

MINUTES

1. Call to Order

Called to order by Ms. Schulist at 7:02 pm.

2. Roll Call

Staff present: Patrick Carter, Tom Daugherty, Ethan Greer, Curtis Broadbent, Kevin Chastine, Marisa Howell, Bree Bailey, Miranda Vanderknapp

Planning Commissioners present: Mayor Anderson, Vice Mayor McDonald, Ms. Schulist, Mr. Pape, Mr. Cali, Mr. Dawson, Mr. Ritt (Absent: Ms. Schilling, Mr. King)

3. Opening Prayer and Pledge

Opening prayer and pledge led by Ms. Schulist

4. Citizen Comments

- David Bynum (5195 Old Harding) - Board of Zoning Appeals meeting concerns

5. Approval of Agenda

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 7-0 (unanimous).

6. Approval of Minutes - August 12, 2025

Motion to approve by Mr. Cali. Seconded by Mr. Dawson. Motion carried, 7-0 (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 stated this Resolution is back in front of you tonight due to the wrong amount of acreage on the Resolution and staff report. Mr. Greer stated the Board of Commissioners sent this back to the Planning Commission to clarify the record and to evaluate with the correct amount of acreage of 51.1 acres.

Julie Berg with Landsouth, LLC was there to answer any questions.

Discussion occurred.

Motion to approve made by Mr. Dawson. Seconded by Ms. Schulist. Motion failed, 2-5 (Mayor Anderson, Ms. Schulist, Vice Mayor McDonald, Mr. Cali, Mr. Pape).

8. New Business

A. PC Resolution PC-34-25

Rezoning, Walker Property, 0 Fairview BLVD, Map: 070, Parcel: 005.01. Current Zoning: RS-40. Proposed Zoning: RS-10. Property Owner: Carl Walker III ETAL

Mr. Greer stated staff has provided a favorable recommendation.

Rob Molchan with SEC, Inc was there to answer any questions.

Discussion occurred.

Motion to approve by Mayor Anderson. Seconded by Ms. Schulist. Motion carried, 4-3 (Mayor Anderson, Mr. Cali, Mr. Pape).

B. PC Resolution PC-35-25

Rezoning, Old Franklin Rd Property, 0 Old Franklin Rd, Map: 046, Parcel: 054.02. Current Zoning: RS-40. Proposed Zoning: R-20. Property Owner: Wilissam Inv Services.

Mr. Greer stated the staff has provided a favorable recommendation.

Rob Molchan with SEC, Inc was there to answer any questions.

Discussion occurred.

Motion to approve by Mr. Cali. Seconded by Vice Mayor McDonald. Motion carried, 7-0 (unanimous).

C. PC Resolution PC-36-25

Rezoning, 1550 HWY 96 N, Map: 019, Parcel: 002.00. Current Zoning: RS-40. Proposed Zoning: IG. Property Owner: Esley W. Bratton.

Mr. Greer stated the staff has provided a favorable recommendation.

Cory Nelson with 615 Design Group was there to answer any questions.

Discussion occurred.

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 7-0 (unanimous).

D. PC Resolution PC-37-25

Acceptance of Infrastructure, Kyles Creek Phase 2 Section 2. Current Zoning: R-20.

Mr. Broadbent stated this is a simple resolution for the City of Fairview to accept the infrastructure and to maintain as required.

Motion to approve by Vice Mayor McDonald. Seconded by Mr. Cali. Motion carried, 7-0 (unanimous).

9. Bonds and Letters of Credit

None

10. Reports for Discussion and Information

- City Planning Staff: Mr. Greer thanked everyone for coming out to the work session.
- City Manager: None
- City Engineer: None
- City Attorney: Mr. Carter stated he wanted to review the contract with TPUDC.

11. Planning Commission Roundtable

- Mr. Schilling: Absent
- Mr. Dawson: None
- Mayor Anderson: Made aware of the Fairview High Band Competition will be held at the high school this Saturday and invited everyone to attend. This is a major fundraiser for the band. Spoke about the BOZA meeting and clarified that Brandon Butler is only the real estate agent for that property and he has nothing to do with the project that was submitted.
- Mr. Ritt: None
- Mr. Schulist: Asked if it was possible to have more time for the draft of the new zoning codes.
- Vice Mayor McDonald: None
- Mr. Cali: Thanked staff.
- Mr. Pape: Thanked staff.
- Mr. King: Absent

12. Adjournment

Adjourned by Mr. Cali at 8:00 pm.

Marisa Howell, Community Services Assistant

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