

Minutes of the Planning Commission

Chapel Hill Town Hall

August 28, 2023

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

Isaac Zimmerle - P

Stacey Booker – P

Jeff Knox - P

Ben Piper - P

STAFF

Danny Bingham, Town Administrator

Donny Groves, Utility Director

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

Amy Davis, Town Clerk

APPROVAL OF MINUTES – June 26, 2023

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Abstained: Isaac Zimmerle

Motion Passed: 3-0

PUBLIC COMMENTS – None

Stacey Booker entered the meeting.

OLD BUSINESS

Paul Lebovitz/Wiseman Investment Group review request regarding a revised conceptual plan for 202 North Horton Parkway (Parcel ID 021OA 00601 000).

** Paul Lebovitz of Wiseman Investment Group presented the board with a revised rendering of plans for development of 202 South Horton. After discussion, Mr. Lebovitz was informed that he will need to submit preliminary plans for review. No action was taken.

NEW BUSINESS

Public hearing and consideration of proposed Subdivision Regulations.

** Chairman Marion Joyce opened the public hearing. No comments were made and the public hearing was closed.

** Motion to adopt Subdivision Regulations as presented.

Motion to Approve: Isaac Zimmerle

Seconded By: Stacey Booker

Motion Carried: 5-0

Subdivision request made by David Robinson for property located at 313 Highland Street (Parcel ID 0211-B-047.00).

** Mr. Robinson discussed plans to develop the property as two lots, as it was deeded as two lots. After discussion regarding property setbacks and possible variance; no action was taken.

Variance request made by The Grove Church for property located at 5216 Nashville Highway with regard to required exterior building materials.

** After discussion a motion was made to defer the variance request until the next Planning Commission Meeting of September 25, 2023; at which time, questions regarding zoning classification and conceptual plans can be submitted.

Motion to Defer: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Carried: 5-0

DISCUSSION

Water availability and fire flow review process.

** A 'REVIEW FOR WATER AVAILABILITY AND/OR FIRE FLOW FOR RESIDENTIAL & COMMERCIAL DEVELOPMENTS' application was presented. It was agreed that fees of \$250 plus \$50 per lot and applicant be responsible for any additional engineering costs; and that the turnaround time of 90 days would be sufficient.

Fire Codes.

** The Chapel Hill Fire Chief needs to be a part of the review process for larger developments.

Proposed Daycare at Caney Springs Road (Parcel ID 026 11203 000).

**Discussion regarding sewer service and traffic flow.

Hayes & Son's – BiZee Mart Convenience Store (Parcel ID 016 11300 000)

**Discussion regarding TDOT driveway access request and detention pond.

CLOSING REMARKS

None

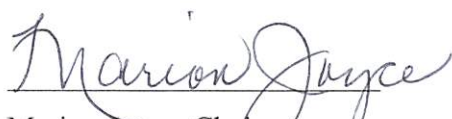
ADJOURNMENT


Motion to Approve: Ben Piper

Seconded By: Stacey Booker

Motion Passed: 5-0

Meeting ended at 6:50 p.m.


Marion Joyce, Chairman


Phillip Dye, Town Recorder