

# **MUNICIPAL PLANNING COMMISSION**

**November 12, 2019 Regular Meeting at 7 p.m.**

**Brandon Butler, Chairman**  
**Daniel Jenkins, V Chairman**  
**Mike Anderson, 1<sup>st</sup> Secretary**  
**Salvatore Cali, 2<sup>nd</sup> Secretary**  
**John Blade, Mayor**

**Derek Burks, Commissioner**  
**Jim Power**  
**Sheree Qualls**  
**Hayley Schulist**

**Present:** Butler, Jenkins, Anderson, Cali, Blade, Burks, Power, Qualls, Schulist

**Absent:** -

**Staff Present:** Public Works Director/Codes Inspector Micah Sullivan, City Engineer Kevin Blackburn, Tim Potter City Lawyer, Codes Clerk Sharon Hall

- **Butler called meeting to order at 7:00P.m.**
- **Opening Prayer and Pledge** – Butler led prayer and pledge.
- **Approval of Agenda** – Butler stated under Old Business 1. Should be PC2019-02 instead of PC 2019-06. Blade made a motion for approval. Burks Seconded. Vote Taken. All were in favor.
- **Citizen Comments** (limited to the first five citizens to sign in and three minutes each) - **None**
- **Approval of Minutes: September 10, 2019-  
October 8, 2019 –**  
Burks made a motion for approval for both months of minutes. Jenkins Seconded. Vote was taken. All were in favor.

**Public Hearing-** Butler closed regular meeting and opened up public hearing.

1. **PC 2019-04, A Resolution to Adopt Revisions to the Subdivision Regulations for the City of Fairview, Tennessee.**  
No one present to speak for or against.
2. **PC 2019-05, A Resolution to Adopt Revisions to the Subdivision Regulations for the City of Fairview, Tennessee.**  
No one present to speak for or against.
3. **PC 2019-06, A Resolution to Adopt Revisions to the Subdivision Regulations for the City of Fairview, Tennessee.**  
No one present to speak for or against.

**NEW BUSINESS -** Butler opened regular meeting back up.

1. **Request for Rezoning, Property Located at 313 Hwy 96 N, Map 042 – Parcel 029, 1.54 Acres, Current Zoning RS-40, Rezoning R-20, Owners Thomas Harris and Brenda Harris Mangrum.**

**Staff Comments:** Staff has no opposition to a zoning change of said property.

**Action required:** A vote to give positive or negative recommendation to the Board of Commissioners for rezoning of the said property.

Sullivan stated this is pretty simple rezone this property is 1.54 acres, their wanting to split it up and all the properties around it are zoned R-20, ½ acre lots. So even though it is a RS-40 it would be going to a similar zoning like those around it. Butler stated so once it's rezoned, they can create a plat and that can be approved in house since it's a minor subdivision. Sullivan stated that's correct, a minor subdivision being two lots can be in house. Butler stated and they both would be over 20,000 square feet. Sullivan stated that's correct. Power asked was there already one house there. Sullivan stated yessir there is one house that faces Highway 96 on the front part of that lot, with the new lot being created it will have the ingress, egress onto Clearview. Burks made a motion for a positive recommendation to The Board of Commissioners. Power Seconded. Vote was taken. All were in favor.

**2. Request for Rezoning, Property Located at 7109 County Line Rd, Map 019 – Parcel 01.01, 5.4 Acres, Current Zoning RS-40, Rezoning R-20, Owners Civil Engineering Services, PC**

**Staff Comments:** Staff has no opposition to a zoning change of said property.

**Action required:** A vote to give positive or negative recommendation to the Board of Commissioners for rezoning of the said property.

Sullivan stated this was a piece of property that was brought before the Board last month for Annexation, did go before this Board as Well as The Board of Commissioners and was annexed into the City limits, came in as RS-40 and it's the desire of the owner to be rezoned to R-20 Residential zone. Burks stated he believed originally the owner wanted to annex and try to put in apartments. Sullivan stated whenever he first come in, they had gone over tomdifferent options with him and he did mention doing apartments and had originally doing a RM zoning but has since taken that away and gone with a R-20 zoning, which is the Single- or two-family dwellings. Butler stated so this is simply changing the zoning if any subdividing came in it would come forward to them again if more than three lots. Sullivan stated if more than two lots it would have to come back to them. Jenkins stated he received an email this morning that looking at the comp plan this is still in line with our Fairview 2040 plan. Burks made a motion for a positive recommendation to The Board of Commissioners. Jenkins Seconded. Vote was taken. All were in favor.

**OLD BUSINESS**

**1. PC 2019-02, A Resolution to Adopt Revisions to the Subdivision Regulations for the City of Fairview, Tennessee.**

Sullivan stated he believes was actually brought to the Board back in July and they had a reading as well as a public hearing, this was for the standardized mailboxes. This sets the design standards, the parking and that over all mail delivery in the subdivision regulations. Burks made a motion for approval. Anderson Seconded. Vote was taken. All were in favor

**2. PC 2019-03, A Resolution to Adopt Revisions to the Subdivision Regulations for the City of Fairview, Tennessee.**

Sullivan stated again also this one was brought back during the summer and had the 1<sup>st</sup> reading and Public Hearing and didn't have 2<sup>nd</sup> reading on it. It's discussing the Fire Hydrants and proximity to new subdivisions and where they must go in the distance as well as not crossing a major road or highway to get to a subdivision. Burks made a motion for approval. Blade Seconded. Vote was taken. All were in favor.

**3. PC 2019-04, A Resolution to Adopt Revisions to the Subdivision Regulations for the City of Fairview, Tennessee.**

Sullivan stated this was brought to us last month as 1<sup>st</sup> read, these are what the hearings are for tonight, this one is for concept plan and the design of that and who's allowed to bring that in and had a positive recommendation for 2<sup>nd</sup> read. Cali made a motion for approval. Jenkins Seconded. Vote was Taken. All were in favor.

**4. PC 2019-05, A Resolution to Adopt Revisions to the Subdivision Regulations for the City of Fairview, Tennessee.**

Burks made a motion for approval. Qualls Seconded. Vote Taken. All were in favor.

**5. PC 2019-06, A Resolution to Adopt Revisions to the Subdivision Regulations for the City of Fairview, Tennessee.**

Sullivan stated this one is for subdivision approval once it's built, we require as-builts this set the standards for what we require. Sullivan stated again last month it was mentioned our Engineer brought this saying that the cads file that would be sent with that and how they would be submitted would be much easier for us to keep long term for them to be able to use GIS cad as well. Burks made a motion for approval. Qualls Seconded. Vote was taken. All were in favor.

## **BONDS**

**1. Whispering Winds Subdivision, Performance Bond, Reduced Amount:**

**Staff Comments: Engineer recommends a bond set for the amount of: \$268,000**

Butler asked if staff could give them an update on why this bond reducing. Blackburn stated the original bond was set at \$567,000.00, he went out to the site and took a look at all the work that's been done. He looked at where they are kind

of in the process what's left to do and what bond would be needed to bring everything back to where it needs to be to finish the project. Based on kind of where they are their right at the \$268,000.00 out of the original bond that was set based on their percent complete. Burks made a motion to reduce the Performance Bond at Whispering Winds Subdivision to the Engineers suggested amount of \$268,000.00. Blade Seconded. Vote was taken. All were in favor.

#### **Reports for Discussion and Information**

- City Planning Staff – **Sullivan stated they will see with the paper he gave them tonight the schedule for next year. It's a lot of dates there, the dates they need to pay attention to is the 2<sup>nd</sup> Tuesday of the month, usually 7:00, sometime 6:00, look at those dates they are they dates staff has to go by, anyone that doing submissions. It's a lot of work on the backside that Kevin does, Sharon does and he does, those are a lot of dates but they do have this calendar and it's on line on our website, we also have a google calendar that we keep updated with all of these dates on.**
- City Manager – **Not present**
- City Engineer – **Nothing**
- City Attorney – **Potter stated Happy Thanksgiving.**

#### **COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS**

Burks – **Nothing**  
Schulist – **Nothing**  
Anderson – **Nothing**  
Power- **Nothing**  
Cali - **Nothing**  
Qualls – **Qualls stated Happy Thanksgiving**  
Blade- **Nothing**  
Jenkins – **Nothing**  
Butler – **Nothing**

**ADJOURNMENT** – Butler stated he will entertain a motion to adjourn. Jenkins made a motion for adjournment. Butler stated so moved. Meeting adjourned at 7:15p.m.

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Chairperson

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Secretary