

MUNICIPAL PLANNING COMMISSION MINUTES

September 12, 2023, Meeting at 7 p.m.

Chris McDonald, Chairman

Emilee Senyard, Vice Chairman

Brandon Butler

Salvatore Cali

Stuart L. Johnson

David Magner

Shonda Schilling

Hayley Schulist

LaRhonda Williams

Staff present: Tom Daugherty, Rachel Jones, Ben Knox, Ethan Greer, Patrick Carter, Curtis Broadbent, Kevin Chastine

- **Mr. McDonald called the meeting to order at 7:07 p.m.**
- **Roll Call by City Recorder**

	PRESENT	ABSENT
Mr. McDonald	X	
Ms. Senyard	X	
Ms. Schulist	X	
Mr. Johnson	X	
Mr. Butler	X	
Mr. Cali	X	
Mr. Magner	X	
Ms. Williams	X	
Ms. Schilling	X	

- **Prayer & Pledge led by Mr. McDonald**
- **Approval of Agenda**

Motion to approve: Mr. Johnson
Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
Mr. McDonald	X				
Ms. Schilling	X				
MOTION PASSED 9-0					

- **Citizen Comments - None**
- **Approval of Minutes – August 8, 2023, Regular Meeting**

Motion to approve: Mr. Johnson
Second: Ms. Senyard

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist			X		
Mr. Butler	X				
Mr. McDonald	X				
Mr. Magner	X				
Ms. Schilling	X				
MOTION PASSED 8-0 (1 Abstain)					

- **New Business**

1. **PC Resolution PC-29-23, Rezoning, BARKEAST LLC – 2451 Fairview Blvd, 39.17 Acres, Map: 046, Parcel: 87.00. Current Zoning: CG Commercial General, Proposed Zoning: RM-12 Multifamily. Property Owner: Barkeast LLC.**

Mr. Carter announced the applicant had advised he would like to defer this item.

Motion to defer for 30 days: Mr. Johnson

Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
Mr. McDonald	X				
Ms. Schilling	X				
MOTION PASSED 9-0					

2. **PC Resolution PC-30-23, Rezoning, Quarterra – Fairview Blvd, 36.16 Acres, Map: 042, Parcel: 42.00. Current Zoning: OTNC Other Non-Conforming, Proposed Zoning: RM-8 Multifamily. Property Owner: Dwaraka Farms LLC.**

Motion to approve: Ms. Senyard

Second: Ms. Schulist

Staff Report read by Kevin Chastine

Applicant: Kevin O'Brien

Discussion: Mr. O'Brien introduced the project stating it is 36 acres on the corner of Hwy 96 and Hwy 100, the current location of the Post Office. He stated they are interested in keeping the Post Office on their site. He stated this site has significant challenges due to rock, slopes, and access points. Mr. O'Brien said this would be a townhome development with approximately 190-220 units. Ms. Senyard asked the applicant if the post office was not there would they rent the space for another commercial use. Mr. O'Brien said that was correct. Mr. Johnson asked who from the city had told the applicant they wanted to see the post office kept in the same location. Mr. O'Brien stated it was former staff they had discussions with. Mr. Johnson also stated the city would be losing revenue from sales tax if

they chose to rezone this property. Mr. Johnson also had concerns about the potential selling of the property after being zoned RM-8, if the property was sold it could potentially have a lot more units. Ms. Schilling asked if the development would have access to Hwy 96 and Hwy 100. be an entrance on Hwy 96. Mr. O'Brien responded no due to TDOT having restricted access. Mr. Butler suggested having commercial or retail space included in the development. Mr. O'Brien replied they would be open to that idea. Mr. Magner asked about the time frame for doing a traffic study. Mr. McDonald stated he feels this development is in line with the 2040 plan and is a good fit for Fairview. Mr. Carter reminded the PC members the decision to rezone should be based on if the rezoning is consistent with the 2040 plan, whether or not it is contextually correct with the surrounding properties, and whether or not it promotes the health, safety, and welfare of the citizens of Fairview.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson		X			
Mr. Cali		X			
Ms. Williams		X			
Ms. Senyard	X				
Ms. Schulist	X				
Mr. Butler		X			
Mr. Magner		X			
Mr. McDonald	X				
Ms. Schilling	X				
MOTION FAILED 5-4					

Bonds and letters of credit

- Westway II Reclamation Bond Set – Engineering – Set at \$440,235
- Westway II Performance Bond Set- Engineering - Removed
- Elevate Gymnastics Reclamation Bond Set- Engineering – Set at \$233,449
- Elevate Gymnastics Performance Bond Set- Engineering - Removed

Reports for discussion and information

- City Planning Staff - Mr. Greer thanked the PC members for their time and attention and provided updates on training.
- City Manager - Mr. Daugherty thanked the PC members for their patience with the IT issues and announced the meeting was not live streamed on Facebook.
- City Engineer – Nothing
- City Attorney – Mr. Carter suggested it could be helpful to have the work sessions more in advance to allow the applicants to receive feedback and make changes prior to voting.

Communication from the planning commission members

Adjournment – Motion to adjourn by Mr. Cali at 7:53 p.m.

Rachel Jones

Rachel Jones, City Recorder