. A lot of people have worked really hard and given their heart and soul, Mr. Hall can't support him enough, he gives his heart and soul to this community, she wanted him to know she appreciates him. Anderson stated she lived right outside Orlando for a while some of those people worked at Disney and she knew a lot of them, makes her really sad. She just wants people to be kind to one another and come together, if they love this community like she does. Thank you.

11 ADJOURNMENT- Anderson adjourned at 7:30 p.m.


Chairperson


Secretary

**CITY OF FAIRVIEW
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
JUNE 14, 2016**

CITY STAFF REPORT

5. RECOMMENDATIONS

- ITEM 5.1 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR 7338 OVERBEY ROAD. MAP 046, PARCEL 44.06, 2.17 ACRES. OWNER KELLY MAGGART.**

No Staff Comments

- ITEM 5.2 DISCUSS AND/OR TAKE ACTION ON REZONING OF PROPERTY OFF COX PIKE FROM RS-40 TO MIXED USE PUD W/R-20 BASE DENSITY (RESIDENTIAL/COMMERCIAL GENERAL MIXED USE PLANNED UNIT DEVELOPMENT) MAP 43, PARCELS 30.01 AND 31.00, 32.19 ACRES. DENNY, PROCTOR & WELCH OWNERS**

No Staff Comments

6. BONDS

- ITEM 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. PLANNING COMMISSION REDUCED BOND ON MAY 10, 2016 TO \$137,500.00. BOND EXPIRES JUNE 30, 2016**

No Staff Comments

- ITEM 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, 2016**

No Staff Comments

- ITEM 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, 2016**

No Staff Comments

7. OLD BUSINESS – No AGENDA ITEMS

8. NEW BUSINESS

ITEM 8.1 DISCUSS AND/OR TAKE ACTION ON SITE CONSTRUCTION PLANS FOR FIRST BAPTIST CHURCH PARKING ADDITION. MAP 69. PARCEL 23.00, 8.3 ACRES. ZONED RS-40. FIRST BAPTIST CHURCH OF FAIRVIEW, OWNER.

- 1) It should be noted that in accordance with Section 3-105.1(7) of the Zoning Ordinance, off-site parking is an accessory use allowed by right as long as the off-site parking is strictly reserved for the use of persons participating in the principal activity.
- 2) Pedestrian crossing ahead signs shall be installed by the applicant in accordance with MUTCD standards.

ITEM 8.2 DISCUSS AND/OR TAKE ACTION ON FINAL PLAT MINOR SUBDIVISION RE-SUBDIVISION OF LOT 2 OF THE COURSEY SUBDIVISION (2 LOTS) 7510 & 7512 CHESTER ROAD. MAP 47, PARCEL 29.00, 0.97 ACRES. ZONED R-20. HABITAT FOR HUMANITY WILLIAMSON-MAURY COUNTY, OWNER.

- 1) No Staff Comments