

# Town of Chapel Hill, Tennessee

## Planning Commission Minutes

**Monday, April 25, 2022 6:00 PM**

The Town of Chapel Hill Planning Commission held their regular monthly meeting April 25, 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, Member Isaac Zimmerle, Town Attorney Todd Moore, and Town Administrator Danny Bingham.

Absent: Secretary Stacey Booker

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 –

**Turner and Associates/Dollar General (Review/discussion of final plans).** Dave Ferlesi was here to represent Turner and Associates. Sewer, storm drainage, and parking was discussed. Discussed ten ft setback to the South. May need to amend the plat to note mixed use on both sides of the property. Isaac Zimmerle made a motion to approve with conditions and providing the City is happy with Sewer. Also on conditions to coordinate with the City Attorney and City Staff for cross connectivity on the southwest side of the lot. Mayor Faulkenberry seconded the motion. All voted Aye.

**Final Plat Review/Discussion for River Forest Subdivision Phase 3.** Doug Schenekel was present to represent. Isaac Zimmerle asked if any preliminary numbers were available for bond. Mr. Schenekel advised they are still working on the numbers and should have them in five or six days. Danny Bingham mentioned Lot #100 and extending the manhole further down the street. Mr. Schenekel advised TDEC and the State have already approved this. Danny Bingham mentioned moving the manhole 50 feet. Mr. Schenekel advised it would be costly to move. Isaac Zimmerle said sewer line should be in front of the last lot. Isaac Zimmerle asked if there was any data available at this time on bonds. Mr. Schenekel advised approximately

\$200,000. He advised the sewer lines are in, the storm drains are in, and the water is almost completed. Mr. Schenekel asked if there was an option available to have a special meeting if the bond is ready before the next scheduled Planning Commission meeting. Todd Moore advised if we have a special meeting, we will need to give public notice a week before the meeting (notice does not need to be in paper, but adequate notice needs to be posted). Isaac Zimmerle made a motion to table plat with option of special called meeting ahead of next month's meeting to discuss extending sewer line North and to discuss bond. Mayor Faulkenberry seconded the motion. All voted Aye.

**Spring Creek Farms – Atkins and Associates – Spring Creek Farms Phase 2B (45 lots) Bonding pending/approval.** Tommy Atkins was present. Todd Moore advised there is a need for a few minor changes to be made to the Letter of Credit and confirm with engineers the amount is correct. Mayor Faulkenberry made a motion to approve subject to review. Isaac Zimmerle seconded the motion. All voted Aye.

**Spring Creek Farms – Atkins and Associates – Phase 2 Townhomes (Discussion of Engineering Notes/Findings).** Tommy Atkins was present. Mr. Atkins discussed an objection regarding additional water line connection. The objection is the additional water line would run toward the single family homes and not the town homes. Mr. Atkins advised this would only protect 200 feet of the water line in the event of a failure. Isaac Zimmerle made a motion to proceed with construction subject to discussion on water line and all Engineers and Town being happy with it. Mayor Faulkenberry seconded the motion. All voted Aye.

**Discussion/Review of Jon Goff's Projects – 202 Hastings Plat.** Reviewed plat and discussed parking area. Discussed front setback line and mixed use overlay. Discussed need for building to be brick. Discussed zoning. The engineer will need to review.

**202 S Horton Concept Plan.** Discussed easement and possible separate driveway. The engineer will need to review.

No action was taken at this meeting. Mayor Faulkenberry made a motion to table until next month's meeting. Isaac Zimmerle seconded the motion. All voted Aye.

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New Business – None

Other Business – None

**Adjournment motion was made by Mayor Faulkenberry and seconded by Isaac Zimmerle. All in favor. Meeting was adjourned.**

Town Administrator Danny Bingham:



Chairman Marion Joyce:

