

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



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Municipal Planning Commission

Regular Meeting
June 10, 2014
7:00 p.m.

Lisa Anderson, Chairperson
Matt Beata, Vice Chairman
Todd Behan, 1st Secretary
Michael Mitchell, 2nd Secretary
Ron Rowe
Toney Sutton, Commissioner
Brandon Butler
Tim Mangrum
Mitch Dowdy

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

Absent: Behan, Rowe

Others Present: City Manager Wayne Hall, City Attorney Larry Cantrell, Planning/Codes Director Frank Humber, Codes Clerk Sharon Hall

1. ANDERSON CALLED THE MEETING TO ORDER AT 7:08P.M.

1.1 Hall led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Sutton made a motion for approval. Mangrum 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 May 13, 2014 – Regular Meeting

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

5. RECOMMENDATION -None

6. BONDS

6.1 HEARTLAND RESERVE SUBDIVISION-PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$365,000.00. PLANNING COMMISSION SET THE BOND ON FEBRUARY 12, 2008. THE PLANNING COMMISSION REDUCED THE BOND AT THEIR JUNE 14, 2011 MEETING TO \$250,000.00. BOND EXPIRES JUNE 30, 2014.

Humber stated he recommends that they call the Bond if not in place by the expiration date. Sutton made a motion to call the Bond if not in place by the expiration date. Butler Seconded. All were in favor.

6.2 BRANDENBURG COVE SUBDIVISION – MAINTENANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$45,000.00. PLANNING COMMISSION SET THE BOND AT THE JUNE 12, 2008 MEETING. BOND EXPIRES JULY 1, 2014

Humber stated he recommends that they call the Bond if not in place by the expiration date. Sutton made a motion to call the Bond if not in place by the expiration date. Butler Seconded. All were in favor.

6.3 KYLES CREEK PHASE II SECTION I – PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$204,000.00. PLANNING COMMISSION SET THE BOND ON FEBRUARY 12, 2008. PLANNING COMMISSION REDUCED THE BOND TO \$119,000.00 AT THE JANUARY 13, 2012 MEETING. BOND EXPIRES JULY 8, 2014.

Humber stated he recommends that they call the Bond if not in place by the expiration date. Sutton made a motion to call the Bond if not in place by the expiration date. Butler Seconded. All were in favor.

7. OLD BUSINESS- None

8. NEW BUSINESS-

8.1 REZONING APPLICATION FOR PROPERTY LOCATED ON 7062 CITY CENTER WAY, MAP 42, PARCEL 173.00, 1 ACRE FROM RS-40 TO TCOD/MSMU (TOWN CENTER OVERLAY DISTRICT/MAIN STREET MIXED USE). KAREN DIRKSE OWNER.

Jon Cherry stated he is the property manager, Ms. Karen Dirkse ask him to represent her. Sutton made a motion for approval. Mangrum Seconded. All were in favor.

8.2 REZONING APPLICATION FOR PROPERTY LOCATED ON 7061 CITY CENTER WAY, MAP 42, PARCEL 172, 0.58 ACRE, FROM RS-40 TO TCOD/MSMU (TOWN CENTER OVERLAY DISTRICT/MAIN STREET MIXED USE). JOHN HARRISON OWNER.

John Harrison was present to answer questions. Sutton made a motion for approval. Beata Seconded. All were in favor.

8.3 PRELIMINARY SITE PLAN FOR FAST PACE TO BUILD A 3,956 SQUARE FOOT BUILDING LOCATED AT 2377 FAIRVIEW BOULEVARD MAP 47, PARCEL 8.00, .69 ACRES. OWNER PRADIP J. PATEL.

Adam Ledsinger with Land Development Group representing the developers was present to answer questions. Beata read Engineers report which will become part of these minutes. Exhibit A. Beata made a motion for approval. Sutton Seconded. All were in favor.

8.4 SITE GRADING PLAN FOR PREMIER DEVELOPMENT PARTNERS, LLC. TOTAL PROPERTY AREA 5.34 ACRES. PREMIER DEVELOPMENT PARTNERS, LLC.

Beata recused himself; his company was contacted to manage the grading of this site when and if it comes. Tony Reasons was present to answer questions. Sutton made a motion for approval. Mitchell Seconded. All were in favor.

9. REPORTS FOR DISCUSSION AND INFORMATION

9.1 DIRECTOR OF PLANNING AND CODES- Nothing

9.2 CITY ENGINEER- Not present

9.3 CITY ATTORNEY- Cantrell stated he would like to express his appreciation to the codes staff for consistently getting the bond information and the letters of credit to this Board to act on in a timely manner. Anderson stated they appreciate his preparation to help them make good decisions.

9.4 CITY MANAGER- Hall stated he would like to thank each Board member for the job they continue to do. Hall stated you all are doing a great job. Hall stated they are having a lot of activity so possibly your work load could pick up here before too long. Hall stated he would like to remind everyone before the next meeting they will have the 4th of July celebration on the 3rd of July. Hall stated he hopes they will have all their families here to enjoy the festivities.

10. COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Mitchell stated he wanted to apologize for his tardiness tonight.

Mangrum stated he would like to thank our staff for always keeping us up to date and up to speed.

Sutton stated he echoes the same thing; it makes it a lot easier when they have information ahead of the time Sutton stated he appreciates that very much. Sutton asked City Manager or Mr. Humber was there anything that they wanted to share with them because they are always getting asked new development.

Humber stated that we are having a lot of interest right now. Humber stated Mr. Hall and he are talking to some retail development specialists that are advising them on some things and they feel like will be coming our way. Humber stated the pet store that Tractor Supply is going to open up in Bowie Commons is going to be 6,500 square feet. Humber stated one thing that he thought was very interesting that they think enough of our market because it is one of two stores as their first ones in this business. Humber stated the information they got was they like our market, it is not necessarily the numbers but it is the income, because our income has increased significantly in the last year and half to two years. Sutton asked Mr. Hall about this lot in front of City Hall is that going to be cleaned up and leveled out. Hall stated yes. Sutton stated he is sure a lot of people will be glad to hear that.

Anderson stated these are very exciting times for our City. Anderson stated they have a great Board, Planning Commission and great staff; she has been doing this for eight years and has never seen it so as exciting as it is now. Anderson stated she appreciates everyone's time and preparation so they can move forward properly and do great things for their City. Anderson stated she knows of six businesses that have opened or are planning to open in the last few months. Anderson stated make sure before you leave our City, think about what you can purchase here so money can be kept in our own City so we can prosper. Anderson stated be careful about using social media when something happens that is not to your liking at a business, please talk to the owners first. Anderson stated the celebration for July 3rd; they are planning to have everyone out to walk through the Triangle School. Anderson stated for the record some people have mentioned it is "History Village"; it is actually "The Triangle Historical Village". Anderson stated they would love to have everyone come out and visit. Anderson stated thanks everyone for coming out great meeting.

- 11. ADJOURNMENT-** Anderson asked for a motion for adjournment. Sutton made a motion for adjournment. Mitchell Seconded. All were in favor. Adjourned at 7:30 p.m.

Chairperson

Secretary