



**Town of Chapel Hill
Meeting Minutes
Planning Commission**

Monday, August 27, 2018

6:00 PM

Board Room

The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, August 27, 2018 at 6:00 p.m. at Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN.

Members present: Mayor Danny Bingham, Stacey Booker, Isaac Zimmerle, Jason Jent, Planner Jim Lech, Town Attorney Todd Moore, Town Administrator Mark Graves, and Recorder/Treasurer Chris Lowe.

Members absent: Marion Joyce

Mayor Bingham called the meeting to order and quorum was established with majority of members being present.

- 1) Isaac Zimmerle made a motion to approve the minutes, seconded by Stacey Booker
- 2) Public Comments: Ryan Perryman asked if a variance was needed for Lots 41 & 42 off of Highland Street. Todd Moore stated that no variance was needed since the lots were previously deeded as two separate lots.
- 3) Approval of Addition of Little Rockets Childcare
 - a) Jim Lech stated that the Department of Human Services will have a lengthy list of criteria that the childcare center will need to meet. Mark Graves stated that the owners wanted feedback on the outside of the building. Isaac Zimmerle stated that a "childcare" will have fewer restrictions than a preschool. Todd Moore stated that the owners need to submit a site plan for proper approval before the board. Jim Lech made the recommendation that no recommendation be given until a proper site plan is presented. Isaac Zimmerle made a motion to deny the approval, seconded by Stacey Booker with all voting Aye.
- 4) PUD & Mixed Use Zoning Implementation
 - a) Isaac Zimmerle recommended Parcel # 21 B 31.00 known as 132 Depot Street be rezoned to both Mixed-Use and PUD Zoning. Jim Lech recommended that approval be sent to the BOMA for rezoning. Stacey Booker motioned to approve the lot for rezoning, seconded by Danny Bingham, with all voting aye except Isaac Zimmerle who abstained from voting.
 - b) Mark Graves recommended that Parcel # 21 C 12.01 known as 409 N. Horton Pkwy be rezoned to Mixed-Use. Isaac Zimmerle motioned to approve the rezoning, seconded by Stacey Booker, with all voting Aye.

- c) Mark Graves recommended that Parcel # 21 30.01 and # 21 30.04 located off of Nashville Highway be rezoned to Mixed-Use Overlay. Isaac Zimmerle motioned to approve the lots for rezoning, seconded by Stacey Booker, with all voting Aye.
 - d) Mark Graves recommended that Parcel # 21 H 22.00 known as 301 N. Horton Pkwy be rezoned to Mixed-Use Overlay. Isaac Zimmerle motioned to approve rezoning, seconded by Stacey Booker, with all voting Aye, except Jason Jent who abstained from voting.
 - e) Jeff Knox asked if his parcel located in the city limits could be recommended for rezoning. Isaac Zimmerle motioned to approve rezoning contingent on the property owner providing utilities to his land. The motion was seconded by Jason Jent, with all voting Aye.
- 5) Discussion of Subdivision Regulations
- a) Isaac Zimmerle stated that Alderman and Citizens of the Town wanted a change in subdivision regulations to include any division of property be subject to underground utilities and sidewalk regulations.
- 6) Other Business
- a) Mark Graves stated that possible fence and driveway regulations will need to be looked at for recommendation to the BOMA.
- 7) There being no other business, the meeting was adjourned

Danny Bingham, Mayor

Attest: Chris Lowe, Town Recorder/Treasurer