



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

Monday, September 28, 2020

6:00 PM

Board Room

The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, September 28, 2020 at 6:00p.m at the Town Hall, 4650 Nashville Hwy, Chapel Hill, TN.

Members Present: Stacey Booker, Isaac Zimmerle, Jason Jent, Marion Joyce, Mike Faulkenberry

Also present were Town Attorney Todd Moore, Town Administrator Mark Graves

Marion Joyce called the meeting to order at 1800 and quorum was established with a majority of the members being present.

- 1) Jason Jent made a motion to elect a chairperson, seconded by Isaac Zimmerle with all members voting aye.
- 2) Isaac Zimmerle made a motion to elect Marion Joyce as chairperson, seconded by Jason Jent with all members voting aye.
- 3) Isaac Zimmerle motioned to approve the minutes from the 8/24/20 PC meeting, seconded by Jason Jent. All voted aye.
- 4) Stacey Booker motioned to approve the minutes from the 9/15/20 Special Called PC meeting, seconded by Mike Faulkenberry. All voted aye.
- 5) Public Comments: None
- 6) Chandler Gentry subdivision request
 - a. Jason Jent made a motion to approve, seconded by Isaac Zimmerle with all voting aye.
- 7) River Forest PUD
 - a. Stacey Booker made a motion to approve the proposed PUD pending completion of the traffic study and receiving TDOT permission, and design criteria specific to lot 91, the entrance, and lighting specs. The motion was seconded by Jason Jent with all voting aye.

8) The Groves concept

- a. Isaac Zimmerle made a motion to pass the concept on to the BOMA with a favorable recommendation for approval of the PUD overlay, with very clear instructions that there is no type of approval without all proper discussions and government and private entities signing off first. These to include, but not limited to, Marshall County Highway Department, CSX, Johnny Chunn, and TVA. The motion was seconded by Mike Faulkenberry with all members voting aye.

9) Other business:

- a. Alderman Joyce suggested preconstruction meetings for new development to avoid confusion about responsibilities.
- b. Jason Jent made a motion to amend the sub regs that any new subdivisions involving new infrastructure, new roads, or newly annexed property have an as-built drawing. The motion was seconded by Isaac Zimmerle with all members voting aye.

10) Adjournment

- a. With no other business, Jason Jent made a motion to adjourn, seconded by Mike Faulkenberry with all members voting aye. The meeting was adjourned at 1905.

Mayor

Attest: Chris Lowe, Town Recorder/Treasurer