

Minutes of the Planning Commission

Chapel Hill Town Hall

June 24, 2024

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

Sean Deckert – P

Jeff Knox - P

Ben Piper - A

STAFF

Danny Bingham, Town Administrator

Todd Moore, Attorney

Phillip Dye, Town Recorder

Donny Groves, Utility Superintendent

Amy Davis, Town Clerk

Steve Foster, Hethcoat & Davis Engineer

APPROVAL OF MINUTES – Planning Commission May 28, 2024

Motion to Approve: Isaac Zimerle

Seconded By: Jeff Knox

Motion Passed: 4-0

PUBLIC COMMENTS –

- David Breniser, Spring Creek Farms HOA announced that there are still pending issues, but progress is being made by the developer.
- Vint Partridge addressed the Planning Commission with respect to property off Eagleville Pike for property owned by Robert and Rachel Breckenridge, Parcel # 021 00601 000. Mr. Partridge presented information and discussion was held in regard to the drainage from River Forest Subdivision. There is a detention pond at the back of the subdivision. Plans were engineered to disburse water at the same rate as it did prior to development. Mr. Partridge

states that it is not drainage but water dumping onto neighboring property. After much discussion, the Planning Commission Members and Attorney stated the following: engineering is planned and reviewed to assure that run off is the same before and after development. If the property owner feels there is an issue causing excess run off being directed towards their property, it is an issue to be addressed by the owner and developer as it is a civil matter. Owner would need data showing that there is more run off now. Tommy Adkins, the developer, was present and stated this is the first he's heard of an issue; however, it was built in accordance with plans that were approved. As-builts will be provided to Mr. Partridge.

OLD BUSINESS -

Spring Creek Farms Subdivision - punch list, paving and maintenance bonds.

- Tommy Adkins was in attendance to give updates and answer questions regarding the progress and timeline of repairs and maintenance items among the different phases of development.
- Some of the issues discussed include: streetlight placement, asphalt damage, storm drain damage and concrete curbs being cracked and displaced.
- Although progress to punch list items has been made, a more solidified timeline needs to be put into place with revised figures to account for inflation.

Jeff Knox made a motion to table the item until the July 22, 2024 Planning Commission meeting to allow Tommy Adkins to get quotes for repairs and paving.

Seconded by: Sean Deckert

Motion Passed: 4-0

Ezell Farms Subdivision off of N. Horton Parkway (Parcel ID# 021G A 038.01) - Performance Bond.

- Jeff Knox recused himself from discussion on this item.
- Bond figures have been reviewed and approved by Engineer.

Isaac Zimmerle made a motion to accept the performance bond.

Seconded by: Sean Deckert

Motion Passed: 3-0, Jeff Knox-Abstained

Ellington Lift Station Plans

- Representative was not present for discussion.
- Hethcoat & Davis Engineering has reviewed and agreed with the plan provided and the plans have been sent to TDEC for approval.

NEW BUSINESS –

River Forest Subdivision Phases 1, 2 & 3 Sanitary Sewer and Storm Drain As-Builts.

No action necessary, presented for discussion. Donny Groves stated it met utility specifications.

Rezoning Request made by Roger Corbitt for property located at 201 Maple Street (Parcel ID 021I B 015.00) from R-1 Low Density Residential to R-2 Medium Density Residential.

- Rezoning is requested to allow for duplex construction.

Isaac Zimmerle made a motion to make a recommendation to the Board of Mayor and Aldermen to rezone the property to R-1 Medium Residential.

Seconded by: Jeff Knox

Motion Passed: 4-0

DISCUSSION-

Chapel Hill Daycare and Traffic Light Update

- The Owner, Engineer, Developer and Town Representatives, Danny Bingham and Donny Groves are to meet and discuss the project and agreement for traffic light.
- The owner, Corey Proctor, is still open to the project development.

Water Moratorium

- The Town will remain in a moratorium for an additional 6-months to a year. We will remain in a moratorium along with the City of Lewisburg and Marshall County.
- Mandatory no watering days will be relayed to customers.

Zoning Map Update

- An updated map was presented and discussed.
- Letters need to be sent to property owners to notify them and allow them to request dual zoning if requested.
- Item will be reviewed for approval at the July 22, 2024 Planning Commission Meeting.

Subdivision Regulations Update

- Steve Foster presented items for review and consideration at the next meeting.

ADJOURNMENT

Motion to Approve: Jeff Knox

Seconded By: Sean Deckert

Motion Passed: 4-0

Meeting ended at 7:00 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder