

Minutes of the Planning Commission

Chapel Hill Town Hall

October 24, 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 - P

Jeff Knox - P

STAFF

Danny Bingham

Phillip Dye

Todd Moore

APPROVAL OF MINUTES – September 26, 2022

Motion to Approve: Stacey Booker

Seconded By: Jeff Knox

Motion Passed: 5-0

PUBLIC COMMENTS

Jan & Jeff Darnell spoke about the water flow around the new Dollar General. They requested that an elevation survey be done around the store, as they are concerned about water running onto their property. They also want to make sure there is a fence or buffer area in the back of the lot the store sits on. Jeff Darnell asked when the original sewer was installed in the town. Isaac Zimmerle stated that he thought it was 1986 – 1988.

Lewis from T-Square Construction spoke to the Planning Commission again about the proposed Ellington Subdivision off Morningside Drive. They are currently working with a consultant who is recommending gravity sewer with grinder pumps. Isaac Zimmerle stated that the town does not need to be liable for any grinder pumps installed by the developer. He thought it would be a good idea to have two-check valves with pop-ups.

OLD BUSINESS

William Moorehead final plat approval and variance request for property located at 506 Robinson Road.

It was determined that the subdivided lots would need to tie in to the town sewer. The lots will not require sidewalks or underground utilities. Mr Moorehead stated that he thought he should be able to pay 2017 tap fee rates since things had not been done properly before, but the Commission stated that no matter the past, we have to move forward correctly from this point. Motion was made to approve subdivision of lots and allow variances, pending payment of capacity fees and tap fees.

Motion to Approve: Isaac Zimmerle

Seconded By: Stacey Booker

Motion Passed: 5-0

Annexation request from CV Enterprises, Paul Varney, Managing Member. Property is located at 4693 Nashville Highway.

Motion was made to send to BOMA for approval of annexation, along with the review and approval of the Plan of Services which will be attached.

Motion to Approve: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 4-0, Stacey Booker Abstaining

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.

The Kilpatricks were not present at the meeting. Therefore, no action was taken.

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

There was a lengthy discussion about the water runoff and elevation issues involved with these properties. Mr. Atkins made an offer to withdraw his request and resubmit it next month. Notes will be to be added to the original plat stating that there will be no building up or changing of areas on these properties due to flooding issues. Drainage easements will also need to be marked. Mr. Atkins emphasized that the subdivision was being offered to help two parties make their yards larger. Plat will be resubmitted subject to all parties involved in subdivision of property agreeing on notes.

NEW BUSINESS

Concept Plan for Highway 99 Project

The concept plan for this project was brought to the Planning Commission proposed to be an R-3 zoned subdivision with a public right-of-way. A 10' back yard setback variance was also requested. It was determined that the lot size did not meet R-3 specifications, and that the preliminary plat would need to be presented as a Horizontal Property Regime (HPR) or a Planned Unit Development (PUD). The engineer for the developer agreed to come back with a preliminary plat that showed the development as an HPR, and would have a private right-of-way with no variance. The commercial part of the development could remain a public right-of-way. Utilities (water and sewer) for the development are still to be determined subject to testing being done.

DISCUSSION

Proposed New Subdivision Regulations

It was determined that this needed to be discussed at length in a Work Session. The Work Session was scheduled for November 28, 2022 at 4:00 p.m., and will be followed by the regularly scheduled Planning Commission meeting.

ADJOURNMENT

Motion to Approve: Stacey Booker

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 7:10 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder