

Minutes of the Planning Commission

Chapel Hill Town Hall

February 24, 2025

CALL TO ORDER

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

ROLL CALL

Isaac Zimmerle - P

Sean Deckert – P

Jeff Knox - P

Ben Piper – P

Joe Sedlak – P

STAFF

Danny Bingham, Town Administrator

Donny Groves, Utility Superintendent

Phillip Dye, Town Recorder/Treasurer

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

Amy Davis, Town Clerk

APPROVAL OF MINUTES – Planning Commission – January 27, 2025

Motion to Approve: Jeff Knox

Seconded By: Joe Sedlak

Motion Passed: 5 - 0

PUBLIC COMMENTS

- Stacey Booker, realtor and Donald & Kasey Lowe, 516-A N. Horton Parkway were in attendance and had questions and concerns regarding the property located at 516 N. Horton Parkway (Parcel ID 021G, A, 045.00) that is on the agenda for subdivision.

- Amanda Edmonson, 2269 Crutcher Road was present to request the Town create a statement to summarize and release factual information to potentially alleviate concerns from the citizenship.
- Hannah Pierson, 107 Maple Street was present and had various concerns regarding the development of property to be known as The Groves of Chapel Hill and expressed her feelings and concerns with regard to citizen attendance at meetings.
- Nathan Pierson, 107 Maple Street was present and suggested that the Town publish recordings of meetings.
- Planning Commission members addressed some of their comments:
 - Isaac Zimmerle noted that The Groves of Chapel Hill master plan is a sketch plan that was drawn up for use during the annexation process. Currently seventy-one (71) homes have been approved for construction.
 - Ben Piper noted that the underpass has no plans of being shut down and the Town is working on a resolution with all parties involved as this is not just a Town issue.

OLD BUSINESS - None

NEW BUSINESS

Batte Subdivision Lot 1 Final Plat-January 25, 2024 for property located at 516 N. Horton Parkway (Parcel ID 021G, A, 045.00).

Sean Deckert recused himself.

Sean Deckert acted as the representative for the property. He addressed concerns regarding the plat which consisted of, but not limited to issues involving: easements, property restrictions, Zoning Ordinance and Subdivision Regulation discrepancies, and sewer service. A variance request would need to be considered as it does not meet current specs. Sean Deckert withdrew the plat.

Sean Deckert rejoined the meeting.

DISCUSSION

Permitted Use Table.

The current permitted use table needs to be reviewed and adapted to current trends. This will be discussed in future meetings.

CLOSING REMARKS –

- Isaac Zimmerle stated that everyone is welcome to any and all meetings.
- Mayor Faulkenberry stated that he believes that the Planning Commission and the other boards that serve the Town of Chapel Hill have good members and are doing good work. He is unaware of any issues regarding their performance. If there are issues, they should be reported. Everyone is welcome to all meetings and everyone is given an opportunity to speak.

ADJOURNMENT

Motion to Approve: Sean Deckert

Seconded By: Ben Piper

Motion Passed: 5 - 0

Meeting ended at 6:49 p.m.


Isaac Zimmerle, Chairman


Phillip Dye, Town Recorder