

# MINUTES

## 1. Call to Order

Call to order by Ms. Schulist at 7:00PM.

## 2. Opening Prayer and Pledge

Prayer and Pledge lead by Ms. Schulist.

## 3. Roll Call

Staff Present: Ethan Greer, Curtis Broadbent, Kevin Chastine, Marisa Howell, Tom Daugherty, Bre Bailey, Josh Hogan, Seth Standridge  
Planning Commissioners Present: Hayley Schulist, Jeff Pape, Mayor Lisa Anderson, Vice Mayor Chris McDonald, Salvatore Cali, Shonda Schilling, Will King, Rod Dawson, Demetrius Ritt

### Election of Planning Commission Chairperson

*Motion to elect Hayley Schulist as chair of the board made by Mayor Anderson. Seconded by Mr. Pape. Motion carried, 8-0. (1 Abstain, Schulist).*

### Election of Planning Commission Vice Chairperson

*Motion to elect Jeff Pape as vice chair of the board made by Vice Mayor McDonald. Seconded by Mr. Cali. Motion carried, 8-0. (1 Abstain, Pape).*

## 4. Approval of Agenda

*Motion to approve by Vice Mayor McDonald. Seconded by Mr. Pape. Motion carried, 9-0 (unanimous).*

## 5. Citizen Comments - None

## 6. Approval of Minutes: June 10, 2025 - Regular Meeting

*Motion to approve by Vice Mayor McDonald. Seconded by Mayor Anderson. Motion carried, 9-0 (unanimous).*

## 7. Old Business

### A. PC Resolution PC-26-25

Rezoning, Meadowview, 0 Kingwood BLVD, Map: 042, Parcel: 123.00. Current Zoning: R-20. Proposed Zoning: RS-5. Property Owner: Landsouth, LLC.

Mr. Greer explained the land that is requesting to be rezoned does comply with the Fairview 2040 Comprehension Plan. Ms. Juli Berg, the applicant and land owner, explained the rezone to RS-5 would allow her to be able to build 91 cottage style homes with a walking trail and lots of green space. Discussion occurred.

*Motion to approve by Ms. Schulist. Seconded by Mr. Dawson. Motion carried, 6-3 (Anderson, Schulist, Cali).*

## 8. New Business

### A. PC Resolution PC-27-25

Annexation, 111.66 Acres, Map: 070, Parcel: 005.01. Current Zoning: Unincorporated Williamson County - MGA 1 and RP-5 . Property Owner: Carl Walker

Mr. Greer explained how this parcel is within the urban growth boundary of the City of Fairview and is contiguous with the current Fairview municipal boundaries. Mr. Rob Molchan with SEC, Inc. stated his client is wanting to annex this property into the city. Mr. Molchan stated Water Authority of Dickson County will provide water and sewer. Mr. Frank Walker, the property owner, stated this would be a good area for development. Mr. Walker stated this area is very convenient for Interstate 840 travelers and having a development

here will bring in more shopping and more tax dollars to Fairview. Discussion occurred.

*Motion to approve by Vice Mayor McDonald. Seconded by Mayor Anderson. Motion carried, 6-3. (Cali, Pape, King).*

### **B. PC Resolution PC-28-25**

Annexation, 10.07 Acres, Map: 046, Parcel: 054.02. Current Zoning: Unincorporated Williamson County - MGA 1. Property Owner: Deborah Jones

Mr. Greer explained the parcel is within the urban growth boundary of Fairview and is contiguous to the current municipal boundaries. Mr. Rob Molchan with SEC, Inc., stated the request to have this parcel annexed into the city would be for 6 to 7 lots after annexation and rezoning. No further discussion.

*Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 9-0 (unanimous).*

### **C. PC Resolution PC-29-25**

Final Plat, 7303 Lake Rd. , 3.94 Acres, Map: 022, Parcel: 179.00. Current Zoning: RS-40. Property Owner: Kimberly Rose.

Mr. Greer explained this the 3.94 acres would be divided into 3 parcels. Mr. Greer stated the 3 parcels would share 1 single driveway. Mr. Todd Olsen with Anderson, Delk, Epps & Associates, Inc. was representing the applicant. Mr. Dave McGowan with Regent Homes stated the parcels would have 2500 to 3500 square foot homes. Discussion occurred.

*Motion to approve by Mr. Cali. Seconded by Vice Mayor McDonald. Motion carried, 9-0 (unanimous).*

### **D. PC Resolution PC-30-25**

Rezoning, Old Cox Pike, 53.162 Acres, Map: 043, Parcels: 051.00, 052.00, and 053.00. Current Zoning: RS-40. Proposed Zoning: R-20. Property Owner: Marlon Cunningham.

Mr. Greer explained the appropriate land uses for each parcel. Mr. Greer stated the applicant has requested a rezone for a future subdivision. Mr. Greer explained any future residential development would involve extending water and sewer services from the Pinecrest Subdivision and make improvements to the sewer infrastructure. Mr. Todd Olsen with Anderson, Delk, & Epps Association, Inc. and Mr. Marlon Cunningham were there to answer any questions from the board. Discussion occurred.

*Motion to approve by Mr. King. Seconded by Mr. Dawson. Motion failed, 6-3 (Dawson, Ritt, Schullist, Cali, Pape, King).*

### **E. PC Resolution PC-31-25**

Final Plat, Westhill Subdivision Phase 1A (formally Westview) , 40.13 Acres, Map: 046, Parcel: 44.00. Property Owner: Boulevard Building Group, LLC.

Mr. Greer explained Westhill Subdivision Phase 1A will create 55 single family detached residential lots, Phase 1A is part of 4 phases. Mr. Adam Crunk with Crunk Engineering was there for any questions or concerns. Discussion occurred.

*Motion to approve by Mr. Cali. Seconded by Mr. King. Motion carried, 8-1 (Schilling).*

### **F. PC Resolution PC-32-25**

Final Plat, 7857 and 7859 Crow Cut Rd., 10.07 Acres, Map: 018, Parcel: 26.04 and 26.10. Property Owner: Paul and Karla Ann Creed.

Mr. Greer explained the uses for these parcels. Mr. Greer stated the proposed land uses is in alignment with the Fairview 2040 Comprehensive Plan. Mr. Brandon Creed explained this land use is to build his retired veteran brother a house on their land.

*Motion to approve by Mr. Cali. Seconded by Ms. Schilling. Motion carried, 9-0 (unanimous).*

### **G. PC Resolution PC-33-25**

Rezoning, Fairview 17 Boone St. , 17.74 Acres, Map: 042, Parcel: 132.00. Current Zoning: RS-40. Proposed Zoning: RS-8. Property Owner: Christine Brison.

Mr. Greer explained the property uses. Mr. Greer stated the applicant provided the reason for rezone is to be in line with the city's future land use plan. Mr. Kevin O'Brien with CLQ Development stated this rezoning should allow them for a single family development without any variance request. Discussion occurred.

*Motion to approve by Mr. Cali. Seconded by Mayor Anderson. Motion carried, 9-0 (unanimous).*

## **9. Reports for Discussion and Information**

- City Planning Staff - Mr. Greer reminded everyone of the public draft of the development code will be available Wed., August 13th a

the City Hall.

- City Manager - Welcomed Mr. Ritt and Mr. Dawson as the new Planning Commissioners.
- City Engineer - Welcomed the new Planning Commissioners.
- City Attorney - Josh Hogan wanted to inform everyone that Mr. Carter and himself has read over the new development code and they can help answer any questions.

## 10. Planning Commission Roundtable

## 11. Adjournment

*Motion to adjourn by Ms. Schulist at 9:09PM.*

Marisa Howell, Community Services Assistant

Marisa Howell

City Recorder, Rachel Jones

Rachel Jones