

Minutes of the Planning Commission

Chapel Hill Town Hall

September 26, 2022

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

Stacey Booker - P

Isaac Zimmerle - P

Mike Faulkenberry - A

Jeff Knox - P

STAFF

Danny Bingham, Town Administrator

Phillip Dye, Town Recorder

Todd Moore, City Attorney

APPROVAL OF MINUTES – August 22, 2022

Motion to Approve: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 4-0

PUBLIC COMMENTS

T-Square Construction spoke to the Planning Commission about the proposed Ellington Subdivision off Morningside Drive. They are currently working on trying to correct the flooding issues, and will be dropping a few lots off the original plan in order to provide for more drainage and water retention area. Isaac Zimmerle suggested that he didn't think there would be a need to resubmit a new preliminary plat, but instead just bring a revised plan showing the changes. The engineer will still have to look at the revised plans and provide explanations and his approval for the revised plan.

OLD BUSINESS

Daugherty Excavating request 5,000 sq ft lot sizes with 5 ft side yard setbacks and 50 ft minimum lot width regarding Ezell Farms proposed subdivision.

The motion was made to approve the variance with the condition that no further buildings would be constructed anywhere on the flood plain area without obtaining a Letter of Map Amendment (LOMA), and that the plat submittal fee be paid in full.

Motion to Approve with Special Exception Notes: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 4-0

NEW BUSINESS

Atkins & Associates request to subdivide property located at 209 Maple Street for the purpose of resale.

This area first came before the Planning Commission several years ago. No one could confirm or deny if the elevation issues were fixed when they should have been. In order for this lot to be sub-divided, any elevation changes would need to be revised on the current plat. The town may need to install a drain to divert water to the pond behind the diner. It was advised that notes should be made and sent to engineer. Also, the old plat needs to match the new plat.

Motion to Table: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 4-0

William & Mathew Moorehead request for a subdivision of property located at 506 Robinson Road, along with variances to install sidewalks and underground electrical.

Mr. Moorehead was advised to send to the city engineer for review. The subdivided lots would need to go on city sewer.

Motion to Table: Isaac Zimmerle

Seconded By: Stacey Booker

Motion Passed: 4-0

Shawn & Jennifer Kilpatrick request to subdivide property located at corner of 211 Spring Creek Street and Morningside Drive for purpose of constructing a separate residential dwelling.

This lot is currently zoned as B-2 and would need to be rezoned residential. The Kilpatricks will need to submit a scaled plat and pay a submittal fee. Setbacks must be verified before approval. No action was taken.

Russell Booth request to change property line to increase lot from .47 acres to 1.29 acres. Located at corner of Nashville Highway and Crutcher Road.

Property lines need to be redrawn to show it doesn't go to the middle of Crutcher Road. Upon engineer approval and submittal fee being paid, request was granted.

Motion to Approve: Isaac Zimmerle

Seconded By: Stacey Booker

Motion Passed: 4-0

Rex Richardson would like to discuss a possible zoning change of property located on Caney Springs Road from R-3 to Commercial.

Mr. Richardson would like to erect a metal building (12k-13k sq ft). His property would need to be rezoned commercial. He has agreed to extend the water & sewer. Planning Commission voted to send to Board of Alderman for re-zoning.

Motion to Approve: Isaac Zimmerle

Seconded By: Stacey Booker

Motion Passed: 4-0

DISCUSSION

Stacy Booker asked for confirmation on the process a lumber sales business would need to go through to start up in Chapel Hill. It may need to be partially annexed into the city. Annexation would take two readings from Board of Aldermen, so time frame is at least two months. Any new building would be required to conform to current specifications.

Forrest High School Softball Club needs to install a new bathroom. The Planning Commission okayed this since there was already a hook-up to sewer at another place on the property.

Jeff Knox brought up the fact that it had been previously discussed to require all commercial buildings to have sidewalks. He made a motion that the Planning Commission should move forward to include requiring sidewalks for all commercial properties in the new subdivision regulations.

Motion to Approve: Jeff Knox

Seconded By: Jeff Knox

Motion Passed: 5-0

ADJOURNMENT

Motion to Approve: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 7:10 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder