

Town of Chapel Hill, Tennessee

Planning Commission Minutes

Monday, February 28, 2022 6:00 PM

The Town of Chapel Hill Planning Commission held their regular monthly meeting February 28, 2022, 6:00 pm at Town Hall, 4650 Nashville Highway, Chapel Hill, TN.

The meeting was called to order at 6:00 pm with members present: Mayor Faulkenberry, Chairman Marion Joyce, Secretary Stacey Booker and Member Isaac Zimmerle. Also present Town Attorney Todd Moore and Interim Recorder Carolyn McDonald.

Approval of Minutes- A motion to approve was made by Isaac Zimmerle and seconded by Stacey Booker. All members voting yes to approve.

Public Comments: None

Agenda Items:

- (A) Consideration of Plan of Services for Annexation of Jonathan and Donna Gilbert property, Caney Springs Road** The members reviewed the Plan of Services regarding the annexation of this property and stated the infrastructure is at the owners expense and services will be provided by the Town as available. Track one will have no issues for future division if the owner so desires. **A favorable review with motion to pass to the Board of Mayor and Alderman was made by Isaac Zimmerle and seconded by Mayor Faulkenberry. All members voting to approve.**
- (B) Consideration for Plan of Services for Annexation of Michael Nash property, Eagleville Highway.** Mr. Nash would like to be annexed into Chapel Hill City Limits so he can have access to public sewer and water system. Isaac Zimmerle stated the owner would have to address flood plain issues if he intends to build a home on this property. **Mayor Faulkenberry made motion to approve with Stacey Booker seconding. All members vote to approve.**
- (C) Division of 2 lot final plat, 5309 Nashville Highway, Chandler Gentry** Isaac Zimmerle advised that all setbacks setbacks on main roads need to be increased to current regulations (50 ft) before division. Attorney Moore stated that Town regulations require public sewer hookups if available and that would be needed for these 2 lots. The \$5,000 capacity fee would apply to each lot including the current home and also \$2,500 water tap fee and \$2,500 sewer tap fee. **Isaac Zimmerle made motion to approve SUBJECT TO**

correcting front setback to 50 ft., putting plat notes requiring both lots to have public sewer and moving common lot line to meet his (Mr. Gentry) needs. Motion was seconded by Stacey Booker and all members voting yes.

- (D) **Chapel Hill Church of Christ parking lot expansion** Members reviewed all plans and found everything in order. A motion to approve was made by Mayor Faulkenberry and seconded by Isaac Zimmerle. All members vote yes to approve.
- (E) **Murrey Holton, Ezell Farms 416 N. Horton Parkway** Rezoning lot 2 from R1 (Low Density Residential) to R3 (High Density Residential), all plans have been corrected and approved. Isaac Zimmerle made a motion to pass as a favorable recommendation to the Board of Mayor and Alderman, seconded by Mayor Faulkenberry. All members voting yes.
- (F) **Final Subdivision Plat Review Spring Creek Farms Phase 2 section 2** After review it is determined that bond submittal is incomplete. Isaac Zimmerle made MOTION TO DENY as bond amounts are not complete. Mayor Faulkenberry seconded.

Upon roll call vote:

Isaac Zimmerle AYE

Mayor Faulkenberry AYE

Stacey Booker OPPOSED

Marion Joyce AYE

Motion carries.

DISCUSSION OF RATES AND FEES:

Isaac Zimmerle discussed the need to review and update current fee schedule for development and also work done by city employees regarding repairs, damaged done to city property, etc. that are to be the responsibility of the customers. City Administrator Bingham pointed out there has been lost revenue due to these charges not being applied or possibly employees not aware to charge these fees/amounts. Stacey Booker ask that when these fees are brought current would they please be posted on the Town's website. Isaac Zimmerle questioned Chad Dennis as to the need to increase the cost of water and sewer taps above the current \$2,500 per service fee. Mr. Dennis stated with inflation this is most likely needed and said that Town Administrator Bingham and Mayor Faulkenberry could review and discuss this need. Isaac Zimmerle stated it has been several years since an increase and suggests this need to increase be reviewed along with the fee schedule. **Town Administrator Bingham clarified that the fee schedule and increases would be presented to the Planning Commission and then**

referred to the Board of Mayor and Alderman for review. This will be discussed at the next monthly meeting of this Planning Commission. (March 28, 2022)

OTHER BUSINESS:

Hugo Lopez desires to add an outdoor patio to his existing business. After discussion it is advised that there is no need to go further with reviews by the Planning Commission.

Town Administrator Bingham wanted to make the members aware that next meeting will be presented with new Dollar General Store developer to discuss requirements and present ideas for a new store to be built in Chapel Hill.

Chairman Joyce ask if anyone was aware of activity at the old rock quarry on Caney Springs Road. Isaac Zimmerle stated he is aware and a company in Linden, TN is "harvesting rock" which is not the same as mining as regular quarry activity would do. After discussion Attorney Moore said the Town could ask to inspect the property and see what is actually going on there and if denied entrance to do so there are other steps that would be necessary but would allow the Town to be allowed to do so. Isaac Zimmerle has contact information for the company and will pass that to Town Administrator Bingham.

ADJOURNMENT motion was made by Mayor Faulkenberry and seconded by Stacey Booker. All in favor

Town Administrator Danny Bingham



Chairman Marion Joyce
