

## Town of Chapel Hill, Tennessee Planning Commission

### Special Called Meeting Minutes

Tuesday, February 15, 2022

The Town of Chapel Hill Planning Commission held a Special Called Meeting on February 15, 2022, 5:00 pm at Town Hall in Chapel Hill, TN, 4650 Nashville Highway.

Members present: Mayor Mike Faulkenberry, Chairman Marion Joyce, Isaac Zimmerle, and Stacey Booker. Also present were Town Attorney Todd Moore and Interim Recorder Carolyn McDonald. Cindy Warner (Chapel Hill Water/Sewer Plant Supervisor), Tommy Whaley (Marshall County Public Water Department) and Alton Hethcoat (Engineer for Town of Chapel Hill).

Chairman Joyce called the meeting to order and all members were present.

**This meeting was held to discuss the septic tanks and septic systems for Phase II, Section 2 of Spring Creek Farms and River Forest Development.**

**Alton Hethcoat** discussed with the members that our current system is very old and was built for the small town that once was Chapel Hill. It isn't built to service the major growth our town has experienced and will continue to experience. He feels that grinder impalers could work and be retrofitted on current lift stations.

**Isaac Zimmerle** stated that we need to have an answer to:

“what is the action plan if the Town takes black water from these developers?”

“Is the Town prepared and 110% committed to build the new sewer plant and be determined to take on the major cost of this?”

**Mr. Zimmerle** stressed that the Town would have to commit money no matter what may come economically.

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**Mr. Hethcoat** stated the current hold up on building the new plant is money and the economy. There is money from government grants that can help with expenses. There is grant money available from the state level and also the county level. **Mayor Faulkenberry** said the grants are in the future and we need a solution for Spring Creek Development now.

**Tommy Whaley** voiced his concern about installing impalers as he has seen negative results and problems over time.

**Chad Dennis** stated the middle section (Phase 2-section 2) of Spring Creek Development is a problem.

**Isaac Zimmerle** questions the line size and relayed the information that everything from Spring Creek and River Forest Developments ends up going to the force main on Morningside Drive. Some of the pipeline is 8 inches and some is 6 inches. The force mains are going **FROM 8" DOWN TO 6" AS IT REACHES THE SEWER PLANT**. He is concerned our lines cannot handle the need as it currently is. The current lift station is designed for a few houses and now it is overloaded. Isaac stated **IF** a new plant is built then having no tanks would be the correct call and only **IF** the Town is fully committed to building a new plant. Rainwater and ground water leaking into the system is also a problem.

**Mayor Faulkenberry** stated the next Planning Commission meeting will be in 2 weeks (February 28 at 6:00) and then a solution will be presented and regulations will come through the Planning Commission and the Board of Mayor and Alderman.

**Attorney Moore** confirmed the Towns current regulations do require septic tanks be installed. He also states Phase II Section II has already been approved.

**ISAAC ZIMMERLE MADE A MOTION TO PASS TO THE BOARD OF MAYOR AND ALDERMAN TO NOT REQUIRE SEPTIC TANKS ON WHAT HAS ALREADY BEEN BUILT WITHOUT THEM AND GOING FORWARD REQUIREMENTS WOULD BE DEALT WITH SITUATION BY SITUATION. MOTION SECONDED BY STACEY BOOKER WITH ALL IN FAVOR.**

BOARD OF MAYOR AND ALDERMAN NEED NEW STANDARD SPECIFICATIONS REGARDING SEPTIC TANK REQUIREMENTS.

Motion to adjourn made by Mayor Faulkenberry and second by Isaac Zimmerle.

  
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Mayor Faulkenberry

  
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Recorder Carolyn McDonald