



CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA

FEBRUARY 3, 2022

7:00 P.M.

1. Roll Call
2. Call to Order
3. Prayer and Pledge
4. Approval of Agenda and Executive Session Announcements
5. Public Hearing(s)
6. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
7. Public Announcements, Awards and Recognitions
 - A. City Events
8. Staff Comments and Monthly Reports
 - A. Planning Report
 - B. Finance Report
 - C. Public Works Report
 - D. City Manager Report, Scott Collins
9. Consent Agenda (Any Item May be Removed for Individual Consideration)
 - A. Minutes from Board of Commissioners Meeting January 20, 2022
 - B. Minutes from Board of Commissioners and Planning Commission Joint Work Session January 11, 2022
10. Old Business
11. New Business
 - A. First Reading of Ordinance 2022-03, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 6.99 Acres of Property Consisting of Williamson County Tax Map 042, Parcel 065.03, Located on Old Nashville Road, From RS-40 (Residential, Single-Family) to R-20 (Residential), Property Owner: Timothy Mangrum, Innovated Construction Co, LLC
 - B. First Reading of Ordinance 2022-04, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 7.19 Acres of Property Consisting of Williamson County Tax Map 042, Parcel 065.04, Located on Old Nashville Road, From RS-40 (Residential, Single-Family) to R-20 (Residential), Property Owner: Timothy Mangrum, Innovated Construction Co, LLC
 - C. First Reading of Ordinance 2022-05, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 7.19 Acres of Property Consisting of Williamson County Tax Map 042, Parcel 065.06, Located on Old Nashville Road, From RS-40 (Residential, Single-Family) to R-20 (Residential), Property Owner: Timothy Mangrum, Innovated Construction Co, LLC

- D. First Reading of Ordinance 2022-06, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 0.31 Acres of Property Consisting of Williamson County Tax Map 022, Parcel 145.04, Located on Cleveland Lane, From RS-15 (Residential, Single-Family) to C-1 (Commercial), Property Owner: First Federal Bank, Applicant: Timothy Mangrum, Innovated Construction Co, LLC, and David Hudgins
- E. First Reading of Ordinance 2022-07, An Ordinance to Amend City of Fairview Ordinance 667, Tract 2, Upon Rezoning From RS-15 to any Commercial Zoning Classification
- F. Resolution 06-22, A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services (Diamond Crest at Fairview)
- G. Resolution 04-22, A Resolution Requesting the Fairview, Tennessee, Municipal Election be Held in Conjunction with the November 8, 2022, Presidential Election

12. Communications from the Mayor and Commissioners

13. Meeting Adjournment



ORDINANCE No. 2022-03

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF TENNESSEE, BY REZONING 6.99 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 065.03, LOCATED ON OLD NASHVILLE ROAD, FROM RS-40 (RESIDENTIAL, SINGLE-FAMILY) TO R-20 (RESIDENTIAL), PROPERTY OWNER: TIMOTHY MANGRUM, INNOVATED CONSTRUCTION CO, LLC

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 6.99 acres of property consisting of Williamson County tax map 042, parcel 065.03 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), property owner: Timothy Mangrum, Innovated Construction Co, LLC; and

WHEREAS, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on January 11, 2022, with a recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:

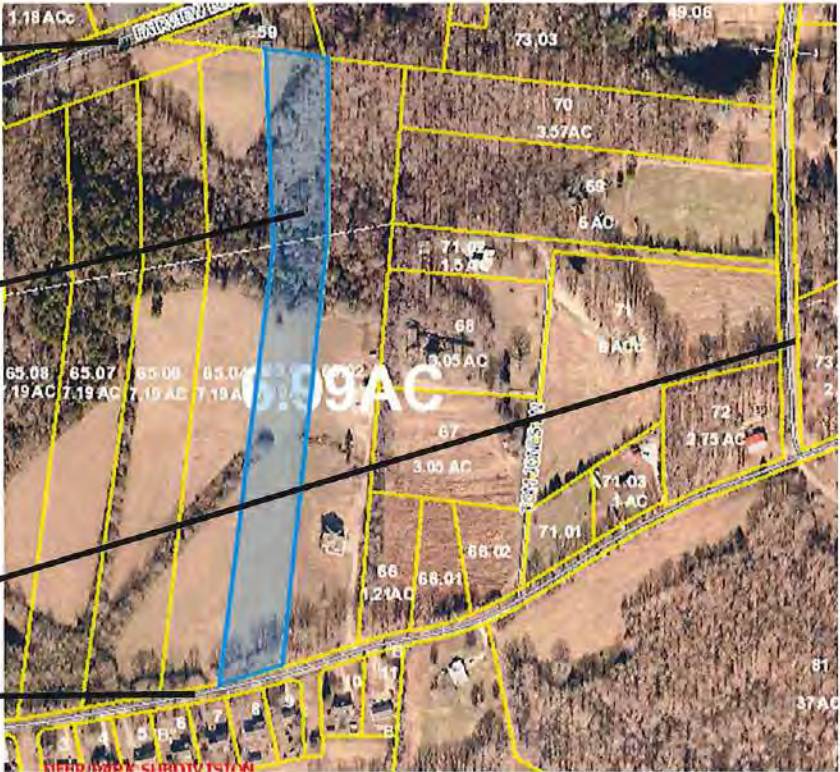
The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 6.99 acres of property consisting of Williamson County tax map 042, parcel 065.03 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), as requested by owner Timothy Mangrum, Innovated Construction Co, LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

Fairview Boulevard

Rezone 6.99 Acres
Current Zoning: RS-40
Requested Zoning: R-20
Old Nashville Road
Map: 042 Parcel: 065.03
Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Jones Lane

Old Nashville Road



Approved by the Board of Commissioners:

Mayor

ATTESTED:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on:

In:

Publication



ORDINANCE No. 2022-04

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 7.19 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 065.04, LOCATED ON OLD NASHVILLE ROAD, FROM RS-40 (RESIDENTIAL, SINGLE-FAMILY) TO R-20 (RESIDENTIAL), PROPERTY OWNER: TIMOTHY MANGRUM, INNOVATED CONSTRUCTION CO, LLC

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.04 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), property owner: Timothy Mangrum, Innovated Construction Co, LLC; and

WHEREAS, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on January 11, 2022, with a recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:

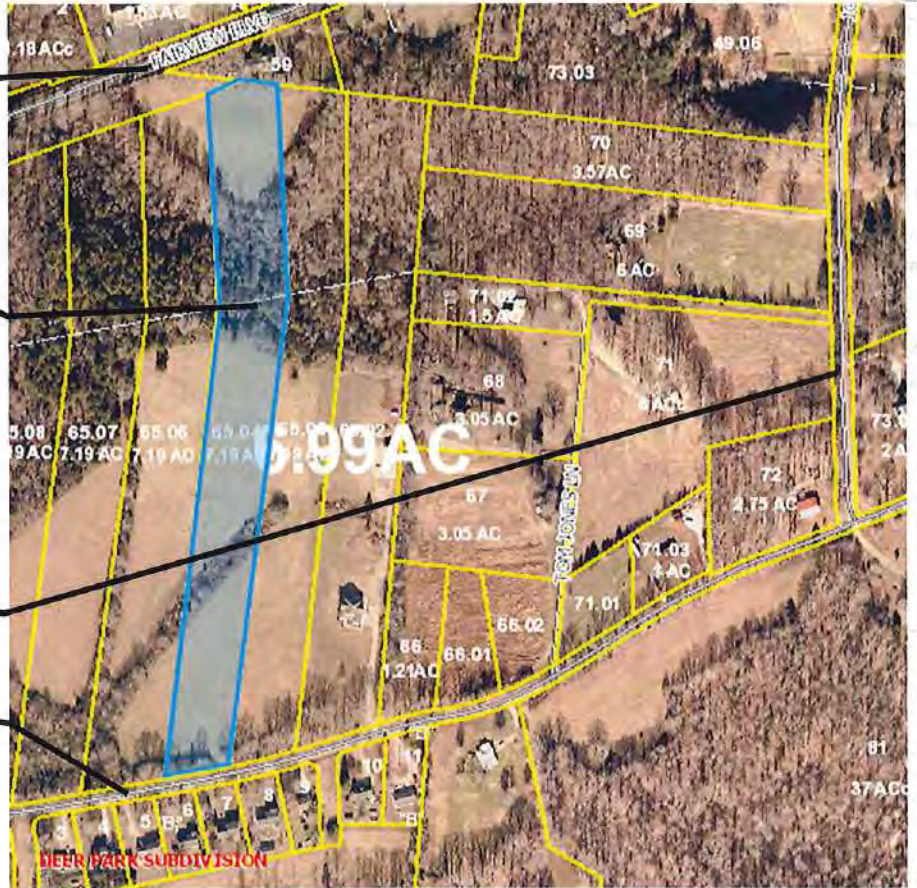
The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.04 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), as requested by owner Timothy Mangrum, Innovated Construction Co, LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

Fairview Boulevard

Rezone 7.19 Acres
Current Zoning: RS-40
Requested Zoning: R-20
Old Nashville Road
Map: 042 Parcel: 065.04
Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Jones Lane

Old Nashville Road



Approved by the Board of Commissioners:

Mayor

ATTESTED:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on:

In:

Publication

ORDINANCE No. 2022-05



AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 7.19 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 065.06, LOCATED ON OLD NASHVILLE ROAD, FROM RS-40 (RESIDENTIAL, SINGLE-FAMILY) TO R-20 (RESIDENTIAL), PROPERTY OWNER: TIMOTHY MANGRUM, INNOVATED CONSTRUCTION CO, LLC

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.06 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), property owner: Timothy Mangrum, Innovated Construction Co, LLC; and

WHEREAS, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on January 11, 2022, with a recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:

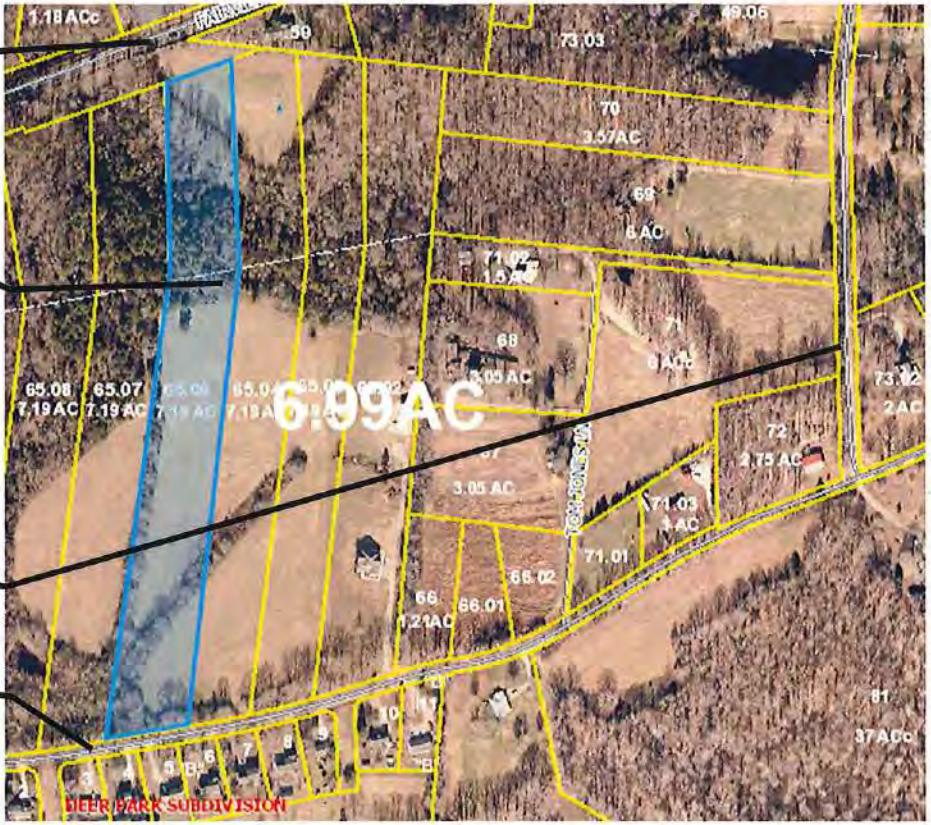
The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.06 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), as requested by owner Timothy Mangrum, Innovated Construction Co, LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

Fairview Boulevard

Rezone 7.19 Acres
Current Zoning: RS-40
Requested Zoning: R-20
Old Nashville Road
Map: 042 Parcel: 065.06
Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Jones Lane

Old Nashville Road



Approved by the Board of Commissioners:

Mayor

ATTESTED:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on:

In:

Publication

ORDINANCE No. 2022-06



AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF TENNESSEE, BY REZONING 0.31 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 022, PARCEL 145.04, LOCATED ON CLEVELAND LANE, FROM RS-15 (RESIDENTIAL, SINGLE-FAMILY) TO C-1 (COMMERCIAL), PROPERTY OWNER: FIRST FEDERAL BANK, APPLICANT: TIMOTHY MANGRUM, INNOVATED CONSTRUCTION CO, LLC, AND DAVID HUDGINS

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 0.31 acres of property consisting of Williamson County tax map 022, parcel 145.04 (Cleveland Lane), from RS-15 (Residential, Single-Family) to C-1 (Commercial), property owner: First Federal Bank, Applicant: Timothy Mangrum, Innovated Construction Co, LLC and David Hudgins; and

WHEREAS, said property to be rezoned from RS-15 to C-1 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on January 11, 2022, with a recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:

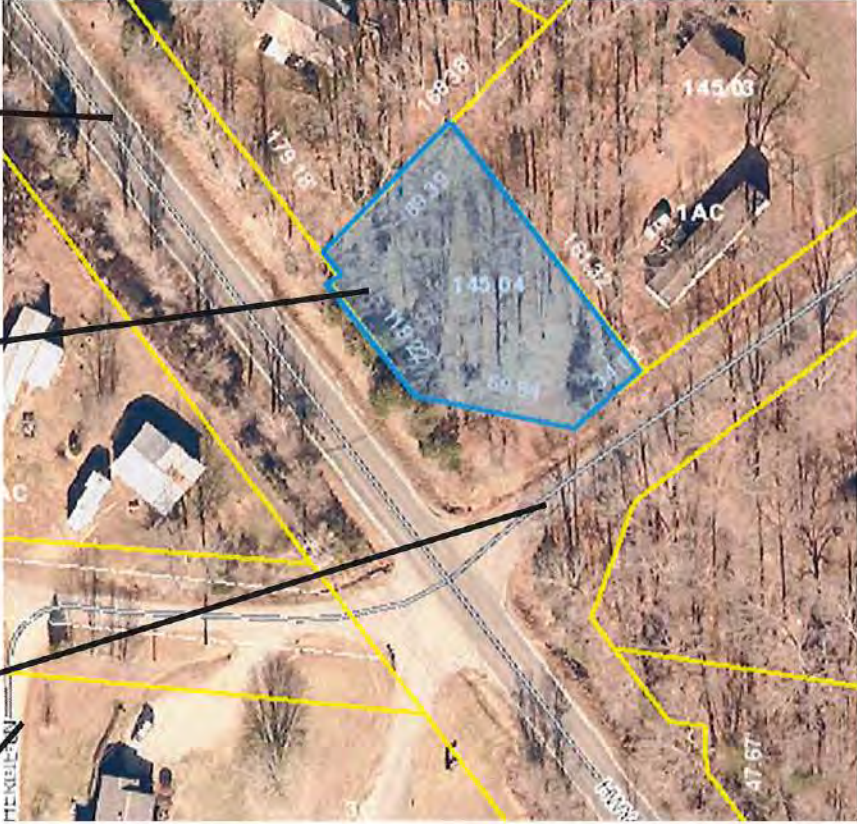
The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 0.31 acres of property consisting of Williamson County tax map 022, parcel 145.04 (Cleveland Lane), from RS-15 (Residential, Single-Family) to C-1 (Commercial), as requested by owner First Federal Bank with applicant Timothy Mangrum, Innovated Construction Co, LLC, and David Hudgins, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

Highway 96

Rezone 0.31 Acres
Current Zoning: RS-15
Requested Zoning: C-1
Cleveland Lane
Map: 022 Parcel: 145.04
Owner: First Federal Bank
Timothy Mangrum, Innovated
Construction Co, LLC, and
David Hudgins

Cleveland Lane

Herlie Lane



Approved by the Board of Commissioners:

Mayor

ATTESTED:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on:

In:

Publication



ORDINANCE No. 2022-07

AN ORDINANCE TO AMEND CITY OF FAIRVIEW ORDINANCE 667, TRACT 2, REZONING FROM RS-15 TO ANY COMMERCIAL ZONING CLASSIFICATION.

WHEREAS, City of Fairview Ordinance 667, Tract 2, is formally identified as Lot 1 of Leverette Subdivision, and

WHEREAS, Pursuant to City of Fairview Ordinance 667, Tract 2 is currently zoned RS-15 and is further deemed "Not A Buildable Lot" due to the lot being less than the 15,000 square foot RS-15 zoning classification minimum lot size, and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The designation of "Not A Buildable Lot" of Tract 2, Leverette Meadows Lot 1, formally identified in City of Fairview Ordinance 667 shall be void and no longer applicable to this tract if and whenever the tract is zoned to any City of Fairview commercial zoning classification, and

AND BE IT FURTHER ORDAINED, the designation of "Not A Buildable Lot" of Tract 2, Lot 1, formally identified in City of Fairview Ordinance 667 shall be applicable, in force and binding at any time this lot is zoned as any zoning classification other than commercial.

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Mayor

ATTESTED:

City Clerk

APPROVED AS TO FORM:

City Attorney

**CITY OF FAIRVIEW
RESOLUTION 06-22**



A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES (DIAMONDCREST)

Tax Map 070, Parcel 005.01

114.77 Acres

Fairview Boulevard @ Pinewood Road

Owner: Carl Walker III, Frank Walker, Anthony Walker

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Fairview Tennessee as follows:

- A. That a public hearing is hereby scheduled for 7:00 pm on March 3, 2022, at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

A tract or tracts of land consisting of 114.77 acres in the first civil district of Williamson County, Tennessee and being part of the same property conveyed to Carl Hershel Walker III, Frank D. Walker, and Anthony Benton Walker, as evidenced in deed book 4809, page 314, in the register of deeds office of Williamson County, Tennessee.

- B. That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.
- C. That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Observer, a newspaper of general circulation in such territory and the City of Fairview.
- D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be published in a newspaper of general circulation in the City of Fairview not less than fifteen (15)

days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.

- E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

SECTION 1: PLAN OF SERVICES

WHEREAS, TCA 6-51-102, as amended requires that a Plan of Services be adopted by the governing body of a City prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

Section 1. Pursuant to the provisions of **TCA 6-5-102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

Fire

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

Water

Water for domestic, commercial, and industrial use may be provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

Water for fire protection may be provided and water lines and fire hydrants will be installed by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

Any private, domestic, commercial, and industrial water sources shall be maintained by the land-owner and shall be constructed to meet the terms and standards for Williamson County and the State of Tennessee.

Sanitary Sewers

Sanitary Sewer Service may be serviced by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee does not provide this service.**

Where Sanitary Sewer Service is not provided, an individual sewer disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

Streets

The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

Inspection Services

Any inspection services now provided by the City will begin in the annexed area on the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

Street Lighting

Existing street lighting will continue to be maintained by the utility provider in the annexed area.

Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

The Fairview, Tennessee Municipal Planning Commission voted upon this Resolution as Follows:

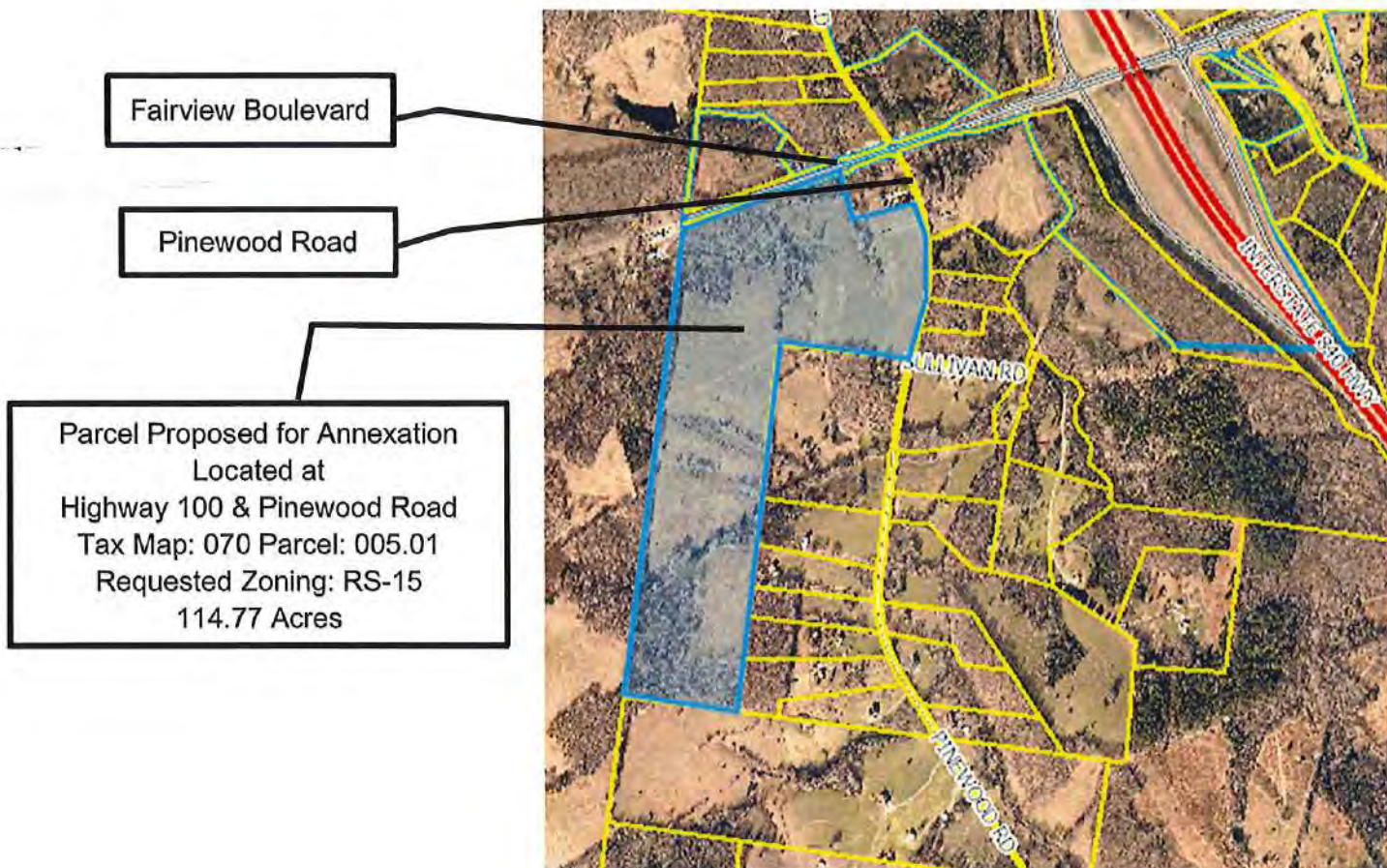
Aye 7, Nay 0, Not voting 2.

This Resolution was returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval x, Disapproval _____, No Recommendation _____.

City of Fairview, Tennessee, Municipal Planning Commission this the 14th day of September, 2021.

Planning Commission Chairman

SECTION 2: LOCATION MAP



WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Mayor

Date

ATTEST: City Recorder

Approved as to Form and Legality:

City Attorney

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 04-22



A RESOLUTION REQUESTING THE FAIRVIEW, TENNESSEE MUNICIPAL ELECTION BE HELD IN CONJUNCTION WITH THE NOVEMBER 8, 2022, PRESIDENTIAL ELECTION.

WHEREAS, The Presidential Election is scheduled for Tuesday, November 8, 2022, and,

WHEREAS, It is in the best interest of the citizens of the City of Fairview, Tennessee to have the Municipal Election for the City of Fairview, Tennessee conducted on the same date, Tuesday, November 8, 2022 and,

WHEREAS, the Administrator of Elections for Williamson County, Tennessee must have a Resolution from the Board of Commissioners for the City of Fairview, Tennessee relative to the said election and the Board of Commissioners for the City's desire to have the City of Fairview, Tennessee, Municipal Election conducted in conjunction with the Presidential Election to be conducted Tuesday, November 8, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

1. The Municipal Election for the City of Fairview, Tennessee, shall be conducted in conjunction with the Tuesday, November 8, 2022, Presidential Election.
2. The Newspaper for the publication of the required legal election notices is the Fairview Observer.
3. The City of Fairview, Tennessee, **Offices to be elected are Three (3) Members of the Board of Commissioners of the City of Fairview, Tennessee.** The qualifications for these offices are those required for election to the Office of Commissioner and are listed in the City of Fairview, Tennessee Charter Section C-20, Article 6-20-103 which states as follows: "A qualified voter of the city, other than a person qualified to vote based only on nonresident ownership of real property under §6-20-106(b), shall be eligible for election to the office of commissioner." Persons seeking to be elected to either of these Offices must not be prohibited from holding public office under any of the provisions of T.C.A. §8-18-101 those provisions are as follows: "All persons eighteen (18) years of age or older who are citizens of the United States and of this state, and have been inhabitants of the state, county, district, or circuit for the period required by the constitution and laws of the state, are qualified to hold office under the authority of this state except:

(A) Those who have been convicted of offering or giving a bribe, or of larceny, or any other offense declared infamous by law, unless restored to citizenship in the mode pointed out by law;

(A) Those against whom there is a judgment unpaid for any moneys received by them, in any official capacity, due to the United States, to this state, or any county of this state;

(C) Those who are defaulters to the treasury at the time of the election, and the election of any such person shall be void;

(D) Soldiers, sailors, marines, or airmen in the regular army or navy or air force of the United States; and

(E) Members of congress, and persons holding any office of profit or trust under any foreign power, other state of the union, or under the United States.”

4. It is understood and accepted by the City of Fairview, Tennessee that the qualifying deadline for both offices will be Thursday, August 18, 2022, at 12:00 Noon. Qualifying petitions will be available for candidates for these offices to obtain Monday, June 20, 2022.

5. The election for the three (3) seats will be a single election in which all election winners will be seated to four (4) year terms.

6. The City Attorney of the City of Fairview, Tennessee is authorized to communicate this Resolution regarding the City of Fairview, Tennessee, Municipal Election to be held in conjunction with the Tuesday, November 8, 2022, State of Tennessee General Election and is instructed to deliver a certified copy of this Resolution to the Williamson County Election Commission (Administrator of Elections) within Seven (7) days of its adoption.

Adopted this the _____ day of _____, 2022.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY