



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

Monday, January 22, 2018

6:00 PM

Board Room

The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, January 22, 2018 at 6:00 p.m. at Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN.

Members present: Marion Joyce, Isaac Zimmerle, Stacey Booker, Town Administrator Mark Graves, Town Attorney Todd Moore and Recorder/Treasurer Chris Lowe.

Members absent: Mayor Danny Bingham and Jason Jent

Marion Joyce 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: None
3. Site Plan for additional property entrance
 - a. An additional property entrance was requested off Unionville Rd for extra business traffic.
 - b. Isaac Zimmerle made a motion to approve the final site plan for the additional entrance, seconded by Stacey Booker
 - c. Upon a vote:
 - i. Marion Joyce: Aye
 - ii. Isaac Zimmerle: Aye
 - iii. Stacey Booker: Aye
4. Mixed Use Overlay
 - a. Mark mentioned the new mixed-use overlay zoning which would allow a property to be used for commercial and residential purposes. Dr. Lech mentioned the idea of spot zoning and how the mixed-use overlay would solve the issue of spot zoning going forward.
5. Mini Storage Building Requirements
 - a. Craig Mcpherson spoke of the intention on building a 100x30 mini storage shed at 130 S Horton Parkway and was seeking the criteria needed.
6. Other Business
 - a. Isaac Zimmerle brought up the zoning development fee structure and the need to change the current structure to keep up with other cities and to pay for additional engineer costs from new developments.

7. Adjourn

- a. Isaac Zimmerle motioned to adjourn, seconded by Stacey Booker at 6:29 p.m.

Danny Bingham, Mayor

Attest: Chris Lowe, Town Recorder/Treasurer