

Town of Chapel Hill, Tennessee

Planning Commission Minutes

Monday, May 23, 2022 6:00 PM

The Town of Chapel Hill Planning Commission held their regular monthly meeting May 23, 2022, 6:00 pm at Town Hall, 4650 Nashville Highway, Chapel Hill, TN.

The meeting was called to order at 6:00 pm by Chairman Marion Joyce with members present: Mayor Faulkenberry, Chairman Marion Joyce, Town Attorney Todd Moore, Town Administrator Danny Bingham and Jon Goff.

Absent: Secretary Stacey Booker; Isaac Zimmerle

Approval of Agenda – A motion was made and seconded. Motion Passed.

Approval of Minutes – A motion was made and seconded. Motion Passed

Public Comments - Betty Chumbley was here to discuss the retention pond behind her home on Sunnyside Drive. Ms. Chumbley asked what the plans are for the pond. Doug Schenekel advised there are plans to meet with Town and Engineers to see what is not functioning correctly. Mayor Faulkenberry asked if we can get something together by the June 13th BOMA meeting and if we cannot get anything together by then, we need a date. Chad Dennis advised he will have something to present at the June 13th meeting.

Old Business –

River Forest Phase 3 Bond Review - Doug Schenekel was present. Information was submitted by Hethcoat Company. Todd Moore advised once he receives the Letter of Credit and the Engineer and Developer have agreed, this can be approved. Mayor Faulkenberry made a motion to approve on the above stipulations and the motion was seconded by Jon Goff. All voted Aye.

New Business –

Rezoning for T2 Group (Property at 0 Hwy 99) - Tommy Atkins was present as well as Curtis Stewart from T2 Group. Discussed putting a strip mall type center in front of property. The front of property will need to be zoned as B2 and the back of the property will need to be

zoned as R3. Mayor Faulkenberry made a motion to approve and the motion was seconded by Jon Goff. All voted Aye. This will now go before the Board of Mayor and Alderman for two readings.

Denise Ledbetter (Subdivision of Property) - Ms. Ledbetter wants to sell three acres of her property to Mr. Gentry. She has eleven acres she wants to put sewer on. Chad Dennis advised since she has septic now and if there are no issues with her septic, she will not need sewer. However, if she has issues with septic she will need to obtain sewer at that time. Mayor Faulkenberry made a motion to approve the sub divide and Jon Goff seconded the motion. All voted Aye.

Ellington Subdivision - Danny Bingham distributed plans for subdivision off of Morningside Drive. The group briefly discussed the plans. Mr. Bingham wants Hethcoat Company to review the plans. Mr. Bingham will call Alton and see if he can schedule a meeting to review.

Adjournment motion was made by Mayor Faulkenberry and seconded by Jon Goff. All in favor. Meeting was adjourned.

Town Administrator Danny Bingham: _____

Chairman Marion Joyce: _____