

**CITY OF FAIRVIEW  
 BOARD OF COMMISSIONERS  
 REGULAR MEETING MINUTES  
 SEPTEMBER 5, 2024, 7:00PM, 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, Rachel Jones, Keith Paisley, Bre Bailey, Patrick Carter, Ethan Greer, Richard Ross

1. **Call to Order @ 7:02 P.M.** – Mayor Anderson
2. **Roll Call** – Rachel Jones, City Recorder

	PRESENT	ABSENT
Mayor Anderson	X	
Vice Mayor Butler	X	
Commissioner Hall	X	
Commissioner Johnson	X	
Commissioner McDonald	X	

3. **Prayer and Pledge** – Vice Mayor Butler
4. **Mayor Comments** – Mayor Anderson welcomed everyone to the meeting. Mayor Anderson reminded everyone to help keep Fairview beautiful and that the city has hired a new codes enforcement officer. Mayor Anderson explained that the codes enforcement officer will enforce grass height and will also be looking for temporary signs that are not permitted. Mayor Anderson stated a sign permit can be obtained online through the IDT website and for any assistance contact the planning and codes office. Mayor Anderson stated that Williamson Inc will host an event at City Hall on September 24<sup>th</sup> from 9am -10:30am where City Manager, Tom Daugherty, Mayor Anderson, and TDOT will speak. Mayor Anderson also informed everyone that on September 11<sup>th</sup> at 6:30pm the planning department will host an event at City Hall called Zone Fairview to begin the process for the city’s new Zoning Ordinance. Mayor Anderson gave an update on the progress of the City Center development stating they are completing the project in phases and will begin the next phase soon. Mayor Anderson also gave an update on Uncle Lennys restaurant stating it is scheduled to open the middle of September. Mayor Anderson stated the 30<sup>th</sup> anniversary of the Friends of Bowie celebration will be on September 24<sup>th</sup> beginning at 11am at the nature center.
5. **Approval of the Agenda**

Commissioner Johnson stated that after learning some information at the Town Hall meeting and seeing Vice Mayor Butler’s list of concerns, he spoke with the developer for the Barkeast project and let them know he does not support their plan as presented which subsequently lead the developer to consider making changes to their plan. Mr. Carter stated he had received an email from the Barkeast representative, Josh Rowland, stating they are asking for more time to work on their plan to hopefully make it a plan that the BOC and community can support. Mr. Carter stated the developer has requested this item be removed from the agenda and deferred for sixty days. Mr. Carter also stated the developer has agreed to reimburse the city for any publication cost related to this project. Commissioner Johnson thanked the developer for deciding to work with the board and the community. Vice Mayor Butler stated in his opinion to capture a plan that meets the requirements that substantial changes will need to be made and questioned if this project will need

to be presented back to the Planning Commission. Mr. Carter suggested waiting to see what the changes include and stated to reset this item for sixty days to see what the changes are and what the planning department recommends. Vice Mayor Butler also asked if TDOT will review the new plan. Mr. Greer replied yes. Mayor Anderson stated it will be great to get TDOT involved.

**Motion to approve the agenda removing items 10. B. 1 & 2:** Commissioner Johnson  
**Second:** Commissioner Hall

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler		X		
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
<b>MOTION PASSED 4-1</b>				

**6. Citizen Comments**

A. Kevin O'Brien – 9005 Overlook Blvd, Brentwood TN

**7. Public Announcements, Awards, Recognitions**

A. **City Events** – Richard Ross, Community Relations Coordinator

**8. Staff Comments and Monthly Reports**

A. **City Manager Comments** – Tom Daugherty, City Manager

**9. Consent Agenda**

A. **Minutes from August 15, 2024, Board of Commissioners Work Session.**

B. **Minutes from August 15, 2024, Board of Commissioners Regular Meeting.**

**Motion to approve:** Commissioner Johnson

**Second:** Commissioner McDonald

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
<b>MOTION PASSED 5-0</b>				

**10. Old Business**

A. **Rezoning - Southeast corner of the intersection of Fairview Boulevard and Cumberland Drive**

1. **Public Hearing** – No Speakers

2. **Second and Final Reading, Ordinance 2024-13, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning 5.60 (+/-) acres of property located at the Southeast corner of the intersection of Fairview Boulevard and Cumberland Drive, consisting of Williamson County Tax Map 046, Parcel 108.05, from RS-40 (Single Family Residential) to CMU (Commercial Mixed Use Zoning District), Property Owner: S&W Fairview Partners. (City Planner)**

**Motion to approve:** Commissioner Johnson  
**Second:** Commissioner McDonald

**Representative:** Hunter Dale, Dale and Associates

**Discussion:** Mr. Greer stated this property is located at the corner of Cumberland Drive and Fairview Blvd. Mr. Greer stated this project received a unanimous vote for approval at the Planning Commission and Board of Commissioner 1<sup>st</sup> reading. Mr. Greer stated the 2040 plan designates this property as transition corridor which notes appropriate land uses as single family detached residential and office and civic institutional. Mr. Greer stated given the location of this property at the intersection of two primary roadways and the upcoming intersection improvements which will include signalization the applicant feels this property is well suited for a commercial development. Mr. Greer stated staff investigated other future land use categories in the general area to determine how the 2040 plan designates other properties along Fairview Blvd located at intersections. Mr. Greer stated each intersection in the area is surrounded by properties designated as commercial center. Mr. Greer stated given the other intersections are designated as commercial center and the intersection of Cumberland Drive/Fairview Blvd is not the 2040 plan seems inconsistent, and he stated additionally the intersection of Cumberland Drive/Fairview Blvd will be better suited to handle traffic due to the proposed improvements. Mr. Greer stated this rezoning received a favorable recommendation from staff.

	YES		NO	ABSTAIN	RECUSE
Mayor Anderson	X				
Vice Mayor Butler					X
Commissioner Hall	X				
Commissioner Johnson	X				
Commissioner McDonald	X				
<b>MOTION PASSED 4-0 (1 Recusal)</b>					

**B. Rezoning - 2451 Fairview Boulevard**

1. Public Hearing
2. Second and Final Reading, 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. (City Planner)

**\*\*REMOVED FROM AGENDA\*\***

**11. New Business**

- A. Resolution 40-24, A Resolution authorizing the mayor to execute an agreement between Kimley-Horn and Associates, Inc. and the City of Fairview, Tennessee. (City Manager)

**Motion to approve:** Commissioner Johnson  
**Second:** Commissioner Hall

**Representative:** Anneka Gilliam, Kimley-Horn

**Discussion:** Mr. Daugherty explained this contract will provide design, engineering, and architectural services for the Historical Village project. Ms. Gilliam explained the goal is to provide the design and potential costs for this project and also look at grant opportunities for funding. Mayor Anderson stated she is excited for future events at Historical Village and envisions having a farmers market and an outdoor theatre. Vice Mayor Butler stated this will be an initial \$100,000 investment and asked Mr. Daugherty if they city is prepared to take on the final cost of this project. Mr. Daugherty replied the initial \$100,000 will be a bond expenditure and will not come out of the operating account. Mr. Daugherty also stated the city will be working with Kimley-Horn on funding opportunities and grants. Mayor Anderson stated there are several grants available the city can apply for. Commissioner Hall stated there are grants available for farmers markets and that Middle Tennessee Electric offers grants for sidewalks. Commissioner McDonald asked what the timeline is for this portion of the design phase. Ms. Gilliam explained there will stakeholder meetings and public outreach meetings before completing the design and hopes to have plans and 3D imagery completed before year end.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
<b>MOTION PASSED 5-0</b>				

**B. Resolution 41-24, A Resolution authorizing the mayor to execute an amendment to the work order between Ragan Smith Associates, LLC and the City of Fairview, Tennessee. (City Planner)**

**Motion to approve:** Commissioner McDonald

**Second:** Commissioner Johnson

**Discussion:** Mr. Greer explained the previous contract with Ragan Smith for the Northwest Hwy realignment project and intersection has come to fruition and they have submitted to the city their preliminary design. Mr. Greer stated this amendment is the next step in the process which includes final development plans, right of way development plans, right of way acquisition, and the bidding phase. Mr. Greer explained this amendment is an extension to the original contract that was signed previously. Vice Mayor Butler asked Mr. Greer which section of road this will apply to. Mr. Greer replied this is the portion the city has acquired property for, the section where Northwest Hwy intersects with Hwy 96. Mr. Greer stated the project will begin between 7353 Northwest Hwy and 7355 Northwest Hwy and go out to Hwy 96. Mr. Greer stated the city project will end about 150 feet shy of the Bellehaven property frontage along Northwest Hwy. Mr. Greer stated for this section of improvements the cost estimate is 4.9 million which includes a signalized interchange onto Hwy 96. Commissioner McDonald asked Mr. Daugherty if these funds will come from the money set aside for culvert replacement and paving. Mr. Daugherty replied this is separate, the culverts are ARPA funds and that 5 million has been allocated for this intersection. Mayor Anderson asked Mr. Greer if the intent was to complete this entire project all together. Mr. Greer replied it would be appreciated and more cost effective to complete this project all together however there is

a lack of funding from a developer. Mayor Anderson asked Mr. Greer if there is more than one developer involved in this project. Mr. Greer replied there are two developers involved. Mayor Anderson asked if one of the developers has decided to contribute to this project. Mr. Greer replied one developer plans to build their piece of Northwest Hwy going through their development. Mayor Anderson asked Mr. Greer if he foresees the other developer coming back to ask if they can do their portion. Mr. Greer replied currently that is a condition of approval put on their project by the Planning Commission to seek a development agreement with the Board of Commissioners for roadway improvements along Northwest Hwy.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
<b>MOTION PASSED 5-0</b>				

**12. Roundtable: Mayor and Commissioners**

**Commissioner McDonald** – Commissioner McDonald thanked everyone for coming out and reminded everyone to please reach out with any questions or concerns.

**Commissioner Johnson** – Commissioner Johnson thanked everyone for attending and thanked Chad Warren for speaking with him and stated he hopes that Mr. Warren can get a group of citizens together to speak with the developer for the Barkeast project.

**Commissioner Hall** – Commissioner Hall thanked everyone for coming out and also thanked all city staff.

**Vice Mayor Butler** – Vice Mayor Butler thanked everyone for attending and reminded everyone to come out to the Zone Fairview meeting on September 11<sup>th</sup>.

**Mayor Anderson** – Mayor Anderson thanked city staff and reminded everyone to reach out with any questions or concerns. Mayor Anderson stated she appreciates everyone coming out and coming together as a community.

**13. Adjournment @ 8:00 P.M.** – Commissioner Johnson

  
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 Rachel Jones, City Recorder