

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS MEETING MINUTES

May 4, 2017

Patti L Carroll, Mayor
Shannon L Crutcher, Vice Mayor
Derek K. Burks, Commissioner
Scott Lucas, Commissioner
Debby Rainey, Commissioner
Scott Collins, City Manager
Tom Daugherty, CFO
Tim Potter, City Attorney
Brandy Johnson, City Recorder

Present: Carroll, Crutcher, Burks, Lucas, Rainey
Others Present: Collins, Potter, Johnson, Costanzo, Sullivan, Hughes

1. **Call to order by Mayor Carroll at 7:20 p.m.**
 - A. Prayer and Pledge led by Mayor Carroll
2. **Approval of the Agenda** - Vice Mayor Crutcher requested the addition of Resolution 06-17 and Commissioner Burks requested moving item 8B from Consent Agenda to Old Business as Item 9A. Vice Mayor Crutcher made a motion for approval as amended seconded by Commissioner Lucas. All were in favor.
3. **Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)** - NONE
4. **Awards and/or Recognitions** - NONE
5. **Public Announcements** - NONE
6. **Staff Comments**
 - A. Kristin Constanzo, City Planner, 4th day here, came to us from LaVergne, worked here previously as a contract planner from the state and look forward to working with everyone
7. **Approval of the Minutes** (only needed if removed from consent agenda)
8. **Consent Agenda Consisting of Items as Follows**
 - A. Approval of the Minutes from the April 20, 2017 Board of Commissioners Meeting
 - B. Item Moved to 9A

Vice Mayor Crutcher made a motion for approval with Commissioner Burks seconding. All were in favor.

9. **Old Business**
 - A. (Moved from Item 8B) Second and Final Reading of Ordinance No. 2017-04, an Ordinance to Change the Zoning of Certain Property in the City of Fairview, Tennessee, Located off Old Nashville Road, Owned by Jennifer Rose Bufford, Reda Olivia Kidder and James Ricky Jones, as Shown on, Williamson County, Tax Map 42, Parcel 74.00, Map 42, Parcel 79 and Map 22, Parcel 167, from RS-40 to RS-15 R.P.U.D. – Developer Tim Mangrum is present representing the project and notes the plat has been amended to reflect sidewalks on Old Nashville Road. He believes the project fits well into the community and this type of house is in high demand. Vice

Mayor Crutcher addresses concerns over this 39-lot development when the Water Authority is only releasing taps in groups of 20. What happens if the first 20 are completed then there are no more taps? City manager Collins states this can be addressed through bonding. A bond would only be issued on the phase they are currently developing and would be bonded to the full extent of the first 20 in development. Mangrum notes advantages to the PUD designation include an added setback for a larger buffer, requires amenities and common space and the developer is able to cluster lots. These homes will be in the \$295,000 to \$350,000 range and will be built from masonry materials such as Hardy Board. City Engineer Will Owen pointed out that Old Nashville Road doesn't meet current city standards for a street. Vice Mayor Crutcher asked about other currently in progress subdivisions nearby and if a traffic study could be required as well as requiring a landscape buffer due to the larger existing lots surrounding this development. It was questionable whether this practice is legal for the BOC to require at this stage. Commissioner Burks made a motion for deferral to have the city attorney and engineer review this question seconded by Vice Mayor Crutcher. All were in favor.

10. New Business

- A. Discuss and/or Take Action on Filling Open Seats – Mayor Carroll asked the applicants to introduce themselves to the Board. Mayor Carroll announced that the Board wishes to eliminate overlap between board members as much as possible. Jim Power gave up his seat on the Park Commission and Scott Tucker gave up his seat on the Tree Commission.
 - 1. Planning Commission (2 seats) – applications from David “Mike” Anderson, Sam Cali, James Power, Christie Slaughter and Angela Wilburn –
 - a. Vice Mayor Crutcher made a motion to appoint Mike Anderson to the 3-year term to end 6-30-2020 seconded by Commissioner Lucas. All were in favor.
 - b. Commissioner Rainey made a motion to appoint Jim Power to the term expiring 6-30-2018 seconded by Commissioner Burks. All were in favor.
 - c. Commissioner Burks made a motion to appoint Christie Slaughter to the term expiring 6-30-2019 seconded by Vice Mayor Crutcher. All were in favor.
 - 2. Board of Zoning Appeals (2 seats) – application from Scott Tucker. The Board asked to re-advertise this opening to prevent overlap between boards.
 - 3. Industrial Development Board (2 seats) – NO ACTION
 - 4. Tree Commission (1 seat) – NO ACTION
 - 5. Beer Board (1 seat) – NO ACTION

Open positions will be re-advertised to include all positions expiring the end of June.

- B. Discuss and/or Take Action on Time Period and Verbiage Required on Signage for Rezoning and Annexations – Commissioner Burks expresses concern over the visibility of signage used for posting on property proposed for annexation or rezoning. He has received multiple complaints on the time frame for posting, size of sign and visibility of sign. Burks recommends posting the signs as we receive applications as the more notice we can give the better. NO ACTION.
- C. Discuss and/or Take Action on Recommendation from Planning Commission on Rezoning and Preliminary Master Development Plan for Rochdale Estates off Cumberland Drive from RS-40 to R-20 P.U.D. Overlay (Residential), Map 47, Parcel 66.00, 33.81 Acres, Owner: Land Development.com – NO ACTION. Same for Items 10D & E. Permission for attorney to prepare documents and this will no longer be on agendas moving forward.
- D. Discuss and/or Take Action on Recommendation from Planning Commission on Annexation Request for Otter Creek Subdivision off Old Nashville Road, Map 42, Parcels 78.00 with 87.71 Acres, 78.01 with 15.00 Acres, 79.00 with 13.00 Acres, 79.01 with 16.04 Acres, Owners: Reda Kidder and Jennifer Bufford – NO ACTION
- E. Discuss and/or Take Action on Recommendation from Planning Commission on Annexation Request for Otter Creek Subdivision off of Taylor Road, Map 42, Portion of Parcel 77.08 with .60 Acres, Owner: Kenny Taylor – NO ACTION

- F. Discuss and/or Take Action on Resolution No. 05-17, A Resolution Enacting a Moratorium on Planned Unit Developments as well as Future Residential Developments More Dense than R-20 – Vice Mayor Crutcher read the caption and made a motion for approval seconded by Commissioner Lucas. Vice Mayor Crutcher notes based on citizen interest and until our comprehensive plan is completed and we have a better sense of our vision for growth this is a good solution going forward. This will not affect projects currently in the pipeline and based on the recent article of Fairview being the next big small town we need to get things right. All were in favor.
- G. Discuss and/or Take Action on Ordinance No. 2017-05, An Ordinance to Amend City of Fairview, Tennessee, Municipal Code, Title 7, Chapter 5, Sections 7-501 Through 7-514, “Fireworks.” – Vice Mayor Crutcher read the caption and made a motion for approval seconded by Commissioner Burks. All were in favor.
- H. Discuss and/or Take Action on Resolution 06-17, A Resolution Authorizing Retirement of a Patrol Service Dog “Lexi” From K-9 Unit and Donation to Police Officer Terry Amonette – Vice Mayor Crutcher read the caption and made a motion for approval seconded by Commissioner Burks. All were in favor.

11. City Manager Items for Discussion

- A. Miscellaneous Updates - City Manager Collins notes he has informally presented to the Board tonight the 2017/2018 Fiscal Year Proposed Budget including capital budget, pay plan and five year capital plan. The first reading and full presentation will be at the next meeting on May 18 with the public hearing and second reading on June 1, one month ahead of the deadline. Fairview Fire Lieutenant Scott Hughes has accepted the position of Fire Chief and begins in this new role next Friday, May 12.
- B. City Attorney Comments - NONE

12. Communications from the Mayor and Commissioners

- A. Commissioner Rainey - NONE
- B. Commissioner Lucas – Welcome City Planner to the team, thank citizens who came out tonight and for emails they have sent.
- C. Commissioner Burks – Congratulations to Chief Hughes, welcome to the new planner. We are moving forward with positive changes and appreciate the citizens for their input.
- D. Vice Mayor Crutcher - NONE
- E. Mayor Carroll – Welcome Chief Hughes to your new role. It’s exciting to have Kristin back with us. Often I think rezonings are the hardest part of our job because there’s such a fine line of property rights. Thanks to the citizens for their thoughts and opinions.

- 13. Adjournment** – Commissioner Burks made a motion for adjournment seconded by Commissioner Lucas. Meeting was adjourned at 9:35 p.m.

Brandy Johnson
City Recorder