

STATE OF TENNESSEE
COUNTY OF MARSHALL

TOWN OF CHAPEL HILL
AUGUST 28, 2017

The Town of Chapel Hill Planning Commission held their monthly meeting August 28, 2017 at 6:00 P.M. at Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN.

Members present: Stacey Booker, Austin Montgomery, Marion Joyce, Isaac Zimmerle, Mayor Danny Bingham, Town Administrator Mark Graves, City Planner Dr. Lech, City Attorney Todd Moore and Clerk Carolyn McDonald.

Item 1) Chairman Joyce called the meeting to order and with all members present a Quorum was established. Mayor Bingham made a motion to approve the agenda and Stacey Booker seconded the motion. All members approved.

Item 2) The minutes of last months meeting were approved with a motion to approve being made by Stacey Booker and seconded by Austin Montgomery. All members approved.

Item 3) Public comments: (a list of public attendents is attached)

- a. Joy Hall-wanted more than just members to attend.
- b. N. Todd-wants meeting agendas made public earlier. City Attorney Moore stated that agendas are basically for board members. The Town has plans to have agendas posted on the Town website in the near future.
- c. J. Haynes –ask if the number of lots for the Stevens Grove development been decided yet. Mr. H. Gordon stated that the original planned number has been changed due to preservation of a cemetery on the property.

Item 4) There was no old business discussed.

Item 5) New Business:

(a) Preliminary Plat (Eagleville Pike) Mr. H. Gordon presented and explained new concept as required pertaining to the cemetery located on the property. Dr. Lech questioned the location of the construction entrance and it was stated that all construction will not enter on Stevens Grove Road. Construction entrance will be on Eagleville Pike. Dr. Lech explained the need for exact documentation on

this development. He ask for an amount of money that should be in the HMO before construction begins. New drawings plans will be available soon. Dr. Lech also stated that if a traffic study was needed it would the responsibility of the Planning Commission to request it. Mr. Gordon explained that there will be 159 homes or less for certain. Planning Commission can pass this preliminary plat as presented. A motion to pass contingent on 159 lots or less and a new plat submitted was made by Isaac Zimmerle and seconded by Stacey Booker. A vote by show of hands:

Stacey Booker – yes Marion Joyce – yes Austin Montgomery-no

Isaac Zimmerle - yes

(b) Preliminary Plat (Unionville Road)—Ryan Perryman explained there would be 5 lots on this property. Dr. Lech request the preliminary and final plat be submitted at the next Planning Commission meeting. The Commission also is requiring drainage plans and contours also be on the plat. Dr. Lech recommended this item be pulled from the Agenda for this meeting and be presented next meeting.

(c) Concept for 2413 Unionville Rd. (Building Supply Company)—Michelle Max is representing the buyer for this property. She ask if this type of business can be brought in at this location. This property is currently zoned B2 and a lumber business is approved for that zoning. Isaac Zimmerle stated the building “as is” would be fine but and additional buildings would require plans to be presented for this board. The only change to this property would be a culvert added off of Unionville Road for easier tractor trailer access.

(d) Concept for Convenience Fueling on 31A and Eagleville Pike—Drew and Jeremy Sanders discussed plans to build a gas station at this location. This would be a fueling station only, not a convenience store. Isaac Zimmerle ask if the building would have restrooms and was told there are no plans for that. There will be no employees at this location. There will be no underground storage. The presented plat is compliant with all requirements. There will need to be approved signage from the Building and Zoning Committee.

Item 6) Other Business:

- (a) Austin Montgomery will be resigning his position from the Planning Commission on January 1, 2017.
- (b) The need to set in place regulations for outdoor displays for businesses. The Commission wants rules and regulations presented for their use. They would like other cities examples to be used as a guide. Mark Graves will e-mail these to all members.

A motion to adjourn this meeting was made by Mayor Bingham and seconded by Stacey Booker. All in favor.

Mayor _____

Minutes recorded by _____