



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

Monday, February 26, 2018

6:00 PM

Board Room

The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, February 26, 2018 at 6:00 p.m. at Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN.

Members present: Marion Joyce, Danny Bingham, Stacey Booker, Jason Jent, Planner Jim Lech, Town Administrator Mark Graves, Town Attorney Todd Moore and Recorder/Treasurer Chris Lowe.

Members absent: Isaac Zimmerle

Danny Bingham called the meeting to order and quorum was established with majority of members being present.

- 1) Stacey Booker made a motion to approve the minutes, seconded by Jason Jent
- 2) Public Comments:
 - a) Barbara Harris addressed the board and stated the need to have access to sewer at her property located at the corner of Crutcher Rd and Highway 31. The possibility of adding a change order to the current sewer upgrade project was discussed as a possible solution to add sewer to the north end of town.
 - b) Marianne Whitley addressed the board with concerns of flooding occurring in her yard. Mark Graves mentioned bringing in Engineers to get a possible solution to the flooding issues throughout the town.
- 3) Discussion – Mixed Use Overlay Zoning
 - a) Jim Lech discussed the need to implement architecture criteria into the mixed used overlay zoning to have a standard that will have to be adhered to for future development
 - b) Marion Joyce stated the need to also have standard criteria in place to improve the overall presentation of the town
- 4) Discussion – Zoning Development Fee Structure
 - a) The need to increase development fees was brought up in order to pay for increased engineering costs related to future developments.
- 5) Other Business:
 - a) Mark Graves mentioned two requests that will have to go through the Board of Zoning and Appeals
- 6) Adjourn

a) Stacey Booker made a motion to adjourn, seconded by Jason Jent

Danny Bingham, Mayor

Attest: Chris Lowe, Town Recorder/Treasurer