

Chapel Hill Board of Mayor and Alderman

Monday, September 10, 2018

6:00 P.M.

ORDINANCE NO. 2018-09

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY ADDING THE ZONING CLASSIFICATION OF THE PARCEL LOCATED AT 409 NORTH HORTON PARKWAY TO MIXED-USE OVERLAY (MULTI USE)

WHEREAS, the Town of Chapel Hill Planning Commission has reviewed and discussed the proposed amendment, and voted to recommend its passage to the Board of Mayor and Aldermen.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CHAPEL HILL, TENNESSEE, AS FOLLOWS:

SECTION 1. That the official Zoning Map and the Zoning Ordinance of the Town of Chapel Hill, Tennessee, is hereby amended as follows:

By adding the zoning classification Mixed Use of certain property known as 409 North Horton Parkway as shown on exhibit A attached, hereto.

SECTION 2. That the Board of Mayor and Aldermen of the Town of Chapel Hill, Tennessee, hereby certify that this ordinance has been submitted to the Planning Commission for a recommendation, and that a notice of hearing thereon, has been ordered after at least fifteen (15) days notice of time and place of said meeting has been published in a newspaper circulated in the Town of Chapel Hill, Tennessee. This Ordinance shall take effect fifteen (15) days following its final passage.

SECTION 3. If any section of this clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance, which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the Town of Chapel Hill, the most restrictive shall in all cases apply.

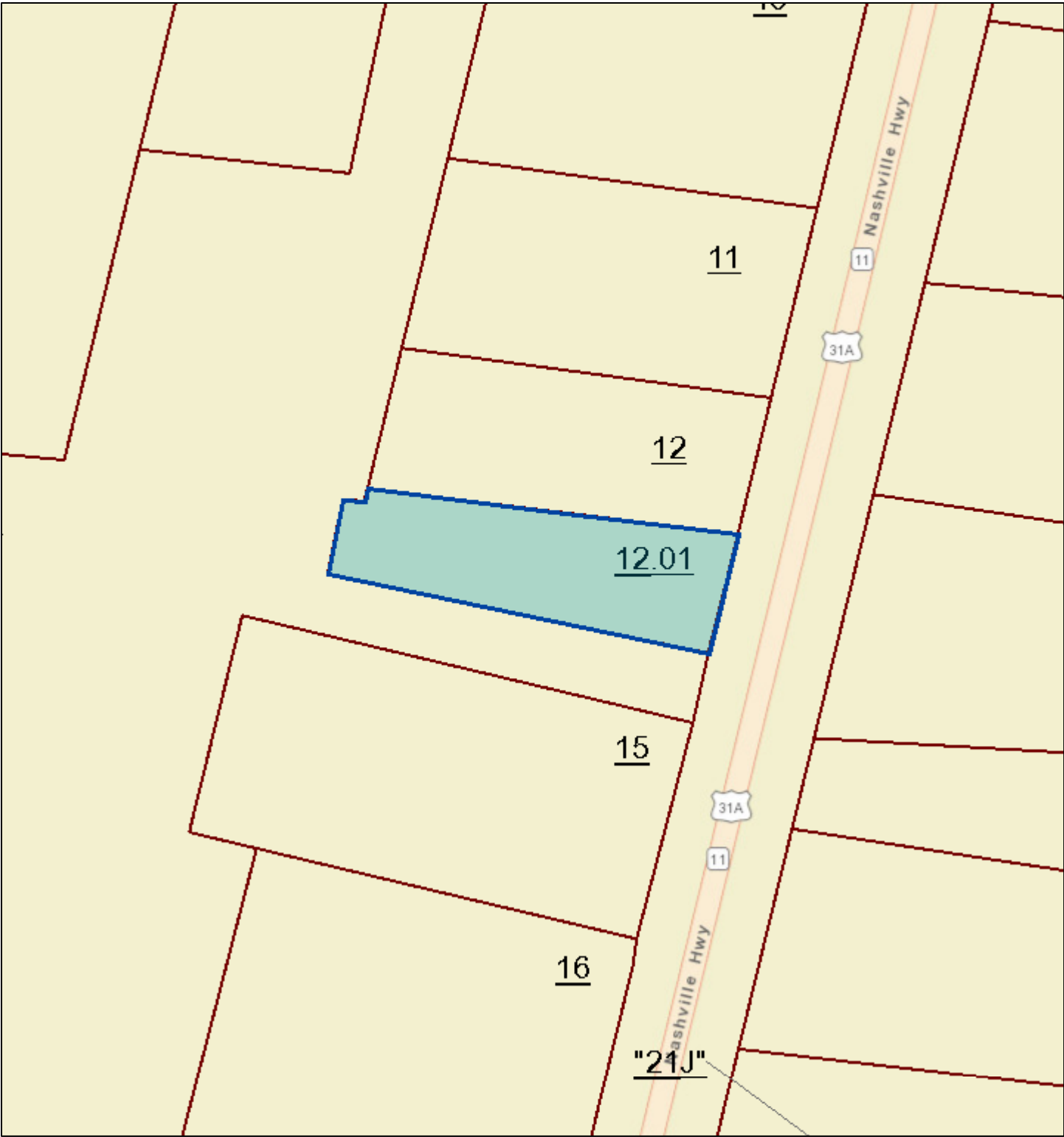
Passed first Reading:

Passed Second Reading:

Mayor

Recorder

Marshall County - Parcel: 021H C 012.01



Date: September 6, 2018
County: Marshall
Owner: CHUNN JOHN O
Address: HORTON PKWY N
Parcel Number: 021H C 012.01
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2013

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ORDINANCE NO. 2018-10

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY ADDING THE ZONING CLASSIFICATION OF THE PARCEL LOCATED AT 132 DEPOT STREET TO MIXED-USE OVERLAY (MULTI USE) AND PLANNED URBAN DEVELOPMENT (PUD)

WHEREAS, the Town of Chapel Hill Planning Commission has reviewed and discussed the proposed amendment, and voted to recommend its passage to the Board of Mayor and Aldermen.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CHAPEL HILL, TENNESSEE, AS FOLLOWS:

SECTION 1. That the official Zoning Map and the Zoning Ordinance of the Town of Chapel Hill, Tennessee, is hereby amended as follows:

By adding the zoning classification Mixed Use and Planned Urban Development of certain property known as 132 Depot Street as shown on exhibit A attached, hereto.

SECTION 2. That the Board of Mayor and Aldermen of the Town of Chapel Hill, Tennessee, hereby certify that this ordinance has been submitted to the Planning Commission for a recommendation, and that a notice of hearing thereon, has been ordered after at least fifteen (15) days notice of time and place of said meeting has been published in a newspaper circulated in the Town of Chapel Hill, Tennessee. This Ordinance shall take effect fifteen (15) days following its final passage.

SECTION 3. If any section of this clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance, which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the Town of Chapel Hill, the most restrictive shall in all cases apply.

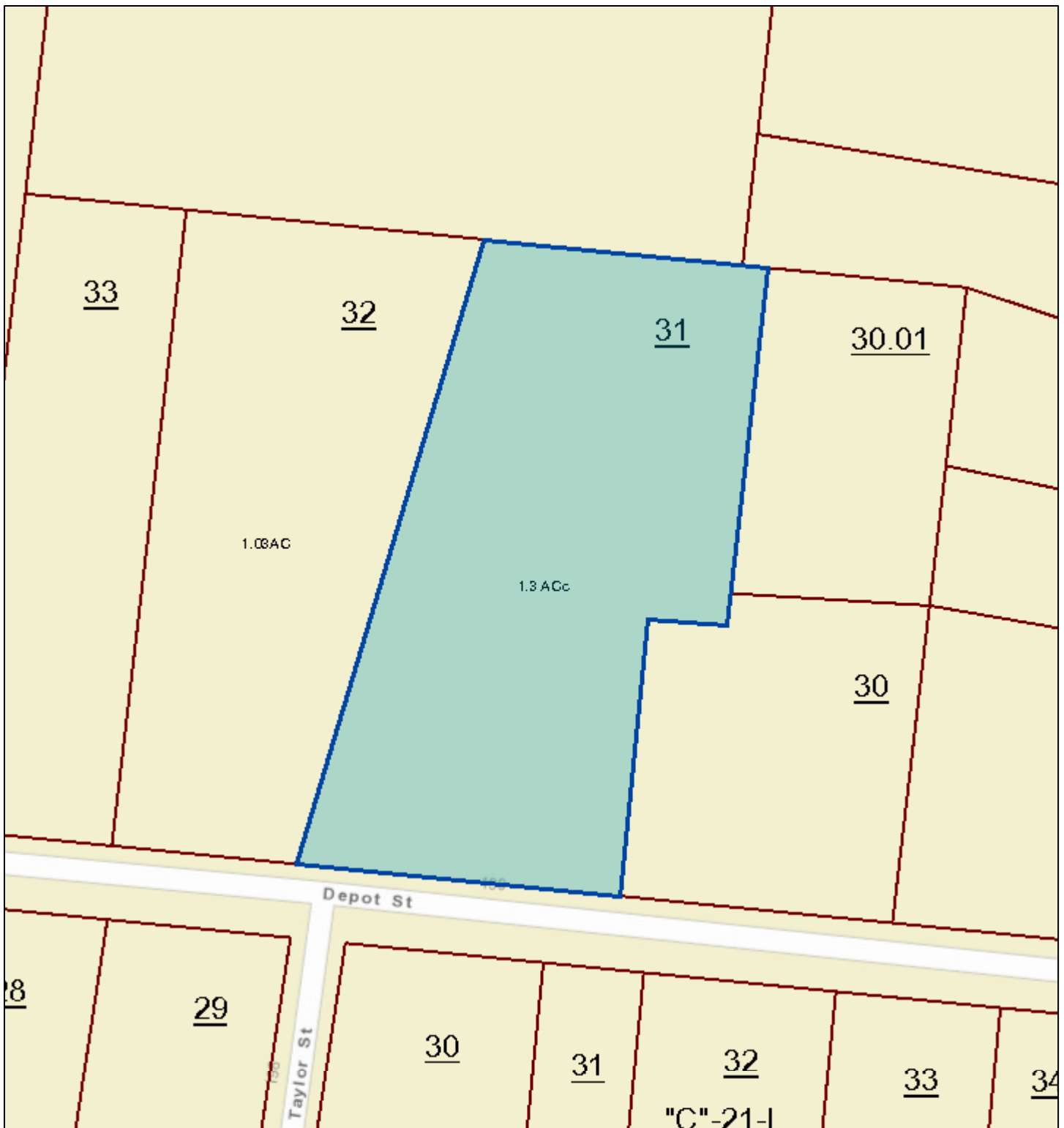
Passed first Reading:

Passed Second Reading:

Mayor

Recorder

Marshall County - Parcel: 021I B 031.00



Date: September 6, 2018
County: Marshall
Owner: MACKRELLA PROPERTIES INC
Address: DEPOT ST 132
Parcel Number: 021I B 031.00
Deeded Acreage: 0
Calculated Acreage: 1.3
Date of Imagery: 2013

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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ORDINANCE NO. 2018-11

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY ADDING THE ZONING CLASSIFICATION OF THE PARCEL LOCATED AT 301 N. HORTON PKWY TO MIXED-USE OVERLAY (MULTI USE)

WHEREAS, the Town of Chapel Hill Planning Commission has reviewed and discussed the proposed amendment, and voted to recommend its passage to the Board of Mayor and Aldermen.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CHAPEL HILL, TENNESSEE, AS FOLLOWS:

SECTION 1. That the official Zoning Map and the Zoning Ordinance of the Town of Chapel Hill, Tennessee, is hereby amended as follows:

By adding the zoning classification Mixed Use of certain property known as 301 N. Horton Pkwy as shown on exhibit A attached, hereto.

SECTION 2. That the Board of Mayor and Aldermen of the Town of Chapel Hill, Tennessee, hereby certify that this ordinance has been submitted to the Planning Commission for a recommendation, and that a notice of hearing thereon, has been ordered after at least fifteen (15) days notice of time and place of said meeting has been published in a newspaper circulated in the Town of Chapel Hill, Tennessee. This Ordinance shall take effect fifteen (15) days following its final passage.

SECTION 3. If any section of this clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance, which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the Town of Chapel Hill, the most restrictive shall in all cases apply.

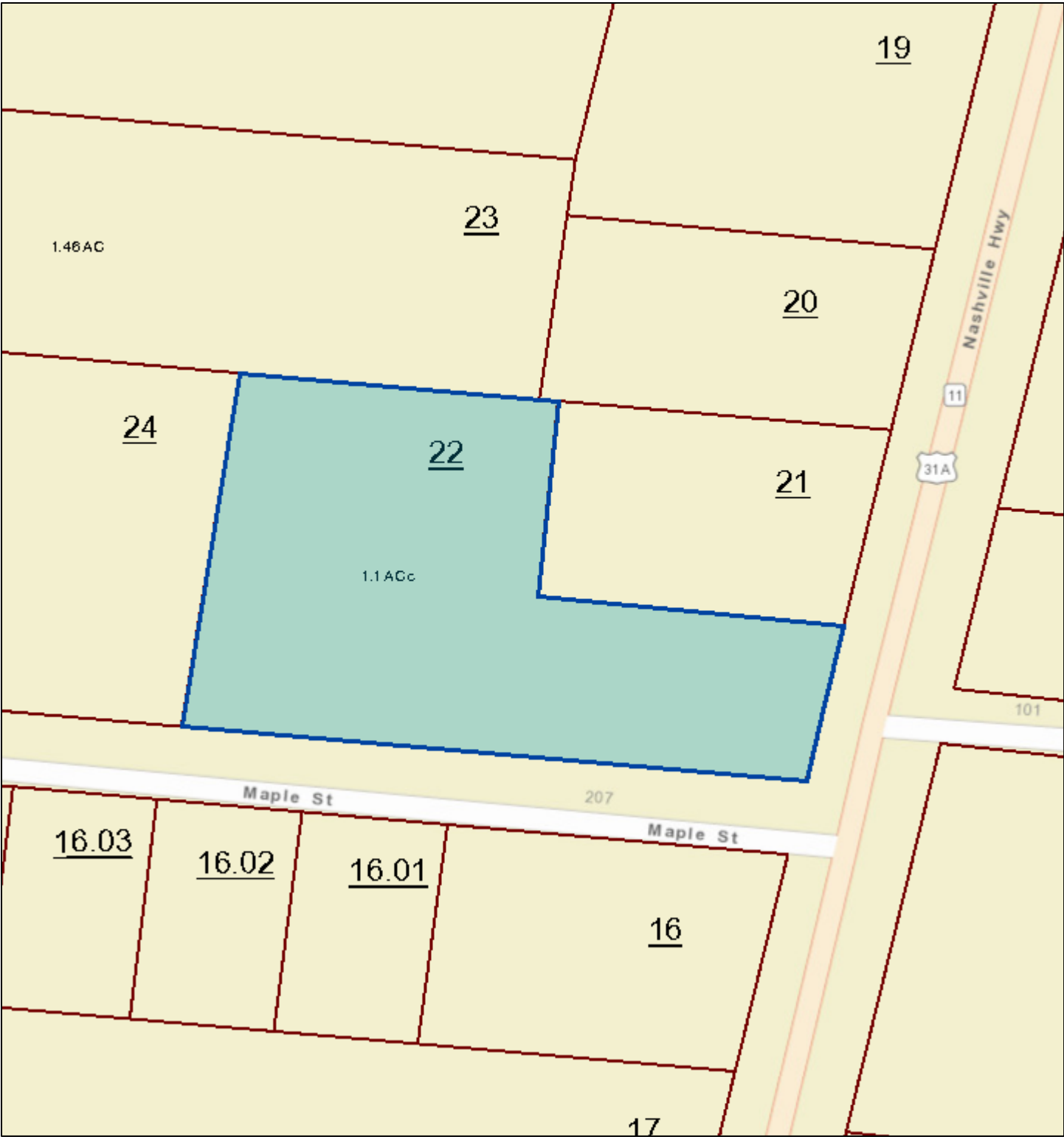
Passed first Reading:

Passed Second Reading:

Mayor

Recorder

Marshall County - Parcel: 021H C 022.00



Date: September 6, 2018
County: Marshall
Owner: BROWN THOMAS E
Address: HORTON PKWY N 301
Parcel Number: 021H C 022.00
Deeded Acreage: 0
Calculated Acreage: 1.1
Date of Imagery: 2013

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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ORDINANCE NO. 2018-12

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY ADDING THE ZONING CLASSIFICATION OF THE PARCEL LOCATED AT PARCEL 21 30.01 (R-1) AND 21 30.04 (B-2) TO MIXED-USE OVERLAY (MULTI USE) AND PLANNED URBAN DEVELOPMENT (PUD)

WHEREAS, the Town of Chapel Hill Planning Commission has reviewed and discussed the proposed amendment, and voted to recommend its passage to the Board of Mayor and Aldermen.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CHAPEL HILL, TENNESSEE, AS FOLLOWS:

SECTION 1. That the official Zoning Map and the Zoning Ordinance of the Town of Chapel Hill, Tennessee, is hereby amended as follows:

By adding the zoning classification Mixed Use and Planned Urban Development of certain property known as parcel 21 30.01 and 21 30.04 as shown on exhibit A attached, hereto.

SECTION 2. That the Board of Mayor and Aldermen of the Town of Chapel Hill, Tennessee, hereby certify that this ordinance has been submitted to the Planning Commission for a recommendation, and that a notice of hearing thereon, has been ordered after at least fifteen (15) days notice of time and place of said meeting has been published in a newspaper circulated in the Town of Chapel Hill, Tennessee. This Ordinance shall take effect fifteen (15) days following its final passage.

SECTION 3. If any section of this clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance, which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the Town of Chapel Hill, the most restrictive shall in all cases apply.

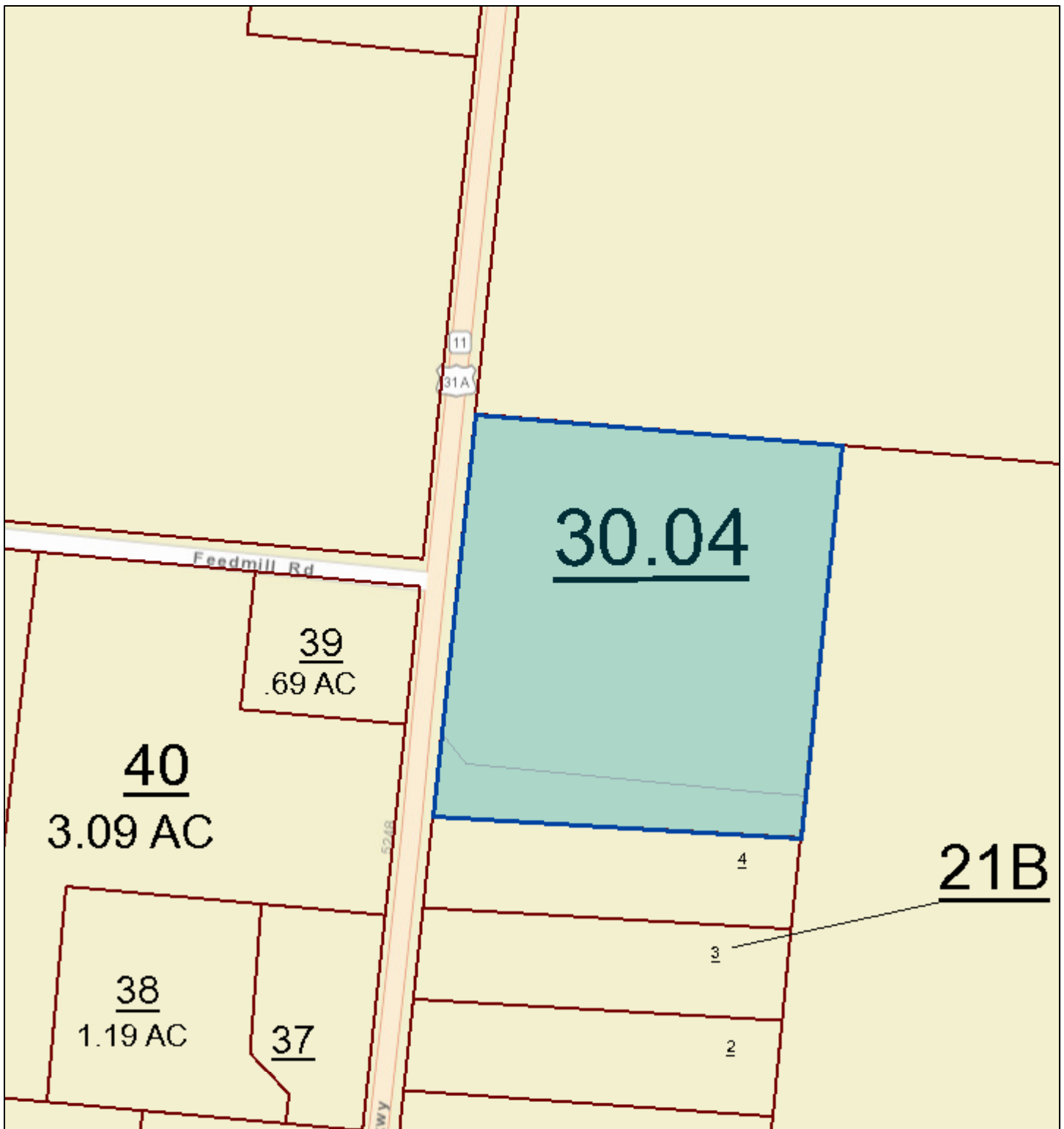
Passed first Reading:

Passed Second Reading:

Mayor

Recorder

Marshall County - Parcel: 021 030.04

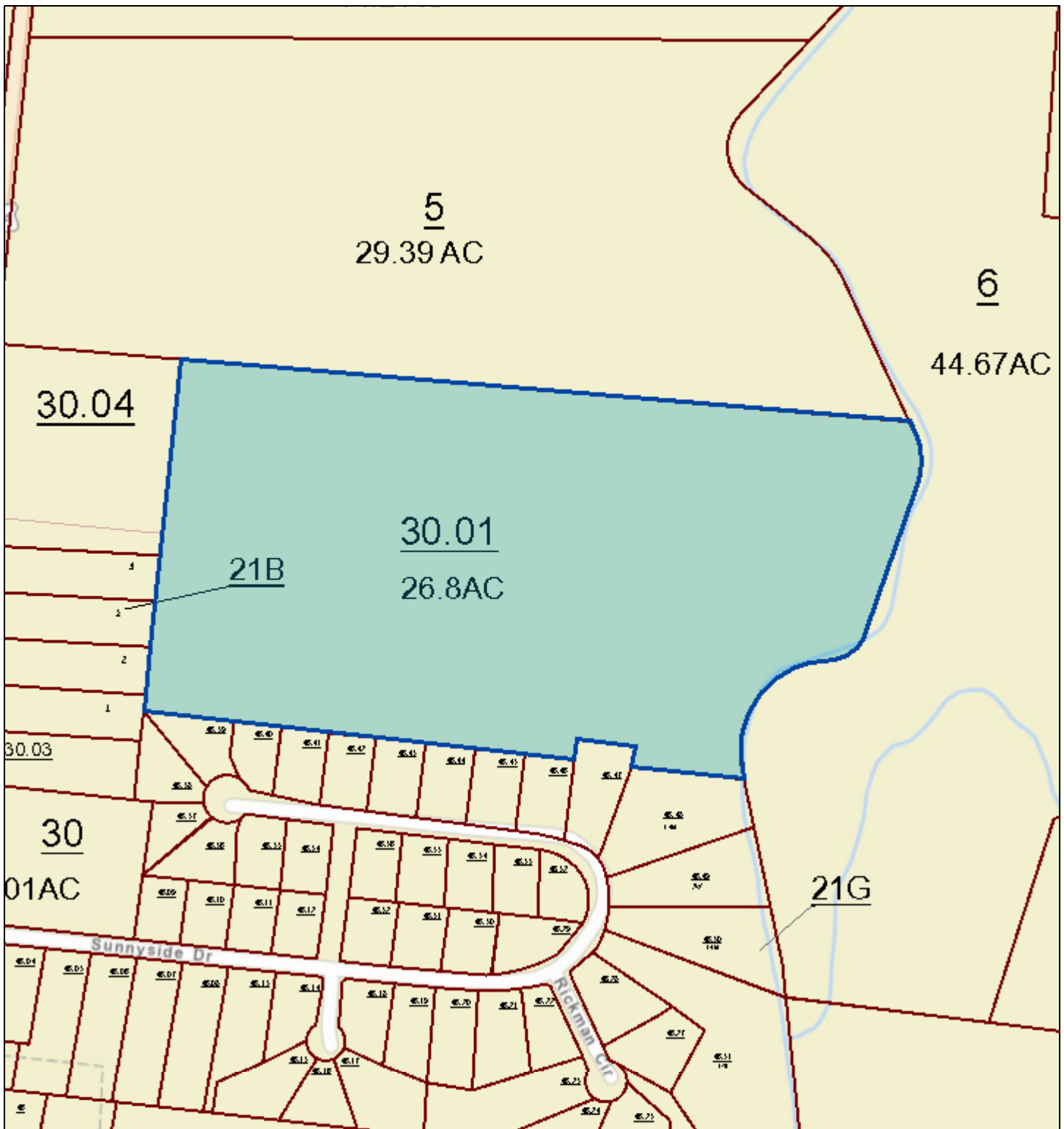


Date: September 6, 2018
County: Marshall
Owner: SHTN LLC
Address: NASHVILLE HWY
Parcel Number: 021 030.04
Deeded Acreage: 0
Calculated Acreage: 4.1
Date of Imagery: 2013

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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Marshall County - Parcel: 021 030.01



Date: September 6, 2018
County: Marshall
Owner: JENT JASON, ROBERT D HUEY & JEFFREY
Address: NASHVILLE HWY
Parcel Number: 021 030.01
Deeded Acreage: 0
Calculated Acreage: 26.91
Date of Imagery: 2013

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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ORDINANCE NO. 2018-13

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY ADDING THE ZONING CLASSIFICATION OF THE PARCEL LOCATED AT PARCEL 20M A 0.15.00, 20 91.00, AND 25 13.00 TO MIXED-USE OVERLAY (MULTI USE)

WHEREAS, the Town of Chapel Hill Planning Commission has reviewed and discussed the proposed amendment, and voted to recommend its passage to the Board of Mayor and Aldermen.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CHAPEL HILL, TENNESSEE, AS FOLLOWS:

SECTION 1. That the official Zoning Map and the Zoning Ordinance of the Town of Chapel Hill, Tennessee, is hereby amended as follows:

By adding the zoning classification Mixed Use of certain property known as parcel 20M A 015.00, 20 91.00 and 25 13.00 as shown on exhibit A attached, hereto.

SECTION 2. That the Board of Mayor and Aldermen of the Town of Chapel Hill, Tennessee, hereby certify that this ordinance has been submitted to the Planning Commission for a recommendation, and that a notice of hearing thereon, has been ordered after at least fifteen (15) days notice of time and place of said meeting has been published in a newspaper circulated in the Town of Chapel Hill, Tennessee. This Ordinance shall take effect fifteen (15) days following its final passage.

SECTION 3. If any section of this clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance, which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the Town of Chapel Hill, the most restrictive shall in all cases apply.

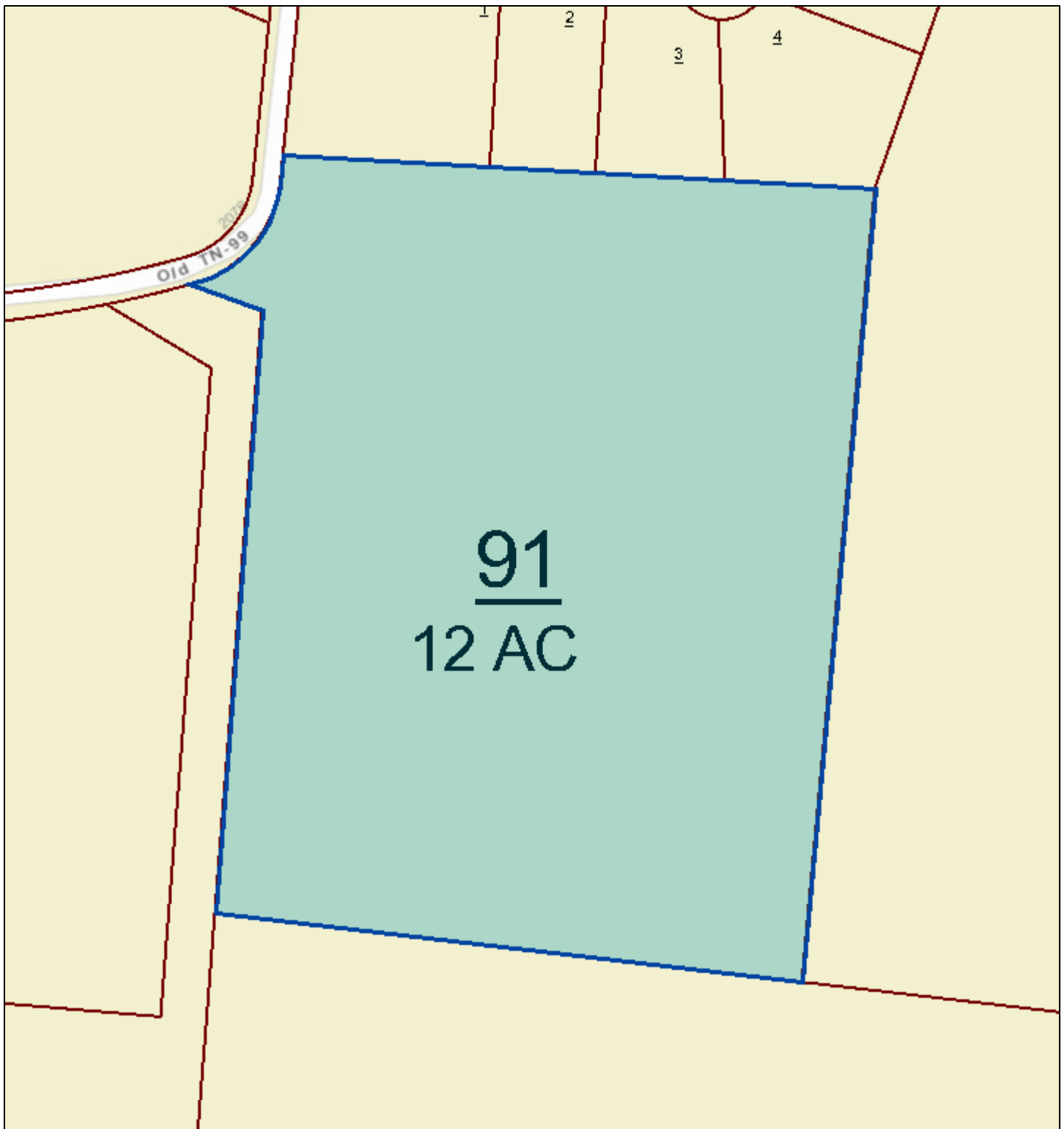
Passed first Reading:

Passed Second Reading:

Mayor

Recorder

Marshall County - Parcel: 020 091.00

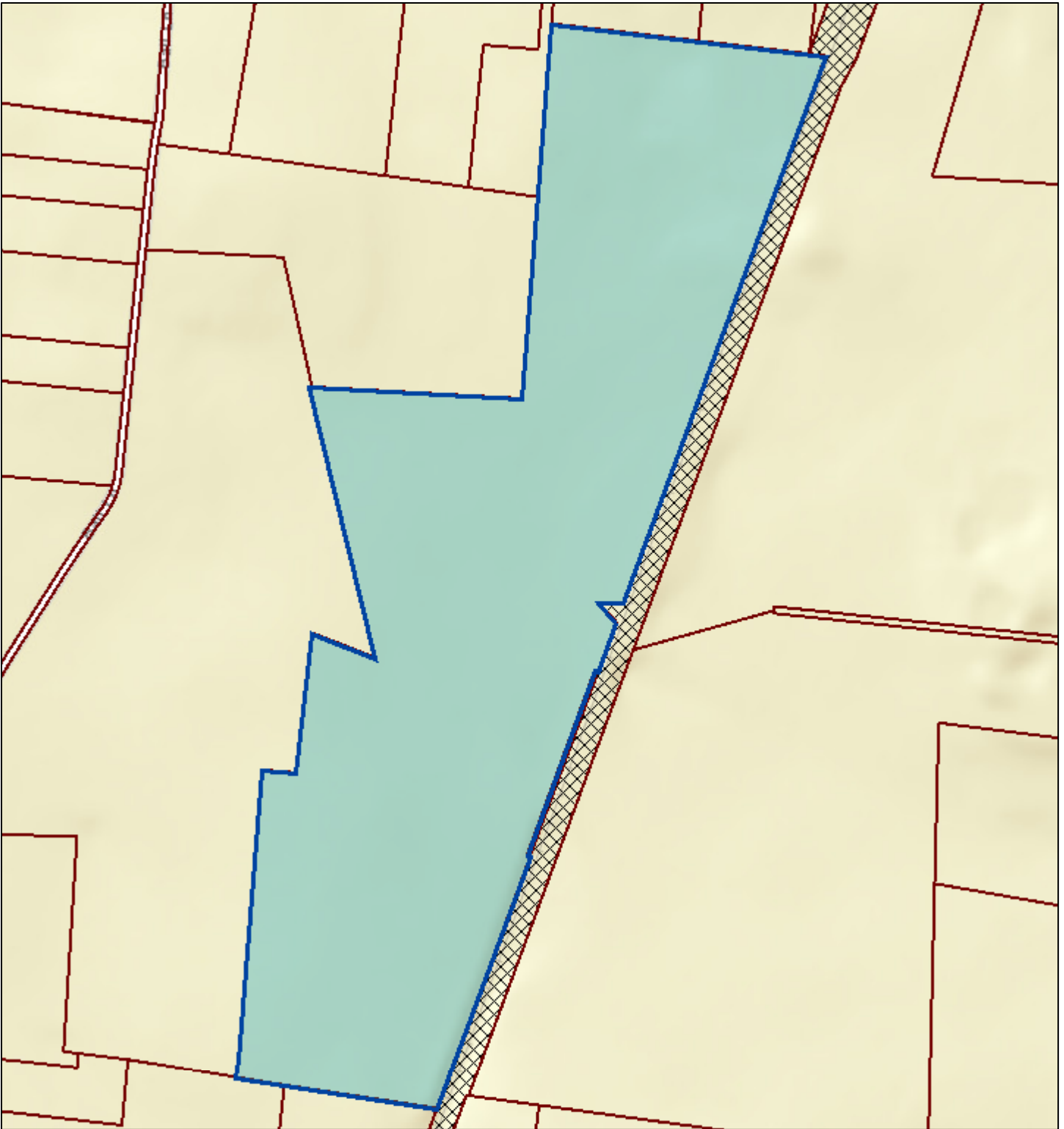


Date: September 6, 2018
County: Marshall
Owner: DAVIS TOM
Address: OLD HIGHWAY 99 2071
Parcel Number: 020 091.00
Deeded Acreage: 12
Calculated Acreage: 0
Date of Imagery: 2013

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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Marshall County - Parcel: 025 013.00

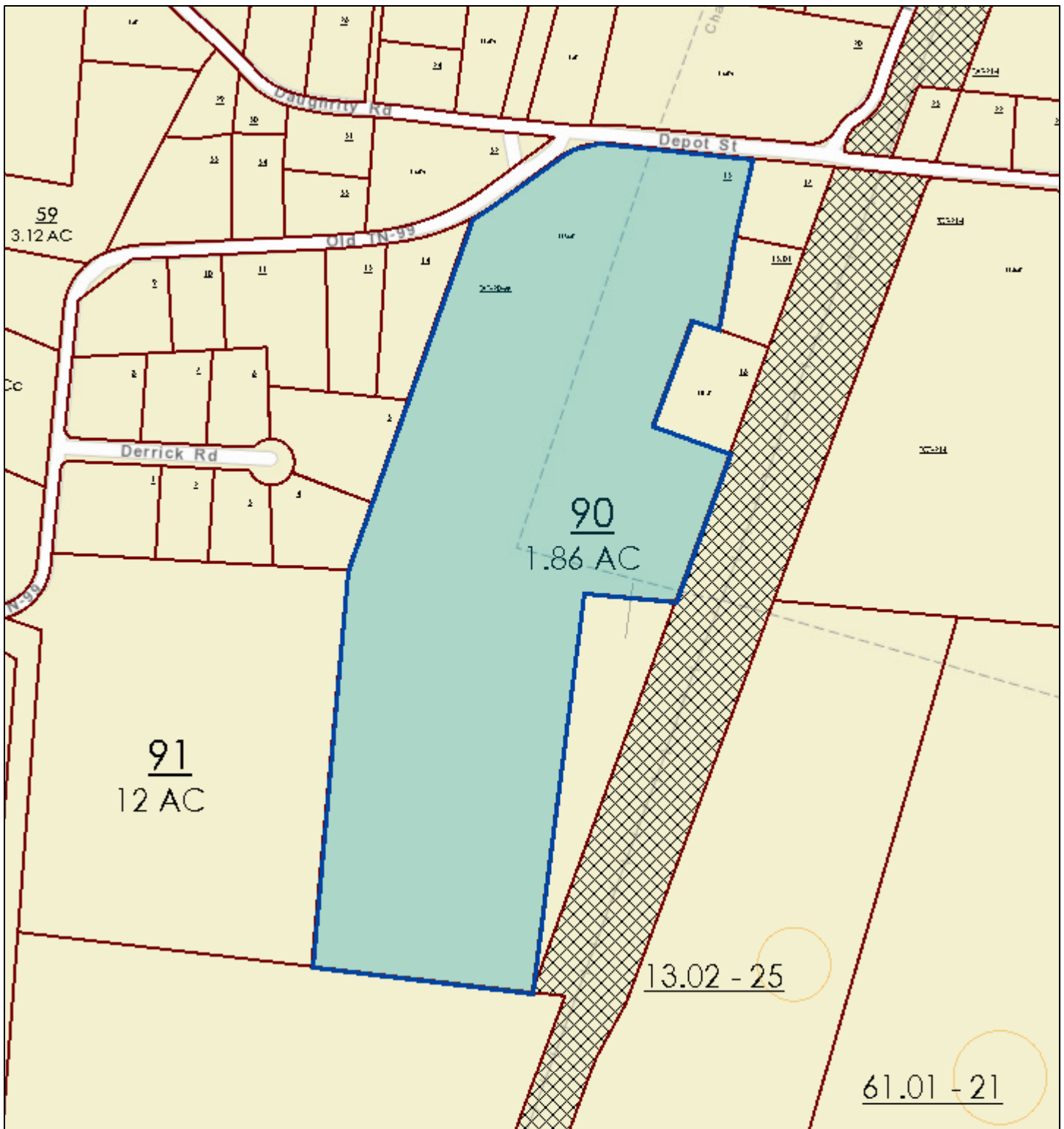


Date: August 7, 2018
County: Marshall
Owner: LAURAIN ALAN R
Address: NASHVILLE HWY
Parcel Number: 025 013.00
Deeded Acreage: 0
Calculated Acreage: 122.48
Date of Imagery: 2013

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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Marshall County - Parcel: 020M A 015.00



Date: October 1, 2018
County: Marshall
Owner: LAURAIN ALAN R
Address: OLD HIGHWAY 99
Parcel Number: 020M A 015.00
Deeded Acreage: 16.85
Calculated Acreage: 0
Date of Imagery: 2013

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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General provisions.

The following provisions shall apply to all signs.

(1) **Construction Standards**

All signs shall be constructed and installed in accordance with the applicable provisions of the Tennessee State Building Code.

(2) **Electrical Standards**

All illuminated signs shall be installed in accordance with the applicable provisions of the Tennessee State Electrical Code and all detached signs shall be so illuminated by an underground electrical source. Internally-lit signs, except that of 3-D letter, shall be discouraged.

a. Ground signs and monument signs are not to be internally lit. If the owner requires illumination then those signs shall externally lit.

1. Exterior flood lights shall not be of excessive luminosity as determined by the building codes enforcement officer, nor shall this outdoor floodlighting project above, over, or around the sign it's intended to illuminate.

(3) **Maintenance of Signs**

All signs shall be maintained in good structural and aesthetic condition. Deficiencies such as chipped paint, broken plastic, missing letters and exposed light bulbs shall be evidence of a lack of maintenance. Signs that are not maintained to these standards shall be considered abandoned signs.

a. Blank signs, empty sign frames or signs with no content shall be considered abandoned signs as well.

b. Signs that do not correspond to the actual business taking place on a lot of land because of neglect, shall also be considered an abandoned sign in addition to off-premise advertising.

c. Abandoned signs must be removed by the owner upon two weeks of being notified by the codes enforcement officer.

(4) **Content**

Commercial signage is typically relegated to commercial language, but not always. Non-commercial language is also permissible. A physical address of the

property being advertised is permitted, along with a phone number for the business or principal.

Section _____ . Commercial signs.

The preferred commercial sign by the City of Chapel Hill is ground and monument signs.

a: Commercial Properties allowances for Monument (Ground) signs:

Property Frontage	Maximum Area	Maximum Height	Maximum Width
Less than 150 feet	25	6	12
150-299 feet	55 or 0.33 per lineal feet of frontage, whichever is less	8	16
300 feet or more (There shall be consideration given for two signs)	65 or 0.33 per lineal feet of frontage, whichever is less	Individual case basis	Individual case basis

b: Large Commercial Retail Centers = 5 acres or more, pole signs.

Property Frontage	Maximum Area	Maximum Height	Maximum Width
Up to 299 feet	150 or 0.5 per lineal feet of frontage, whichever is less	20	15
300 feet or more	65 or 0.33 per lineal feet of frontage, whichever is less	25	20

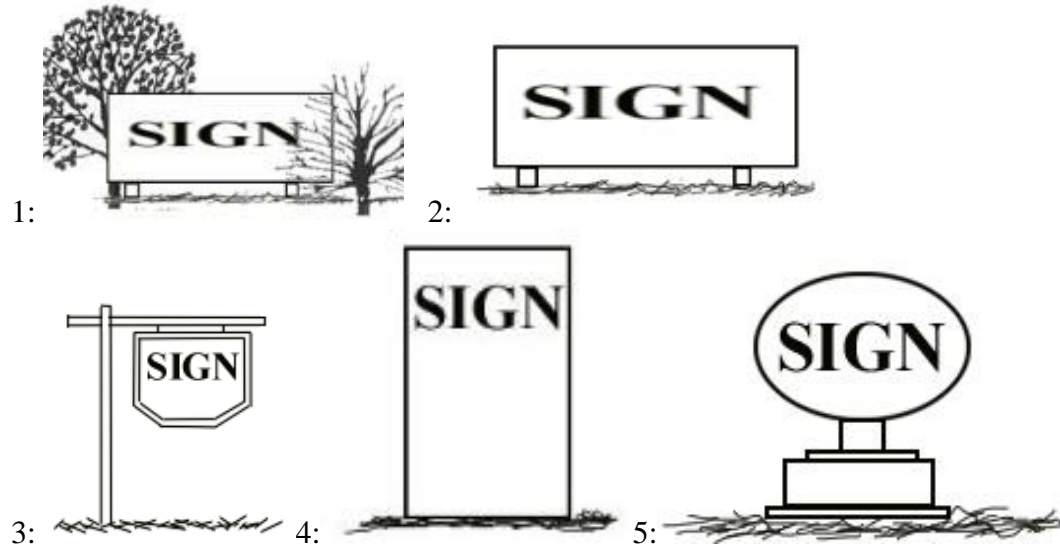
c: Number of signs

Street Frontage	Maximum number of signs
Up to 599 feet	1
600 feet or more	2 (plus an additional sign for each 300' of frontage)

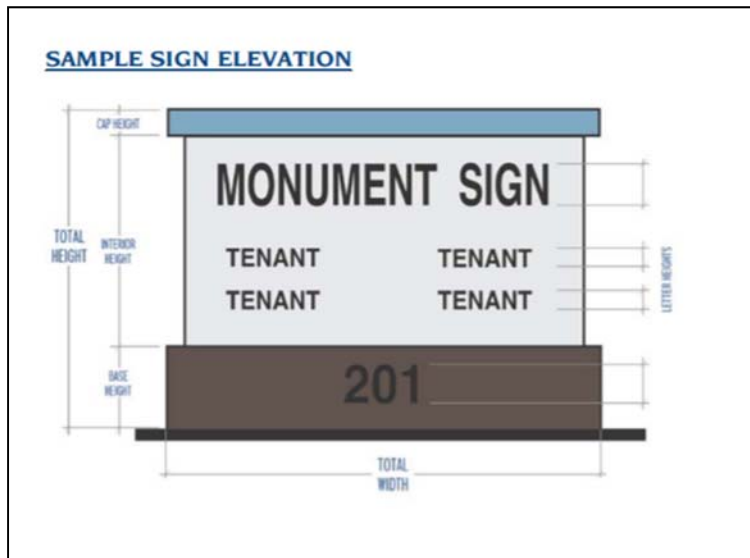
d: Monument Sign Plan Submittal Requirements

1. **Required Plans** - The following plans must be submitted in an accurate and scaled form with appropriate dimensions clearly indicated. Approximated plans using aerial photographs are discouraged.
2. **Site plan:** Entire view of the parcel including line of sight triangles, ultimate right of way, length of street frontage, and proposed location of monument sign
3. **Sign Elevation:** Elevation view including sign height, sign width, base height, and individual letter height)
4. **Construction Details:** Building/Safety related construction information. Contact the building division for additional information.
5. **Material/ Color specifications:** Details of colors, types of material and opaque/translucent surfaces.
6. **Additional Pictures:** Additional pictures indicating before/after conditions, if applicable

e. Examples of the five (5) acceptable monument sign styles:



f. **Sample Sign Elevation** with essential information for city review:



Section _____ . Prohibited signs.

The following signs are prohibited under any circumstance:

- (1) Signs extending into the public right-of-way other than those permanent signs approved and installed by the City or the Tennessee Department of Transportation are prohibited.
 - (a) This does not apply to pre-approved decorative signs. Nor does this item apply to on-premises, planned development identification signs.
- (2) Roof signs.
- (3) Portable signs of any kind, unless otherwise noted with specific exceptions in this chapter.
- (4) Flashing, pulsating, fluttering, swinging, or rotating signs other than time and/or temperature signs. This does not pertain to electronic signage that changes its content every _____ minute/seconds. Transitions from one piece of content to the other shall be from any visual effects.

- (5) Signs that are similar in color, design, and appearance to traffic control signs.
- (6) Off-premise signs other than those permitted in Section _____.
- (7) Nonconforming signs, except as permitted in _____ of these regulations.
- (8) Other signs not expressly allowed by these regulations.
- (9) Abandoned signs.
- (10) Illegal, nonconforming signs.

Section 13.106. Signs not requiring a permit.

The following types of signs are exempted from permit requirements and allowed in all zones, but shall be in conformance with all other requirements of these regulations.

- (1) Memorial signs, plaques, or grave markers that are noncommercial in nature.
- (2) Public interest signs.
- (3) On premises directional and instructional signs not exceeding 6 square feet in area, unless such sign is a monument sign in which case it shall not exceed 9 square feet.
- (4) Identification signs not exceeding 1½ square feet in area, that indicates the name address of the occupant.
- (5) Window signs with a total copy area not exceeding 50 percent of the window or glass door onto which the sign(s) are located, except in residential districts, limited to one non-illuminated sign per building not exceeding 1½ square feet in area.
- (6) Incidental signs. Drive-in service window/menu board signs shall not be oriented as to be read or readily observed by people in the public right-of-way. Such signs shall not exceed 32 square feet in size.
- (7) Campaign or Election signs provided:
 - (a) Individual signs shall not exceed 16 square feet in area;
 - (b) All signs shall be removed within 7 days after the pertinent election;
 - (c) Property owners shall be held responsible for violations; and

- (d) No signs shall be permitted in the public right-of-way.
- (8) Real estate signs other than temporary planned development signs, provided:
- (a) Signs advertising individual single family lots and duplexes under 3 acres in size or individual units within attached housing shall not exceed 6 square feet. Rider signs not exceeding a total of 2 square feet in sign face area shall be permitted in addition to the 6 square feet;
 - (b) Signs advertising all other uses shall not exceed one square foot for every 5 linear feet of frontage of the advertised property, up to a maximum of 64 square feet in sign face area;
 - (c) Only one sign per street front of the advertised property shall be erected;
 - (d) Properties having a continuous frontage in excess of 1,000 linear feet may be allowed an additional sign so long as such sign is no closer than 1,000 feet from another real estate sign on the property;
 - (e) Signs shall not be illuminated; and
 - (f) Signs shall be removed within 7 days after the sale is closed or, rent or lease transaction is finalized.
- (9) Construction signs, other than temporary project development signs provided:
- (a) Signs located on single family lots or duplex lots shall not exceed 6 square feet in area. Rider signs not exceeding 2 square feet in area shall be permitted in addition to the 6 square feet;
 - (b) Signs for all other uses shall not exceed one square foot for every 5 linear feet of frontage of property under construction, up to a maximum of 64 square feet in sign area;
 - (c) Signs are confined to the site of construction;
 - (d) Only one sign per street front of the property under construction shall be erected;
 - (e) Signs shall not be illuminated.
 - (f) Signs shall be removed within 7 days after the completion of a project.
- (10) Temporary farm products signs provided:
- (a) Signs are located on the premises where the products are sold in

- conjunction with a permitted farm use in that district;
 - (b) Signs shall not exceed 32 square feet in area;
 - (c) Only one sign shall be erected; and
 - (d) Signs shall be removed within 7 days of the termination of sale activities.
- (11) On-Premise, temporary special event signs or banners for religious, charitable, civic, fraternal, or similar organizations, provided:
- (a) No more than one sign per street front shall be permitted per event;
 - (b) Signs shall be located on the property on which the event will occur; and
 - (c) Signs shall be erected no sooner than 14 days before and removed 7 days after the event.
- (12) Temporary banners in non-residential districts, provided:
- (a) Only one banner per establishment shall be allowed at a time;
 - (b) All banners shall be attached in total to a building wall or permanent canopy extending from a building;
 - (c) No paper banners shall be allowed;
 - (d) Banners shall be erected for a period not to exceed 2 weeks;
 - (e) No more than 6 such signs per establishment shall be erected within a calendar year; and
 - (f) No banner shall extend above the second floor level of a building or 45 feet above grade; whichever is less.

LED signage regulations

LED signs shall have a maximum luminance of .03 Foot candles above ambient light, which is below the TS4 Lighting standard of the National Electrical Manufacturer's Association (NEMA).

All LED signs shall have an ambient light sensor and dimming software that dims the luminance based on the readings of the ambient light sensor.

Measuring the brightness of an LED sign:

STEP 1: All LED luminance shall be measured with Footcandle Meter at distance from the sign based on the table below. All non-standard signs shall use a distances extrapolated by the Codes Enforcement Officer based on the date below. The Codes Enforcer will be standing at the midpoint of the signage.

Billboard Signage Face	Distance in feet
11 x 22	150
10.5 x 36	200
14 x 48	250
20 x 60	350

STEP 2: While standing in the spot determined by Step 1, the Codes Officer shall create a base line of the ambient light, while working at night, by blocking out all luminance of the LED sign with black, opaque, rectangular piece of material (approximately 12" x 48") that is strategically positioned roughly 6 to 8 feet away from the Footcandle Meter. This measurement should not be picking up any of the direct luminance from the sign whatsoever.

STEP 3: A second measurement of light from the sign shall be measured from the exact same spot as determined in Step 1, but this time the rectangular-shaped "sign-blocking device" shall not be used, AND the sign manufacturer or operator shall put the sign on maximum "white."

STEP 4: If the difference between the baseline luminance and the subsequent luminance reading is 0.3 footcandles *or less* then, the billboard luminance is in compliance with this section of the Chapel Hill signage ordinance.

Section 5. Definitions

Abandoned Sign: A sign whose message describes the availability of goods or services at a location where such goods and services are no longer available and have ceased to be available for a period of at least 60 days or, in the alternative, a sign which is non-commercial in nature and the content of the sign pertains to a time, event or purpose which has elapsed or expired in the preceding 60 days. Such abandonment should include intentional conduct, such as failure to pay taxes or permit fees, or to maintain the sign, or a negligent failure to do so.

Animated Sign: A sign depicting action, motion, light, or color changes through electrical or mechanical means. Although technologically similar to flashing signs, the animated sign emphasizes graphics and artistic display.

Awning Sign: A building mounted sign that provides additional functionality as shelter made of cloth, metal, or other material affixed to a building in such a manner that the structure may be raised or retracted from a building to a flat position against the building, but not a canopy.

Banner: A sign made of fabric or other non-rigid material with no enclosing framework.

Bulletin Board: A sign used to announce meetings or programs to be held on the premises of a church, school, auditorium, library, museum, community recreation center, or similar noncommercial places of public assembly.

Canopy: A permanent structure other than an awning made of cloth, metal or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure.

Candela: A unit of measurement of the intensity of light. An ordinary wax candle flame generates approximately one candela.

Changeable-Copy Sign: A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means (for example, time and temperature units), or manually through placement of letters or symbols on a panel mounted in or on a track system.

Channel Letter: A fabricated or formed three-dimensional letter that may accommodate a light source.

Cone of Vision: The area that is clearly visible to a driver, generally described as a “fan-shaped envelope” preceding the driver which allows the driver to safely see and observe moving objects and persons in front of and to the immediate left and right of the driver.

Complying Sign: A sign that is legally installed in accordance with federal, state, and local permit requirements and laws.

Conspicuity: The capacity of a sign to stand out or be distinguishable from its surroundings and thus be readily discovered by the eye. It is the noticeable contrast between a sign and its background, attributed to an exogenous (unplanned) or endogenous (planned) mindset, with the display having features that attract attention to the sign.

Contrast: The difference or degree of difference in the appearance of adjacent surfaces,

such as light and dark areas, different colors, or typefaces, and graphics appearing on various backgrounds.

Content: The words and/or message displayed on a sign (a.k.a. “copy”).

Content Area: That area which displays the actual copy on a sign (a.k.a. “copy area”).

Development Sign: A temporary construction sign denoting the architect, engineer, contractor, subcontractor, financier or sponsor of a residential or commercial development which may also designate the future occupant or use of the development.

Directional Sign: Signs designed to provide direction to pedestrian and vehicular traffic.

Dissolve/Appear: A mode of message transition on an Electronic Message Center accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

Electronic Message Display: A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

Event Sign: A temporary sign, other than a commercial sign, posted to advertise an event sponsored by a public agency, school, church or religious institution, civic-fraternal or other organization.

Fade/Appear: A mode of message transition on an Electronic Message Center accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Fascia Sign: A building mounted sign.

Footcandle: a unit of illuminance or illumination equivalent to the illumination produced by a source of one candle at the distance of one foot and equal to one lumen incident per square foot; abbreviation is FC³

Freestanding Sign: A sign that is not attached to a building.

Government Sign: Any temporary or permanent sign erected and maintained for any governmental purposes.

Ground Sign: A freestanding sign with a visible support structure.

Inflatable Device: A sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable

blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable or similar method.

Internally illuminated Sign: A sign that has the light source enclosed within it so the source is not visible to the eye.

Illuminated Sign: A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by reflection of a light source aimed at its surface.

Legibility: The physical attributes of a sign that allow for differentiation of its letters, words, numbers, or graphics, which directly relate to an observer's visual acuity.

Luminance: An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per square foot (cd/ft²), or footcandles.

Marquee Sign: A sign mounted on a permanent canopy.

Monument Sign: A monolithic sign in which the bottom of the sign is flush with the ground and the horizontal dimension of the sign is greater than the vertical dimension.

Multi-Tenant Sign: A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

Municipality: The body of officers, taken collectively, belonging to a the City of Chapel Hill, Tennessee who are appointed to manage its affairs and defend its interests.

Nit: A unit measure of luminance or brightness equal to one candela per square meter, measured perpendicular to the rays of the source.

Noncomplying Sign: A sign that was legally erected and maintained but does not currently comply with sign restrictions because such restrictions were enacted after the sign was originally permitted and installed.

Off-Premise Sign: An outdoor sign whose message directs attention to a specific business, product, service, entertainment event or activity, or other commercial or noncommercial activity, or non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located. Also known as a third party sign, billboard, or outdoor advertising.

On-Premise Sign: A sign whose message and design relates to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the sign is located.

Organization: An entity, including a natural person, which owns or operates the premises where an on-premise sign is displayed.

Parapet: That portion of a building wall or false front that extends above the roofline.

Pennant: a triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

Permanent Sign: A sign attached to a building or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

Pole Sign: A freestanding sign with visible support structure.

Primary Copy: The words or message on a sign meant to be read by passersby travelling at the posted speed limit.

Projecting Sign: A building mounted sign with the faces of the sign projecting 12 inches or more from and generally perpendicular to the building fascia, excepting signs located on a canopy, awning, or marquee.

Pylon Sign: A freestanding sign with a visible support structure, which may or may not be enclosed by a pole cover.

Readability: That which enables the observer to correctly perceive that information content of letters, numbers or symbols grouped together in words, sentences, or other meaningful relationships on the sign. Readability is the character of a sign which leads to the observer's comprehension of its intended message, and depends on legibility and other considerations of contents and time restraints.

Real Estate Sign: A temporary sign advertising the real property upon which the sign is located for rent, for lease, or for sale and providing the name and location of the owner or his agent.

Roofline: The highest point of a flat roof and mansard roof and the lowest point of a pitched roof, excluding any cupolas, chimneys or other minor projections.

Roof Sign: A building-mounted sign erected upon, against, or over the roof of the building.

Rotating Sign: Sign faces or portions of a sign face which mechanically revolves around a central axis as opposed to revolving around an imaginary axis created by a pattern of alternating lights which convey an appearance of rotation.

Scroll: A mode of message transition on an Electronic Message Center where the message appears to move vertically across the display surface.

Secondary Copy: The words or messages on a sign which are meant to be read by automobiles that are idling or parked along a road way.

Sign: Any device, structure, fixture, painting, or visual image using words, graphics, symbols, numbers, or letters designed and uses for the purpose of communicating a message or attracting attention.

Sign height: The distance measured from the highest point of a sign to the base of the sign at the ground.

Signage: A community's inventory of signs used to communicate information or attract attention, including signature building, product displays, and dispensers, as well as traditional projecting, wall, roof, and freestanding signs.

Snipe Sign: A temporary or permanent sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects.

Temporary Sign: Any sign intended to remain in use for a short period of time which is not permanently installed.

Transition: A visual effect used on an Electronic Message Center to allow one message to disappear while it is simultaneously being replaced by another.

Usable wall area: the exterior wall or surface area of a building or structure that excludes doors and windows.

Visibility: The physical attributes of a sign and its contents that allow for detection at a given distance, although legibility may be uncertain.

Wall Sign: A building-mounted sign which is either attached to, displayed, or painted on an exterior wall in a manner parallel with the wall surface, and not projecting more than 16 inches from such surface (See fascia sign).

Window Sign: Any sign attached to or directly applied onto a window or glass door of a building intended for viewing from the exterior (or interior if visible from exterior) of such building.

Resolution 18-18

A Resolution to Approve the Chapel Hill Youth Baseball/Softball Proposal

WHEREAS, The Board of Mayor and Aldermen have sought proposals for the use of the Depot St. park to house baseball/softball fields; and

WHEREAS, a need for baseball/softball fields has been identified; and

WHEREAS, Chapel Hill Youth Baseball/Softball is the only youth baseball/softball league in the area.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWN OF CHAPEL HILL, TENNESSEE the following:

That the proposal from Chapel Hill Youth Baseball/Softball be accepted.

Resolved this 8th day of October, 2018.

Mayor

ATTEST: Town Recorder



TOWN OF CHAPEL HILL TENNESSEE

REQUEST OF PROPOSAL

FOR BALLPARK AT DEPOT PARK

**SUBMITTED BY:
CHAPEL HILL YOUTH BASEBALL/SOFTBALL LEAGUE**

Chapel Hill Youth Baseball/Softball League

chapelhillybsl@gmail.com

P.O. Box 42
Chapel Hill, TN 37034
Phone: 931-993-2594

October 1, 2018

Board of Mayor and Aldermen
Town of Chapel Hill, Tennessee
2202 Unionville Road
Chapel Hill, TN 37034

Re: Request for Proposal

Dear Leaders of Chapel Hill,

On behalf of the Chapel Hill Youth Baseball/Softball League, I want to thank you for inviting us to submit our Proposal for a Ballpark at Depot Park.

The following is a summary of the proposal format:

1. Organization information.
2. Detailed description of area proposed.
3. Relocation plans.
4. Detailed description of proposed use(s) of ballpark.
5. Construction and long-term maintenance plans.
6. Detailed request of any assistance.
7. Requested term of agreement.

The Chapel Hill Youth Baseball/Softball League agrees to obtain comprehensive public liability insurance in amounts of not less than \$1,000,000 per person, \$2,000,000 each occurrence, and property damage coverage of not less than \$250,000 per occurrence and \$2,000,000 combined single limit for bodily injury and property damage for ballpark operations. The town of Chapel Hill would be named as an additional insured on all policies.

The Chapel Hill Youth Baseball/Softball League agrees to enter into a contract with the Town of Chapel Hill prior to beginning any work.

We are pleased to furnish this and any other relevant information concerning our interest and proposal.

Sincerely,

Keith Harber

Keith Harber, President
Chapel Hill Youth Baseball/Softball League

1.) ORGANIZATION INFORMATION

The Chapel Hill Youth Baseball/Softball League is a non-profit organization registered with the State of Tennessee. The Chapel Hill Youth Baseball/Softball League is also recognized a tax-exempt organization under Internal Revenue Code (IRC) Section 501 (c)(3).

The Chapel Hill Youth Baseball/Softball League board members include:

- Keith Harber, President
- Ross Brown, Vice-President
- Lori Harber, Secretary
- Andy Matlock, Treasurer
- David Warner, Player Agent
- Pam Smithson, Fundraising
- Oakey Gaskill, “At Large” Member
- Clay Pipkin, “At Large” Member

Other contact information for the Chapel Hill Youth Baseball/Softball League includes:

- Mailing address: PO Box 42, Chapel Hill, Tennessee 37034
- Phone number: (931) 993-2594
- Email address: chapelhillybsl@gmail.com

2.) DETAILED DESCRIPTION OF AREA PROPOSED

The Chapel Hill Youth Baseball/Softball League would propose to raise funds to be able to use the southern half of depot park, the area that’s currently maintained by the City, to add up to 3 baseball/softball fields. Please see Item #5 in this proposal for specific details regarding the Chapel Hill Youth Baseball/Softball League’s ideas related to restrooms, concessions, and parking. The Chapel Hill Youth Baseball/Softball League believes that would be good to incorporate soccer fields in the northern section of Depot Park as well, at a later date.

3.) RELOCATION PLANS

The plan of the Chapel Hill Youth Baseball/Softball League is for the current walking trail to be unaffected, but for it to be expanded around the proposed ball fields.

4.) DETAILED DESCRIPTION OF PROPOSED USE(S) OF BALLPARK

The Chapel Hill Youth Baseball/Softball League plans to operate a baseball and softball league at Depot Park upon completion of the ball fields. This would be recreational league available to all children ages 3 to 12. The league will be sanctioned by the Tennessee Youth Baseball Association (TYBA). This sanction carries an insurance policy with a \$3,000,000 max. The policy includes medical, personal injury-general aggregate, abuse or molestation for all premises of usage.

The Chapel Hill Youth Baseball/Softball League proposes to pay the town of Chapel Hill \$10 per Chapel Hill Youth Baseball/Softball League player for use of Depot Park during each spring/summer season.

The Chapel Hill Youth Baseball/Softball League would be open to the idea of hosting tournaments at Depot Park. Specific details would be obtained and brought forth to the board of Mayor and Alderman for approval prior to hosting any tournaments at Depot Park.

5.) CONSTRUCTION AND LONG-TERM MAINTENANCE PLANS

Upon acceptance of this proposal, the Chapel Hill Youth Baseball/Softball League would propose to meet with the city's engineer and an excavating/construction company to have specific plans/estimates completed. CHYBSL would propose that the ballfield additions be completed in a minimum of three phases. All plans would be brought forth to the board of Mayor and Alderman for further discussion and approval prior to the start of any work.

Phase #1 would include the construction of two 200-225 foot baseball/softball fields in the upper elevation area in the currently elevated area. This would not include lights. Phase #1 would most likely need to include expanding the current parking lot by adding at least half as much as what is currently there, if not double. The Chapel Hill Youth Baseball/Softball League believes that upon completion of these fields, the league could host games during daytime hours. CHYBSL would propose to utilize the existing restrooms and would operate their own concession stands using canopy's, coolers, etc. CHYBSL would also propose to expand the current sidewalk to loop around the newly constructed baseball fields. Rough estimates for Phase #1 range from \$150,000 to \$350,000.

Phase #2 would include adding lights to the two ballfields constructed in Phase #1. Rough estimates for Phase #2 range from \$175,000 to \$250,000.

Phase #3 would be contingent on the success of phases #1 and #2, but phase #3 would potentially involve adding a third field in the lower area currently maintained by the city. Phase #3 could include adding a concrete structure to be used for storage, concession stand, additional restrooms, etc. This structure would not be a necessity as portable concession stands/sheds can be purchased for under \$10,000 and would address any foreseeable needs at this time. The cost estimates for Phase #3 would not be accurate at this time, as the CHYBSL would not propose to begin phase #3 until several years from now.

The cost estimates used are merely estimates based on discussions and research. Specifics have not been able to be obtained due to not having an indication of whether Depot Park can be used or not. All construction plans would be presented to the board of Mayor and Alderman for further discussion and approval prior to the start of any work.

Upon acceptance of this proposal, the Chapel Hill Youth Baseball/Softball League would begin their fundraising strategy that includes soliciting donations, hosting fundraising events, and applying for grants. Part #1 would include securing the funds to have specific plans created. This would most likely include surveying and well as meeting with an excavating company and a company with experience in baseball field construction. Once these plans have been created, cost estimates would be obtained as well. At that time all information would be presented to the board of Mayor and Alderman for further discussion and approval.

All fields will be maintained by CHYBSL during the season. This would include mowing the outfields, dragging infields, etc. CHYBSL would be responsible for area cleanup/trash pickup as well, upon completion of all league games/events.

6.) DETAILED REQUEST OF ANY ASSISTANCE

The Chapel Hill Youth Baseball/Softball League has no plans to request additional assistance, financial or non-financial, other than the use of Depot Park, from the Town of Chapel Hill.

The Chapel Hill Youth Baseball/Softball League will accept the approximately thirty thousand dollars previously promised to the league by the town administrator at the August meeting of the board of Mayor and Alderman. These funds were raised specifically for purpose of ball fields at Depot Park.

7.) REQUESTED TERM OF AGREEMENT

The Chapel Hill Youth Baseball/Softball League proposes to enter into an initial 10-year agreement, when the ball fields become playable, with the Town of Chapel Hill. This agreement would be for the use of Depot Park to operate the Chapel Hill Youth Baseball/Softball League during the spring/summer of each year.

TOWN OF CHAPEL HILL, TENNESSEE

RESOLUTION NO. 18-32

A Resolution to Amend the Personnel Policy

WHEREAS, the Town of Chapel Hill has reviewed its personnel policy as it pertains to cell phone use in Town owned vehicles, and

WHEREAS, the Town seeks to eliminate cell phone use while operating Town's vehicles, and

WHEREAS, the Town of Chapel has reviewed its personnel policy as it pertains to the BOMA confirming full-time personnel hires, and

WHEREAS, the Town of Chapel Hill sees value in removing this clause from the personnel policy,

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CHAPEL HILL, TENNESSEE the following:

That Article 2, Section 2.8 which reads:

Decision to hire.

The town is an equal opportunity employer. Hiring decisions shall be based upon an objective assessment of all pertinent factors developed from the employment application, work history, interviews, and follow-up references and background investigations. All applicants for a position shall be evaluated against the same qualification requirements. The applicant will not start work until all employment requirements are completed and in accordance with all applicable provisions of state and federal law. Full-time personnel shall be confirmed by the BOMA.

Be amended to read:

Decision to hire.

The town is an equal opportunity employer. Hiring decisions shall be based upon an objective assessment of all pertinent factors developed from the employment application, work history,

interviews, and follow-up references and background investigations. All applicants for a position shall be evaluated against the same qualification requirements. The applicant will not start work until all employment requirements are completed and in accordance with all applicable provisions of state and federal law.

And section 12.3 be added to read:

Cell Phone Use

Cell phone use while operating the Town's vehicles shall be prohibited. This includes texting, speaking, composing, reading, or sending electronic messages while the vehicle is in motion.

Ordained this 8th day of October, 2018.

Mayor

ATTEST: Town Recorder

Resolution 18-33
Declare Fire Equipment as Surplus

WHEREAS, the fire department has three vehicles and miscellaneous equipment which is no longer in service, and:

WHEREAS, the fire department seeks to recover the costs of the 1994 Freightliner Truck purchased in August 2018, and:

WHEREAS, the items are as follows:

Hose Appliances

Emergency Equipment

Lighting

1987 FMC Pumper

1997 Ford F450 Utility Body

Nozzles

1990 Spartan Pumper

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CHAPEL HILL, TENNESSEE the following:

The fire equipment specified in the above list be declared surplus to be either sold or otherwise disposed.

Resolved this 8th day of October, 2018.

Mayor

ATTEST: Town Recorder