

MUNICIPAL PLANNING COMMISSION MINUTES

August 13, 2024, Meeting at 7 PM

David Magner, Chairman
Hayley Schulist, Vice Chair
Lisa Anderson, Mayor

Chris McDonald
Salvatore Cali
Will King

Shonda Schilling
LaRhonda Williams
Jeff Pape

Staff present: Tom Daugherty, Rachel Jones, Marisa Howell, Patrick Carter, Ethan Greer, Bree Bailey, Patti Carroll, Will Owen, Jamey Meadows

- **Call to order by: Mr. Magner at 7:00 PM**
- **Roll Call by Rachel Jones, City Recorder**

	PRESENT	ABSENT
Mr. Pape		X
Mr. McDonald	X	
Mr. Cali	X	
Ms. Schulist	X	
Mr. Magner	X	
Mayor Anderson	X	
Mr. Schilling	X	
Ms. Williams	X	
Mr. King	X	

- **Prayer & Pledge led by: Mr. Magner**
- **Approval of Agenda**

Motion to approve: Ms. Williams
Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 8-0					

- **Citizen Comments**
 1. Jessica Ford – 7208 Dogwood Drive
 2. Ashlee Wall – 7134 Glenhaven Drive
 3. Craig Cropper – 2480 Fairview Blvd
 4. Chad Warren – 7114 Glenhaven Drive
 5. Carolyn Roberts – 7123 Donald Wilson Drive
- **Approval of Minutes – July 9, 2024, Regular Meeting**

Motion to approve: Mr. Cali
Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 8-0					

- **Old Business**

1. **PC Resolution PC-29-24, Reconsider Rezoning and Master Development Plan, Barkeast Fairview, 37.52 Acres, Map: 046, Parcels: 087.00. Current Zoning: CG Proposed Zoning: RM-8 POD and RS-10 POD. Property Owner: Barkeast, LLC.**

Motion to approve: Mayor Anderson
Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali		X			
Ms. Williams	X				
Mr. King		X			
Ms. Schulist	X				
Mr. McDonald		X			
Mr. Magner		X			
Mr. Pape					X
Ms. Schilling	X				
VOTE 4-4 (NEUTRAL RECOMMENDATION)					

Staff Report: Ethan Greer, City Planner

Representatives: Jason Holleman, Attorney – Kevin O’ Brien, Quarterra – Josh Rowland, Kimley-Horn

Discussion: Mr. Magner reminded everyone that the Planning Commission gives a favorable or a non-favorable recommendation to the Board of Commissioners then the Board of Commissioners takes the responsibility of either approving or denying the submission. Mr. Magner gave a quick recap of this project stating that the project was reviewed at the July 9th Planning Commission meeting and received a non-favorable recommendation for approval by a vote of 5-4. Mr. Magner stated he did not see any revisions in his packet that was provided or see any revisions in the submission that differ from what was voted on at the July 9th meeting. Mr. Greer stated the staff report provided is the same report that was presented on July 9, 2024. Mr. Greer stated the applicant has provided a document (attached) showing the effective lot sizes and the buffer area. Mr. Greer stated this document was also provided to the Board of Commissioners at the August 1, 2024, meeting and after reviewing and having discussion the Board of Commissioners felt it was necessary for this project to come back to the Planning Commission for a second review. Mr. Holleman stated the developer has tried to respond to the comments and recommendations that was suggested at the July 9th meeting. Mr. Holleman stated from the

public comments the main concerns are traffic and density. Mr. Holleman stated a traffic study has been completed and calls for the construction of a left turning lane into the development. Mr. Holleman clarified that this developer has decreased the density of this development by 41%. Mr. Holleman stated in response to the city's comments the developer has increased the length of the driveways by 5 feet to accommodate longer vehicles and increased the lot size from 5,000 square feet to 7,000 square feet. Mr. Holleman stated the developer has also shifted to a POD which is what is called for in the 2040 plan. Ms. Williams asked for clarification on stormwater management and asked for the developer to elaborate more on the economic advantages this development will have on the community. Mr. Rowland replied there are no stormwater controls today for this property but with development the state will regulate requirements and detention ponds will be installed. Mr. O'Brien stated this development will have several amenities that will provide retail accommodations. Mr. King asked Mr. Owens about the chart on page 28 of the traffic study that details no build verses build densities. Mr. Owens stated of the locations evaluated in the traffic study there are some that do result in a degradation in the level of service. Mr. Owens gave the example of the Fairview Blvd/Crow Cut/ Cumberland intersection having a no build AM peak delay of 139 seconds and a build AM peak delay of 294 seconds. Mr. King asked if the traffic study accounts for any additional traffic from ongoing developments in the area. Mr. Rowland replied they do factor in background traffic growth. Mr. King stated a lot of these intersections already have an F rating and this development will add a lot of density to this area so for him its hard to give a positive recommendation for something that is already a trouble area. Mr. King asked Mr. Owens for clarification regarding the private drives listed on the plans. Mr. Owens replied the intention is to maintain the multifamily area as a singular parcel of single ownership and the internal drives that is shown will be internal access drives to a single parcel. Mr. Owens stated those drives aren't private roads with associated easements or right-of-way but are internal driveways accessing those units. Mr. Owens stated there is a requirement in the zoning ordinance that requires internal drives to be built to the geometric standard of city streets. Mr. Owens stated the expectation would be that there is no application of right-of-way width, but the paved width and sidewalk requirements would be applicable at the next review stage when a site plan comes in for the multifamily area. Mr. King clarified that this development would have to comply with city street standards if it is planned to be platted into separate properties. Mr. Owens replied that is correct, if the individual units are desired to be owned individually independent of each other then those drives would become private roads, and the standard will apply. Mr. King stated it currently does not meet the standard and Mr. Owens replied it does not. Mr. McDonald clarified that the townhome section of this development is all viewed as one lot so the roads do not have to follow the sub regs so as this development currently sits it will be rentals. Mr. McDonald stated in order to sell the units the lots would have to be subdivided and follow the sub regs. Mr. Owen stated that is correct, that staffs review standard would change and be reviewed against the sub reg requirements. Mr. Magner stated the density of the surrounding area as it abuts to the adjacent neighbors was requested to be less dense that what is being presented. Mr. Mager stated this entire property is currently zoned commercial and in his opinion this development reduces the percentage of commercial opportunities. Mayor Anderson stated there is a "water feature" in the middle that goes all the way through the plan, which restricts the amount of commercial space that you can have. Mayor Anderson also stated that this development has a 20 foot buffer with trees that will separate properties from this development. Mayor Anderson stated the single family homes will be sold. Mayor Anderson also stated she gets several calls from people looking for rentals and the current inventory is low. Mayor Anderson said in her opinion a variety of options is needed and she is in favor of this project and thinks it will be good for the community. Mr. Magner showed concern about the buffer of trees losing their leaves and parking being in the front of the townhomes. Ms. Schilling asked the number of townhome units. Mr. O'Brien replied 195 down from an initial 210. Mayor Anderson stated she realizes the traffic issues on Hwy 100 and the city is currently working on an alternate route that will go from Crow Cut to Hwy 96. Mayor Anderson also stated the traffic light at Crow

Cut/Cumberland has been approved by TDOT and will be completed in the next few years. Mr. McDonald asked about the process of subdividing in the future. Mr. Owens replied it would involve having an amended POD come back to the Planning Commission. Mr. Carter reminded the Planning Commission members they are an administrative body (appointed, not elected), and they are called upon to make a recommendation to the legislative body that can consider discretionary type items. Mr. Carter stated the Planning Commission members need to look at the 2040 plan and other city standards that are applicable and decide if this plan meets them or not and if it does not meet them they should not recommend it for approval and if they find it does meet them then they should recommend it for approval.

- **New Business**

1. **PC Resolution PC-31-24, Site Development Plan, Lazestar, INC , 14.76 Acres, Map: 023, Parcel: 053.00. Current Zoning: IR. Property Owner: Lazestar, INC.**

Motion to approve: Mr. Cali

Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Ethan Greer, City Planner

Representative: Louis Sloyan, T-Square Engineering

Discussion: Mayor Anderson stated it is exciting that Lazestar is coming to the Fairview community noting that they are a wonderful company who supports the Fairview High School mechatronics program. Mayor Anderson also stated the requested above ground detention pond will not be visible from the street and the payment in-lieu of tree replacement will help the tree bank fund continue to grow.

- **Bonds and Letters of Credit – None**

- **Reports for Discussion and Information**

- **City Planning Staff** – Mr. Greer thanked the Planning Commission members for their continued dedication and working through all the challenges over the past few months. Mr. Greer also thanked the community for coming out and reminded everyone they are always welcome to stop in at the planning office if they have questions.
- **City Manager** – Nothing
- **City Engineer** – Mr. Owen noted that moving forward there will be changes to the “certification block or statement” that is required on Master Development Plans for PODS in order to clarify that all deviations must be specifically listed in words under the certification.
- **City Attorney** – Nothing

- **Planning Commission Roundtable**

- **Adjournment – Motion to adjourn by Mr. Cali at 8:26 PM**

Rachel Jones

Rachel Jones, City Recorder

EFFECTIVE LOT SIZES (INCLUDING BUFFER AREA)

- MINIMUM LOT SIZE - 8,232 SF
- MAXIMUM LOT SIZE - 17,244 SF
- AVERAGE LOT SIZE - 9,850 SF

SINGLE FAMILY LOTS 1-42 FRONT-LOAD GARAGE

