

**Minutes**  
**Town of Chapel Hill**  
**Public Hearing and Planning Commission Meeting**  
**June 26, 2017**  
**6:00 P.M.**

The Town of Chapel Hill Planning Commission held a meeting on Monday, June 26, 2017, 6:00p.m. at the Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN 37034.

Opened with a Public Hearing, Dr. Lech discussed amending the Subdivision Regulations.

No further comment in Public Hearing.

Members Present: Austin Montgomery, Stacey Booker, Vice-Mayor Marion Joyce, Mayor Danny Bingham, Isaac Zimmerle, Town Administrator Mark Graves, Town Planner Dr. James Lech, and Town Recorder Jack King.

Vice-Mayor Joyce called for the meeting to order.

Austin Montgomery made the motion to approve the minutes from the meeting in May. Stacey Booker seconded with all members voting aye.

No old business discussed.

David Jent requested the property on Nashville Hwy near Sunny Side Drive would be rezoned to R3. Izaak Zimmerle made the motion and Stacey Booker seconded to keep the property from the highway to 200 feet east a B2, and from 200 foot mark to the creek on the back of the property be changed to R3. Members Zimmerle, Booker, and Joyce voted to approve with Montgomery voting no.

Carolyn Mcdonald asked to have her property on Maple Street from B2 to R2. Izaak Zimmerle made the motion and Stacey Booker seconded to rezone a Maple Street lot to R2. Members Zimmerle, Booker, and Joyce voted yes, and Montgomery voted no.

Izaak Zimmerle wanted to change a site plan that he proposed on Crutcher Road, he requested that a black chain link fence would be behind the tree buffer and the drive way would be rock instead of asphalt. The Town Planner gave the board a positive recommendation to approve. Montgomery made the motion to approve with Booker seconded. Members Joyce, Montgomery, and Booker voted yes, and Zimmerle abstained.

New Business discussed was the subdivision regulations for the possible new construction on off of Eagleville Pike. Austin Montgomery made the motion to add Sidewalk Regulations to the Subdivision Regulations and stop before the Maintenance Section. Stacey Booker seconded the motion. Members Joyce, Booker, and Montgomery voted yes with Zimmerle abstaining.

Other New Business was the Public Utilities for the Subdivision Regulations. Zimmerle made the motion to regulate the number of homes to 5 or more to R1 with overhead Primary/1 run and underground to

houses. All Remaining zones go underground. Add exemption to D. under 12. Member Joyce and Montgomery voted yes, and Zimmerle and Booker voted no. Motion not passed.

Stacey Booker made the motion and seconded by Joyce with exception to Subdivisions with 10 or less homes can be above or underground. Booker and Joyce voted yes. Montgomery voted no, with Zimmere abstaining. Motion passed.

Zimmerle made the motion to change the zoning of the Property on Stevens Grove Road and Eagleville Road from R1 to R3. Seconded by Booker and all members voted yes for a positive recommendation.

With no other business, meeting was adjourned.