

**Minutes of the Board of Mayor & Aldermen**

**Chapel Hill Town Hall**

**October 9, 2023**

**CALL TO ORDER**

Mayor Mike Faulkenberry called the meeting to order at 6:00 p.m. with a quorum present.

**PLEDGE OF ALLEGIANCE**

Led by Alderman Ben Piper.

**PRAYER**

Led by Mayor Faulkenberry.

**ROLL CALL**

Mayor Mike Faulkenberry	P	Alderman Jonathan Gilbert	A
Alderman Marion Joyce	P	Alderman Joe Sedlak	P
Alderman Dale Brown	P	Alderman Ben Piper	P
Alderman Craig McPherson	A		

**ADOPTION OF THE AGENDA**

Motion to adopt the agenda: Alderman Marion Joyce

Seconded By: Alderman Joe Sedlak

Motion Passed: 4-0

**APPROVAL OF MINUTES – September 11, 2023**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Marion Joyce

Motion Passed: 4-0

### **CITIZENS INPUT**

1. Jason Gregg - 2132 Daughrity Road – expressed concerns regarding traffic and flooding in the area of Depot Street by railroad.
2. Ben Hudson – 109 NW Chester Avenue – expressed concerns regarding the proposed subdivision “The Groves of Chapel Hill,” flooding, infrastructure strain and the increase of population possibly overcrowding schools, and inquired about where the development is in the approval process.
3. Travis Ross - 2116 Old Highway 99 – expressed concerns about the scale of the proposed project “The Groves of Chapel Hill.”
4. Michael Mahew – 1320 Old Highway 99 – inquired if bonds or retainer would be in place for the proposed “The Groves of Chapel Hill” development for issues that arise after it is in place and expressed concerns that the increase of traffic causing more accidents.
5. Christine Dorrance – 300 Depot Street – expressed concerns regarding development causing more traffic and becoming more of a hazard, school zone traffic and fire response times due to the congested areas.
6. KOLEEN LITTLE – 58 Comstock Road – stated that traffic signal lights need to be added at Highway 99, street light and mirrors are needed at the underpass at Depot Street and expressed concerns about mentioned roundabout not allowing farm and large equipment to come through.
7. Marty Ness-White – 1995 Overland Drive – stated that the property she chose to purchase was due to the quiet area and with the # of homes proposed in the proposed development will impact the traffic drastically and inquired how could the town folk put a stop to the development.
8. Caitlyn Green – 3615 Nashville Highway – expressed concerns about EMS coverage and the school properties not being adequate to handle a large influx of new students.

Mayor Faulkenberry thanked all that showed up and took part in the meeting.

### **COMMUNICATION FROM MAYOR AND ALDERMEN**

Alderman Joyce announced and invited attendance at the Sons of Confederacy grave marking at 4 pm on Saturday, October 14<sup>th</sup>.

Mayor Faulkenberry reminded and invited everyone to trick-or-treat at the Police and Fire Station on Halloween.

## **REPORTS**

Alderman Piper requested that the monthly statistics for the Fire Department and Police Department be itemized with more detail.

Alderman Joyce expressed thanks to the Police and Fire Department for all they do.

## **UNFINISHED BUSINESS**

### **APPROVE OR DENY ORDINANCE 2023-008 ADOPTING A DROUGHT MANAGEMENT PLAN TO REDUCE WATER CONSUMPTION AND DEMAND IN THE EVENT OF A DROUGHT OR EMERGENGENCY AFFECTING THE TOWN'S WATER SUPPLY. {FINAL READING}**

Motion to Approve: Alderman Marion Joyce

Seconded By: Alderman Dale Brown

Motion Passed: 4-0

## **NEW BUSINESS**

### **APPROVE OR DENY ORDINANCE 2023-010 AMEND THE CHAPEL HILL MUNICIPAL CODE TO ADOPT A PLANNING/ZONING FEE SCHEDULE FOR DEVELOPMENT REVIEW. {FIRST READING}**

Motion to Approve: Alderman Marion Joyce

Seconded By: Alderman Dale Brown

Motion Passed: 4-0

### **APPROVE OR DENY ORDINANCE 2023-011 AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY REZONING PROPERTY LOCATED AT 5542 NASHVILLE HIGHWAY (BEING TAX MAP 16, PARCEL 24.00) FROM M-1 (LIGHT INDUSTRIAL) TO B-2 (INTERMEDIATE BUSINESS). - {FIRST READING}**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 4-0

**DISCUSSION**

Alderman Ben Piper thanked everyone for voicing their opinions and getting involved.

Alderman Joe Sedlak thanked everyone that came and asked them to come to more meetings.

Mayor Faulkenberry announced that there is a work session before every Board of Mayor and Aldermen meeting that is used to get discussion handled beforehand.

**CLOSING REMARKS**

None

**ADJOURNMENT**

Motion to Adjourn: Alderman Marion Joyce

Seconded By: Alderman Ben Piper

Motion Passed: 4-0

Meeting ended at 6:42 p.m.

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Mike Faulkenberry, Mayor

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Phillip Dye, Town Recorder