



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

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**Monday, October 23, 2017**

**6:00 PM**

**Board Room**

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The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, October 23, 2017 at 6:00 p.m. at Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN.

Members present: Mayor Danny Bingham, Marion Joyce, Isaac Zimmerle, City Planner Dr. Lech, Town Administrator Mark Graves, Town Attorney Todd Moore and Recorder/Treasurer Chris Lowe.

Members absent: Stacey Booker, Austin Montgomery

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

1. Citizen Input: No citizen input
2. Final Plat on Maple Street Subdivision:
  - a. Isaac Zimmerle expressed concerns for flooding on lot 4 since the lot has a natural "bowl" to it and suggested adding notation to the Lot 4 plat to require the proper drainage plan attached to the building permit request
  - b. Motion was made by Isaac Zimmerle on the condition that the notation be added to lot 4, seconded by Mayor Danny Bingham. The motion passed.
  - c. Upon a vote:  
Marion Joyce: Aye  
Danny Bingham: Aye  
Isaac Zimmerle: Aye
3. Flooding Issues on 321 North Horton Pkwy
  - a. David Delk spoke of severe flooding occurring on regular basis where water ponds and floods the parking lot and building of 321 North Horton Pkwy (Holy Smokes BBQ). David spoke of the issue being the neighbor building, Las Fiestas, re-surfacing the concrete parking lot allowing the water to run-off into the parking lot and building of 321 North Horton Pkwy. Discussion took place to send a letter to Las Fiestas to request an as built of the parking lot construction to determine if the construction was in line with the site plan originally approved.
4. River Forest Subdivision Concept Plan
  - a. Mr. H. Gordon presented and explained the new concept for the subdivision that will be located off Highway 31 A. Concerns were raised over being able to

provide adequate water to the subdivision. The need to purchase more water from Marshall County Board of Public Utilities in the future was expressed. Todd Moore stated a contingency could be put into place on contention that M.C.B.of P.U. would approve providing the extra water needed. Mr. Gordon stated that the front lots are zoned commercial and some front lots would need to be re-zoned to residential.

5. Design criteria for re-fueling station
  - a. Dr. Lech recommended approval of the final plans. Isaac Zimmerle wanted to ensure that the minimum height of the landscaping buffer would be maximum height of the fuel tanks. Isaac Zimmerle made a motion to accept the final plans for approval, seconded by Danny Bingham.
  - b. Upon a vote:  
Marion Joyce: Aye  
Danny Bingham: Aye  
Isaac Zimmerle: Aye
6. Other Business
  - a. Mr. Coy presented to the board his idea to build a 3 car garage behind his house. His garage will be 1,200 square feet and is bigger than what can be permitted.
7. Adjourn
  - a. Danny Bingham motioned to adjourn, seconded by Isaac Zimmerle at 7:01 p.m.

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Danny Bingham, Mayor

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Attest: Chris Lowe, Town Recorder/Treasurer