

Town of Chapel Hill, Tennessee

Planning Commission Minutes

Monday, March 28, 2022 6:00 PM

The Town of Chapel Hill Planning Commission held their regular monthly meeting March 28, 2022, 6:00 pm at Town Hall, 4650 Nashville Highway, Chapel Hill, TN.

The meeting was called to order at 6:00 pm with members present: Mayor Faulkenberry, Chairman Marion Joyce, Secretary Stacey Booker, Member Isaac Zimmerle, Town Attorney Todd Moore, and Town Administrator Danny Bingham.

Approval of Minutes – A motion was made by Mayor Faulkenberry to approve the minutes. The motion was seconded by Isaac Zimmerle, with all voting Aye.

Public Comments – None

Agenda Items –

- **Heritage at Chapel Hill Townhomes – request for rezoning.** Dave Ferlesi spoke regarding rezoning behind Dollar General. This is currently zoned as B-2 and Mr. Ferlesi requested this be rezoned to B-3. Todd Moore will do an Ordinance to present at the next BOMA meeting. This is for Map 26, Parcel 12.03. Isaac Zimmerle made a motion to pass as favorable rezoning request until BOMA passes. The motion was seconded by Stacey Booker, with all voting Aye.
- **Dollar General Development Review – for discussion purpose.** Danny Bingham advised Turner & Associates will be representing. Proposal is for a standard size Dollar General. We will keep the other two Dollar General stores. Danny Bingham asked if this will be an all brick structure and Mr. Turner advised this can be done. Discussed landscape buffer next to other business next door. A need for a fence was discussed in lieu of trees to keep limbs from falling into yards. Dollar General will need to comply with regulations. A discussion will need to take place to review water retention to make sure of water flow. The proposal is subject to engineer review. Steve Foster is present from Hethcoat. Stacey Booker made a motion to approve with review by everyone (including elevation and landscaping). The motion was seconded by Mayor Faulkenberry, with all voting Aye.

- **Brian Holcomb with M2 Group Construction – Preliminary Plat & Preliminary Construction Plan Submittal.** Joseph Daugherty, Ezell Farms Development, 416 N Horton Pkwy. There are 12 lots associated with this development. Reviewed preliminary set of plans. Discussed installation of lift station, grinder pumps, etc. Pumps will be the homeowner's responsibility – not the City. Isaac Zimmerle made a motion to approve subject to engineer review and plat approval. The motion was seconded by Stacey Booker, with all voting Aye.
- **Spring Creek Farms, Phase 2, Section 2 – final plat and discussion of engineering notes.** Danny Bingham suggested the engineers get together and discuss. Mr. Foster went through and made notes. There is no one here to represent Spring Creek Farms. Isaac Zimmerle asked about cost in regard to current inflation of goods. Discussed if PUD was approved for this development. There will be 30 feet between buildings. Need to review the site plan for approval. Discussed retention ponds. It was decided to table this discussion. Isaac Zimmerle made a motion to table this. The motion was seconded by Mayor Faulkenberry, with all voting Aye.
- **Jeff Goff – residential development of 202 Hastings Street – preliminary plat & discussion of development of property with apartments.** This is a ½ acre lot. Discussed split lot; shared driveway; easement, R-2 zoning. The new residence on property will require tap fees and capacity fees. When Mr. Goff comes back for plat approval, a BZA meeting will need to be scheduled to get variance to waive sidewalk. This can go to final plat and come back for approval. Easement information will need to be shown on the plat. Todd Moore advised the BZA meeting will need to be advertised in the paper ten days prior to the meeting. Discussed expanding the Horton Highway lot to multi-family. This will need a 50 ft setback from highway. If the current zoning is B-2, it will need to be rezoned. Each unit would need separate tap fees, etc. Discussed brick requirements. Discussed PUD overlay.
- **Update on fee schedule and possible increase to tap fees for water and sewer.** Danny Bingham is still working on this. We will leave this open and table it until the next meeting.
- **Other Business -** Las Fiestas wants to put a planter up on sidewalk in front of their sign to keep the sign from being hit. All voted Aye.
- **Other Business –** Tom Benz, discussion of requirement to add 1000 sq ft structure to property located at 5453 Nashville Highway for use as office/apartment. This property is residential zoned. Will need owner permit and may need water tap. There is nothing for the Planning Commission to approve regarding this.

- **Other Business** – discussed Jon Helmick coming in with a question regarding grinder pumps in lieu of septic. Mr. Helmick was told it was OK and then was told by Tommy Whaley with Marshall County Utilities that we cannot do this. Engineers were supposed to give us a report. Chad Dennis advised the problem has been resolved. Any future requests need to be referred to engineer.
- **Other Business** – discussed preferred bonds and maintenance bonds. Todd advised Planning Commission needs to review existing Letters of Credit and Bonds before any release. PC needs to give BOMA notice of what is going on, but PC will have final decision on Letters of Credit. When Letter of Credit is done, it needs to be set on calendar showing when it will expire. Todd suggested having all Bonds worded for two years.
- **Other Business** - Mayor Faulkenberry discussed flooding on DR Horton property and wants to know how we can get this fixed. Do not release Bonds until everything is complete. Need to send letter to DR Horton and have engineer list what problems are. We need to get them resolved. Steve Foster will set up time to do inspection. Danny Bingham will send a letter to DR Horton.

Adjournment motion was made by Mayor Faulkenberry and seconded by Stacey Booker. All in favor.

Town Administrator Danny Bingham:



Chairman Marion Joyce:

