



**Town of Chapel Hill  
Meeting Minutes  
Planning Commission**

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**Monday, April 26, 2021**

**6:00 PM**

**Board Room**

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The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, April 26, 2021 at 6:00 p.m. at the Town Hall, 4650 Nashville Hwy, Chapel Hill, TN.

Members Present: Stacey Booker, Isaac Zimmerle, Marion Joyce, Jason Jent, and Mike Faulkenberry

Also present were Town Attorney Todd Moore and Engineer Stacey Cox

Marion Joyce called the meeting to order at 1800 and a quorum was established with a majority of the members being present.

- 1) Stacey Booker motioned to approve the minutes, seconded by Isaac Zimmerle. All voted aye.
- 2) Public Comments: none
- 3) 108 Morningside Preliminary Plat
  - a. Add connectivity for future expansion at lot 50.
  - b. Lot 5 playground and dog park
  - c. HOA responsibility for long-term maintenance of sidewalks
  - d. Engineers approval for pump stations work
  - e. Mike Faulkenberry made a motion to table it. Motion seconded by Isaac Zimmerle with all members voting aye.
- 4) CHYBSL
  - a. Need drainage calculations
  - b. Need FEMA approval to cut & fill in flood plain
  - c. Mike Faulkenberry made a motion to table it. Motion seconded by Isaac Zimmerle with all members voting aye.
- 5) Holy Smokes site plan
  - a. Isaac Zimmerle made a motion to approve subject to revisions of landscaping, correction on sewer connectivity, and TDOT connectivity. Motion seconded by Stacey Booker with all members voting aye.

- 6) The Air Guys new shop behind main building
  - a. Isaac Zimmerle made a motion to approve construction of metal building subject to the use of an approved material on the south side of the building. Motion was seconded by Mike Faulkenberry with all members voting aye.
  
- 7) Spring Creek Farms phase 2 Final Plat
  - a. Stacey Cox said looked good. Isaac Zimmerle had concerns regarding bond amount and proof of letters of credit amount.
  - b. Isaac Zimmerle made a motion to defer until those items are addressed. Motion was seconded by Mike Faulkenberry with all memers voting aye.
  
- 8) Other Business:
  - a. Discussion of Phil Comstock lot on Crestview subdivision
  
- 9) Adjournment
  - a. Isaac Zimmerle made a motion to adjourn, seconded by Mike Faulkenverry with all members voting aye. Meeting was adjourned.

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Vice-Mayor

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Attest: Town Recorder