

Mayor 12D

**Town of Chapel Hill, Tennessee**

**Planning Commission**

**Monday, January 31, 2022 6:00 PM**

The Town of Chapel Hill Planning Commission held their regular monthly meeting on January 31, 2022, at Town Hall, 4650 Nashville Highway, Chapel Hill, TN.

The meeting was called to order at 6:00 pm with members present: Mayor Mike 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 the minutes was made by Isaac Zimmerle and seconded by Stacey Booker. All ayes.

**Public Comments-** None

**(A) Minor Subdivision Plat of Lot 1-Murrey Holton Subdivision and Lots 2, 3 and 4 of Ezell Farms Development.** – Developer wants to separate the current house as a separate lot and combine other lots into one large lot.

Isaac Zimmerle questions if the city has the authority to sign off on any state highway access and would the Town need TDOT to sign off on highway access?

**Isaac Zimmerle made motion to approve plans subject to approval by TDOT or Authorized Approving Agent signs off on Certificate of Approval of Streets or permission from Town Engineer Hethcoat to remove requirement. Motion was seconded by Chairman Joyce, with Secretary Booker abstaining. Motion passes.**

**(B) Concept Plan for 416 Horton Parkway, submitted by M2 Group/Bridgepoint, LLC.**

Member Zimmerle discussed postal regulations and rules will need to be considered and included on plat. Fire hydrants should be included also. Sidewalks are a city rule and would need to be included on both sides of the street unless a variance is granted.

**The recommendations are new zoning for property and a variance on sidewalks not being on both sides of the street.**

**(C) Final Subdivision Plat for Spring Creek Farms, Phase 2, Section 2**

Bond amounts have not yet been established and submitted to the Town as yet. There was discussion of type of bonds to require-- performance bonds for 1 year then maintenance bond for 1 year? Extend maintenance bond beyond 1 year? Who continues to be responsible after 1 year, builder or Town. These questions were not resolved, just discussion.

Town should inspect all connections going forward.

Mayor Faulkenberry discussed storm water runoff inspections before contractors/builders are released to proceed with "as built" on entire drainage systems.

Discussing septic tank requirements for each home, yes or no? It is a fact the old infrastructure can't support the no septic tank concept. The Town would need the new infrastructure lines and the new sewer plant to support not having septic tank required and this is a few years to completion. Isaac Zimmerle recommends the Town never assume the liability for grinder pumps if installed. **Septic tanks will be required going forward stated Mayor Faulkenberry.**

**Attorney Moore stated we need to go back to the engineers to see why there was approval for no septic tanks.**

**The Planning Commission recommends deferral to next months Planning Commission meeting regarding Spring Creek Farms, Phase 2, Section 2. A motion was made by Isaac Zimmerle and seconded by Chairman Joyce. All members voting yes.**

**Other Business:**

Jonathan Gilbert has rezoning request to annex property on the corner of Highway 99 and also along Caney Springs Road into the city limits. On plans submitted requesting lots 3, 4, 5 and 6 be zoned as B2. The city will provide services as available to this property.

**The Planning Commission will pass recommendation for rezoning to the Board of Mayor and Alderman with certainty of property being included in the Urban Growth Boundry. Motion made by Mayor Faulkenberry with second by Secretary Booker and all members vote yes.**

**Motion to adjourn made by Chairman Joyce and seconded by Mayor Faulkenberry.**

**Mayor Faulkenberry**

**Recorder**

Michael Faulkenberry  
Carly McDonald