

City of Fairview

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FAIRVIEW, TN. 37062



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Municipal Planning Commission

Lisa Anderson, Chairperson
Matt Beata, Vice Chairman
Brandon Butler 1st Secretary
Michael Mitchell, 2nd Secretary
Donn Lovvorn, Mayors appointee
Toney Sutton, Commissioner
Wayne Lowman
Tim Mangrum
Mitch Dowdy

Regular Meeting
July 12, 2016
7:00 p.m.

Present: Anderson, Beata, Butler, Mitchell, Lovvorn, Sutton, Lowman

Absent: Mangrum, Dowdy

Others Present: City Manager Wayne Hall, City Attorney Larry Cantrell, Codes Clerk Sharon Hall, Commissioner Shannon Crutcher

- 1. CHAIRPERSON ANDERSON CALLED THE MEETING TO ORDER AT 7:09 p.m.**
 - 1.1 Lovvorn led the prayer and the pledge
- 2. APPROVAL OF THE AGENDA-**
 - 2.1 Sutton 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.)-**
 - 3.1 Rosemary Kubit representing Dan & Rosemary Kubit lives at 7312 Clearview Drive in Fairview, she in here to give her review on this rezoning at 409 Highway 96, North. Looking out her backyard she looks at this property, this is a concern to her. One of the concerns she has is rezoning this property is it would be a very negative affect on her property value. This property is located where everything around it is residential homes, beautiful new home that was just built across the street from this property that sold for \$355,000.00. Her home is her castle; it is the only thing that doesn't change in her life, her life can change her home doesn't. When she saw this rezoning of this property it just made her real sad to think this property would go commercial and the unknown of it, what it will be, how it will affect her. She just had to come to them and give her opinion. Thanks them.
 - 3.2 Leslie Cordoza lives at 407 Highway 96, North in Fairview, she is also here about the rezoning of the property at 409 Highway 96, North, she shares a driveway with that property and it was hard for her to be here tonight because these people are

her neighbors whom she has become very fond of. Their children have grown up with hers; their dog is her dog, really hard for her to be here. She has lived in her home for 16 years; they have added a \$85,000.00 addition on, wanted to make it their forever home. The people that live there are very nice people and they deserve to get top dollar for their home and sure that they are trying to rezone to Commercial to get top dollar but she has her own concerns. What kind of noise is this going to bring, what kind of traffic is this going to bring; her youngest child is thirteen and catches the bus, is he still going to be able to catch the bus there. Decrease of property value of her home, she ask when considering this to be rezoned to Commercial property they take in consideration that the business that will go there. She would hope that she would have a say on what can go there since she does share a driveway with this property. Thanks them for their time.

4. APPROVAL OF THE MINUTES-

4.1 JUNE 14, 2016 – REGULAR MEETING

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

5 RECOMMENDATION – None

6 BONDS- None

7 OLD BUSINESS- None

8. NEW BUSINESS-

8.1 DISCUSS AND/OR TAKE ACTION ON REZONING PROPERTY ON 409 HIGHWAY 96, NORTH FROM RS-40 (RESIDENTIAL) TO CG (COMMERCIAL GENERAL) MAP 42, PARCEL 28.00, .96 ACRE. ROBERT B. HAMILTON OWNER.

Mr. Hamilton present to answer questions. Anderson read engineer comments which will become part of these minutes. Exhibit A. Lovvorn made a motion to send a recommendation to the Board of Commissioners to disallow the rezoning based on not meeting the Land Use Plan. Butler Seconded. All were in favor.

9 REPORTS FOR DISCUSSION AND INFORMATION

9.1 DIRECTOR OF PLANNING AND CODES – Hall stated we have a new state ordinance that has come down regarding handicap facilities, as a temporary spot, like bringing in a trailer, will scan and email to them. Hall stated this is something that we may never be faced with but in the event that we do this is a new thing, something they need to be aware of, could be part of their training if they want to put a workshop on it at a later date. Hall stated the other thing is would like to have a workshop in the future and has discussed with Will Owen, in some of the larger subdivisions we get, we need to start requiring turning lanes in those subdivisions. Thanks the Planning Commission on how they handled the workshop, a workshop they will get credit for.

9.2 CITY ENGINEER – Not present

9.3 CITY ATTORNEY – Cantrell stated what Mr. Hall was talking about, if and when they get an application of this nature they will certainly go into more detail. Cantrell stated basically what this does, is if you have someone that needs temporary care for any reason, physical, mental or otherwise, you have to consider that, anything else to the contrary not considered, you have to consider it as you would any other ancillary structure to a building. Cantrell stated it does not require a temporary use permit. Cantrell stated you can require the person show that they have a person that is eligible or subject to, that has to have their care. Cantrell stated you can require them to be

here and say that person has a physical impairment. Cantrell stated when that person heals or no longer needs to be there, you can ask for termination of that ancillary permission and they have to remove the temporary structure and go back to the normal zoning in the area.

9.4 CITY MANAGER – Nothing

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Lovvorn stated he apologizes for not being here for the Workshop meeting, his wife had to have a procedure so he couldn't make it.

Beata stated he wanted to add to next month agenda, discussion on the review and enforcement of architectural plans regarding Commercial structures that are being built.

Mitchell stated he wanted to thank all the citizens that came out and spoke tonight, it is refreshing to hear everyone's concerns, thinks it was a good meeting

Lowman stated he wanted to thank the City for organizing and putting on the 4th of July extravaganza, good job every year, glad to see that, we have a nice community gathering. Well done, thank you all.

Butler stated he thinks the traffic study that was mentioned is a pretty good addition to try to further extend their traffic studies on our future developments. Butler stated he has already gotten calls on the Cumberland development about dump trucks going up the road because their digging, doing some soil testing.

Hall stated he wanted to go back to Mr. Lowman's comment, the staff did a great job, he will be honoring all of them if they would like to attend the meeting, when they honor all the people that participated in all the hard work, from the public work guys, the Fire Department, the Police Department, Brandy & Brian, not including himself because he just set back and enjoyed it this year. Hall stated it was a fantastic deal and they do appreciate all the work that was done, there were also some of the wives and girlfriends from the police department that he is also going to bring up here and honor them also.

Anderson stated she wanted to ditto that, she had so many calls, people coming into her shop saying this was the best 4th of July celebration that we have had. Anderson stated the music, how it was put together, the food, the organization, the police, the fire, the community came out and the support. Anderson stated it went really well and the staff done such a great job. Anderson stated she felt like the workshop went well tonight, appreciates everyone for coming out, always wants to hear from the citizens and their concerns. Anderson stated this Board tries to do the best for our citizens and City that they can. Anderson stated we have new restaurants and business and new ones coming, make sure to spend their money here to support your community because it makes a better community for everyone. Thank you.

11 ADJOURNMENT- Anderson adjourned at 7:30p.m.

Chairperson

Secretary