

City of Fairview

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FAIRVIEW, TN. 37062



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Municipal Planning Commission

Regular Meeting
August 12, 2014
7:00 p.m.

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

Present: Anderson, Beata, Butler, Mitchell, Rowe, Sutton, Mangrum, Dowdy

Absent: Lowman

Others Present: City Manager Wayne Hall, City Attorney Larry Cantrell, Planning/Codes Director Frank Humber, Codes Clerk Sharon Hall

1. ANDERSON CALLED THE MEETING TO ORDER AT 7:02P.M.

1.1 Rowe led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Sutton made a motion for approval. Butler Seconded. All were in favor. Rowe asked to move 8.4 to Old Business 7.1 Anderson stated she has an addition to Old Business 7.2 Discuss and or take action on the wording of the Fairview Subdivision Regulations Requiring both the Chairperson and the First Secretary to sign Final Plats. Anderson stated also an addition 8.6 The Codes Review Committee has three members been asked by the Board of Commissioners to only have two members from the Planning Commission. Anderson stated that Matt Beata has agreed to step down. Sutton made a motion to approve the amended version of the 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 July 08, 2014 – Regular Meeting

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

5. RECOMMENDATION -None

6. BONDS

6.1 DISCUSS AND OR TAKE ACTION ON WAL-MART REAL ESTATE BUSINESS LETTER OF CREDIT WAS ORIGINALLY FOR \$390,000.00 IS BEING REDUCED TO \$50,000.00. LETTER OF CREDIT NUMBER IS L5LS-42826.

Humber stated we had a request from Wal-Mart Real Estate Business for the Letter of Credit to be reduced. Humber stated we had Will Owens to go and look at this and he has recommended this to be reduced from \$390,000.00 to \$50,000.00. Humber stated we have the New Letter of Credit in our office. Sutton asked are we still having problems with the detention pond. City Manager Hall stated at this time we are not having any problems with the detention pond. Sutton made a motion for the Letter of to be reduced to \$50,000.00. Mangrum Seconded. All were in favor.

6.2 DISCUSS AND OR TAKE ACTION ON WAL-MART REAL ESTATE BUSINESS LETTER OF CREDIT WAS ORIGINALLY FOR \$ 325,000.00 IS BEING REDUCED TO \$97,500.00. LETTER OF CREDIT NUMBER IS L5LS-423825.

Humber stated we had a request from Wal-Mart Real Estate Business for the Letter of Credit to be reduced. Humber stated we had Will Owens to go and look at this and he has recommended this to be reduced from \$325,000.00 to \$97,500.00. Humber stated we have the New Letter of Credit in our office. Sutton asked are we still having problems with the detention pond. City Manager Hall stated at this time we are not having any problems with the detention pond. Sutton made a motion for the Letter of to be reduced to \$97,500.00. Mangrum Seconded. All were in favor.

7. OLD BUSINESS-

7.1 DISCUSS AND OR TAKE ACTION ON FINAL SUBDIVISION PLAT FOR HICKORY SPRINGS SUBDIVISION. MAP 22, PARCEL 133.00, 8.37 ACRES. R-20 ZONE. WALT AND BEVERLY TOTTY OWNERS.

Walt Totty present to answer questions. Mangrum made a motion for approval. Beata Seconded. Rowe stated there are no sidewalks showing on this plat and he believes their motion was to approve contingent upon sidewalks showing on the plat. Totty stated he does not know why the sidewalks are not showing on there, he can get the sidewalks on the plat. Owens stated his review is for the storm water. Totty stated when he contacted Mr. Humber to find out what needed to be on the plat he was told it needed to be the revised ditch line. Totty

stated since it did not need a detention pond he obviously seen the ditch line did not need to be regarded, that is what is on the plat. Totty stated he does not know why the sidewalks are not on there with it, we need one or the other. Totty stated he can get the sidewalks in there. Totty stated his understanding is that would be Mr. Owens call if he sees it is possible to put the sidewalks in the City right of way and open up the ditch lines so the water can come off the ditch and down the road. Owens stated if you all want to see the sidewalks then they need to be shown on the plat. Sutton made a motion they approve contingent with the sidewalks being shown on the plat. Anderson stated on either side of lot one and lot five sidewalks should not continue. Totty stated they should stop in front of the five lots that show them continuing all the way up across the property which goes across the back, that is an error. Totty stated their supposed to be from lot one to lot five within the subdivided area where they are required. Anderson stated yes because we have to have that fifty foot on each side open. Totty stated yes and that should be proximally eighty feet. Beata Seconded. Mangrum asked Owens is there room using this ditch as the detention for the sidewalk to be within that twenty five foot right of way? Owens stated the sidewalk is proposed to be placed on location that is shown on this plat that has been handed to you then he suspects the grading of the roadside ditch will have to be altered. Owens stated as an alternative you could consider locating the sidewalk within an easement on the backside of the fifty foot right of way and that could be accomplished without any adjustments to the proposed grading of the ditch. Owens stated you would still end up with a five foot sidewalk as your requiring. Mangrum amended the motion that the sidewalk will be five foot behind the twenty five foot right of way, which is existing where the detention is going to be with Mr. Totty putting an easement on the front of his lots for that five foot sidewalk. Beata Seconded. All were in favor.

7.2 DISCUSS AND OR TAKE ACTION ON THE WORDING OF THE FAIRVIEW SUBDIVISION REGULATIONS REQUIRING BOTH THE CHAIRPERSON AND THE FIRST SECRETARY TO SIGN FINAL PLATS.

Beata a motion for a approval. Butler Seconded. All were in favor.

8. NEW BUSINESS-

8.1 DISCUSS AND OR TAKE ACTION ON A PROPOSAL FOR A 30' X 60' OPEN FRONTED HAY SHED TO BE LOCATED AT 1702 FAIRVIEW BOULEVARD. MAP 22, PARCEL 7.00, C-G ZONE, OWNERS WILLIAMSON FARMERS COOPERATIVE.

Jake from the Co-op was present to answer questions. Mangrum made a motion for approval. Dowdy Seconded. Jake stated a three sided hay shed with open front facing the existing store building, they will use for hay storage and other storage. Jake stated will match the existing building, preferably a metal style, pole type structure. Jake stated they will move their fence more towards Highway 100 to enclose their new building inside their lot. All were in favor.

8.2 DISCUSS AND TAKE ACTION ON FINAL PLAT FOR HEARTLAND RESERVE SUBDIVISION SECTION 3. MAP 18, PARCEL 55.01. R-20 ZONE. PROPERTY OWNER HEARTLAND RESERVES, INC.

Sutton made a motion for approval. Mangrum Seconded. Beata read Engineers letter, which will become part of these minutes. Exhibit A. Tony Reasons present to answer questions. Rowe asked who will be maintaining the detention area. Reason stated there is a note on the final plat the owner of lot 14 is responsible for maintaining the detention. Rowe amended the motion to approve this final plat contingent upon the Engineers report included that all things will be accomplished. Reasons stated concerning one of the requirements under 2a the 630 curb and gutter, is that what is currently out there now. Reason asked Owens you have been out there recently is that what is currently in place. Owens stated he believes that is what is currently in place. Reasons asked would it be possible to modify to what is currently in place there with what was originally approved. Owens stated he does not have a problem with that. Rowe amended the motion to approve this final plat contingent upon the Engineers report that all things will be accomplished Sutton stated he would add to this the adjustment of the 630 to comply with what was originally approved. Owens stated another thing would be to consider is in the cul-de-sac there is a landscape island in the middle of the cul-de-sac around lots 53, 54, 55, if you desire to maintain that. Owens stated that is a requirement in your current Subdivision Regulations. Owens stated the time that this previous approval was submitted and approved that was not required; he was not here when the prior approvals was obtained he can only surmise that the developer on his own will choose to include those landscaping islands within cul-de-sac's. Owens stated it is important to note that would be within the public right of way and would become a City of Fairview maintenance responsibility along with, as you've seen my recommendation for reducing the radius of the landscape island for the purposes of emergency vehicle access capabilities. Sutton asked what the diameter of the cul-de-sac right now. Reasons stated the total diameter of the cul-de-sac itself is fifty feet, thinks the paved radius is forty feet, and the inside is sixteen feet radius. Reason stated he thinks they would be fine if there is a concern of the removal of the landscape islands, they would be okay to add that to the motion. Sutton stated he would like to add to the amendment the removal of the landscape islands. Beata Seconded. All were in favor.

8.3 DISCUSS AND TAKE ACTION ON FINAL SUBDIVISION PLAT FOR HEARTLAND RESERVE SUBDIVISION REVISION TO LOTS 12, 13 AND 14 OF SECTION 2. MAP 18, PARCEL 55.01. R-20 ZONE. PROPERTY OWNER HEARTLAND RESERVES, INC.

Beata made a motion for approval. Sutton Seconded. No Engineer comments. All were in favor.

8.4 DISCUSS AND OR TAKE ACTION ON FINAL SUBDIVISION PLAT FOR HICKORY SPRINGS SUBDIVISION. MAP 22, PARCEL 133.00, 8.37 ACRES. R-20 ZONE. WALT AND BEVERLY TOTTY OWNERS.

Moved to 7.1.

8.5 REZONING APPLICATION FOR PROPERTY LOCATED ON HIGHWAY 96, NORTH. MAP 22, PARCEL 150.00, 2.34 ACRES. FROM RS-40 TO C-G. BIG LITTLE INVESTMENTS, LLC OWNERS.

Kelly Shivers present to answer questions. Sutton made a motion for approval. Mangrum Seconded. Sutton asked is this going to connect to the current storage building that is already out there. Shivers stated yes sir. Sutton stated is it going to be constructed in a fence in the same manner. Shivers stated that was the plan. All were in favor.

8.6 BOARD OF COMMISSIONERS HAS ASKED THAT THE CODE REVIEW COMMITTEE ONLY HAVE TWO MEMBERS OF THE PLANNING COMMISSION ON IT.

Anderson stated that Matt Beata has said that he would step down, so that leaves herself and Tim Mangrum on the Codes Review Committee. Anderson stated basically to let people know what is going on. Sutton stated other than Commissioners. Anderson stated yes and no action needed on this.

9. REPORTS FOR DISCUSSION AND INFORMATION

9.1 DIRECTOR OF PLANNING AND CODES-Humber stated Walton Development Management purchased Trails of Brownlyn property with a potential of 640 units on that property. Humber stated City Manager Hall and himself have met with two retail interests in our Community. Humber stated first was Laura Hutson of Birmingham, she came and toured our Community and looked over what she considered to be a tremendous amount of potential in our Community for retail. Humber stated they also met with Emily Schneller with the Shopping Center Group and the time she was with them she identified two or three potential projects for a strip centers, possible development at I40 interchange. Humber stated they will be bringing a possible request for proposal to do a master plan for transportation towards the end of the year. Humber stated their looking for a plan for fundable projects to be included in a master plan for transportation.

9.2 CITY ENGINEER- Owens stated your current subdivision regulations call for landscape islands in cul-de-sacs. Owens stated he would suggest that you may want to take a look at this and determine if that is in fact a requirement that you to maintain anything that would be located within that island would be the responsibility of the City. Owens stated that regulation is within the Subdivision Regulations and you do have full jurisdiction over the Subdivision Regulations and you could move to make that change with the appropriate procedures. Owens stated you would have to have a public hearing then make the change but it would not require Board approval since it is housed in the Subdivision Regulations. Owens stated the other thing is, Phase three of Heartland Reserve the Subdivision that you saw tonight that is a kind of a Final Phase that partial construction had taken place under prior approvals so he would suggest to them

that future phases, as built out would be suitable for revised submittals to be required that would fall under your current Subdivision Regulations. Owens stated the section that you approved tonight already had fully hundred percent of the water, sanitary sewer, ninety percent of the storm water structure already installed. Owens stated the concrete curb and gutter is currently installed, as noted in his comments some of it is in disrepair and in need of repair. Owens stated continuing under the prior approvals for that particular section he thought that was deemed appropriate.

9.3 CITY ATTORNEY- Nothing

- 9.4 **CITY MANAGER-** Hall stated he has been in touch with the USDA,GNRC, regarding a Farmers Market possibly to be located at the Historical Village, that will be an ongoing process for the next couple of months. Hall stated we have a lot of citizens that would love to see it in our City so hopefully we can get this worked out. Hall stated tomorrow at two Frank and He are meeting with TVA Retail Industrial Development Division along with Michael Adams with WADC to discuss the infrastructure around two interchanges, 840 and I40 for future development. Hall stated he would also like to compliment them on their meeting tonight and thank the citizens that came out tonight. Hall stated all the developments that are continuing to go forward it is very exciting to see Heartland Reserve with the activity that is going on there. Hall stated he thanks everyone.

10. COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Mitchell stated he thought they had a great meeting and the workshop was real productive. Mitchell stated he was glad to hear all the interest that was starting to stew in Fairview he looks forward for some of them coming to reality. Mitchell stated it is growing, you can see with the Taco Bell, the Donut Shop is doing wonderful.

Rowe stated he passed out a flyer tonight The Tennessee American Planning Association is going to have a conference on Thursday August 28th from 1:30 to 5:30p.m., for Planning Commission Training Session. Rowe stated he encourages all the Planning Commission members to attending this. Rowe stated this will probably count towards our four hours of training that is required for the year. Mitchell stated it would count. Anderson asked is there a cost involved. Rowe stated it is \$50.00. Cantrell stated if it is approved for your continuing training that you have to have the City does not have a choice but to pay for it.

Mangrum stated he would like for them to add next month's agenda, to discuss and or take action on Islands, so they can get this addressed and clarified. Anderson stated she can definitely see that being a problem for the City having to maintain with all the new subdivisions about to come out.

Sutton stated he concur he thinks this will be a very good thing to take care of our training responsibilities there is no travel involved, no travel expense. Sutton stated and anyone else that is required to have the training besides them, he thinks that there are some others that are also required to have also. Sutton stated also the great news that there are two cashiers at the Donut Shop now and we are very tickled to have them.

Beata stated he would like to give kudos to Mr. Mangrum for spotting that plat error with the drainage and the sidewalk and catching it now instead of having to figure out what to do later. Beata stated to do with the education, several months back he went to a breakfast that was hosted by the Thompson Station Chamber of Commerce. Beata stated their speaker there was Edsel Charles who is head of Market Graphics and it was very interesting to see numbers and data over such a long period of time that he has collected on areas. Beata stated Williamson County was one of them, and one thing he did say during that meeting and he would love to come to any Municipality's and discuss these items and basically for free. Beata stated he would like to just throw that out to see if Mr. Humber, Mr. Hall could reach out to him and get him and not for just us but everybody involved in the Community to see what his insight is in our area.

Anderson stated she wanted to thank the public that has come out to the meeting; we always welcome them and want them to be well informed about what is going on. Anderson stated there are so many things going on in the City right now; it is an exciting time for Fairview. Anderson stated also she can tell their Planning Commission members are doing their homework, really checking out the plats, the documentation. Anderson stated she encourages before the Planning Commission meeting to go out to the sites and visit so you will be well informed to be able to make good decisions. Anderson stated if you do not actually see the property and see what is going on; especially when they connect to another property that has already started it is hard to understand. Anderson stated we had a great meeting tonight; everyone is doing a fabulous job, lot of good questions, lot of great comments. Anderson stated thank you Mr. Rowe for making them aware of this education they can be involved in. Anderson stated Mr. Hall and Mr. Humber that she appreciates the work so much, she knows they are really working hard to get people excited about our City. Sutton stated also on the 20th of this month, spend twenty at local business.

- 11. ADJOURNMENT-** Anderson asked for a motion for adjournment. Sutton made a motion for adjournment. Rowe Seconded. All were in favor. Adjourned at 8:05 p.m.

Chairperson

Secretary