

City of Fairview

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Municipal Planning Commission

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

Regular Meeting
March 08, 2016
7:00 p.m.

Present: Anderson, Beata, Butler, Mitchell, Sutton, Lowman, Mangrum, Dowdy

Absent: Carroll

Others Present: City Manager Wayne Hall, City Attorney Larry Cantrell, Engineer Will Owen,
City Recorder Brandy Johnson, Ron Rowe

1. CHAIRPERSON ANDERSON CALLED THE MEETING TO ORDER AT 7:02 P.M.

1.1 Ron Rowe led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Mangrum made a motion for approval. Beata Seconded. All were in favor.

3. CITIZENS COMMENTS - (Limited to the first five to sign in and a limit of three minutes each.)- None

4. APPROVAL OF THE MINUTES-

4.1 FEBRUARY 16, 2016 – WORKSHOP MEETING

Sutton made a motion for approval. Mangrum Seconded. All were in favor.

4.2 FEBRUARY 16, 2016 - REGULAR MEETING

Mitchell made a motion for approval. Sutton Seconded. All were in favor.

5 RECOMMENDATION

5.1 DISCUSS AND/OR TAKEN ACTION ON REZONING PROPERTY LOCATED AT 2652 FAIRVIEW BLVD. FROM RS-40 (RESIDENTIAL) TO CG (COMMERCIAL GENERAL). MAP 69, PARCEL 32.00. 1.1 ACRES. GARY & GLENDA JAWORSKI OWNERS.

Mangrum made a motion for approval. Mitchell Seconded. Vote was taken all in favor except Carroll and Butler. Motion passes.

6 BONDS-

6.1 SWEETBRIAR SPRINGS – PERFORMANCE BOND TO COVER THE ROAD, WATER, SEWER, DRAINAGE, EROSION, STREET SIGN ALLOWANCE, AND EMERGENCY ACCESS - \$45,000.00. THE PLANNING COMMISSION REDUCED THE AMOUNT ON JUNE 14, 2005. BOND EXPIRES APRIL 16, 2016
Sutton made a motion to call the bond seconded by Mitchell. Phillip Caldwell was present representing the property. All were in favor.

6.2 STUFF-IT-INN STORAGE, LLC – SURETY BOND TO COVER AMOUNT \$55,000.00. BOND EXPIRES APRIL 16, 2016
Hall stated all work has been completed and now we need a maintenance bond. Owen gave the option of reducing the existing site bond to equal to or greater than \$5,000 or replacing the existing site bond with a maintenance bond in the amount of \$5,000. Kelly Shiver and Lenard Mitchell were present representing the property. Sutton made a motion for approval with Beata seconding. All were in favor.

6.3 WAL-MART SITE MAINTENANCE BOND - TO COVER SITE GRADING, EROSION CONTROL, SEED AND STRAW MULCH, AND SITE RECLAMATION \$390,000.00. BOND WAS SET AT THE JULY 10, 2012 MEETING. PLANNING COMMISSION REDUCED THE BOND \$50,000.00. BOND EXPIRES NOVEMBER 30, 2015. OWNER IS REQUESTING BOND TO BE RELEASED IN ACCORDANCE WITH CITY REQUIREMENTS.
Owen stated they have installed everything and met the requirement for time so he has no problem releasing the maintenance bond. Mark Lowry was present to represent Walmart. Sutton made a motion for approval with Mangrum seconding and all were in favor.

7 OLD BUSINESS- None

8. NEW BUSINESS-

8.1 DISCUSS AND/OR TAKE ACTION ON PRELIMINARY PLAT FOR KYLES CREEK PHASE 2, SECTION 2. MAP 47 PARCEL 32.00. 14.07 ACRES. ZONED R-20. OWNER KELLY SHIVER.

Beata reviews the staff comments for the project. It was noted this project came before the Planning Commission previously and was approved with requested variances but the approval has since expired. Subdivision regulations changed between approvals but to maintain the integrity of the neighborhood and various phases of development it makes sense to grant the requested variances for the 20 additional lots. Sutton makes a motion for approval with Mitchell seconding. Mangrum recused himself from the vote. All were in favor.

8.2 DISCUSS AND/OR TAKE ACTION ON REZONING OF PROPERTY (INCLUDING PRELIMINARY MASTER DEVELOPMENT PLAN) OFF COX PIKE FROM RS-40 TO R-15/CG MIXED USE PUD (RESIDENTIAL/COMMERCIAL GENERAL MIXED USE PLANNED UNIT DEVELOPMENT). MAP 43, PARCELS 30.01 AND 31.00, 32.19 ACRES. DENNY, PROCTOR & WELCH OWNERS.

Beata reviewed the staff comments for this project. A brief presentation was made by the Gamble Design Collaborative showing the preliminary master development plan which includes 89 residential lots on 3 lot types and 1 commercial outparcel. A road concept was presented which contained (2) 12' lanes and an 8' parking lane on one side of the street. Lowman noted people will tend to park on both sides of the street and it was answered that striping will determine the parking areas. Beata questioned the thoughts on the CG outparcel. It was noted that is intended to be a daycare. Beata was fine with a daycare but uncomfortable with a CG designation as it leaves the site open for so many uses. Owen notes that the PUD overlay will give protection to the city as they can determine what appropriate uses are for the out parcel. Beata notes this project has been in review for about a year and the goal is trying to get closer to our zoning ordinance and he feels this is farther away. Mitchell questions whether it is still the intent to locate septic tanks in the front yards and the response was affirmative. Beata shares his opinion on the positive aspects of this project to include open space at the front yards, mixed products, alleyways, landscaped medians, all of which break up the street scape. Beata continues that he personally wants to see closer to 2.2 density. Lowman states he is encouraged by the changes and also shares a concern over the density. Owen states it is not as dense as R-15 but at 2.9 units per acre it most closely associates with that designation. Beata makes a motion to deny the request based on the desire to see as RS-20 density seconded by Sutton. Mangrum recused himself from the vote. All were in favor.

9 REPORTS FOR DISCUSSION AND INFORMATION

- 9.1 **DIRECTOR OF PLANNING AND CODES** – Hall states the Roadscapes Grant is very close to completion. The areas have been flagged and are waiting on the final go-ahead from TDOT. It should be complete within 6 weeks of the start date. Safe Routes to School on Cumberland is finally coming to fruition and we are just waiting on a few details to finalize. We are hoping to have sidewalks in sometime this spring.
- 9.2 **CITY ENGINEER**- Owen shared some follow-up information from the work session last month regarding rezoning's that don't fit the proposed land use map. Since 2010, thirty-one zoning change requests have been heard. Only 4 of those changes required a change to the proposed land use map (that is also when the last land use map was adopted). Of those 4, two are the same property and 1 was a reduction in density. So, although it may seem we are constantly changing the land use map, the numbers prove otherwise.
- 9.3 **CITY ATTORNEY**- Cantrell shared an email regarding House Bill 775 and how it would affect the zoning powers of the city if passed. He encouraged members to contact the subcommittee members if they felt so moved.

9.4 **CITY MANAGER-** Hall yielded to Ron Rowe who shared he had a DVD presentation on park land dedication from John Crompton. Rowe recommended using this one-hour presentation as part of the required training for the Planning Commission members. It was decided that the video will be viewed at 6:00 prior to the next regularly scheduled Planning Commission meeting.

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Beata questioned when the results for the WADC review might be ready. Hall replied they are currently undergoing the study and once complete it goes to TDEC for review and then will be published. Hall states TDEC has asked for the capacity to increase from 500,000 gallons to 1,500,000 gallons and this would likely service us for 5-7 years but he believes they will still push for on-site development. Hall adds this is a major problem for us right now and is hopeful the improvements could occur within a year.

Lowman thanks Rowe for his recommendation noting he attended the APA retreat recently and it was very informative. Lowman thanks Rowe for his continuing assistance with educational opportunities.

Anderson thanked Owen for his report tonight noting it is a good tool to use when approached with questions. Anderson thanked Mrs. Johnson for filling in tonight and Rowe for help with their educational opportunities. Anderson encouraged the Commission to view sites before making their decisions and encouraged everyone to shop local first.

11 ADJOURNMENT- Anderson stated Planning Commission is adjourned at 8:06 p.m.

Chairperson

Secretary