

Minutes of the Planning Commission

Chapel Hill Town Hall

July 25, 2022

CALL TO ORDER

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

MEMBERS PRESENT

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| Marion Joyce | Stacey Booker |
| Mike Faulenberry | Jeff Knox |
| Isaac Zimmerle | |

STAFF

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| Todd Moore, City Attorney | Chad Dennis, Operations Manager |
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APPROVAL OF MINUTES – June 27, 2022

Motion to Approve: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 5-0

PUBLIC COMMENTS

None

OLD BUSINESS

Resubmittal of New Concept Plan from Jon Goff for Commercial Property Located at 202 South Horton Parkway

Applicant Jon Goff was not present at the meeting. Mr. Zimmerle stated that he had spoken to Mr. Goff the previous week and had expected him to be at the meeting. There was discussion that he might be having trouble establishing a buffer zone. The item until was tabled until an update was received from Mr. Goff.

NEW BUSINESS

Request for a Sign Permit by Grove Hill Church Office – at 5439 Nashville Highway

A representative from Grove Hill Church asked for a sign permit at 5439 Nashville Highway. There was discussion on the size specifications which seemed to be fine. The only question was making sure that the sign did not cover an existing underground utility line. Commission agreed to approve the sign permit provided a site plan was submitted showing compliance with utilities.

Motion to Approve with Provisions: Isaac Zimmerle

Seconded By: Mike Faulkenberry

Motion Passed: 5-0

DISCUSSION

Approval of the Performance/Deposit Agreement for River Forest – Phase 3

Town Attorney Todd Moore explained to the Planning Commission that the developer had offered to pay cash in lieu of a line of credit for Phase 3 of River Forest. The money has been placed in a special account already. There was a short discussion, and everyone agreed that this was a good option for the town.

Motion to Approve Agreement: Isaac Zimmerle

Seconded By: Stacey Booker

Motion Passed: 5-0

Preliminary Discussion on Changes to Subdivision Regulations

Town Attorney Todd Moore explained that Hethcoat & Davis had recently presented the town with a large volume of water and sewer regulations. However, he is not sure that they are working on subdivision regulations. The Commission discussed things that needed changing or tweaking in the current regulations, including agreements with HOAs in new developments.

ADJOURNMENT

Motion to Approve: Stacey Booker

Seconded By: Mike Faulkenberry

Motion Passed: 5-0

Meeting ended at 6:33 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder