

**CITY OF FAIRVIEW  
 BOARD OF COMMISSIONERS  
 WORK SESSION MINUTES  
 AUGUST 1, 2024, 6:00 PM, CITY HALL**

Lisa Anderson, Mayor  
 Brandon Butler, Vice Mayor  
 Wayne Hall, Commissioner  
 Stuart L. Johnson, Commissioner  
 Chris McDonald, Commissioner  
 Tom Daugherty, City Manager  
 Patrick Carter, City Attorney  
 Rachel Jones, City Recorder

**Staff Present:** Tom Daugherty, Keith Paisley, Ethan Greer, Rachel Jones, Richard Ross, Bre Bailey, Kevin Chastine, Curtis Broadbent

<b>BOC MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>
Mayor Anderson	X (6:19)	
Vice Mayor Butler	X	
Commissioner Hall	X	
Commissioner Johnson	X	
Commissioner McDonald	X	

❖ **Call to Order by Vice Mayor Butler at 6:00 P.M.**

• **Items for Discussion:**

- Ordinance 2024-14, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning 37.52 (+/-) acres of property located at 2451 Fairview Boulevard, consisting of Williamson County Tax Map 046, Parcel 087.00, from CG (Commercial General) to RM-8 POD & RS-10 POD, Property Owner: Barkeast, LLC.**

**Discussion:** City Planner, Ethan Greer, opened the discussion by explaining that the Barkeast POD went before the Planning Commission on July 9<sup>th</sup>, 2024, and had a vote of 5-4 with a negative recommendation. Mr. Greer explained that Planning Commission member Jeff Pape emailed him and said based on continued discussion with the applicant and the changes that they are willing to make that Mr. Pape would like to see it move forward to the Board of Commissioners for their approval. Mr. Greer welcomed Mr. Kevin O'Brien with Quarterra, who is with the developer of this property. Mr. O'Brien explained that the changes that were made to the project were: the development decreased in density by 12%, lot sizes were originally 5,000 sq ft and now they are 8,200 sq ft, no straight rezone and is now PUD, lengthened driveways and a landscape buffer/landscaper perimeter was added. Commissioner Johnson explained that he really liked that the developer changed items and is willing to work with the city. Commissioner McDonald said that he agreed with Commissioner Johnson, but he recommended that this item go back to the Planning Commission since there were changes made. Commissioner McDonald asked if there would be any changes to the interior alley way roads. Mr. O'Brien advised that there would not be any changes and they are not proposing an alley. Commissioner McDonald explained that the width of the proposed right of way falls in the alley definition. Mr. O'Brien asked Mr. Josh Rowland with Kimley Horn to come forward. Mr. Rowland explained that they are proposing a private driveway not an alley. Vice Mayor Butler asked if there would be a list of variances that are being requested. Mr. Rowland said that it will be in line with the PUD and no variances from the PUD requirements. Vice Mayor Butler said the street is designed as an alley with 30 ft alleyways and does not meet sub regs. Mr. Rowland explained that they are not proposing an alley, this would be driveways and not for general use.

Mr. Greer referred to zoning ordinance 10-206.3 and explained that the parking requirement is a minimum of 390 parking spaces and this development will have 422 parking spaces. Mr. Greer referred to zoning ordinance 11-106.4 Joint Shared Access and this development will be required to have access easements from the public street access to each of the driveways. Mr. O'Brien stated that this development is not a subdivision. Mr. Curtis Broadbent explained to the Board of Commissioners that this property is not subdivided. Commissioner McDonald brought up discussion regarding 30 homes on a single access. Mr. Greer explained that after meeting with the Fire Chief and Fire Marshal that this meets the regulations per the 2018 International Fire Code and if it did not meet the 2018 International Fire Code then all units would need to be sprinkled. The secondary access point that is behind the property is only for emergency services. Mr. Greer explained that the Fire Chief and Fire Marshal were pleased with a secondary access point behind the property. Vice Mayor Butler reference to ordinance 10-201 and mentioned that the sidewalks and the roadway should be wider (roadway wider than 30 ft). Mr. Greer pulled up the site plan for everyone to view and Commissioner Johnson proposed to put this item back on the Planning Commission agenda for the August 13<sup>th</sup>, 2024, meeting that way there would not be a delay for the applicant. Mayor Anderson thanked the applicant for attending the work session and providing information for everyone.

❖ **Adjournment by Mayor Anderson at 6:42 P.M.**

  
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Rachel Jones, City Recorder