

Minutes of the Planning Commission
Chapel Hill Town Hall
May 27, 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 Phillip Dye, Town Recorder/Treasurer
Donny Groves, Utility Superintendent Todd Moore, Attorney
Steve Foster, Hethcoat & Davis Engineer Amy Davis, Town Clerk

APPROVAL OF MINUTES – Planning Commission April 28, 2025

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

PUBLIC COMMENTS - None

OLD 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's General Manager, Justin Russell was present to discuss the request. The sidewalk requirement and the placement in regulation(s) was discussed. After consideration of the requirement, physical characteristic and location of the property and location, a motion was made. The requirement of sidewalk addition is to be removed from the conditional approval granted at the March 24, 2025 Planning Commission Meeting and shall be replaced with the condition of providing and recording an easement to the Town of Chapel Hill. That easement will be utilized for future sidewalk development at such time it becomes significantly feasible.

Motion to Approve the removal of the sidewalk requirement upon acceptance of an easement: Sean Deckert
Seconded: Joe Sedlak
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. Construction entrance off of Hastings Street, school zone/traffic and surety bond for possible road damage were among items discussed.

After discussion, a motion was made to approve the plans with regard to the addition of a second 40-foot construction entrance and upon review and approval by the Town Engineer.

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

NEW BUSINESS

Rezoning request made by Smyrna Baptist Church to rezone +/- 6.35 acres of property located on Nashville Highway (Parcel ID 026, 044.00) from R-1, Low Density Residential to B-2, Intermediate Business.

This item was not presented for action at this meeting due to the late submittal. However, due to the intended development that is proposed on the site, it was discussed at this meeting. The Planning Commission noted that a favorable discussion took place and action will be taken at the next regularly scheduled Planning Commission Meeting dated June 23, 2025.

DISCUSSION

Permitted Use Table

The permitted use table was reviewed and changes discussed. The revised permitted use table will be on an upcoming Planning Commission agenda for approval.

Zoning Revisions for Tiny Homes and Fencing Regulations

Zoning regulations regarding tiny homes and fencing definitions, requirements and permitting are to be discussed at future meeting(s).

Ben Hudson, 109 Chester Avenue had inquiries as he has active plans to build a fence.

Spring Creek Subdivision – Tommy Atkins

Paving is 99% complete and other punch list items have been done in the subdivision. The Town needs to receive as-builts and verify the work is complete prior to the release of bonds.

CLOSING REMARKS – None

ADJOURNMENT

Motion to Approve: Ben Piper
Seconded By: Joe Sedlak
Motion Passed: 5 - 0

Meeting ended at 7:21 p.m.

Isaac Zimmerle, Chairman

Phillip Dye, Town Recorder