



CURRENT BOARD MEMBERS

- Chairman, Hayley Schulist
- Vice-Chairman, Jeff Pape
- Mayor, Lisa Anderson
- Vice Mayor, Chris McDonald
- Salvatore "Sam" Cali
- Rod Dawson
- <Will King
- Demetrius Ritt
- Shonda Schilling

REGULAR MEETING
NOVEMBER 18, 2025
7:00 PM

MINUTES

1. Call to Order

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

2. Roll Call

Staff Present: Tom Daugherty, Ethan Greer, Curtis Broadbent, Kevin Chastine, Marisa Howell, Bre Bailey, Patrick Carter, Nathaniel Coleman.

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

3. Opening Prayer and Pledge

Prayer and Pledge lead by Ms. Schulist

4. Citizen Comments

- Jody Laleme (7231 Richvale Estates)
- Brian Laleme (7231 Richvale Estates)
- Jason Keer (7241 Richvale Drive)
- Jodi Keer (7241 Richvale Drive)
- David DeBolt (7244 Richvale Drive)
- Raj Gill (7240 Twill Heights Loop)

Residents from Richvale Estates voiced concerns regarding severe structural issues such as sagging floors and roofs and mold issues due to poor ventilation and drainage.

5. Approval of Agenda

Motion to approve the agenda by Mr. Cali. Seconded by Mr. Pape. Motion carried, 8-0 (unanimous)

6. Approval of Minutes - October 2025

Motion made to approve the minutes by Mr. Pape. Seconded by Vice Mayor McDonald. Motion passed 8-0 (unanimous)

7. Old Business

None

8. New Business

A. PC Resolution PC-46-25

Final Plat, Phase 5, Richvale Subdivision, Map: 043, Parcel: 023.00. Acreage: 17.41. Current Zoning: R-20 POD. Property Owner: Brightland Homes of TN, LLC.

Mr. Greer gave staff report, Andy Davidson with Brightland homes was there to answer any questions. Development will have 39 single-family homes. Discussion occurred.

Motion made to approved by Mr. Dawson. Seconded by Ms. Schilling. Motion passed 7-0 (1 abstain - Ritt)

B. PC Resolution PC-47-25

Final Plat, Hatcher Heights Subdivision, Map: 042, Parcels: 017.00 and 018.00. Acreage: 15.68. Current Zoning: RS-15. Property Owner: Innovated Construction Company, LLC..

Mr. Greer gave the staff report, Lois Sloyan with T-Square Engineering was there to answer any questions. Development will have 29 single-family homes. Discussion occurred.

Motion to approve by Mr. Cali. Seconded by Vice Mayor McDonald. Motion carried, 8-0 (unanimous)

C. PC Resolution PC-48-25

Residential Development Plan, The Cove, Map: 018, Parcel: 031.00. Acreage: 28.75. Current Zoning: RS-15. Property Owner: Northcutt Custom Homes, LLC.

Mr. Greer gave staff report, Cale Newport with M2 Group, LLC was there to answer any questions. Development will have 50 single-family lots, 6 open spaces and 2 public right-of-ways. There was an amendment to the Resolution to add a 20 foot landscape buffer along lots adjacent to Crow Cut Road. Discussion occurred.

Motion to approve by Mr. Cali. Seconded by Ms. Schilling. Motion carried, 8-0 (unanimous)
Motion to amend to add a landscape buffer requirement along any lots that back up to or have a side yard on Crow Cut Rd. A minimum of 20 ft wide and staff to establish final requirement of the amount of landscaping in the buffer by Mr. Pape. Seconded by Mr. Ritt. Motion carried, 8-0 (unanimous)

D. PC Resolution PC-49-25

Residential Development Plan, Fairview 17, Map: 042, Parcel: 132.00. Acreage: 17.74. Current Zoning: RS-8. Property Owner: Christine Brison.

Mr. Greer gave staff report, Kevin O'Brien with CLQ was there to answer any questions. Development will have 45 single-family homes. Discussion occurred.

Motion to approve by Mr. Cali. Seconded by Mr. Dawson. Motion carried, 8-0 (unanimous)

E. PC Resolution PC-50-25

Adopt Planning Commission Schedule for February 2026 --February 2027

Mr. Greer gave staff report. Discussion occurred.

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 8-0 (unanimous)

F. PC Resolution PC-51-25

Acceptance of Infrastructure Adam's Preserve Subdivision.

Mr. Broadbent gave staff report. There was a condition added to the Resolution for the final road paving must be complete.

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 8-0 (unanimous)
Motion to add condition that the final road paving is 100% complete for BOC acceptance by Mr. Pape. Seconded by Mr. McDonald. Motion carried, 8-0 (unanimous)

G. PC Resolution PC-52-25

Acceptance of Infrastructure Pennock Place Subdivision.

Mr. Greer gave staff report. Discussion occurred.

Motion made by Mr. Cali. Seconded by Mr. Pape. Motion carried, 8-0 (unanimous)

9. Reports for Discussion and Information

Staff shared updates on the Fairview Development Code revision. Citizen comments, public draft with staff comments and review meeting minutes will be added to the agenda for public access. There is a workshop scheduled for December 9, 2025 at 5:00 pm to discuss public draft. Staff encouraged planning and board of commissioners to review document and submit any questions.

10. Planning Commission Roundtable

Commissioners expressed concerns for Richvale residents.

11. Adjournment

Motion to adjourn the meeting by Mr. Cali at 8:30 PM.



Marisa Howell, Community Services Assistant