

**Minutes of the Planning Commission**  
**Chapel Hill Town Hall**  
**April 28, 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  
Ben Piper – P

Sean Deckert – P  
Joe Sedlak – P

Jeff Knox - P

**STAFF**

Danny Bingham, Town Administrator  
Donny Groves, Utility Superintendent  
Steve Foster, Hethcoat & Davis Engineer

Amy Davis, Town Clerk  
Todd Moore, Attorney

**APPROVAL OF MINUTES – Planning Commission March 24, 2025 & April 2, 2025**

Motion to Approve: Jeff Knox  
Seconded By: Joe Sedlak  
Motion Passed: 5 - 0

**PUBLIC COMMENTS** - None

**OLD BUSINESS** - None

**NEW BUSINESS**

**Revision of the conditional approval made on March 24, 2025 with respect to the sidewalk requirement for the Horton Highway Utility District proposed development site plan for property located at 5353 Nashville Highway (Parcel ID 016, 095.00 & 095.01).**

Horton Highway Utility District representatives Justin Russell and Spence Walls were present to discuss the request. The sidewalk requirement was discussed. After determination that the applicant and engineer should speak about the requirement and possible special exception, a motion was made. Item will be tabled until the next Planning Commission Meeting scheduled Tuesday, May 27, 2025.

Motion to Table: Ben Piper  
Seconded: Sean Deckert  
Motion Passed: 5 – 0

**Ellington Subdivision Revision and Resubmittal of Construction Plans for the property located at 108 Morningside Drive (Parcel ID 021, 064.00).**

Louis Sloyan with T-Square Engineering and the owner of the development were present to represent their interest and answer any questions. The property has changed ownership and the current developer is requesting to make modifications to the previously approved construction plans.

Greg Stone of 314 Spring Creek Street expressed his concern with traffic and narrow streets. Ben Hudson of 109 Chester Avenue requested clarification on points of discussion. Jonathan Gilbert of 2199 Caney Springs Road inquired on the vesting period of the development.

After discussion a motion was made to table consideration until the next Planning Commission Meeting scheduled for May 27, 2025.

Motion to Table: Sean Deckert  
Seconded: Joe Sedlak  
Motion Passed: 5 – 0

**Bell-Biggers Addition, Revision to Portion of Lot 8 Subdivision Sketch Plan for property located at 501 Lawrence Avenue (Parcel ID 021H, A, 031.00) and determination of subdivision classification.**

Jeff Knox recused himself. Jeff Knox is the representative for the property.

Ben Hudson of 109 Chester Avenue interjected regarding the submittal of a recusal form. It is not necessary in this situation; Jeff Knox has recused himself and it is recorded in the minutes.

The property is question currently has a residence on site and the back portion of the parcel is to be split into three more lots creating 4 total lots. This would be classified as a major subdivision. After some discussion,

Ben Piper made a motion to conditionally approve the sketch plan and preliminary plat upon compliance with the Town Engineer notes.  
Seconded: Sean Deckert  
Motion Passed: 4 – 0

Jeff Knox rejoined the meeting.

## **DISCUSSION**

### **Permitted Use Table**

The permitted use table still needs to be reviewed. Particularly the uses that fall within the B-2 Intermediate Business Zoning.

### **Radiation Protection Products**

Radiation Protection Products has inquired about building a storage building on their site. Being a commercial property, they would need to follow design regulations. Discussion was held related to exterior finish and a possible variance.

### **Columbia Dam**

ColumbiaDamNow.com has more information. The Town has been contacted about showing support for the project.

### **Sewer Plant Update**

Danny Bingham gave an update on the progress at the sewer plant and showed a clip from Wauford Engineering.

### **Fences**

There was discussion regarding the possibility of establishing fence and retaining wall regulations and permitting.

## **CLOSING REMARKS** – None

## **ADJOURNMENT**

Motion to Approve: Ben Piper

Seconded By: Sean Deckert

Motion Passed: 5 - 0

Meeting ended at 7:09 p.m.

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Isaac Zimmerle, Chairman

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Phillip Dye, Town Recorder