

Minutes of the Planning Commission

Chapel Hill Town Hall

October 23, 2023

CALL TO ORDER

Chairman Marion Joyce called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Marion Joyce – P

Isaac Zimmerle - P

Stacey Booker – P

Jeff Knox - P

Ben Piper - P

STAFF

Danny Bingham, Town Administrator

Amy Davis, Town Clerk

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

Donny Groves, Utility Superintendent

APPROVAL OF MINUTES – SEPTEMBER 25, 2023

Motion to Approve: Ben Piper

Seconded By: Stacey Booker

Motion Passed: 5-0

PUBLIC COMMENTS

- Chad Dennis, MCBPU – He is available to answer any questions.
- Ben Hudson, 109 N.W. Chester Avenue – 1. He would like to serve on Planning Commission. Danny Bingham stated that the Mayor appoints members. 2. He expressed concerns about a hole that was filled on Depot that is causing water to back up on his property. Donny Groves stated that that section is a Marshall County road and he should contact the Marshall County Highway Department.

OLD BUSINESS - None

NEW BUSINESS

Consideration of the revised Dollar General Site Plan with regard to 3,600 sq ft of office/retail space to be located at 136 S. Horton Parkway (Parcel ID 0210 A 00700 & 00800).

** Ferlisi Civil Design representative was present and discussed the plans. Discussion revolved around the exterior matching the Dollar General Store exterior and store elevations.

Motion to approve contingent upon Engineering review of elevations; and to note that if elevations are changed, plans are to be resubmitted for review: Ben Piper

Seconded by: Jeff Knox

Motion Carried: 4 Aye - Stacey Booker Abstained

Jeff Knox recused himself.

Consideration of the Planned Urban Development (PUD) overlay zoning request made by Jeff Knox Construction, LLC for approximately 42.02 acres of property located at 5680 Nashville Highway (Parcel ID 016 005.00).

** Jeff Knox presented and discussed plans for the subject property. There was discussion regarding the availability of water and sewer capacity for the development, as well as, the timeline and phasing to be addressed.

Motion to approve recommendation with note that this does not serve as a guarantee of water and sewer availability: Ben Piper

Seconded by: Stacey Booker

Motion Carried: 4 - 0

Jeff Knox rejoined the meeting.

DISCUSSION

Grove Church.

**A conceptual plan was presented and discussed. Plans will be formally submitted to the next Planning Commission meeting.

Chapel Hill Post Office Plans.

** Danny Bingham updated the Board about the remodel and move of the Post Office. They plan to be in the new location in the spring.

Planning Commission concept plan procedures.

**Danny Bingham requested clarification as to the process of review or approval of the concept plans and at what point does water availability study need to be performed. Discussion was held in regard to the amount charged for a concept plan and language in the Subdivision Regulations regarding review and approval of concept plans.

Motion to recommend to the Board of Mayor and Aldermen that concept plan submittal fees be capped at \$2,500: Isaac Zimmerle

Seconded by: Stacey Booker

Motion Carried: 5 - 0

Construction restrictions.

**Danny Bingham updated the Board regarding water supply concerns and stated that the Town is looking into options for more water. The current drought we are in is serious and could possibly lead to a moratorium. Chad Dennis with Marshall Co. Board of Public Utilities stated that the County would help as much as possible during this time and is open to discussions on getting the Town more water supply.

CLOSING REMARKS

None

ADJOURNMENT

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 6:53 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder