

Minutes of the Planning Commission

Chapel Hill Town Hall

November 28, 2022

CALL TO ORDER

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

ROLL CALL

Marion Joyce - P

Stacey Booker - P

Isaac Zimmerle - P

Mike Faulkenberry - P

Jeff Knox - P

STAFF

Danny Bingham

Phillip Dye

Todd Moore

APPROVAL OF MINUTES – October 24, 2022

Motion to Approve: Mike Faulkenberry

Seconded By: Jeff Knox

Motion Passed: 5-0

PUBLIC COMMENTS

None

OLD BUSINESS

Atkins & Associates (Resubmission) - Request to subdivide property located at 209 Horton Highway for the purpose of resale.

Resubmittal still did not meet requirements which the engineer had requested. Items to still be addressed include:

- 1) Providing public utility & drainage easements along each property line.
- 2) Identifying encroachments of structures in the front setbacks of lots 1 and 2.
- 3) Providing a site plan to address the drainage issues identified by the Planning Commission.

Motion to Deny: Mike Faulkenberry

Seconded By: Isaac Zimmerle

Motion Passed: 5-0

T-Square Construction – Revised plans for proposed Ellington Subdivision.

Revised Preliminary Plat submitted with 8 fewer lots. Motion to approve was made under the condition that construction plans must show where excess water is being routed.

Motion to Approve: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 5-0

Joseph Daugherty – Ezell Farms revised construction plans.

Construction plans will be taken for approval to the Board of Mayor & Aldermen.

NEW BUSINESS

Grove Hill Church- Requesting to combine three current lots which are currently zoned R-1 and R-3 into one lot and rezone to B-2.

Motion was made to recommend to BOMA to grant the zoning change request and combine 3 lots into one.

Motion to Approve: Isaac Zimmerle

Seconded By: Mike Faulkenberry

Motion Passed: 5-0

DISCUSSION

Planning Commission stressed that staff needs to redo the Zoning Map so they can accept it and move forward knowing how each lot is zoned.

A motion was made to move December's Planning Commission meeting from December 26 to December 19. All submittals must be received by December 5.

Motion to Approve: Isaac Zimmerle

Seconded By: Mike Faulkenberry

Motion Passed: 5-0

ADJOURNMENT

Motion to Approve: Mike Faulkenberry

Seconded By: Stacey Booker

Motion Passed: 5-0

Meeting ended at 6:58 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder

