

Minutes of the Planning Commission
Chapel Hill Town Hall
July 28, 2025

CALL TO ORDER

Chairman Isaac Zimmerle called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Isaac Zimmerle - Present

Sean Deckert – Present

Jeff Knox - Present

Ben Piper – Present

Joe Sedlak – Present

STAFF

Danny Bingham, Town Administrator

Donny Groves, Utility Superintendent

Phillip Dye, Town Recorder/Treasurer

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

Amy Davis, Town Clerk

APPROVAL OF MINUTES –

Planning Commission June 23, 2025 & Board of Zoning Appeals July 10, 2025

Motion to Approve: Jeff Knox

Seconded By: Joe Sedlak

Motion Passed: 5 - 0

PUBLIC COMMENTS

- Mayor Faulkenberry addressed concerns regarding social media posts insinuating corruption among the Town of Chapel Hill Boards. He noted that he has full faith in the Boards and in the Community.

OLD BUSINESS

Grove Hill Church Site Plan for property located at 5439 Nashville Highway, Chapel Hill, TN (Parcel ID 016, 100.00).

Points of discussion:

- TDOT entrance permit and traffic study (if required by TDOT).
- Easement for 20' sidewalk.
- Grinder pump.

After discussion, Ben Piper made a motion to approve the plan contingent upon all TDOT requirements being met prior to any building or occupancy until such compliance.

Seconded: Joe Sedlak

Motion Passed: 5 – 0

SPRING CREEK PARTNERS, LLC SURETY BONDS IN THE AMOUNTS OF \$299,733.68 AND \$206,933.68.

With respect to the acceptance and completion of Spring Creek Farms and the possibility of the release of bonds, discussion was brief. Developer or designee was not present to address any concerns. As-builts are needed, specifically regarding the detention pond. Townhomes are still under construction, unsure if that is included in one or both of these bonds.

After discussion, the Planning Commission determined that a maintenance bond of 20% of the bond amounts of \$299,733.68 and \$206,933.68 would need to be maintained for another year. The townhome bond(s) would need to be provided or established.

Ben Piper made a motion that communication and agreement of bond amounts shall be established with the developer no later than August 8th. If communication or agreement is not reached, the bonds would need to be called. Meeting to be scheduled on August 11th, if necessary.

Seconded: Sean Deckert

Motion Passed: 5 - 0

AMENDMENTS TO THE TOWN OF CHAPEL HILL ZONING ORDINANCE CHANGING THE PERMITTED USE TABLE AND REGULATING FENCES WITHIN THE TOWN.

These items have been discussed for several meetings.

Motion to make a favorable recommendation to the Board of Mayor and

Alderman: Jeff Knox

Seconded By: Joe Sedlak

Motion Passed: 5 - 0

NEW BUSINESS – None

DISCUSSION - None

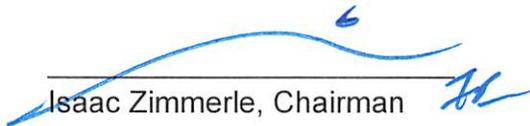
CLOSING REMARKS

- Sean Deckert – Lot clean up after building needs to be addressed. Possible landscaping bond or permit requiring more than a certain # of feet around the building to be completed that is necessary for certificate of occupancy.
- 202 S. Horton Parkway has not complied with contingencies and is now void. They will need to submit a new set of plans.
- Danny Bingham stated this was his last Planning Commission Meeting as the Town Administrator.
- Jeff Knox discussed the moratorium and the reduction of restrictions for Marshall County.

ADJOURNMENT

Motion to Approve: Ben Piper
Seconded By: Joe Sedlak
Motion Passed: 5 - 0

Meeting ended at 6:49 p.m.



Isaac Zimmerle, Chairman



Phillip Dye, Town Recorder