

MUNICIPAL PLANNING COMMISSION MINUTES

**January 14, 2025, Meeting at 6 PM
Work Session**

**David Manger, Chairman
Lisa Anderson, Mayor
Chris McDonald**

**Hayley Schulist
Salvatore Cali
Jeff Pape**

**Will King
Shonda Schilling
LaRhonda Williams**

Staff present: Tom Daugherty, Ethan Greer, Bre Bailey, Marisa Howell, Josh Hogan, Jade Antolec, John Gunn

- **Mr. Magner called the Work Session to order at 6:00 PM**

Items for Discussion: KINGWOOD MASTER DEVELOPMENT PLAN

Discussion: Allison Corolla with T-Square Engineering represents the developer. Mr. Magner stated the last meeting discussed several variance requests and asked for a recap of those variances. Mr. Greer read the request for variances. Mr. Magner asked Ms. Corolla if she had results from the percentage of disturbance greater than twenty percent. Ms. Corolla stated the percentage of total disturbance is fourteen percent. Mr. Magner asked Ms. Corolla if there was any remedy for the reduction to the forty-foot wall. Ms. Corolla stated they were unable to toy with those elevations, but they will get looked at again during construction plan phases for the exact elevations and height. Nathan McVey with T-Square stated there were some options that he wanted to present to the board. Mr. McVey stated there will not be a solid wall, there is a conveyance there, so a box bridge with spring walls or a span bridge is considered if it is cost effective. Mr. McVey stated there is water going through the conveyance and the water will have to go through. Mr. McVey stated another option would be to make some private roads after the creek crossing and make the roads private so the city would not have to maintain the wall or roads in that area. Mr. Greer asked for Mr. McVey to go over the four exhibits that have been brought forth. Mr. McVey explained on the first exhibit is a colored map of the land. Mr. McVey showed the parts that will be deeded to WADC for a pump station. Mr. McVey showed the northside of the area near the hook, coming in from Kingwood Subdivision is an improved open area for a top lock and then shows the area for a walking trail. Mr. McVey then explained the second exhibit that shows the landscape buffer on the west side of the site. Mr. McVey stated this shows views of placement of the buffer to help with the headlight concerns. Mr. McVey then showed the third exhibit of the tree canopy that is to be retained. Mr. McVey stated they wanted to keep as many trees as they could, considering all of the steep slopes in the area. Mr. Magner asked about the additional buffering. Mr. Magner asked about a T location on the map. Mr. Magner asked if the buffering would be at one T location or both T locations. Ms. Corolla stated both T locations are covered. Ms. Corolla stated the south T is an additional buffer and the existing is already approved with the Cedarcrest Subdivision. Mr. Magner asked if this would be included in the submission in the later planning commission meeting. Ms. Corolla stated the exhibits were for the work session but would be happy to include the exhibits in a resubmittal if approved. Mr. McVey stated the exhibits will be included in the construction plans as well for final approval. Mr. McVey explained the last exhibit that shows all the surrounding areas to this development and the access points. Mr. Pape asked what material the walls will be made of. Mr. McVey stated segmental block will be the first option. Mr. Pape stated looking at both places where the wall crosses the stream, he has concern about the constructability and is not sure how this will work. Mr. Pape stated reinforced concrete poured walls will probably be too expensive. Mr. Pape asked if hydrology had been done to size the culvert underneath the walls. Ms. Corolla stated they have not preliminarily sized that and that it is a portion of flood plain and further calculations and analysis will be completed. Mr. Pape

stated the culvert is big and the material will not be cheap. Mr. Pape stated the easier thing to do is bridge over both streams and that would also cause less disturbance. Mr. Pape asked if there had been a plan that avoided the twenty percent slope. Ms. Corolla stated the location of twenty percent slopes are around the streams and without disturbing the streams there is no way to access the site. Mr. Pape stated his concern is that the environmental and slope regulations are in place for a reason, and he feels there should be no reason to grant variances to have so much disturbance on a site. Mr. McDonald asked if the portion of the subdivision beyond the bridge is asking for a different variance for the number of properties. Mr. McVey stated yes, it is max thirty and we are showing thirty-nine. Mr. McVey stated the homes will be on a sprinkler system for fire protection. Mr. McDonald stated that looking at this area from a bird eyes view, it seems practical but when the lots change from bigger lots to smaller lots then back to bigger lots, the smaller lots seem like an odd place to slim in smaller units that will connect to the bigger lots. Mr. McDonald stated there is concern about the walls and building the walls will be a challenge. Mr. McDonald stated to ask for the variance change, request for making the walls fit is asking a lot and he has several issues with this situation. Mr. Magner asked what the speed limit change will be at the curve. Ms. Corolla stated the city ordinance specifies twenty-five and we will change the speed limit for the curve to twenty for safety. Ms. Corolla stated she wanted to note that eighty percent of the traffic will be coming through the Cedarcrest subdivision. Mr. McVey stated the reason for the variance request is to meet the speed limit requirements for the curve. Mr. Magner asked if the curve was level or was there any incline. Ms. Corolla stated there is about three to four percent incline. Ms. Corolla stated staff discussed if this was a feasible access point, staff did decide on the access point and we are trying to accommodate staff and the Fire Marshall. Mr. Greer stated the access point to the back side of Kingwood was requested by Fire Chief Hughes to bring Kingwood into compliance by having two points of connection to get to the existing Kingwood subdivision. Mr. McVey stated one variance is for sidewalk. Mr. McVey stated the typical city section requires a sidewalk with a five-foot grass strip. Mr. McVey stated they were open to any solution; one would be putting the sidewalk where it needs to go according to the plan with it being tucked in closer to the pavement or eliminating sidewalk on the hook. Mr. McVey stated Kingwood does not currently have sidewalks so there will not be anything connected there. Mr. McVey states the sidewalks could be internally. Ms. Corolla stated one concern was to keep the same pavement and curb and gutter with Kingwood. Mr. McVey stated he wanted the boards thoughts on the sidewalk location or the removal of sidewalk on that location. Mr. Pape stated since eighty percent of the projected traffic will come from Cedarcrest, is there a way to only come in that way and not have any other connections and develop some of that property and not disturb the twenty percent slopes. Ms. Corolla stated that the Fire Marshall states that having the connection from Kingwood would bring Kingwood up to compliance. Mr. Pape asked if there was a way to only come in from Cedarcrest, do less lots but have bigger lots and have less density and avoid the twenty percent slopes. Ms. Corolla stated that there would still be twenty percent slopes but not as many. Mr. Pape stated he feels there is too much happening on this property and if it requires variances, there is probably a reason there are challenges with it. Mr. McDonald stated he agreed with Mr. Pape, and if the lots were larger, it may be easier to work with. Mr. McDonald asked if the homes were going to be slab-style homes because that is typically not the ideal product to put on this style of lots. Mr. McDonald stated this is a challenging lot and most likely not best for the city. Casey Keister with Meritage homes stated he appreciated all the conversation regarding this subdivision. Mr. Keister stated T-Square has discussed a few of the variances and is willing to change it how the board would like it. Mr. Keister stated to move forward he would like to get an idea of what the board would like to see to develop in Fairview. It is hard to not disturb twenty percent slopes due to the topography here. Mr. Keister stated they are trying to be efficient and smart with how this is laid out. Mr. Magner stated he feels the developer has noted the board's concerns and he has concerns about the density. Mr. Magner stated he feels this density layout would be better in a flat area and not with this type of topography. Mr. Manger has concerns about the traffic in this area and asked if the traffic study was completed with the projected use of traffic and not the current. Mr. Greer stated the traffic study T-Square completed does reflect Cedarcrest being a primary access point. Mr. Greer stated most of the traffic would access Hwy 100 coming into the subdivision instead of Old Nashville Road. Mr. Greer stated the 2040 Plan lays this out as a transition subdivision area and with Meritage Homes also building the

Cedarcrest development, the Cedarcrest development would be the higher density piece followed by the lower density piece to get further off Highway 100. Mr. Magner asked what the split of the traffic volumes between the two different entry points. James Ensley with T-Square Engineering stated there was about an eighty percent split going through Cedarcrest and twenty percent going through Kingwood. Mr. Ensley stated the thought process is people would find the easiest way in and out once they get adjusted to the area which would probably be the Cedarcrest access due to the right turn lane that TDOT required and then to a left turn lane that is already there. Mr. Ensley also stated the distribution of traffic volumes in the traffic study were based on existing traffic volumes and the projected volumes of how people would travel from their homes. Mr. Pape stated he feels that just because the 2040 Plan suggests how the area should be zoned, it is still up the planning commission to decide what fits best for the land. Mr. McVey stated the north part of this site is residential transition neighborhood, the max zoning it RS-15 down to RM-8 with a PUD, so if the plans were changed to R-20, it would not be compliance with the comp plan for that section. Mr. McVey stated the highest zoning from that section was applied for this design. Mr. Pape stated he didn't open the map he went by the staff report regarding the zoning which is medium density residential. Mr. Pape said for the developers to feel free to bring in a plan that matches that for the north part of the site. Ms. Corolla stated the intention was to come from townhome residential then transition to single family homestyle. Ms. Corolla stated T-Square didn't op for RM-8 or other higher density zoning and is exceeding the R-15 required density and trying to find a happy medium on the density that will work with this site. Mr. McDonald stated seeing what is on the plans make sense but for him personally he feels as you get further back those lots should be larger, especially knowing the plans of the other subdivisions and the lots that are in Kingwood. Mr. Greer showed the zoning map and read the 2040 Plan for that area. Ms. Corolla stated the intention was to keep out of the steep slopes but would be open to potentially extending some of the slopes back if this is something that the board is requesting. Ms. Corolla stated doing that would make those lots meet the R-20 and that would be marrying the two zones. Mr. McDonald stated he feels that if the acres were a half-acre lots that would eliminate some of the variance request and he has concerns about the density. Mr. Pape stated a true POD is to mix the different sizes but due to the topography this is a difficult area. Mr. Keister thanked the board for having these discussions and felt this was very beneficial for this project and future projects. Mr. Keister stated he is willing to look at the plans and look at the plot sizes. Mr. Magner stated he agrees with looking at the southern part of the plans, but he personally feels it all needs to be looked at. Mr. Magner states his concern about the density. Mr. McDonald thanked the developer and engineering company for having this conversation regarding this plan. Mr. Magner thanked them as well and stated the dialog was very beneficial and that is the type of development coming to Fairview and hoped other developers would follow this approach. Mr. Keister stated he always wants to be partners and have dialog with staff and be able to work with cities.

- **Adjourned by Mr. Magner at 6:42 PM**

[Marisa Howell](#)

Marisa Howell, Community Services Assistant