

MUNICIPAL PLANNING COMMISSION MINUTES

December 8, 2020 Regular Meeting at 7 p.m.

Brandon Butler, Chairman
Mike Anderson, Vice Chair
Sheree Qualls
Salvatore Cali, 2nd Secretary

Debby Rainey, Mayor
Daniel Jenkins, 1st Secretary
Hayley Schulist
Emilee Senyard

Present: Butler, Jenkins, Anderson, Cali, Qualls, Rainey, Senyard

Absent: Schulist

Staff Present: City Manager Scott Collins, City Engineer Kevin Blackburn, City Planning Staff Micah Sullivan, City Recorder Brandy Johnson, Keith Paisley

- Butler called meeting to order at 7:02 p.m.
- Roll call by Johnson

	Present	Absent
Anderson	x	_____
Butler	x	_____
Cali	x	_____
Jenkins	x	_____
Qualls	x	_____
Rainey	x	_____
Schulist		x
Senyard	x	_____

- Opening Prayer and Pledge led by Butler
- Approval of Agenda

Motion: Jenkins
Second: Anderson
All were in favor

- Citizen Comments - none
- Approval of Minutes: November 10, 2020 regular meeting

Motion: Senyard
Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Anderson	x	_____	_____	_____
Butler	x	_____	_____	_____
Cali	x	_____	_____	_____
Jenkins	x	_____	_____	_____
Qualls	x	_____	_____	_____

Rainey	x	___	___	___
Schulist		ABSENT		
Senyard	x	___	___	___

NEW BUSINESS -

1. Site Plan Amendment, Nashville Lumber. 7401 Cumberland Drive. Map: 47, Parcel: 49. Property Owner: Mike Manners – Butler read the staff comments noting the request is to remove offices and reconstruct only the storage building. Renderings were included in the PC packet. Micah Sullivan noted Mr. Manners brought plans earlier this year and now requests to remove the existing building from the site plan and make some changes. The front will be cement board and brick the 6' above floor with metal from there. No parking changes are required for this item due to removal of the offices.

Motion: Anderson
Second: Qualls

	YES	NO	ABSTAIN	RECUSE
Anderson	x	___	___	___
Butler	x	___	___	___
Cali	x	___	___	___
Jenkins	x	___	___	___
Qualls	x	___	___	___
Rainey	x	___	___	___
Schulist		ABSENT		
Senyard		STEPPED OUT FOR THIS ITEM		

2. Site Plan Variance Elevation Studios. Map: 18, Parcel: 222. 25.87 Acres. Property Owners: McRedmond Family Partnership. Applicant: Elevation Partners TN, LLC – Jenkins read the staff comments noting a height variance is requested with maximum height of 90' and the variance being non-transferable (project-specific) and renderings included with the PC packet. City manager Scott Collins states staff has reviewed and sees no issues with the height variance request. The request has been reviewed by the fire department and the need for heightened space poses no fire or public safety threat and the fire department agree with recommendation for approval. The current maximum height is 35' with the request to go to 90' due to the need to catwalks and additional height needed for sound stage. Approval of the variance request would allow them to move forward with a full site plan.

Motion: Cali
Second: Jenkins

	YES	NO	ABSTAIN	RECUSE
Anderson	x	___	___	___
Butler	x	___	___	___
Cali	x	___	___	___
Jenkins	x	___	___	___
Qualls	x	___	___	___
Rainey	x	___	___	___
Schulist		ABSENT		

Senyard x ___ ___ ___

3. Rezoning, Lake Road, Mangrum Subdivision. Map: 22, Parcel 176. Map: 22, Parcel 178.1. Current Zoning: RSM-40, CG. Proposed Zoning: RS-40, R-20, CG. 8.36 Acres. Property Owners: Innovated Construction, LLC and Denise Pickle Mangrum – Jenkins read staff comments that the final plat and zoning are contingent on one another and upon completion of WADC requirements staff recommends approval of the final plat. Staff recommends a positive recommendation to the BOC. Micah Sullivan explains that the final plat cannot be recorded without the zoning in place but the zoning cannot be completed without the final plat so they both go hand in hand.

Motion: Cali to approve
Second: Qualls

	YES	NO	ABSTAIN	RECUSE
Anderson	x	___	___	___
Butler	___	___	___	x
Cali	x	___	___	___
Jenkins	x	___	___	___
Qualls	x	___	___	___
Rainey	x	___	___	___
Schulist		ABSENT		
Senyard	x	___	___	___

4. Planning Commission Resolution PC-01-20, A Resolution of the Municipal Planning Commission of the City of Fairview, Tennessee, to Recommend Amended Language to the Design Review Manual, Adopted by the Zoning Ordinance as it Pertains to Chapter 2, "Preservation of Existing Trees and Site Features", Section 2-103.1 "Retention of Existing Trees", Subsection 2-103.1 (2) "Forested Areas" – Butler read staff comments recommending a positive recommendation to the BOC. Staff engineer Kevin Blackburn notes this would replace the existing section in the Design Review Manual regarding surveying existing forested areas. Current wording reads as to require location of each individual tree on the property which can be quite cumbersome for larger areas and is not typically done. There are more ways accepted by FEMA and the EPA to delineate and identify the correct number. The new method will require an outline of the property and actual counts created of 1/10 acre areas. The number and location of plots required for counts will be determined by staff using aerial photos and site visits to obtain a conservative sampling of species. Trees greater than 10 caliper inches will be counted within the sampling area and the total number within the chosen plots will be used to extrapolate the total number on the property. This does not change the way the Tree Fund would work but is simply a more efficient method to perform the inventory.

Motion: Rainey
Second: Cali

	YES	NO	ABSTAIN	RECUSE
Anderson	x	___	___	___

Butler	_____	_____	_____	x
Cali	x	_____	_____	_____
Jenkins	x	_____	_____	_____
Qualls	x	_____	_____	_____
Rainey	x	_____	_____	_____
Schulist		ABSENT		
Senyard	x	_____	_____	_____

OLD BUSINESS - none

BONDS AND LETTERS OF CREDIT

1. Cumberland Estates, Performance Bond, Phases 3 and 3a, Cumberland Estates, LLC – Staff Engineer, Kevin Blackburn noted the bond amount should be \$602,400

Motion: Jenkins to set a performance bond for Cumberland Estates Phases 3 and 3a in the amount of \$602,400

Second: Senyard

		YES	NO	ABSTAIN	RECUSE
Anderson	x	_____	_____	_____	_____
Butler	x	_____	_____	_____	_____
Cali	x	_____	_____	_____	_____
Jenkins	x	_____	_____	_____	_____
Qualls	x	_____	_____	_____	_____
Rainey	x	_____	_____	_____	_____
		ABSENT			
Senyard	x	_____	_____	_____	_____

Reports for Discussion and Information

- City Planning Staff, Micah Sullivan offers a big thanks to Scott Collins and his major efforts the last couple of weeks on the residential zoning. He is doing big things to bring this forward. If anyone has questions or issues please email as it helps to have direction or questions they may not have thought of.
- City Manager Collins affirms everything Micah said except the part about him.
- City Engineer, Kevin Blackburn, is excited for the future noting the next meeting will be his second full day with the city. He wishes everyone a happy Christmas and great new year.
- City Attorney, Tim Potter wished everyone safe and happy holidays.

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

- Anderson thanked everyone for all their hard work and he has enjoyed this past year and looks forward to next year.
- Butler thanked staff for all of their hard work. He noted they didn't get to tell Burks goodbye but thanked him for three years of work on the planning commission. Butler praised the Christmas decorations in city hall noting they look good and are welcoming.
- Cali wished everyone a Merry Christmas and Happy New Year and he will see you next year.
- Jenkins questioned where in the process the commercial zoning revisions are and Collins replied we will get on that in earnest as soon as the residential is wrapped up. The commercial should be substantially easier and less time consuming than the residential have turned out to be.
- Qualls reiterates Merry Christmas to all and thanked Scott Collins for his work noting she

- sees a lot of progress and wants to thank everyone involved in the work.
- Rainey questioned whether her email was fixed and Micah Sullivan noted he contacted IT and think she should be receiving them now, admitting some fault in sending to a preset group previously.
 - Senyard promises to stop asking so many questions but Collins encourages the questions noting they are like gold and help us to get things right.

ADJOURNMENT – Motion to adjourn by Jenkins at 7:26 p.m.

City Recorder