

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



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Municipal Planning Commission

Regular Meeting
October 13, 2015
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, Butler, Carroll, Sutton, Lowman, Mangrum, Dowdy

Absent: Beata, Mitchell

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

1. CHAIRPERSON ANDERSON CALLED THE MEETING TO ORDER AT 7:05 P.M.

1.1 Carroll led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Anderson added 8.8 Discuss and/or take action on appointing a Planning Commissioner on the Park Board. Butler made a motion to Discuss and/or take action appointing a Planning Commissioner onto the Park Board. Cantrell stated that can be done but will have to have a hearing and a determination that replacement is necessary to be done now rather than next meeting to facilitate the actions of the Park Board. Cantrell said someone needs to make a motion that it will adversely affect the normal operations of the Park Board. Carroll made a motion that they add the 8.8 Discuss and/or take action on the exigent circumstance hearing and 8.9 Discuss and/or take action that they will appoint a new position from the Planning Commission to the Park Board. Butler 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 Steven Johnson at 7124 Hall Road was concerned about the rezoning on Cox Pike on 32 acres with building 85 homes, his concern was the gravity system and all the sewer flowing down him to his home at the bottom of the hill.

3.2 Wanda Johnson stated she was concerned about the sewer run off into the creeks, a spring on her property and does not think it is a good idea to have that many homes on 32 acres. Also she stated it would cause a lot of congestion on Cox pike.

4. APPROVAL OF THE MINUTES-

4.1 September 08, 2015 –Regular Meeting

Sutton made a motion for approval. Mangrum Seconded. Anderson stated under 1. She was in the hospital, needs to be changed to Vice Chairman Beata. All were in favor.

5. RECOMMENDATION –

5.1 DISCUSS AND/OR TAKE ACTION ON AN APPLICATION FOR REZONING PROPERTY OFF TIGER TRAIL FROM RS-40 (RESIDENTIAL) TO R-20 P.U.D. OVERLAY (RESIDENTIAL /PLANNED UNIT DEVELOPMENT). MAP 42, PARCEL 28.00, 15.49 ACRES. BENNY SULLIVAN OWNER.

Carroll made a motion for approval subject to the agreement of the Builder in Phase One to not include lots 6, 7, 8 & 9. Sutton Seconded. Cantrell stated if he agrees to that it would be fine, he would have to come back and get approval for phase 2. Gordon stated he would say 6, 7, 8 & 9 would be phase 4. Owen stated so they are clear, a better way to word would be, the last four lots plated in this development are 6, 7, 8 & 9. Carroll removed her original motion, restated motion that lots 6, 7, 8 & 9 be the last four lots to be plated in the last phase of this development. Cantrell stated need removal of first Motion. Butler made a motion to remove first motion. Sutton Seconded. Gordon stated they will agree to this stipulation. Sutton Seconded. All were in favor

6. BONDS-

6.1 DISCUSS AND/OR TAKE ACTION ON RELEASING CASH BOND FOR ALPHA TECHNOLOGIES IN THE AMOUNT OF \$10,000.00

Hall stated Todd Behan called and asked to be taken off Agenda, he is in Las Vegas, and he would like this to be on next month's agenda when he gets back in town.

6.2 LEVERETTE MEADOWS SUBDIVISION PHASE II – PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$78,700.00. PLANNING COMMISSION REDUCED THE BOND ON THE SIDEWALK PORTION ONLY TO \$75,500.00 ON JANUARY 13, 2015. PLANNING COMMISSION VOTED TO REDUCE THE BOND ON AUGUST 11, 2015 TO \$25,000.00. BOND EXPIRES OCTOBER 31, 2015.

Cantrell stated last month the Board voted to reduce the bond then found out Mr. McDonald is in a bankruptcy. Cantrell stated the bond is \$25,000.00 expires October 31, 2015, his conversations with Mr. Owen he says that \$25,000.00 will cover the remaining things to be done. Cantrell stated the \$50,000.00 was on paving the streets that is now subject to litigation which they are not a party of. Cantrell stated there has been a lien filed on those by the paver; he would not recommend the City to except those streets, to maintain as a public entity, until the lien has been removed. Cantrell stated he has been approached by the Attorney for the Bank of Dickson that issued the original Letter of Credit, they would at their expense extend the Letter of Credit for one year to October 31, 2016 relative to the remaining items to be accomplished. Cantrell stated he would recommend to the Board to approve the extension for the \$25,000.00 Letter of Credit by the Bank of Dickson. Sutton made a motion for the City Attorney to negotiate with the Bank of

Dickson on the extension of the Letter of Credit to October 31, 2016, if not we pull the bond. Carroll Seconded. All were in favor.

- 6.3 LEVERETTE MEADOWS SUBDIVISION – PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$14,000.00. PLANNING COMMISSION REDUCED THE BOND ON THE SIDEWALK PORTION ONLY TO \$11,500.00 ON JANUARY 13, 2015. PLANNING COMMISSION VOTED TO REDUCE THE BOND ON AUGUST 11, 2015 TO \$7,500.00. BOND EXPIRES OCTOBER 1, 2015. (CITY ATTORNEY TO EXPLAIN)

Cantrell stated this is a Letter of Credit to complete sidewalks that type of things. Cantrell stated the developer renewed this bond to October 01, 2016.

7. OLD BUSINESS-

- 7.1 DISCUSS AND/OR TAKE ACTION ON REVISED FINAL SITE PLAN INCLUDING DESIGN COMPONENTS (INCLUDING POSSIBLE VARIANCE) FOR HARDEE'S LOCATED AT 7003 CITY CENTER WAY. MAP 42, PARCEL 168.09. ZONED TCOD/MSMU. (TOWN CENTER OVERLAY DISTRICT/MAIN STREET MIXED USE). BOWIE COMMONS, LLC. OWNER.

Butler read Engineer report, which will become part of these minutes. Exhibit A. Owen stated the Hardees site plan that was before them last month was approved with nine contingencies. Hardee's representatives have met with Mr. Hall on several occasions to submit revised plans for their consideration; this is what is before them. Owen stated his anticipation was for clarity purposes whatever action they take tonight on the plan before them would void, vacate and supersede actions from last month. Owen stated he wanted to incorporate those contingent items approved last month into the record this month that are still applicable. Owen stated his understanding is, Engineering Comments, 1 & 2 and Planning Staff Comments 3, 4 & 5 have verbally been acknowledged by Hardee's and their desire is to meet those standards, however they are not reflected by note, sketch or detail on the revised plans. Owen stated you can certainly approve contingent that plan be revised to show those things. Owen stated the plan before them tonight is still 70% deficient in the brick coverage in each wall as well as Planning Staff Comment number 2. Owen stated if they approve the plan before them tonight; that approval inherently would be granting a variance for the 70% brick and the EIFS material not starting lower than 5 feet down the wall. Owen stated if you review the video from last month on line and or the minutes, he believes it is very clear that discussion took place that a variance was desired on the 70% brick, they discussed a potential variance but it was their desire to have the 70% brick. Owen stated he will let them explain some additional changes they have made in other areas to accommodate, reconsidering the brick requirement, he is just pointing out their standards. Cantrell stated the Design Review is their document it's not a statue it is a tool. Sam Dryling stated he thinks that percentage is reflective if you include the other structures that will be on the property, the out building, the dumpster crowell that will be 100% in masonry. Dryling stated he wanted to address couple other issues, they have corrected them. Mr. Dryling stated the parking spot that was too close to the driveway, the parking spot has been removed to comply. Mr. Dryling stated sidewalks needing the ramp access, required to have at least one, going to extend all sidewalks, have ramps on both sides. Mr. Dryling stated the monument sign will be in compliance, they

are going to stone that 100%. Mr. Dryling stated the landscape plan had previously been approved, in an effort to go above and beyond, added six additional landscaped areas in and around the property, including enhancements near the monument sign. Mr. Dryling stated there was some concern in the screening of the HVAC units on the roof, that will be screen all the way around, they are prepared to offer line sight study, if needed. Dryling stated the two variances they are asking for is the 70% brick coverage and the five foot above grade for masonry for the EIFS. Dryling stated the email in your packets is an email from a representative from Hardee's indicating this store is indeed the proto type that Hardee's and Carl Jr. plan to use all over the country, will become part of these minutes. Exhibit B. Sutton asked Mr. Owen does that meet everything except the two variances. Owen stated assuming the other items that are listed they are amenable to those, yes everything but those two would be in compliance. Mr. Dryling stated they are amenable to those. Sutton made a motion to approve the two variances with the condition that the previous objection from the City Engineer would be complied with. Mangrum Seconded. Cantrell stated make you motion to grant, the two variance to be subject to 3, 4, and 5. Sutton stated so be. Mangrum Seconded. Carrol stated Will had stated the prior changes be reflected on the new plans. Owen stated those are reflected in his comments, he wanted to make sure those comments carried over. Owen stated there are 7 comments in front of you tonight, there were 10 last month. Owen stated one item was the sign needs to be in the middle of the property, you granted a variance last month to not require that and that is not shown on these comments. Owen stated the other two not shown on here, the parking spot was one of them, the revised plan reflected that contingent approve, so we removed that item, the other was the handicap rail. Anderson asked for a vote. All were in favor.

8. NEW BUSINESS-

8.1 DISCUSS AND/OR TAKE ACTION ON SETTING A PERFORMANCE BOND FOR HEARTLAND RESERVE SECTION 4. MAP 18, PARCEL 55.01. R-20 ZONE. OWNER HEARTLAND RESERVES, INC.

Hall stated Mike Blackmer owner of the property is present. Beata read Engineers report, which will become part of these minutes. Exhibit A. Carroll made a motion to set bond with Engineers recommendations to be set at \$609,000.00. Lowman Seconded. All were in favor.

8.2 DISCUSS AND/OR TAKE ACTION ON AN APPLICATION FOR REZONING PROPERTY OFF TIGER TRAIL FROM RS-40 (RESIDENTIAL) TO R-20 P.U.D. OVERLAY (RESIDENTIAL /PLANNED UNIT DEVELOPMENT). MAP 42, PARCEL 28.00, 15.49 ACRES. BENNY SULLIVAN OWNER. Huntley Gordon present to answer questions. Butler read Engineers report, which will become part of these minutes. Exhibit A. Owen stated needs to amend comment number 2 has been accounted for; the applicate has submitted those to the City, no longer applicable. Butler asked is there any update on the road? Hall stated the County Board of Education has approved it. Hall stated the applicant has got legal opinion, just waiting on Mr. Golden to submit to him, he would suggest they approve contingent on those. Carroll stated on the original plan Tiger Trail was to go all the way over to Cox Pike, on this plan it does not reflect

this, so if they approve this plan would that do away with that road, because of the lots. Carroll stated the road was going to go through would be lot 7 & 8 on this plan. Carroll stated originally this road would connect from Highway 96 all the way over to City Hall; we are nowhere near building the road, right now. Gordon stated with the phasing of the project, the 1st phase their planning on having the demarcation after lot 5 then continue to the east till lot 29, make it a 10 lot 1st phase, then 10 additional lots on the 2nd phase. Gordon stated leaving the two cul-de-sacs as the third and 4th phase, has 20 taps approved, so those 1st two sections would be done and leave the two cul-de-sacs for future phases. Mangrum asked are temporary cul-de-sacs going to be put in. Gordon stated going to put in the permanent cul-de-sac to the east then have the road come to an end and waiting till construction on how to proceed. Carroll stated doesn't understand on the taps. Gordon stated will not have taps for lots 6, 7, 8 or 9 and the road will basically stop at lot 10. Anderson stated if the plan shows lots 7 and 8 as buildable lots that would stop the road continuing. Cantrell stated you can't force a private enterprise to be built in the future. Carroll asked the plan on the City Center Way is that considered a plan. Hall stated the plan was in the overlay to go to Highway 96 from Tiger Trail, in the future plans. Cantrell stated doesn't matter if you have a plan in effect, Supreme Court says can't make them reserve to cut through sometimes in the future, it's an inverse condemnation, and you would have to buy the lot. Owen stated one option would be the phasing of the project is going to be lot 6, 7, 8 & 9 will not be plated in the extended future because sewer availability has not been granted. Owen stated when property is plated, lots 6, 7, 8 & 9 consideration could be discussed with the developer/applicant, if they extended that portion of the cul-de-sac on down to the southern edge of lot 8, reoriented lots 8 & 9 that cul-de-sac start where lot 8 is, lot 9 become a rectangular lot, it's southern boundary would have a 90 degree angle to the extended Tiger Trail. Owen stated lot 8 would also become a rectangular lot on that temporary cul-de-sac for the future. Owen stated he assumes the applicant would be open to that suggestion, since they would not be losing any lots. Mangrum asked Owen has he inspected Tiger Trail. Owen stated he has not. Hall stated he, Cantrell, Bledsoe inspected the road; the County requires a turning lane, which there is one. Anderson asked why the road just couldn't go through lot 7; she doesn't see Mr. Booker splitting his property in half. Owen stated he thinks it would be less than an ideal situation where it ties into Cox Pike but at this point that's speculation, no traffic study that has been done; this development doesn't meet the threshold requiring a traffic study. Carroll made a motion to approval subject to the agreement of the Builder in Phase One to not include in lots 6, 7, 8 & 9. Carroll made a motion for approval subject to the agreement of the Builder in Phase One to not include lots 6, 7, 8 & 9. Sutton Seconded. Cantrell stated if he agrees to that it would be fine, he would have to come back and get approval for phase 2. Gordon stated he would say 6, 7, 8 & 9 would be phase 4. Owen stated so they are clear, a better way to word would be, the last four lots plated in this development are 6, 7, 8 & 9. Carroll removed her original motion, restated motion that lots 6, 7, 8 & 9 be the last four lots to be

plated in the last phase of this development. Cantrell stated need removal of first Motion. Butler made a motion to remove first motion. Sutton Seconded. Gordon stated he/ they will agree to this stipulation. Sutton Seconded. All were in favor

8.3 DISCUSS AND/OR TAKE ACTION ON CRYE-LEIKE MIXED-USE DEVELOPMENT (FORMERLY AUDUBON COVE) SITE CONSTRUCTION PLANS. MAP 42, PARCEL 46.01, 21.42 ACRES. ZONED RS-8/CG MIXED USED P.U.D. HAROLD E CRYE TRUST, OWNER

Gary Martin present to answer questions. Mangrum recused himself from voting but will take part in the discussion. Butler read Engineers report which will become part of these minutes. Exhibit A. Martin stated he is okay with those comments. Owen stated a little about the background of this. Owen stated this development received a number of approvals back in 2007, the last approval of the rezoning of a mixed use PUD, actions remain in effect without expiration. Owen stated the plans that are before them are detailed construction plans that are reflective of that Preliminary Master Development plan that was approved in 2007. Owen stated so in essence all the approvals for the zoning, lot lay outs, number of lots, the size of the lots, and general configuration of the road was all approve in 2007. Owen stated now the project has picked back up with these detailed construction plans for the applicant to begin construction on the residential portion on the mixed use PUD. Martin stated he is actively working with Dickson Water Authority and TDOT on the 1st two items and the 3rd one was a minor over sight. Owen stated if they approve the next step would be the bond would be establish, the applicant would submit the bond to City Staff, would execute the development agreement, would follow all the other procedures to follow construction. Owen stated then construction would start and at some point they would anticipate seeing a final plat that establishes the property boundaries and it would be in close strict performance to the preliminary master development plan that was approved in 2007 and these construction plans. Sutton made a motion contingent upon meeting Engineers comments 1 through 3. Butler Seconded. All were in favor.

8.4 DISCUSS AND/OR TAKE ACTION ON SETTING A PERFORMANCE BOND FOR CRYE-LEIKE MIXED USE DEVELOPMENT (FORMERLY AUDUBON COVE) MAP 42, PARCEL 46.01. HAROLD E. CRYE TRUST, OWNER

Mangrum recused himself from voting. Butler read Engineers report which will become part of these minutes. Exhibit A. Lowman made a motion for approval to set bond based on Engineers recommendation of \$1,095,000.00. Butler Seconded. All were in favor.

8.5 DISCUSS AND/OR TAKE ACTION ON CONSTRUCTION PLANS FOR DEER VALLEY DOWNS SUBDIVISION PHASE 3. MAP 46.00 PARCEL 17.00. GLOBAL TRUST INVESTMENTS COMPANY, LLC.

Gary Martin present to answer questions. Butler read Engineers report, which will become part of these minutes. Exhibit A. Mangrum made a motion for approval contingent on addressing the Engineers comments. Martin stated to Owen he is working on this and will get him something in writing. Sutton Seconded. All were in favor.

8.6 DISCUSS AND/OR TAKE ACTION ON SETTING A PERFORMANCE BOND FOR DEER VALLEY DOWNS SUBDIVISION PHASE 3. MAP 46.00 PARCEL 17.00. GLOBAL TRUST INVESTMENTS COMPANY, LLC.

Gary Martin present to answer questions. Butler read engineers report, which will become part of these minutes. Exhibit A. Butler made a motion for approval per recommendation of City Engineer to set the bond for \$250,000.00. Sutton Seconded. All were in favor.

8.7 DISCUSS AND/OR TAKE ACTION ON A REZONING APPLICATION WITH PLANNED UNIT DEVELOPMENT PLAN FOR PROPERTY LOCATED ON COX PIKE MAP 43, PARCELS 30.01 AND 31.00, 32.19 ACRES. FROM RS-40 (RESIDENTIAL) TO RS-15/CG MIXED USE PUD (RESIDENTIAL/COMMERCIAL GENERAL MIXED USE PLANNED UNIT DEVELOPMENT) DENNY, PROCTOR & WELCH OWNERS

Tom Smythe & Joe Alyer were present to answer questions. Butler read Engineers report, which will become part of these minutes. Exhibit A. Discussion was held on the density and lots. Carroll asks Owen on number 5 on Engineers report, what is the standard of each one. Owen stated the flexibility that is offered by any PUD, you can set the density and establish the number of lots separately or independently you establish the lot size. Butler stated the density and lot sizes haven't changed from the last time this was brought before them. Owen stated if they recall the prior plan there was a third of the lots that were less than the minimum width that was shown graphically, that has been corrected. Owen stated that he can state that all the 90 lots shown are at least a minimum graphically 50 feet wide and believes 120 feet deep. Owen stated in essence Mr. Butler that is correct it is a similar plan, there has been some more detail added, there is a dedicated playground area, which meets your criteria for 5% open space. Owen stated there is a proposed commercial component for this mixed use PUD that is reappearing that was shown on one of the very early plans, for the most part other than those items it is still the same plan. Carroll and Mangrum both stated they are still hung up on the same thing still the same lot sizes as before. Joe Alyer stated last time he was before them they ask for additional detail, he believes the detail that was added that is what they requested, is there additional information they want added. Sutton stated basically last time it had the green space on the plans; the next one did not, now they are back. Sutton stated the number of lots as Owen stated does not qualify for an RS-15 zone, is that correct Will? Owen stated the RS-14 as stated in comment number 4, is considered in your Zoning Ordinance by definition a medium density designation and the Land Use Plan identifies this as a low density residential location. Owen stated Land Use Plan is considered a living, breathing documents that are certainly capable of being amended based on trends and patterns that are seen in different areas of growth. Owen stated yes it does not meet the current Land Use Plan designation. Anderson stated RS-15 is close to 15,000 square feet per lot, these are more 5,000 to 6,000 feet, closer to a RS-5 than an RS-15. Owen stated the lot size is more corresponding to an RS-5 designation but the density is not RS-5, if the density was an RS-5, they could have 200 lots or whatever. Carroll

ask could he address Ms. Johnson concern about the run off. Mr. Alyer stated each home will have its own septic tank, the gray water, not the heavy solids will be collected in pipe and delivered to the treatment plant. Lowman asks does comment 5 offer some relief from comment 4. Owen stated that would be open for interpretation that would be in between density designation. Owen stated if they deem it that the mixed use fit the intent of low density residential development than relief would be given to comment number 4, in theory number 4 wouldn't be required. Anderson asks wouldn't the reduction in the number of lots need to happen for that to happen. Owen stated yes if the alternative approach is desired then number 5 would require that the total number of lots be reduced to 85 instead of 90. Smythe stated what they wanted to do originally was a lot 50 x 100 and they expanded it to 5000 to 6000 by making it 120 feet. Smythe stated when he added 20 feet to every lot a distance of about 2000 foot of roadway; you're talking about an acre and half, had to move his back up drip fields to the other side. Smythe stated they followed the topography in the way it allowed them to, that is why they put in the 2 ½ acres in front at Cox Pike, where they would hope to put a preschool and daycare. Butler stated Mr. Smythe he thinks the biggest concern is the overall lot sizes, square foot of the lot. Butler stated since his initial they discussed trying to get higher to that 15,000, not necessarily have to be at 15, 0000 could he float near 10 or 11,000. Smythe stated it's a cluster development it's really the only way to effectually. Smythe stated an onsite sewer system requires these types of lots. Carroll stated she does agree PUD's and these types of communities are a trending thing, her problem has been sizes of the lots and putting a PUD in a rural area. Carroll stated traffic on Cox Pike; curvy road will be an issue with 90 rooftops dumping them on a curvy road. Carroll asked would the mixed use be something they would consider. Alyer stated he thinks they would but would like to see a vote on this submittal first and if that is what the full Commission would like he thinks they could take that under advisement. Cantrell stated if you do not have a motion for approval, you will have to have a motion for disapproval and you will have to state your reasons. Sutton stated let us do this a different way. Sutton made a motion for approval.. Carroll Seconded for discussion. Sutton stated he is voting against because this does not qualify for a RS-15 according to our codes. Carroll Seconded. Vote was taken all voted nay. Cantrell stated you will now have to have a motion to disapprove and state your reason. Sutton made a motion for disapproval according to the regulations quoted by the City Engineer that it does not meet the recommendation for RS-15 to include the Zoning Ordinance Section 5 103.3.3b. Carroll Seconded. Vote was taken, all in favor.

8.8 DISCUSS AND/OR TAKE ACTION ON THE EXIGENT CIRCUMSTANCE HEARING.

Anderson stated our witness is Mr. Wayne Hall. Hall stated at the Park Board meeting the other night they were short a member and did not have a corium. Hall stated they had to cancel the meeting. Hall stated he thinks this is an exigent circumstance. Hall stated he was going to have to excuse himself not feeling well; they did a good job on the meeting tonight. Cantrell stated they will need a

motion and a vote to confirm that is an exigent circumstance. Sutton made a motion to approve that as an exigent circumstance. Mangrum Seconded. All were in favor.

8.9 DISCUSS AND/OR TAKE ACTION THAT THEY WILL APPOINT A NEW POSITION FROM THE PLANNING COMMISSION TO THE PARK BOARD.

Anderson stated this would be replacing Branden Butler with Mitch Dowdy on the Park Board. Sutton made a motion for approval. Mangrum Seconded. All were in favor.

9 REPORTS FOR DISCUSSION AND INFORMATION

9.1 **DIRECTOR OF PLANNING AND CODES** –Left not feeling well.

9.2 **CITY ENGINEER**- Owen passed out a timeline summary on Hardee's, which will become part of these minutes. Exhibit C. Anderson asked what spurred this on by. Owen stated this was spurred on by a nice newspaper headline and the workshop that followed it. Owen stated its pretty much self-explanatory, bottom line is, he felt the need to stand up for your staff. Owen stated your staff is doing a bang up job shorthanded, whatever discussions took place after the last Planning Commission meeting, there's a lot of misinformation concerning timelines, concerning communication, concerning clarity in the communication, concerning comprehensiveness of the communication. Owens stated he hopes they find this packet to be very informative.

9.3 **CITY ATTORNEY**- Cantrell stated he had a meeting with staff this afternoon, talked about how to streamline projects. Cantrell stated he thinks we have made some real progress in the last year, combining something's, cutting out something's effectiveness. Cantrell stated some of the processes were duplicates that we combined into one.

9.4 **CITY MANAGER**-Nothing

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Lowman stated in the last meeting they had talked briefly about our Design Review Manual, not for sure what the best approach to start that process because it is evident to him there are something's that need to be reviewed or reconsidered. Cantrell stated in his experience it is better to have workshops on this, an informal meeting. Discussion was made on the workshop and best way to handle it.

Carroll stated Mr. Hall assured her he would go home and rest, hope he does that. Carroll stated Mr. Hall works very, very hard for the City; people just don't understand how much time, effort and love he puts in, keep him in your thoughts and prayers.

Sutton stated he's glad everyone will know Hardee's is moving forward and he won't have to explain to anyone, just wish they were moving their corporate headquarters here. Sutton stated his thoughts and prayers go out to Mr. Hall.

Anderson stated she thinks it's important they look at the 70% brick requirement verses all the other different materials that can be used. Anderson stated keep your money in Fairview. Sutton set a workshop for next month at 6:00p.m on the Design Review Manual.

11 ADJOURNMENT- Anderson adjourned at 9:28 p.m.

Chairperson

Secretary